

329/22109

पावती

Original/Duplicate

Thursday, September 21, 2023

नोंदणी क्र. :39म

4:42 PM

Regn.:39M

पावती क्र.: 23926 दिनांक: 21/09/2023

गावाचे नाव: वाकड

दस्तऐवजाचा अनुक्रमांक: हवेली-11-22109-2023

दस्तऐवजाचा प्रकार : कन्व्हेन्स डीड

सादर करणाऱ्याचे नाव: मे. तीव साई डेव्हलपर्स तर्फे भागीदार सचिन वसंतलाल गंग ज्ञ्या तर्फे दस्तऐवज
प्रवेशासाठी कु.मु. आनंद ब्रह्मानंद अगरवाल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकूण:

रु. 31000.00

आपणाम मूळ दस्त, खंयतेल प्रिंट, मुची-२ अंदाजे

5:02 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-11

वाजार मूल्य: रु.366784000/-

मोबदला रु.520000000/-

भरलेले मुद्रांक शुल्क : रु. 36400000/-

सह.दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११

1) देयकाचा प्रकार: DHC रकम: रु.1000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0923216701548 दिनांक: 21/09/2023

वैकिते नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008313846202324E दिनांक: 21/09/2023

वैकिते नाव व पत्ता:

मुळदस्त मिळाला

हवेली क्र. ११

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 11

25/09/2023

दम्न क्रमांक : 22109/2023

नोंदणी :

Regn:63m

गावाचे नाव : वाकड

(1)चिन्हेखाचा प्रकार	कन्व्हेन्स डीड
(2)मोबदला	520000000
(3) बाजारभाव(भाडेपट्ट्याच्या वाचनितपट्टाकार आकारणी देतो की पट्टेदार ते समुद करावे)	366784000
(4) भू-मापन,पोंटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:पिंपरी-चिंचवड म.न.पा. इतर वर्णन : , इतर माहिती: मोजे वाकड,ता. मुळशी,जिल्हा पुणे तसेच पिंपरी चिंचवड महानगरपालिका व दुय्यम निबंधक हवेली क्र. 1 ते 27 यांचे कार्यक्षेत्रातील मिळकत स. नं. 111 हिस्सा क्र. 2 यांसी एकूण क्षेत्र 01 हे. 60 आर म्हणजेच 16000 चौ.मी. ही मिळकत सदर खरेदीखताचा विषय आहे. ((Survey Number : 111/2 ;))
(5) क्षेत्रफळ	1) 1.6000 हेक्टर , आर
(6)आकारणी किंवा नुवी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.संघवी इरेक्टर प्रा.लि.तर्फे अॅबोराईज्ड मिश्रेदरी किरण आर. ठेगडी ज्या तर्फे अधिकृत स्वाक्षरीकर्ता व मे.संघवी इरेक्टर प्रायव्हेट लिमिटेड तर्फे संचालक अरविंद गणपत कल्ले वय:-59; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 4 या मजला, साई कॅपिटल, एम.बी. रोड, शिवाजी नगर, पुणे , महाराष्ट्र, PUNE. पिन कोड:-411016 पॅन नं:-AAKCS0818D
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. नीब साई डेव्हलपर्स तर्फे भागीदार सचिन बसंतलाब गर्ग ज्या तर्फे दस्तऐवज प्रवेशामाटी कु.सु. आनंद ब्रह्मानंद अंगरवाल वय:-55; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 158- ए, शिव छाया बिल्डिंग, खराईवाडी, पिंपरी, पुणे , महाराष्ट्र, PUNE. पिन कोड:-411018 पॅन नं:-AAGFN9690R
(9) दस्तऐवज करून दिल्याचा दिनांक	21/09/2023
(10)दम्न नोंदणी केल्याचा दिनांक	21/09/2023
(11)अनुक्रमांक,खंड व पृष्ठ	22109/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	364000000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारवताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मी नक्कल वाचली
रुजवात घेतली

अस्तित्वात हुकुम नक्कल

दस्ता सोबतची नक्कल

श्री.सा.वि.ग.ग.

धांना दिली.

दिनांक-२४/९/२०२३

प्र सह दुय्यम निबंधक (वर्ग-२) हवेली क्र.११



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Neev Sai Developers through Partner Sachin B Garg	eChallan	69103332023091814599	MH008313846202324E	36400000.00	SD	0004423373202324	21/09/2023
2		DHC		0923216701548	1000	RF	0923216701548D	21/09/2023
3	Neev Sai Developers through Partner Sachin B Garg	eChallan		MH008313846202324E	30000	RF	0004423373202324	21/09/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]





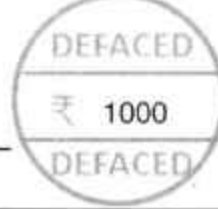
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0923216701548

Receipt Date 21/09/2023

Received from Neev Sai Developers, Mobile number 8793727017, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered on Document No. 22109 dated 21/09/2023 at the Sub Registrar office Joint S.R. Haveli 11 of the District Pune.



Payment Details

Bank Name SBIN

Payment Date 21/09/2023

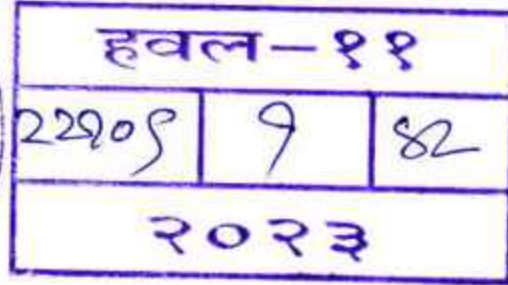
Bank CIN 10004152023092101423

REF No. 326442160946

Deface No 0923216701548D

Deface Date 21/09/2023

This is computer generated receipt, hence no signature is required.





CHALLAN
MTR Form Number-6



GRN	MH008313846202324E	BARCODE			Date	18/09/2023-18:41:49		Form ID	25.2		
Department Inspector General Of Registration					Payer Details						
Stamp Duty					TAX ID / TAN (If Any)						
Type of Payment Registration Fee					PAN No.(If Applicable)		AAGFN9690R				
Office Name HVL1_HAVELI NO1 SUB REGISTRAR					Full Name		Neev Sai Developers through Partner Sachin B				
Location PUNE							Garg				
Year 2023-2024 One Time					Flat/Block No.		Sr No 111/2, Near Akshara International School,				
Account Head Details					Amount In Rs.		Premises/Building				
0030046401 Stamp Duty					36400000.00		Road/Street		Wakad,		
0030063301 Registration Fee					30000.00		Area/Locality		Pune		
							Town/City/District				
					PIN				4 1 1 0 5 7		
					Remarks (If Any)						
					PAN2=AAKCS0818D-SecondPartyName=Sanghvi Erectors Private						
					Limited Liability Partnership						
					Amount In		Three Crore Eighty Four Lakh Thirty Thousand Rupees				
					Words		Only				
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK						
Cheque-DD Details					Bank CIN		Ref. No.		69103332023091814599 731920119		
Cheque/DD No.					Bank Date		RBI Date		18/09/2023-18:58:14 20/09/2023		
Name of Bank					Bank-Branch		IDBI BANK				
Name of Branch					Scroll No. Date		100 , 20/09/2023				

Department ID : Mobile No. : 9960365365
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन कोड द्वाऱा नितान्त कर्माचारा नोंदणी करण्याच्या दस्त्यासाठी लागू आहे. नोंदणी न करताल्याच्या दस्त्यासाठी सदर चालन लागू नाही.

Validity unknown

Digitally signed by DE
DIRECTORATE OF
ACCOUNTS AND
TREASURY, MUMBAI 02
Date: 2023.09.21 16:41:50
IST
Reason: GBAS Secure
Doc. Sign
Location: India

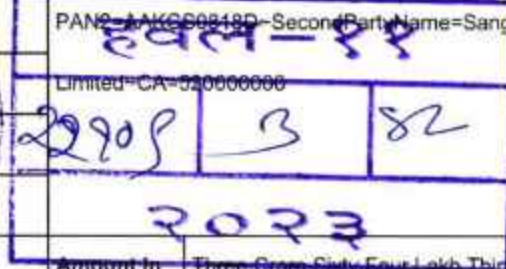
Sr. No.	Reason: <div>Reason: IGRS Section 3(1)(a) Document Location: India</div>	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-329-22109	0004423373202324	21/09/2023-16:42:17	IGR018	30000.00
2	(IS)-329-22109	0004423373202324	21/09/2023-16:42:17	IGR018	36400000.00
Total Defacement Amount				3,64,30,000.00	



CHALLAN
MTR Form Number-6



GRN	MH008313846202324E	BARCODE			Date	18/09/2023-18:41:49		Form ID	25.2	
Department Inspector General Of Registration					Payer Details					
Stamp Duty					TAX ID / TAN (If Any)					
Type of Payment Registration Fee					PAN No.(If Applicable)		AAGFN9690R			
Office Name HVL1_HAVELI NO1 SUB REGISTRAR					Full Name		Neev Sai Developers through Partner Sachin B			
Location PUNE							Garg			
Year 2023-2024 One Time					Flat/Block No.		Sr No 111/2, Near Akshara International School,			
Account Head Details					Amount In Rs.		Premises/Building			
0030048401 Stamp Duty					36400000.00		Road/Street		Wakad,	
0030063301 Registration Fee					30000.00		Area/Locality		Pune	
							Town/City/District			
							PIN		4 1 1 0 5 7	
					Remarks (If Any)					
					PAN=AAKGS0848D-Second Party Name=Sanghvi Erectors Private					
					Limited=CA-3300000000					
					2905 3 82					
					2023					
					Amount In Three Grns Sixty Four Lakh Thirty Thousand Rupees					
Total					3,64,30,000.00		Words		Only	
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		69103332023091814599 731920119	
Cheque/DD No.					Bank Date		RBI Date		18/09/2023-18:58:14 Not Verified with RBI	
Name of Bank					Bank-Branch		IDBI BANK			
Name of Branch					Scroll No. , Date		100 , 20/09/2023			



Department ID : Mobile No. : 9960365365
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

A.G. Kahre



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DEED OF CONVEYANCE

This **DEED OF CONVEYANCE** ("Deed") is made at Pune on this 21 day of September, 2023

A.G. Kalpe

BETWEEN in

M/S. SANGHVI ERECTORS PRIVATE LIMITED, a private limited company duly incorporated under the provisions of the Companies Act, 2013, bearing CIN: [U45203PN2006PTC128861] and having its registered office at 4th Floor, Sai Capital, S.B. Road, Shivaji Nagar, Pune – 411016, through the hands of its director **MR. ARVIND GANPAT KALPE**, duly authorised vide a resolution of its Board of Directors dated 17/09/2023, hereinafter referred to as the "**Vendor**" (which expression shall, unless it be repugnant to the meaning and context thereof, mean and include its successors)

... of the One Part

AND

M/S.NEEV SAI DEVELOPERS a Partnership Firm, submitted for registration with the Registrar of firms, Pune under India Partnership Act, 1932 and Rules made there under and as per Section 139A of Income Tax Act, 1961 read with rule 114B of Income Tax Rules, 1962, having Permanent Account No. AAGFN969OR and having its registered office at 158, a Shiv Chhaya Building Kharalwadi, Pimpri, Pune - 411018 through its duly authorized Partner **MR. SACHIN BASANTLAL GARG**, hereinafter referred to as the "**Purchaser**" (which expression shall, unless it be repugnant to the meaning or context thereof, mean and include, its successors and assigns)

...of the Other Part

The Vendor and the Purchaser are hereinafter, jointly referred to as the "**Parties**", and individually, as a "**Party**", as the context may require.

A.G. Kalpe
Vendor

Sachin Garg
Purchaser



WHEREAS:

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A. The Vendor has represented and assured the Purchaser that:

- (i) The Vendor is the sole and absolute owner of, duly seized and possessed of, and otherwise well and sufficiently entitled to all piece or parcel of land or ground, being Survey No.111/2, situate, lying and being at **Village Wakad, Taluka Mulshi and District Pune**, within the limits of the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Sub-Registrar of Assurances, Haveli, Pune, and admeasuring **1 Hectare 60 Ares** (hereinafter referred to as the said "**Land**"), which is more particularly described in the **Schedule** hereunder written and hatched in slant line in the **Plan** annexed hereto and marked as **Annexure 'A'**), along with benefit of all permissions, approvals and registrations related to the development of the said Land thereon procured by the Vendor till date, and that the title of the Vendor to the Land is clear, marketable and free from all encumbrances, claims and doubts.
- (ii) The Vendor is desirous of selling and transferring the said Land to the Purchaser and the Purchaser is desirous of purchasing the said Land from the Vendor with a clear and marketable title, free from all encumbrances, claims and doubts.
- (iii) Prior to the execution hereof, the Vendor has passed a resolution at the meeting of the Board of Director held on 17, September 2023 authorizing the Vendor to enter into the transaction contemplated herein, and further, authorizing director Mr. Arvind Ganpat Kalpe to sign, execute and register any and all documents as may be required therefor. A copy of the said board resolution is annexed hereto and marked as **Annexure 'B'**.
- (iv) With prior permission from the Vendor herein, Purchaser herein had published public notice in daily newspaper "Prabhat", "Daily Sakal" and "Economics Times" dated 14/07/2023 through their Advocate to ascertain the marketable title and right and authority of the Vendor herein towards the Scheduled property but till today the Advocate of the Purchaser or Purchaser have not received any objection to the aforesaid public notice. A copy of the Public Notice dated 14/07/2023 which was

A.C. Kalpe
Vendor

Sachin
Purchaser



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published in daily newspaper "Prabhat", "Daily Saka" and "Economics Times" are annexed hereto and marked as **Annexure 'C'**

- B. Pursuant to discussions and negotiations between the Vendor and the Purchaser, and relying upon the representations of the Vendor, it has been agreed by and between the Parties that the Vendor, doth hereby grant, sell, transfer, convey, assign, and assure unto the Purchaser and the Purchaser (based on the representations and warranties of the Vendor) does hereby purchase and acquire from the Vendor, the said Land, free from all encumbrances, claims and doubts and with a clear and marketable title, for a lump-sum consideration of **Rs. 52,00,00,000/- (Rupees Fifty Two Crores only)** (the "**Consideration**") paid in the manner set out in this Deed.
- C. Simultaneously with the execution of these presents:
- The Vendor have handed over quiet, vacant and peaceful possession of the said Land to the Purchaser and have also issued a separate letter of possession in favour of the Purchaser in respect of the said Land;
 - The Vendor have executed an Irrevocable Power of Attorney in favour of the Purchaser granting various powers and authorities to the Purchaser in relation to the said Land;
 - The Vendor have handed over to the Purchaser the original deeds, documents, papers, writings, permissions, approvals, sanctions and plans etc., in relation to the said Land.
 - The copy of the 7/12 Extract showing the name of the Vendor herein being owner and possessor for the said Property is more particularly set out in the list annexed hereto and marked as **Annexure 'D'** hereto.
 - The said Survey No. 111/2 is shown to the said S.No. falls under Industrial Zone and the same is more particularly set out in the list annexed hereto and marked as **Annexure 'E'** hereto.

A. G. Kalpe

Vendor

3

Sachin
Purchaser



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- D. As required by Rule 114(b) of the Income-tax Rules and Section 139A of the Income Tax Act, 1961, the Parties declare that they are assessed for income tax, and that their Permanent Account Numbers are as follows:

Sr. no.	Party	PAN
1.	Vendor	AIBPK3589R
2.	Purchaser	AAGFN969OR

- E. The Parties have now agreed to execute this Deed for effectuating the sale and transfer of the said Land in favour of the Purchaser, free from all encumbrances, claims and doubts, with a clear and marketable title, at or for the said Consideration and in the manner appearing hereinafter.

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. GRANT:

- a. In pursuance of the aforesaid and for adequate consideration of **Rs. 52,00,00,000/- (Rupees Fifty Two Crores only)** paid / to be paid in the manner set out in Clause 2 hereunder written, the Vendor doth hereby, sell, grant, convey, transfer, release, assure and assign to the Purchaser, and with a clear and marketable title and free from all encumbrances, doubts and claims, **the said Land**, being all those piece or parcel of land or ground, being S.No. 111 Hissa No. 2 admeasuring **1 Hectare 60 Ares** all situate, lying and being at **Village Wakad, Taluka - Mulshi and District - Pune**, within the limits of the Pimpri Chinchwad Municipal Corporation of Pune City and within the jurisdiction of the Sub-Registrar of Assurances, Haveli, Pune, and admeasuring **1 Hectare 60 Ares in the aggregate** and more particularly described in the **Schedule** hereunder written and hatched in slant line on the **Plan** hereto annexed and marked as **Annexure 'A'**, and labelled as **A-B-C-D-A** along with benefit of all permissions, approvals and registrations related to the development of the said Land thereon procured by the Vendor till date **TOGETHER WITH** all and singular areas, compounds, sewers, structures, drains, ditches, shrubs, ways, paths, passages, waters, water-courses, liberties, privileges, easements, profits, advantages, rights, members and appurtenances

A.G. Kalpe

Vendor

4

Sachin
Purchaser



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whatsoever to the said Land or any part thereof belonging or in any wise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto and all the benefits, present and future of the floor space index and the development potential of the said Land as well as of the permission / approvals already obtained by the Vendor till date and with benefit of such permissions/approvals obtained by the Vendor, free from any and all encumbrances or claims or doubts whatsoever **AND** together with all the deeds, documents, writings, vouchers and other evidences of title relating to the said Land hereditaments and premises or any part thereof **AND ALL THE ESTATE** right, title, interest, use, property, possession, benefit, claim and demand whatsoever at law and in equity of the Vendor and their predecessors-in-title in to, out of or upon the said Land or any part thereof **TO HAVE AND TO HOLD** all and singular the said Land hereby granted, conveyed, sold, transferred and assured or intended or expressed so to be with its and every of its rights members and appurtenances **UNTO AND TO THE USE** and benefit of the Purchaser forever **SUBJECT TO** the payment of all rents, rates, assessments, taxes and dues now chargeable upon the same and hereafter to become payable to the Government or to the Municipal Corporation or any other public body or local authority in respect thereof **AND** the Vendor do hereby covenant with the Purchaser **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any of them or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for them or any of them made, done, committed, omitted or knowingly or willingly suffered to the contrary the Vendor now have in themselves good right, full power and absolute authority to grant, convey, transfer and assure the said Land hereby granted, conveyed, transferred and assured or intended so to be unto and to the use of the Purchaser in manner aforesaid **AND THAT** it shall be lawful for the Purchaser from time to time and at all times hereafter to peaceably and quietly hold use, occupy, possess and enjoy the said Land hereby granted, conveyed transferred and assured with its appurtenances and receive the rents, issues and profit thereof and of every part thereof to and for its own use and benefit without any suit, eviction, interruption, claim or demand whatsoever from or by the Vendor or their successors or any of them from or by any person claiming or to claim by, from, under or in trust for them **AND THAT** the

A. G. Kalye

Vendor

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Sachin

Purchaser



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Purchaser and/or its successors in title be free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged from or otherwise by the Vendor well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, title, charges and encumbrances whatsoever either already or hereafter had, made, executed, occasioned or suffered by the Vendor or by any of them or by any other person or persons lawfully or equitably claiming by, from, under, through or in trust for the Vendor or any of them **AND** that the Vendor and all persons having or claiming any estate, right, title or interest in the said Land hereby granted, conveyed, transferred and assured or intended so to be or any part thereof by, from, under or in trust for the Vendor or their successors, or any of them shall and will from time to time and at all times hereafter at the request of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters and things, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely transferring, assuring and granting the said Land unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required by the Purchaser, its successors and assigns or their counsel-in-law at the cost of the Vendor **AND THAT** the Vendor do hereby hand over quiet, vacant and peaceful possession of the said Land unto the Purchaser as the owner thereof **AND THAT** the originals of title deeds in respect of the said Land shall be retained by and be the property of the Purchaser **AND THAT** the stamp duty and registration charges in respect of this Deed shall be borne and paid by the Purchaser. The original of these presents, registered with the office of the Sub-Registrar of Assurances, shall be retained by and be the property of the Purchaser.

- b. It is agreed and clarified that on and from the date hereof the Purchaser shall be entitled to full, free, unrestricted, uninterrupted, irrevocable and exclusive right to own, possess and develop / re-develop the said Land and all the benefits of all the approvals and sanctions issued from time to time by competent authorities together with all the right, title, interest and benefit of the Vendor in the said Land and in the development and/or redevelopment of the said Land including the right, entitlement and obligation to construct new buildings consuming the full and maximum development potential of the said Land in the

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manner the Purchaser deems fit and as permissible under the applicable law together with all the future right, title, interest and benefit of any nature whatsoever which may accrue to the benefit of the Vendor with respect to the said Land or any part thereof, whether by change in law, policy or in the Development Control Regulations (DCR) / Unified DCR or in any other manner howsoever together with the benefit of the entire floor space index available on the said Land at present and in future and the entire present and future development potential of the said Land or any part thereof including transferable development rights together with all the right, privilege and benefit directly and/or indirectly attached to the said Land or any part thereof.

- c. It is hereby agreed by and between the Parties hereto that the Consideration payable by the Purchaser to the Vendor under this Deed shall be subject to tax deductible at source as per applicable laws.

2. **CONSIDERATION:**

The said Consideration of **Rs. 52,00,00,000/- (Rupees Fifty Two Crores only)** will be paid by the Purchaser to the Vendor, at the request and directions of the Vendor, in the following manner:

- a. On or before the execution hereof, a sum of **Rs. 51,48,00,000/- (Rupees Fifty Crore Forty Eight Lacs only)** out of the said Consideration, has been paid by the Purchaser, at the request and directions of the Vendor Vide Demand Draft bearing no. **979906** dated **21/09/2023** drawn on **COSMOS Bank** Pimpri Branch, Pune and drawn in favour of **Sanghvi Erection Pvt. Ltd.** the payment and receipt whereof the Vendor doth hereby admit and acknowledge of, and of and from and from every part thereof, acquit, discharge and release the Purchaser forever).

- b. A sum of **Rs. 52,00,000/- (Rupees Fifty Two Lacs only)**, equivalent to 1% of the said Consideration, has been deducted towards Tax Deducted at Source (TDS) by the Purchaser on behalf of the Vendor, in furtherance of the provisions of Section 194 IA of the Income Tax Act, 1961, which shall be deposited by the Purchaser directly with the Income Tax department.

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- c. **AND THE** Vendor doth hereby expressly declare, confirm, acknowledge and agree that, notwithstanding the provision of Section 55(4)(b) of the Transfer of Property Act, 1882 or any other law, the Vendor do not and will not have any recourse to or charge or make any claim or demand on the said Land or any part thereof.
- d. It is clarified that without prejudice to what is contained above or the Purchaser's rights under law, the Purchaser shall be, fully, freely and without any restriction or limitation, entitled to deal with, transfer, dispose of, develop, use, possess and enjoy the said Land as it deems fit and proper as the sole and absolute owner thereof.
3. The Vendor doth hereby represent, warrant, covenant, declare and state as under:
- a. The Vendor is the sole and absolute owner of and are absolutely seized and possess of or otherwise well and sufficiently entitled to the said Land free from all claims, encumbrances, claims and doubts whatsoever and their title thereto is clear and marketable. The name of Vendor is duly mutated in revenue record.
- b. The Vendor is in quiet, vacant and peaceful possession of the said Land as the owners thereof.
- c. Neither the Vendor nor any of them nor anyone on their behalf has created any third party rights in respect of the said Land or any part thereof and no person has any right, title, claim and/ or interest of any nature whatsoever in respect of the said Land or any part thereof whether by way of sale, mortgage, lien, charge, gift, lease, trust, tenancy, possession, occupation or otherwise howsoever.
- d. The entire extent of the said Land, along with the maximum possible FSI as may be generated therefrom is available for use and benefit of the Purchaser.

A. G. Kalra
Vendor

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Purchaser



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The said sale is in nature of ordinary business of the Vendor and accordingly, no special resolution is required to be passed by the Vendor as provided for under Section 180 (1) (a) of the Companies Act, 2013;

- f. The Vendor is in exclusive use, occupation, possession and enjoyment of the said Land and there are no encroachments, trespassers, tenants, occupants or licensees on the said Land or any part thereof. The Vendor has not encroached upon any adjoining land/s.
- g. The said Land is contiguous and is occupant Class 1 land. There are no remarks or of any restricted tenure or any other such remarks reflecting any restrictive tenures/restrictive covenants in the revenue records pertaining to the said Land.
- h. The Vendor has validly and legally acquired the said Land and the Vendor has good right, full power and absolute authority to sell, transfer and convey the said Land in favour of the Purchaser in the manner contemplated under this Deed;
- i. The Vendor is in compliance with all applicable laws and regulations, rules, directive, notification, circular and/or statute in respect of the said Land, including the use thereof;
- j. All applicable taxes, cess, ground rents, assessments, water charges and other outgoing or amounts payable in respect of the said Land till the date hereof have been duly paid by the Vendor and there are no claims or disputes of any nature whatsoever pending with any competent authority and/or utilities / service provider in this regard. The Vendor has paid all the amounts due and / or payable to their contractors / consultants, or third parties and nothing is due or payable by the Vendor to any person in that regard in respect of the said Land;
- k. There are no easementary rights created under any document or by any covenant or by prescription (under law or by contract or otherwise) in respect of and/ or upon the said Land or any part thereof;
- l. The said property is more particularly described in the **Schedule** hereunder written and shown delineated in in hatched in slant line in the **Plan** annexed hereto and marked as **Annexure 'A'**

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Vendor

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- m. There is no dispute vis-à-vis the boundaries of the said Land with the adjoining landowners / persons and the said Land is duly fenced and bounded on all sides and no notice has ever been received to that effect.
- n. No notices, claims or demands from the Central or the State Government or any other local body or authority or under any law including, but not limited to the Right to Fair Compensation And Transparency In Land Acquisition, Rehabilitation And Resettlement Act, 2013, the Epidemic Diseases Act or Land Acquisition Act or Town Planning laws or Tenancy and Agricultural laws or Municipal Acts/laws or the Defence of India Acts, the Maharashtra Land Revenue Code, 1966 or any environmental laws or any other legislative enactments / rules, government ordinances, orders or notifications for requisition and / or acquisition of the said Land or any part thereof have been received by the Vendor in respect of the said Land or any part thereof which may, in any manner, affect the title of the Vendor to the said Land or any part thereof or which may, in any manner, affect the sale and transfer of the said Land in favour of the Purchaser as contemplated herein or which may in any manner affect the development potential of the said Land.
- o. No permission or approval or consent of any third party or of any Authority is required to be obtained or payment of fees / premium to any Government authority is required, for the purpose of sale of the said Land by the Vendor in favour of the Purchaser.
- p. The Vendor have not entered into any agreement to sell or lease and/ or an agreement for grant of development rights and/ or any other deeds, documents and/ or writings for creation of any third-party rights in respect of the said Land or any part thereof.
- q. There is no valid and subsisting agreement or arrangement with respect to the said Land or any part thereof with any third party.
- r. The said Land or any part thereof is not affected, in any manner, by the provisions of the Maharashtra Agricultural Lands (Ceiling on Holdings) Act, 1961 and/or the Urban Land (Ceiling and Regulation) Act, 1976 and/ or by any other similar statute, act, notification, directive and /or circular

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and no notices and/ or orders thereunder have been received by the Vendor or any of them in respect of the said Land or any part thereof. Further, the said Land (or any part thereof) has not been declared as a surplus vacant land in excess of the ceiling limit and no orders have been passed under the Urban Land (Ceiling and Regulation) Act, 1976 in respect of the said Land or any part thereof, including under section 20 thereof, which could in any manner affect transfer to or use or development thereof by the Purchaser and as the Urban Land (Ceiling and Regulation) Act, 1976 has been repealed, no permission for the development of the Land is required to be obtained.

- s. There is no income tax or any other direct or indirect taxation proceedings, whether for recovery or otherwise, initiated / likely to be initiated by any taxation authorities or other governmental authorities or local authorities pending whereby the said Land and/ or any part thereof is involved (directly or indirectly) or in any way affected and/ or jeopardized.
- t. There are no pending disputes or other proceedings whether for recovery or otherwise initiated by any statutory authorities or local authorities pending whereby the title of the Vendor to the said Land and/ or whereby the sale and transfer of the said Land by the Vendor is in any way affected and/ or jeopardized.
- u. Save and except as otherwise disclosed in writing by the Vendor to the Purchaser, the said Land is not the subject matter of any pending suit or litigation or attachment before or after judgment or any other proceedings or any lis pendens.
- v. There is no injunction or status quo order or any order of attachment or prohibitory orders or any other order, demands, lis-pendens, passed/ issued/ filed by any authority or any third party against the Vendor and/ or their predecessors in title, which may, in any manner, affect the title of the Vendor to the said Land or any part thereof or which may, in any manner, prohibit or restrict the right of the Vendor to sell, convey and transfer the said Land in the manner contemplated hereunder. No money decree has been passed against the Vendor or any of them.

A. C. Kalpe
Vendor

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- w. No receiver or assignee has been appointed / agreed to be appointed, nor the Vendor have or entered into any subsisting agreement giving power to any third party to appoint or seek appointment of a receiver in respect of the said Land or any part thereof and no possession, actual or constructive, has been handed over to any such receiver or assignee.
- x. The Vendor is not in breach of any of the provisions of the Banning of Unregulated Deposit Schemes Act, 2019, the Prevention of Money Laundering Act, 2002, The Maharashtra Protection of Interest of Depositors (In Financial Establishments) Act, 1999, The Prize Chits and Money Circulation Schemes (Banning) Act, 1978, or any law relating to collective investment schemes / public deposits or any amount due by the Vendor to any third party, bank, non-banking companies.
- y. The Vendor have neither received nor have been served upon any order, decree, order of attachment, before or after judgement, writ of summons from any court of law or other judicial authorities and neither have the Vendor received nor have the Vendor been served upon any notice, circular, notification or otherwise from any person or persons, authority or authorities of Government, semi-government, public or local bodies, whereby or by reason whereof the Vendor / any of them are prevented from selling and transferring the said Land to the Purchaser.
- z. There are no outstanding encumbrances, mortgages, charges, liabilities, pledge, lease, leave and license, lien, power of attorney given to any third party in respect of the said Land nor have the Vendor raised or availed of any loans from any banks, credit societies or any financial institutions or any other person against the said Land or any part thereof.
- aa. The Vendor has the absolute right and authority to enter into this Deed as well as all the documents contemplated herein or pursuant to this Deed.
- bb. There exist no tax demands against the Vendor or any of their predecessors-in-title in relation to the said Land.
- cc. All rights and entitlement related to use of permissions and approvals related to the said Land or development of the said Land can be used and are available for the benefit of the Purchaser on execution of this Deed.

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- dd. The Vendor have not reserved any right, nor shall be entitled to any benefit arising out of or in respect of the said Land or any permission or any benefit arising or related to the said Land and each of the permissions and approvals.
- ee. There are no dues to any third party in connection with any work done or organized by such third party in respect of the said Land due as of date or which may become due in future and which would entitle such third party to exercise any lien or right on any paper or any part or on the said Land in any manner.
- ff. The Vendor have assured the Purchaser that the Purchaser is not and cannot be held responsible by any third party with whom the Vendor has entered into contract, agreement, arrangement or availed services in respect of any work connected with the said Land.
- gg. The Vendor have not omitted to disclose to the Purchaser, any material fact in respect of the said Land or any part thereof.
- hh. The Vendor shall ensure that the possession and enjoyment of the said Land by the Purchaser will remain peaceful and shall not be disturbed in any manner whatsoever due to (i) any defect of the Vendors' title; and/or (ii) any misrepresentation or breach of any representation under this Deed.
4. The Vendor do and each of the Vendor does hereby covenant and undertake that they shall, at no additional costs, (a) do all acts, things and matters, as may be required by the Purchaser, and render such co-operation as may be required to mutate the name of the Purchaser in the land/ revenue records of the said Land, to carry out sub-division and/ or amalgamation of the said Land, etc.; and (b) issue a receipt in the format prepared by the Purchaser, upon payment by the Purchaser of the Consideration or any part thereof, acknowledging the Consideration or any part thereof received from the Purchaser.
5. The Vendor do and each of them doth hereby covenant that the Vendor and each of them have sold and transferred the entirety of their holdings in the land

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bearing S. No. 14 Hissa No. 2 situate, lying and being at Village Wakad, Taluka Mulshi and District Pune, being the said Land, and no part thereof has been retained by the Vendor, or sold or transferred to any third party. Accordingly, if at any time for any reason, including in pursuance of any survey carried out by the Land Records Authorities and / or any other authority, the area of the said Land increases from the area as set out herein, then such increased area shall be deemed to be included and form part of the said Land from the date hereof, and the same shall stand conveyed and vest solely and absolutely in the Purchaser from the date hereof without any further act, deed or thing required to be done and without payment of any additional consideration therefor. The Vendor do and each of them doth hereby confirm, agree and acknowledge that the sale, transfer and assignment of the said Land and every part thereof, as agreed and recorded in this Deed, is an absolute sale, transfer and assignment and no right of any nature, including but not limited to asking for re-conveyance of the said Land is retained by the Vendor or such rights shall not be claimed either by the Vendor or any of them or any third party for and on behalf of or for the benefit of the Vendor.

6. The Vendor do and each of its shareholder/director does hereby confirm and record that, on execution of this Deed, the Vendor have put the Purchaser in quiet, vacant and peaceful possession of the said Land as the absolute owner thereof and that the Vendor hereby jointly and each of them severally indemnify and agree to keep the Purchaser and its successors in title and assigns indemnified of, from and against any claim and/ or demand that may be made by any person or party in relation to any act or omission of the Vendor in relation to the said Land and/ or from all losses, damages, cost, charges and expenses which the Purchaser may suffer, incur or be put to by reason of any such claim or demands and/ or from breach of any of the representations and warranties contained in this Deed by the Vendor and from all costs, charges and expenses that the Purchaser may suffer, incur or be put to by reason of such suits and / or proceedings filed and/ or initiated against the Purchaser on account of any defects in the title of the Vendor to the said Land and/ or on account of any claims from any third parties/ authorities, for any act, deed,

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matter or thing committed or omitted prior to the date of this Deed, in relation to the said Land but which may arise any time hereafter. The Vendor and each of them confirm that, the obligation to indemnify the Purchaser is their joint and several responsibility. Such Indemnity given by the Vendor to the Purchaser shall be governed by the provisions of Section 73 of the Indian Contract Act, 1872.

7. The value of the said Land as per the Annual Statement of Rates is **Rs. 20,840/-** per Sq.mtrs. (**Rupees Twenty Thousand Eight Hundred Forty Rupees only**). The agreed consideration is **Rs. 52,00,00,000/- (Rupees Fifty Two Crores only)**. Therefore, stamp duty, on the basis of agreed consideration of **Rs. 52,00,00,000/- (Rupees Fifty Two Crores only)**, as per the provisions of Article 25(b)(i), of **Rs. 3,64,00,000/- (Rupees Three Crore Sixty Four lacs only)** (including cess) total stamp duty of **Rs. 3,64,00,000/- (Rupees Three Crore Sixty Four lacs only)** is paid by the Purchaser. The registration charges are to be borne by the Purchaser.

THE SCHEDULE HEREINABOVE REFERRED TO
(Description of the said Land)

All those pieces or parcels of land or ground, being **S.No. 111 Hissa No. 2** admeasuring **1 Hectare 60 Ares** situate, lying and being at **Village Wakad, Taluka Mulshi and District Pune**, within the limits of the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Sub-Registrar of Assurances, Haveli, Pune, and admeasuring **1 Hectare 60 Ares** and bounded as under –

On or towards East	- By Adjacent S.No. 122
On or towards South	- By Adjacent S.No. 112,
On or towards West	- By Adjacent S.No. 111 (Part)
On or towards North	- By 30 mtr. Vide D.P. Road and Village Boundary Tathwade.

The aforesaid land is hatched in Slant line and marked by letters **A-B-C-D-A** on the plan annexed hereto as **Annexure 'A'**.

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LIST OF ANNEXURES TO THIS DEED

Sr. no.	Annexure	Particulars
1.	A	Plan denoting the said Land
2.	B	Resolution dated 17 th September 2023 passed by the Board of Directors of the Vendor
3.	C	Public Notice dated 14/07/2023 published in daily newspaper "Prabhat", "Daily Sakal" and "Economics Times" issued by Adv. Trupti Sarvankar Roge
4.	D	Latest 7/12 extract in respect of the said Land.
5.	E	Latest Zone Certificate in respect of said Land

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IN WITNESS WHEREOF, the Parties have hereunto set and subscribed their respective hands and seals, the day and year first hereinabove written.

SIGNED, SEALED and DELIVERED)
By the within named "Vendor")
M/S. SANGHVI ERECTORS PRIVATE LIMITED)
Through the hands of)

A. G. Kalpe



MR. ARVIND GANPAT KALPE)
Duly authorised pursuant to a Resolution)
of its Board of Directors dated 17th September 2023.)



SIGNED and DELIVERED)
By the within named "Purchaser")
NEEV SAI DEVELOPERS)
Through its duly authorized Partner)

Sachin



MR. SACHIN BASANTLAL GARG)



Witnesses:)

1. Mr. Jasdeep Singh Bedi)
Age: 50 years; Occupation: Business)
R/at: 64, Street No. 2, Anand Park, Aundh,)
Pune - 411007)

2. Mr. Vijay Dashrath Jagtap)
Age: 59 years; Occupation: Business)
R/at: Flat No. 4, Ashish Residency Anand Park)
Lane No. 5/6, Aundh Pune City - 411007)

V. Jagtap

A. G. Kalpe

Vendor

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RECEIPT		

RECEIVED of and from the Purchaser within named, the sum of **Rs. 52,00,00,000/- (Rupees Fifty Two Crores only)** being the Consideration payable by the Purchaser within named in terms of this Deed in the following manner:

Amount (in Rs.)	Particulars
51,48,00,000/-	Paid by the Purchaser, at our request and directions, to the Vendor, i.e., M/s. Sanghvi Erectors Private Limited vide Demand draft bearing no... 27990.6 ... from ... COS MOS Bank, ... Pimpri ... Branch, Pune to the account of the Vendor.
Rs.52,00,000/-	Deducted by the Purchaser towards TDS, which the Purchaser shall directly deposit with the Income Tax Department.
52,00,00,000/-	TOTAL

We say received

Vendor

For **M/S. SANGHVI ERECTORS
PRIVATE LIMITED,**

A.G. Kalpe

MR. ARVIND GANPAT KALPE
(Director)

A.G. Kalpe
Vendor

Annexure - A

S.No. 111 /2, Wakad, Pune



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Village Boundary of Tathawade

30.00 Mtr wide DP Road

Adj. S. No. 111 (P)

S.No. 111 /2

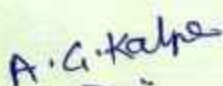
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Adj. S. No. 112



A.G. Kulkarni

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232413 002494	Procurement of Spreader Roll for Wire & Press - PMS2	31.07.2023
232413 002577	180 GSM Kraft Reels of various sizes for Unit-I & II	27.07.2023
232413 002578	90 GSM Plain Kraft Sheets of various sizes for Unit-I	27.07.2023
232413 002581	Sodium Soap (Imported / Indigenous) required for Deinking Plant - Qty. (MT): 250.	28.07.2023
232413 002583	Procurement of Hydrogen Peroxide 50% for Unit - I & II	27.07.2023
232413 002584	Procurement of Sodium Sulphate for Unit - I	28.07.2023
232413 002604	Procurement of Ortho Phosphoric Acid 85% Purity for Unit - I	27.07.2023
232433 000083	Procurement of White Clay	27.07.2023
232433 000125	Procurement of Gypsum	01.08.2023
232423 001467	ASA Sizing Chemical for TNPL Unit - II	31.07.2023
Email 232413002494 - purchase.imp@tnpl.co.in 232413002577: 2578 - purchase.packing@tnpl.co.in 232413002581 - purchase.wp@tnpl.co.in 232413002583: 2584 & 2604 - purchase.rawmati@tnpl.co.in 232413002584 & 2604 - purchase.safed@tnpl.co.in		
Corrigendum Portal on available https://tnpl.com DIPR/262 THE TIMES OF INDIA, PUNE FRIDAY, JULY 14, 2023		

PUBLIC NOTICE

This is to inform public at large that, all that piece & parcel of land totally admeasuring 1 Hectare 60 Ares (Hereinafter referred to as the Said Land and more particularly described in the schedule given below) mentioned in Schedule is absolutely owned and possessed by M/s. Sanghvi Erectors Private Limited Through its Director Mr. Anilkumar Phoolchand Sanghavi office at 4th Floor, Sai Capital, S.B. Road, Shivajinagar, Pune - 411016. ("the said Owner") and the name of the said owner is entered as the owner and possessor on the 7/12 extract of the Said Land. The said owner have assured my client that the Said Land is free from all encumbrances, charges or claims and they have good, clean, clear and marketable title to the Said land and they have every right & authority to sell the said land to my client. The said Owner is in discussion with my Client for sell of the said land. Thereby, the present public notice is published.

Any person/s, Organizations, firms, Institution (Corporate or otherwise) having any claim against or in respect of the Schedule property or any part thereof by way of sale, mortgage, exchange, tenancy, family arrangement, charge / lease, lien, inheritance, bequest, encumbrances, gift, grant, trust, succession, maintenance, development rights, agreement/settlement, assignment, possession, easement, order/ decree / judgment of any court / statutory authority, memorandum of understanding or otherwise, however are hereby required to make known the same in writing to the undersigned together with all original and or certified documentary proof in support thereof at the address mentioned below 15 days from the date of publishing thereof. (objection published in newspaper will be not considered) failing which, any such claim/claims in the Scheduled properties, if any shall be considered as knowingly waived and or abandoned. After expiry of aforesaid stipulated notice period, no claim/s of any nature will be entertained or considered to be remain binding on the schedule properties or any part thereof or said Owners or their nominees/assignees/transferees. Take note of this.

Schedule

All that piece and parcel of land bearing S.No. 111/2 total area admeasuring 1 Hectare 60 Ares. Assessed at Rupees 3.05 paise, lying, being and situate at Village Wakad, Taluka Mulshi, District Pune and situate within the limits of Pimpri Chinchwad Municipal Corporation and which is bounded as follows:
East : By Adjacent S.No. 122
South: By Adjacent S.No. 112
West : By Adjacent S.No. 111 (Part)
North : by 30 mtr. Vide D.P.Road and village boundary of Tathwade
Entire together with all easementary right, title and interest appertaining thereto

Pune
Dated: 14/07/2023

Trupti Sarvankar Roge (Advocate)
8, Prayas Apartment, Shivirth Nagar,
Kothrud, Pune - 411038
Mobile No. 9883563494

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11.	Assistant Profes Psychology

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हवल-११		
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महाराष्ट्र शासन २०२३		

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]



35736563731

गाव :- वाकड (944086)
JLPIN : 35736563731

तालुका :- मुळशी

जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग : 111/2

भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फ.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	2674	मे.संघवी इन्फ्रस्ट्रक्चर प्रा.लि.तर्फे ऑपेराईज्ड सिमेटरी किरण आर. ठेगडी	1.60.00	3.05		(11472)	कुळाचे नाव व खंड इतर अधिकार प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 15446 व दिनांक : 06/12/2016
अ) लागवड योग्य क्षेत्र							
जिरायत	1.60.00						
बागायत	-						
एकूण ला.यो.	1.60.00						
क्षेत्र							
ब) पोट-खराब क्षेत्र (लागवड अयोग्य)							
वर्ग (अ)	-						
वर्ग (ब)	-						
एकूण पो.ख.	0.00.00						
एकूण क्षेत्र	1.60.00						
अ-ब)							
आकारणी	3.05						
जमीन किंवा विशेष -							
आकारणी							

जुने फेरफार क्र. (4235 व 9322 व 15446)

सीमा आणि भूमापन चिन्ह :

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

गाव :- वाकड (944086)

तालुका :- मुळशी

जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग : 111/2

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर. चौ.मी	हे.आर. चौ.मी			हे.आर. चौ.मी	
2015-16	खरीप							पड	1.6000	
2016-17	खरीप							पड	1.6000	
2017-18	खरीप							पड	1.6000	
2018-19	खरीप							पड	1.6000	
2019-20	खरीप							पड	1.6000	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 28/06/2023

सांकेतिक क्रमांक :- 272500060310650000620231797

(नाव :- हनुमंत महादू चांदेकर)

तलाठी साक्षी :- धेरगांवता :- मुळशी जि :- पुणे




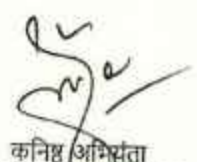
एच. एम. चांदेकर
28/06/23

तलाठी मौजे-धेरगांव, ताथवडे, वाकड
ता. मुळशी, जि. पुणे.

A.C. Kabe

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Annexure F "

	हवल-११														
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	२०२३														
प्रती , अर्जदार :-Rajesh Bhagat रा :-Wakad Pimpri जिल्हा :-pimpri chinchwad Maharashtra 411057 मोबाईल नं :-00	पिंपरी चिंचवड महानगरपालिका, पिंपरी १८ नगररचना व विकास विभाग क्र.नरवि/कावि/ झोदा/02/235/2023 टोकन नं.1614 अर्ज क्र.:103323240007299 दिनांक : ०९/०८/२०२३														
विषय:- झोन दाखला मिळणेबाबत.... संदर्भ:- आपला दिनांक 02/08/2023रोजीचा अर्ज महोदय/महोदया ,															
झोन दाखला देण्यात येतो की, पिंपरी चिंचवड महानगरपालिकेच्या वाढीव क्षेत्राची महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम ३१(१) नुसार महाराष्ट्र शासन, नगरविकास विभाग शासन निर्णय क्र. टिपीएस-१८०५/१०५०/प्र.क्र.-७९५/०५/ नवि-१३, दि. ३०/०५/२००८ व महाराष्ट्र शासन, नगरविकास विभाग, निर्णय क्र. टिपीएस-१८०८/८९४/ सीआर-१७२७/०९/ नवि-१३, दि. १८/०८/२००९ अन्वये शासन निर्णय क्रमांक-टीपीएस-१८१२/६०/ प्र.क्र ५८/१२/ पुनर्बांधणी क्र./ २७/१२/ ईपी मंजूरी/ नवि-१३ दि.०२/०३/२०१५ मंजूर असलेल्या विकास योजनेत मौजे :- वाकड (नवीन हद्द) येथील स.न. / गट नं. :- 111 जमीन खालीलप्रमाणे प्रस्तावित केलेली आहे. . .															
<table border="1"> <thead> <tr> <th>गावाचे नाव स.न./गट नं.</th> <th>मंजूर विकास योजनेचा प्रस्ताव</th> </tr> </thead> <tbody> <tr> <td></td> <td>१) आरक्षण क्रमांक व प्रयोजन : ४/३८ अन्वये टुक टर्मिनस व पार्किंग</td> </tr> <tr> <td>वाकड (नवीन हद्द)</td> <td>२) नियोजित रस्ते : निरंक</td> </tr> <tr> <td>111</td> <td>३) नियोजित रस्ता रुंदी : ३०.०० मी एक</td> </tr> <tr> <td></td> <td>४) इतर प्रस्ताव : निरंक</td> </tr> <tr> <td></td> <td>५) झोनिंग : औद्योगिक</td> </tr> </tbody> </table>				गावाचे नाव स.न./गट नं.	मंजूर विकास योजनेचा प्रस्ताव		१) आरक्षण क्रमांक व प्रयोजन : ४/३८ अन्वये टुक टर्मिनस व पार्किंग	वाकड (नवीन हद्द)	२) नियोजित रस्ते : निरंक	111	३) नियोजित रस्ता रुंदी : ३०.०० मी एक		४) इतर प्रस्ताव : निरंक		५) झोनिंग : औद्योगिक
गावाचे नाव स.न./गट नं.	मंजूर विकास योजनेचा प्रस्ताव														
	१) आरक्षण क्रमांक व प्रयोजन : ४/३८ अन्वये टुक टर्मिनस व पार्किंग														
वाकड (नवीन हद्द)	२) नियोजित रस्ते : निरंक														
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	४) इतर प्रस्ताव : निरंक														
	५) झोनिंग : औद्योगिक														
1 .. 2 ..	<div style="text-align: center;">  </div> <div style="text-align: right;">  कनिष्ठ अभियंता पिंपरी चिंचवड महानगरपालिका पिंपरी, पुणे - ४११ ०१८. </div>														

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सत्यमेव जयते

Form 1

Certificate of Incorporation


Corporate Identity Number : U45203PN2006PTC128861

2006 - 2007

I hereby certify that SANGHVI ERECTORS PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is limited.

Given under my hand at Pune this EIGHTH day of AUGUST TWO THOUSAND SIX.




V.P. KATKAR
Registrar of Companies
Maharashtra, Pune

A.G. Kulkarni

Sachin

SANGHVI ERECTORS PVT. LTD.

Regd. Off.: "Sai Capital", Final Plot No. 405/A, Senapati Bapat Road,
Shivajinagar, Pune- 411016

Tel: +91-20-25665028/25665029

Email: sanghvierectors@gmail.com

CIN NO: U45203PN2006PTC128861

CERTIFIED TRUE COPY OF THE RESOLUTION DULY PASSED IN THE MEETING OF
THE BOARD OF DIRECTORS OF SANGHVI ERECTORS PRIVATE LIMITED HELD ON
17th DAY OF SEPTEMBER, 2023 AT 11.00 A.M. AT THE REGISTERED OFFICE AT SAI
CAPITAL, FINAL PLOT NO. 405/A, SENAPATI BAPAT ROAD, SHIVAJINAGAR, PUNE
411016

AUTHORITY TO SELL IMMOVABLE PROPERTIES AT WAKAD, PUNE

"RESOLVED THAT" consent of the Board be and is hereby accorded to sell its immovable
properties as described below to M/s Neev Sai Developers (hereinafter referred to as "Purchaser")
having its registered office at Shiv Chhaya Building, 158A, Kharalwadi, Pimpri, Pune 411018 for
amount of Rupees 52,00,00,000 (Rs fiftytwo crores only).

Property description:

All piece or parcel of land being Survey No.111/2, situate, lying and being at Village Wakad, Taluka
Mulshi and District Pune, within the limits of the Pimpri Chinchwad Municipal Corporation and
within the jurisdiction of the Sub-Registrar of Assurances, Haveli, Pune, and admeasuring 1 Hectare
60 Ares.

RESOLVED FURTHER THAT pursuant to Rule No. 24 of the Companies (Management and
Administration) Rules 2014, Mr. Arvind Kalpe , DIN: 06369740, Director of the Company be and is
hereby authorized to do all the acts, deeds and things which are necessary to give effect to the above
said resolution and to authenticate it.

RESOLVED FURTHER THAT Mr. Arvind Kalpe and Mrs. Shibani Jay Bhagat , Directors of the
Company be and are hereby severally authorized to sign, execute, represent before concern sub
registrar either in person or through their/his constituted Power of Attorney holder and to do all such
acts, deeds, matters and things which may be necessary to complete the process of registration of the
Deed of Conveyances, Irrevocable Power of Attorneys, in respect of the said properties and any
other document required for the Sale of the said Properties;

A.G.K.

S.S.B.

SANGHVI ERECTORS PVT. LTD.

Regd. Off.: "Sai Capital", Final Plot No. 405/A, Senapati Bapat Road,
Shivajinagar, Pune- 411016
Tel: +91-20-25665028/25665029
Email: sanghvierectors@gmail.com
CIN NO: U45203PN2006PTC128861

RESOLVED FURTHER THAT the common seal, if any, be affixed on the Deed of Conveyances, Irrevocable Power of Attorneys, Possession Receipts, as may be required, in the presence of Mr. Arvind Kalpe, who shall countersign as token thereof."

By the order of Board of Directors of
SANGHVI ERECTORS PRIVATE LIMITED

A.G. Kalpe

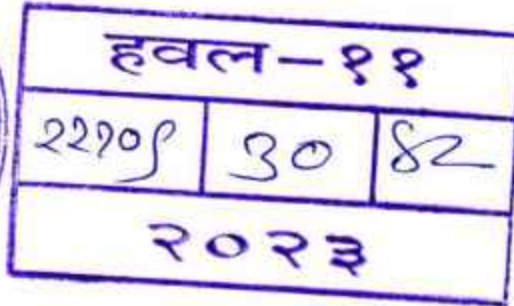
Mr. Arvind Kalpe
DIN: 06369740
Director

S.S. Bhagat

Mrs/ Ms. Shibani Bhagat
DIN: 07434694
Director



Date: 17/09/2023
Place: Pune



Company Master Data

CIN U45203PN2006PTC128861
Company Name SANGHVI ERECTORS PRIVATE LIMITED
ROC Code ROC-Pune
Registration Number 128861
Company Category Company limited by Shares
Company SubCategory Non-govt company
Class of Company Private
Authorised Capital(Rs) 50000000
Paid up Capital(Rs) 25100000
Number of Members(Applicable in case of company without Share Capital) 0
Date of Incorporation 08/08/2006
Registered Address "SAI CAPITAL", FINAL PLOT NO. 405/A, SENAPATI BAPAT ROAD, SHIVAJINAGAR, PUNE MH 411016 IN
Address other than R/o where all or any books of account and papers are maintained -
Email Id sanghvierectors@gmail.com
Whether Listed or not Unlisted
ACTIVE compliance ACTIVE compliant
Suspended at stock exchange -
Date of last AGM 27/09/2022
Date of Balance Sheet 31/03/2022
Company Status(for efilling) Active

Charges

Assets under charge	Charge Amount	Date of Creation	Date of Modification	Status
Immovable property or any interest therein	19278000	31/12/2006	-	CLOSED
Immovable property or any interest therein	25802000	31/12/2006	-	CLOSED
	2500000	01/09/2009	-	CLOSED
Immovable property or any interest therein; Movable property (not being pledge)	7500000	18/01/2007	-	CLOSED

Directors/Signatory Details

DIN/PAN	Name	Begin date	End date	Surrendered DIN
06369740	ARVIND GANPAT KALPE	12/09/2018	-	
07434694	SHIBANI JAY BHAGAT	12/09/2018	-	

A. G. Kalpe

Sachin




हवल-११		
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घोषणा पत्र ३		

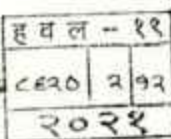
मी, आनंद ब्रम्हानंद आगरवाल याद्वारे घोषित करतो की, दुय्यम निबंधक हवेली क्र. ११ यांचे कार्यालयात 'खरेदीखत' या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आलेला आहे. श्री. सचिन बसंतलाल गर्ग यांनी दिनांक १६/०७/२०२१ रोजी दस्त नंबर ८६२०/२०२१ अन्वये मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीसाठीचे व सदर दस्त निष्पादित करून कबुली जबाब देण्याचा अधिकार दिला आहे.

सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबादल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.

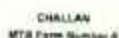
सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहील याची मला जाणीव आहे.

दिनांक : २१/०९/२०२३


श्री. आनंद ब्रम्हानंद आगरवाल
कुलमुखत्यारपत्रधारक



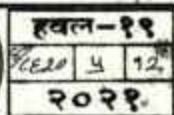
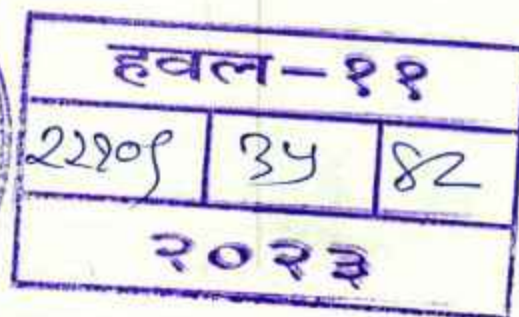
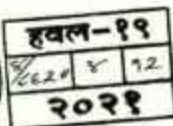
हवल-११		
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[illegible]

हवल-१९		
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PNR: 100200114075	Date: 14/07/2021
Received from SACHIN GARG, Mahr number 802992727, an amount of Rs.240/- towards Document Handling Charges for the Document to be registered (SARITA) in the Sub-Registrar Office S.R. Haveli 1 of the District Pune.	
Payment Details	
Bank Name: SBI	Date: 14/07/2021
Bank CNR: 100200114075	REF No: 200114075
This is computer generated receipt, hence no signature is required.	



GENERAL POWER OF ATTORNEY

KNOW YE ALL MEN BY THESE PRESENTS, that I/We, on this 16th day of July 2021,

MR. SACHIN BASANTLAL AGARWAL ALIAS GANG, (Pan No.ACUPA6609B)(Aadhar No.605357851094) Age about 48 years, Occupation Business, R/at 138/A, Computer House, Kharabwadi, Pune. DO HEREBY SEND GREETINGS :

WHEREAS

- I, the executant herein is busy in our business activities, which are related to sell and purchase of land/properties/commercial & residential units and or real estate and or development thereof including construction of residential and or commercial project and or composite project or sell of plots and lands etc; in and around Pune City and all over Maharashtra.
- I, the executant do hereby find it difficult to attend Sub-Registrar's office and complete registration formalities in relation to the documents which I execute and as such it is necessary to and expedient in the matter to appoint someone who can take care of the registration of documents in relation to my properties and or the documents which are signed and or executed by me;

NOW I, THE EXECUTANT do hereby declare that, hereby I appoint, nominate, engage and constitute -

MR. ANAND BRAMHANAND AGARWAL, (PAN: ANDPA7062J) (Aadhar No. 781302770678) Age 36 years, Occupation - Service, Residing at : 80, New Bazar, Elphinstone Road, Khadki, Pune 411003; as my true and lawful attorney to do all the registration formalities in relation to the documents which are signed and executed by us including agreements, sale deeds, supplementary agreements, correction deeds, cancellation deeds, lease deeds, leave and license agreement, mortgage deeds, flat agreements, re-conveyance deeds, development agreement, power of attorney, undertaking, agreements for easement, confirmation deeds, transfer deeds, final conveyances/assignments, deed of partition and such other related deeds, documents in relation to the lands/properties and estate being purchased



and referred by me and to do all the acts, deeds, things and matters in relation thereto including the following:-

- To present the earnest money receipts, possession receipts, agreements, supplementary agreements, correction deeds, sale deed, development agreement, lease deeds, leave and license deeds, final conveyance, declarations, deed of apartments, society indentures and such other related documents, which are signed, executed by me before the concerned registering authority including the Sub- Registrar, Khed, District Pune / Sub-Registrar, Khandala, District Satara in the state of Maharashtra.
- To admit the execution of all the aforesaid documents before the Sub-Registrars mentioned above, to sign the forms, applications and or to sign the relevant books kept at the office of the Sub-Registrar, to remain personally present separately and/or jointly for all the formalities in relation to the documents signed, executed by me and to reply the queries raised by the Sub-Registrar and to appear before the computer for the purpose of identification and for photograph, to give thumb impression as required under the registration rules and to complete the registration process in relation to the documents referred in hereon above for and on behalf of me.
- To answer all the queries in relation to the documents which are lodged for registration on behalf of us, to collect original documents, agreements, sale deeds, development agreement, deeds, contracts, release deeds, leave and license agreements, and all such other writings and documents, and to apply for and collect Index II by depositing the requisite fee and complete the process of registration of the deeds, documents which are signed by me.

AND GENERALLY to do all the acts, deeds, things and matters and/or cause to be executed, done and/or performed in relation to the registration process in furtherance to these presents, and all such acts, deeds, things and matters shall be binding upon and be ratified by me.



हवल-११
२०२० ६ १२
२०२१

IN WITNESS WHEREOF, THE JOINT SUB-REGISTRAR AND THE EXECUTANT HEREIN HAVE SIGNED
HEREUNDER TODAY AT PUNE.

MR. SACHIN BASANTLAL AGARWAL ALIAS GARG.

Photo	Thumb	Sign

I hereby accept to act as Power of Attorney Holder in relation to the registration of documents and in token I have signed hereunder today:

MR. ANAND BRAMHANAND AGARWAL.

Photo	Thumb	Sign

Witness No. 1:-
Sandeepak Potbhave
Ninewadi Pune

Witness No. 2:-
Dattak Bhatnagar
Mansunji Pune



हवल-११
२२१०९ ३६ ८२
२०२३



हवल-११
२०२० ६ १२
२०२१



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



पारंपरिक खाते संख्या कार्ड
Permanent Account Number Card

ACUPA66098

नाम
SACHIN BASANTLAL GARG

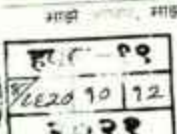
पिता का नाम
ANANTLAL AGARWAL

जन्म तिथि
19/06/1973

अभिज्ञान



हवल-११
२०२० ६ १२
२०२१



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

नाम
SACHIN BASANTLAL GARG

पिता का नाम
ANANTLAL AGARWAL

जन्म तिथि
19/06/1973

अभिज्ञान





हवल-११		
22909	35	82
आयकर विभाग INCOME TAX DEPARTMENT		
भारत सरकार GOVT. OF INDIA		
SANGHVI ERECTORS PRIVATE LIMITED		
08/08/2006 Permanent Account Number		
AAKCS08180		

	Arvind Ganpat Kalpe 1964-06-09 Male 519235991587
Address: b-14 chandral complex s no 34/5/1/6 dattanagar road katraj Pune City reliance fresh javai bharti vidyapith Pune - Maharashtra 411046	
	
Tap to Zoom आधार-आम आदमी का अधिकार	

	PAN CARD
Name	: ARVIND GANPAT KALPE
Gender	: MALE
DOB	: 09-06-1964
Pan Number	: AIBPK3589R
	
Tap to Zoom	

A.G. Kalpe

Sachin

आयकर विभाग
INCOME TAX DEPARTMENT
NEEV SAI DEVELOPERS



भारत सरकार
GOVT. OF INDIA



01/08/2008

Permanent Account Number
AAGFN9690R

06102008



हवल-११		
22705	35	82

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



नाम / Name
SACHIN BASANTLAL GARG
पिता का नाम / Father's Name
BASANTLAL SHIVAJILAL AGARWAL

जन्म की तारीख /
Date of Birth
19/06/1973

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACUPA6609B



31122822



भारत सरकार
Government of India



Issue Date : 23/02/2013



सचिन बसंतलाल गर्ग
Sachin Basantlal Garg
जन्म तारीख / DOB : 19/06/1973
पुरुष / Male

6053 5785 1094

माझे आधार. माझी ओळख



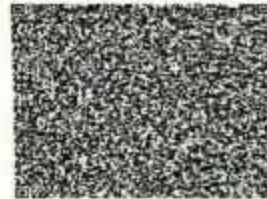
भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



Print Date : 16/04/2022

पत्ता १५८या, शिव छाया बिल्डिंग, पिंपरी, पुणे
सिटी, पुणे, महाराष्ट्र, 411018

Address: 158A, shiv chaaya building,
kl:aralwadi, Pune City, Pune, Maharashtra,
411018



6053 5785 1094

1947

help@uidai.gov.in

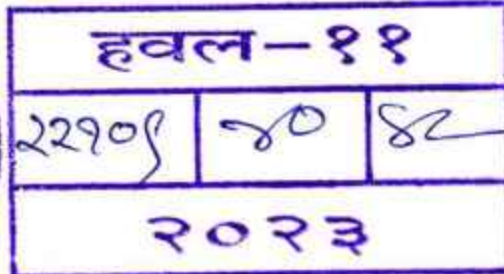
www.uidai.gov.in

Sachin G

मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)					
Valuation ID : 202309217119	21 September 2023,04:09:28 PM				
हवल 11					
मूल्यांकनाचे वर्ष :	2023				
जिल्हा :	पुणे				
तालुका :	तालुका : मुळशी विभागाचे नाव : (वि.क्र.11) वाकड (पिंपरी चिंचवड महानगरपालिका)				
उपमूल्य विभाग :	11/12-औद्योगिक व वाणीज्य विभाग				
क्षेत्राचे नांव :	Pune Municipal Corporation				
मिळकतीचा क्रमांक :	सर्व्हे नंबर#111				
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनावे एकक
20840	83340	88170	98070	0	चौ. मीटर
मिळकतीचे क्षेत्र		16000 चौ. मीटर	Layout Plot - More Than 1 Road Front Corner Plot (12 meter)		
कॉर्नर प्लॉट नुसार 110% = 22924					
Applicable Rules :		,40 ,16 ब			
1. 16000चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर = 22924/-					
16000चौ. मीटर क्षेत्रासाठी मूल्य = 16000 * 22924					
= 366784000/-					
जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य					
= 366784000 + 0					
= Rs.366784000/-					
= १ छत्तीस करोड सडुसष्ट लाख चौन्याऐशी हजार /-					

Home

Print



329/22109

गुरुवार, 21 सप्टेंबर 2023 4:42 म.नं.

दस्त गोपवारा भाग-1

हवेली 11

दस्त क्रमांक: 22109/2023

दस्त क्रमांक: हवेली 11 / 22109/2023

वाजारा मूल्य: रु. 36,67,84,000/-

मोबदला: रु. 52,00,00,000/-

भरलेले मुद्रांक शुल्क: रु. 3,64,00,000/-

दु. नि. सह. दु. नि. हवेली 11 यांचे कार्यालयपत्र

अ. क्र. 22109 वर दि. 21-09-2023

रोजी 4:41 म.नं. वा. हजर केला.

पावती: 23926

पावती दिनांक: 21/09/2023

मादरकरणाचे नाव: मे. सीव साई डेव्हलपर्स तर्फे भागीदार सचिन वसंतलाल गर्ग च्या तर्फे दस्तगोवरा प्रवेशमाटी कु.मु. आनंद ब्रह्मानंद अमरवान

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

दस्त हजर करणाऱ्याची सही:

एकूण: 31000.00

सह दुय्यम निबंधक, हवेली-11

सह.दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११

दस्ताचा प्रकार: कन्व्हेंन्स डीड

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 21 / 09 / 2023 04 : 41 : 33 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 21 / 09 / 2023 04 : 42 : 21 PM ची वेळ: (फी)

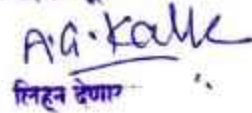
सह दुय्यम निबंधक, हवेली-11

सह.दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११

प्रतिज्ञापत्र

आम्ही लिहून देणार व लिहून घेणार सत्य प्रतिज्ञेधर
लिहून देतो की, सदर दस्तास जोडलेली पुस्तक कागदपत्रे
ही असतील व खरी असून ती खोटी व बनावट आढळून
आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२
अन्वये होणाऱ्या कार्यवाहीस आम्ही जबाबदार राहूत.


लिहून घेणार


लिहून देणार



दस्त गोपबारा भाग-2

हवेली 11

82182

दस्त क्रमांक: 22109/2023

21/09/2023 4:44:10 PM

दस्त क्रमांक : हवेली 11/22109/2023

दस्तावा प्रकार :- कन्व्हेंन्स डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	उमा प्रमाणित
1	नाव: मे. संघवी इन्कॉर्पोरेट प्रा. लि. तर्फे जे. भोगईनड मिश्रदरी किरण आर. डेगडी ज्या तर्फे अधिकृत स्वाक्षरीकर्ता व मे. संघवी इन्कॉर्पोरेट प्रा. लि. तर्फे अधिकृत अग्रविंद गणपत कल्ले पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. 4 था मजला, माई कंपिटल, एम. वी. रोड, शिवाजी नगर, पुणे, महाराष्ट्र, PUNE. पिन नंबर: AAKCS0818D	निवृत्त घेणार वय :- 59 स्वाक्षरी:- AG. Kalia		
2	नाव: मे. नीव साई डेव्हलपर्स तर्फे भागीदार मचित वसंतलाल गर्ग ज्या तर्फे दस्तावेज प्रवेशासाठी कु. मु. आनंद ब्रह्मानंद अग्रवाल पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. 158- ग, शिव छाया बिल्डिंग, खराईवाडी, पिंपरी, पुणे, महाराष्ट्र, PUNE. पिन नंबर: AAGFN9690R	निवृत्त घेणार वय :- 55 स्वाक्षरी:- [Signature]		

चरीन दस्तावेज करून देणार तयाकरीत कन्व्हेंन्स डीड चा दस्त एवज करून दिल्याचे कबूल करतात.
शिक्का क्र.3 ची वेळ: 21 / 09 / 2023 04 : 43 : 23 PM

ओळख:-

सामांन इमम असे निवेदीन करतात की ते दस्तावेज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	उमा प्रमाणित
1	नाव: श्री. कल्याण कदम - - वय: 25 पत्ता: कोथरुड, पुणे पिन कोड: 411038	 स्वाक्षरी	
2	नाव: श्री. प्रदीप दशरथ खापर - - वय: 28 पत्ता: निद्रगड रोड, पुणे पिन कोड: 411051	 स्वाक्षरी	

शिक्का क्र.4 ची वेळ: 21 / 09 / 2023 04 : 44 : 16 PM

सह दुय्यम निबंधक, हवेली-11

सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Neev Sai Developers through Partner Sachin B Garg	eChallan	69103332023091814599	MH008313846202324E	36400000.00	SD	0004423373202324	21/09/2023
2		DHC		0923216701548	1000	RF	0923216701548D	21/09/2023
3	Neev Sai Developers through Partner Sachin B Garg	eChallan		MH008313846202324E	30000	RF	0004423373202324	21/09/2023

[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]

प्रमाणित करण्यात येते की,
या दस्तऐवजात एकूण 82 मूठे आहेत
पहिले नंबरचे पुस्तकाचे
नंबर नोंदला.

22909

22109 /2023

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1/2

सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११
दिनांक 29.10.2023



9/21/2023

Summary-2

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2. Get print immediately after registration.

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