



13/01/2015

सूची क्र.2

दुय्यम निबंधक : सह.दु.नि. हवेली 15

दस्त क्रमांक : 451/2015

नोदंगी :

Regn:63m

गावाचे नाव : 1) खराडी (पुणे महापालिकेमध्ये समाविष्ट)

(1) विलेखाचा प्रकार	खरेदीखत
(2) मोवदला	110109700
(3) बाजारभाव(भाडेपट्टयाच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	179466100



(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव:पुणे म.न.पा.इतर वर्णन ; इतर माहिती: , इतर माहिती: गांव मौजे खराडी तालुका हवेली जिल्हा पुणे येथील स.नं.-1)54/2/1(पार्ट),यांसी एकुण क्षेत्र 02 हेक्टर 79 आर यापैकी 02 हेक्टर 22 आर यापैकी लिहून देत असेलेले क्षेत्र 9658.04 चौ.मी. 2)54/4/2 यांसी एकुण क्षेत्र 00 हेक्टर 81 आर यापैकी लिहून देत असेलेले क्षेत्र 276.64 चौ.मी. 3)54/4/3 यांसी एकुण क्षेत्र 00 हेक्टर 81 आर यापैकी लिहून देत असेलेले क्षेत्र 283.33 चौ.मी. 4) 54/4/4 यांसी एकुण क्षेत्र 00 हेक्टर 82 आर यापैकी लिहून देत असेलेले क्षेत्र 1230.99 चौ.मी. असे वरील स.न.अनुक्रमे 1 ते 4 यांसी लिहून देत असलेले एकत्रित क्षेत्र 11449 चौ.मी.हि मिळकत.((Survey Number : 54 ;))

(5) क्षेत्रफळ

1) 11449 चौ.मीटर

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-लि.दे.कोलते पाटील रिअल इस्टेट प्रायव्हेट लिमिटेड तर्फे डायरेक्टर मिलिंद दिगंबर कोलते तर्फे वि.कु.मु.जितेंद्र दत्तात्रय पाटील वय:-33; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: 201 सिटी पॉइंट , रोड नं: 17 वोट क्लव रोड पुणे , . पिन कोड:- 411001 पॅन नं:-AACCK9285A

(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-लि.घेणार- शारदा मनसुखलाल कोठारी चॅरीटेबल ट्रस्ट तर्फे अधिकृत सही करणार श्री.मयूर शाह वय:-35; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: 16/72 सिविल लाईन , रोड नं: कानपुर 208001 उत्तर प्रदेश, . पिन कोड:-208001 पॅन नं:-AAATS4725Q

(9) दस्तऐवज करून दिल्याचा दिनांक

31/12/2014

गी वाचली

दस्ता सोबतची नकल

(10)दस्त नोंदणी केल्याचा दिनांक

13/01/2015

मी रुजवात घेतली

श्री. मयूर शाह

(11)अनुक्रमांक,खंड व पृष्ठ

451/2015

अस्सल वरहुकुम नकल

यांना दिली असे

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

10768500

दिनांक १३/१ / २०१५

(13)बाजारभावप्रमाणे नोंदणी शुल्क

30000

(14)शेरा

सह.दुय्यम निबंधक हवेली क्र.१५

मुख्याधिकारी वी.आ. विचारणात तलेला तपशील

मुद्रांक शुल्क आकारणी निबंधक अंतर्गत अनुच्छेद

() within the limits of any Municipal Corporation or any Cantonment area annexed to it.

0452/2015

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बैंक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14024254400695



Bank Branch: IBKL - 6910663/Pune Swargate
 Stationery No: 14024254400695
 Pmt Txn id : 54709078
 Print DtTime : 31-Dec-2014@18:31:07
 Pmt DtTime : 31-DEC-2014@13:52:13
 GRAS GRN : MH004900734201415S
 ChallanIdNo: 69103332014123151735
 Office Name : IGR022-HVL15_HAVELI 15
 District : 2201-PUNE

StDuty Schm: 0030046401-75/STAMP DUTY
 StDuty Amt : R 1,07,68,500/- (Rs One, Zero Seven, Six Eight, Five Zero Zero only)
 RgnFee Schm: 0030063301-70/Registration Fees
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : A25-Conveyance/Sale/Transfer/Assignment Deed
 Prop.Mvblty: Immovable Consideration: R 11,01,09,700/-
 Prop.Descr : 54 PARTS, AND OTHERS, , , KHARADI, PUNE, PUNE, Maharashtra, 411014.

Duty Payer: PAN-AAATS4725Q, SHARDAMANSUKHLAL KOTHARI CHARITABLE TRUST
 Other Party: PAN-AACCK9285A, KOLTE PATIL REAL ESTATES PVT LTD

Bank official1 Name & Signature

Handwritten signature

SUNIL YADAV



Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---

हवल-१५
 849 9 84
 2014

Handwritten signature



हवल-१५		
४५९	३	४५
२०१५		



INDENTURE OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE IS MADE AND EXECUTED AT
PUNE ON THIS 31st DAY OF December 2014;

M. Shale

BETWEEN

KOLTE PATIL REAL ESTATE PRIVATE LIMITED, (PAN: AACCK9285A)

A company incorporated under the provisions of Companies Act, 1956
through Mr. Milind Digambar Kolte / Mr. Rajesh Aniruddha Patil
Age : Adult, Occupation : Business,
having its registered office at City Point, Dhole Patil Road,
Pune - 411 001.

hereinafter referred to as the "THE VENDOR"

(which expression shall, unless repugnant to the subject, context or meaning thereof, be deemed to mean and include its successors-in-title) of the **ONE PART**

AND

SHARDA MANSUKHLAL KOTHARI CHARITABLE TRUST, (PAN: AAATS4725Q)

through Mr. MAYUR SHAH
Age : Adult, Occupation : Business,
having its registered office at : 16/72, Civil Lines,
Kanpur - 208 001, Uttar Pradesh.

hereinafter referred to as the "THE PURCHASER"

(which expression shall, unless repugnant to the subject, context or meaning thereof, be deemed to mean and include its successors-in-title and assigns) of the **OTHER PART:**

WHEREAS:

- A. By an under a Deed of Sale dated 3rd April, 2008 and other deeds made by and between Members of Pathare and Choudhary family (listed in the First Schedule hereunder written) therein referred to as the "Vendors" of the First Part, Kolte Patil Real Estate Private Limited therein referred to as the "Purchaser" of the Second Part and Chirag Land Promoters Private Limited therein referred to as the "Consenting Party" of the Third Part and registered with the office of Sub-Registrar of Assurances at Haveli-VIII under serial no. 3186 of 2008.

हवल-३५		
४५९	४२	४५
२०१५		



THE SECOND SCHEDULE ABOVE REFERRED TO:

(Description of the said Larger Property)

All that piece and parcel of land or ground bearing a) Survey no. 54/2/1 (part) admeasuring 2 Hectares and 20 Ares equivalent to 22,000 square meters or thereabout out of the total land admeasuring 2 Hectares and 79 Ares, b) Survey no. 54/4/2 admeasuring 0 Hectares and 81 Ares equivalent to 8,100 square meters or thereabout c) Survey no. 54/4/3 admeasuring 0 Hectares and 81 Ares equivalent to 8,100 square meters or thereabout, d) Survey no. 54/4/4 admeasuring 0 Hectares and 82 Ares equivalent to 8,200 square meters or thereabout, e) Survey no. 54/5B admeasuring 0 Hectares and 20 Ares equivalent to 2,000 square meters or thereabout situate lying and being at Mouze Kharadi, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation.

THE THIRD SCHEDULE ABOVE REFERRED TO:

(Description of the said Property)

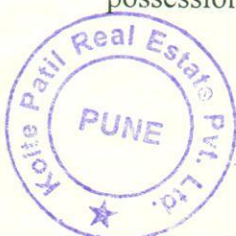
All that piece and parcel of land or ground bearing a) Survey no. 54/2/1 (part) admeasuring 9658.04 square meters or thereabout out of 2 Hectares 22 Ares, b) Survey no. 54/4/2 admeasuring 276.64 square meters or thereabout out of 0 Hectares 81 Ares, c) Survey no. 54/4/3 admeasuring 283.33 square meters or thereabout out of 0 Hectares 81 Ares, and d) Survey no. 54/4/4 admeasuring 1230.99 square meters or thereabout out of 0 Hectares 82 Ares situate lying and being at Mouze Kharadi, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation and bounded as follows:

- On or towards the East: Part of Survey No.54/2/1 owned by Mr. Rajkumar Shyamnarayan Singh
- On or towards the West: Remaining Part of Survey No.54/2/1 of Vendor Kolte Patil Real Estate Pvt. Ltd.
- On or towards the North: 12 mtrs. D. P. Road and Part of Survey No.54/2/1
- On or towards the South: Survey No.58part and Exhibition Ground]

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(List of original documents of title)

1. Deed of Sale dated 3rd April, 2008 made by and between Members of Pathare and Choudhary family (listed in the First Schedule hereunder written) Kolte Patil Real Estate Private Limited and Chirag Land Promoters Private Limited and registered with the office of Sub-Registrar of Assurances at Haveli-VIII under serial no. 3186 of 2008
2. All other original document of title in respect of the said Property in possession of the Vendor.



SIGNED SEALED AND DELIVERED by the)
 Within named "VENDOR")
 KOLTE PATIL REAL ESTATE PRIVATE)
 LIMITED,)
 through Mr. Milind Digambar Kolte /)
 Mr. Rajesh Aniruddha Patil)
 in the presence of)



For KOLTE-PATIL REAL ESTATE PVT. LTD.

DIRECTOR



SIGNED AND DELIVERED by the)
 Within named "PURCHASER")
 SHARDA MANSUKHLAL KOTHARI)
 CHARITABLE TRUST,)
 through Mr. MAYUR SHAH)
 in the presence of)

For Sharda Mansukhlal Kothari Charitable Trust

M. Shah

Authorised Signatory



Witness:

- 1) *[Signature]*
 Laxman M. Tekade
 Dhote Patil Road Pune-1
- 2) *[Signature]*
 Vishal S. Gole
 Dhote Patil Rd
 Pune

