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SCANNED

From 2026 To 2038



दुय्यम निबंधक: हवेली 15 (दिघी)

दस्तक्रमांक व वर्ष: 5758/2005

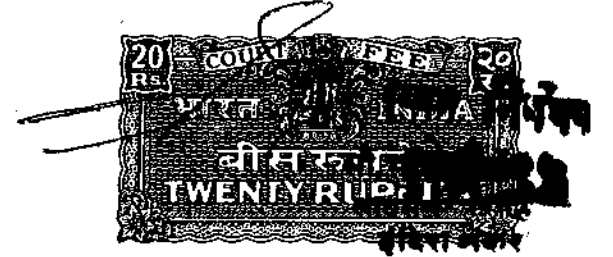
Thursday, September 08, 2005

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सूची क्र. दोन INDEX NO. II

गावाचे नाव : बालेवाडी

- (1) विलेखाचा प्रकार, मोंबदल्याचे स्वरूप अभिहरतातरणपत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोंबदला रु. 3,499,510.00 बा.मा. रु. 1,460,760.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 33/1/41/33/1/42 वर्णन: विभागाचे नाव - विभागाचे नाव (दि.क्र.58) बालेवाडी (पुणे महानगरपालिका), उपविभागाचे नाव - 58/679 - उर्वरीत क्षेत्रातील भालमत्ता स.न. 33/1/41 यासी क्षेत्र हे 05.49 आर म्हणजेच 549 चौ.मी. व स.न. 33/1/42 यासी क्षेत्र 0 हे 03.79 आर म्हणजेच 379 चौ.मी. व स.न. 33/(1पैकी)/4पैकी एकुण क्षेत्र 0 हे 53.82 आर पैकी क्षेत्र 0 हे 3.89 आर म्हणजेच 369 चौ.मी. असे एकुण क्षेत्र 1297 चौ.मी. म्हणजेच 13955.72 चौ.फूट
- (3) क्षेत्रफळ (1) मिळकतीचे एकुण क्षेत्रफळ 1297 चौ.मी. आहे.
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे मिटकॉन कन्सल्टन्सी सर्व्हिसेस ली. तर्फे मॅनेजिंग डायरेक्टर प्रदिप रघुनाथ बावडेकर: घर/फ्लॅट नं: बी/2/101; गल्ली/रस्ता: सेनापती बापट रोड, ईमारतीचे नाव: कुमार प्राईड पार्क; ईमारत न: -; पेठ/वसाहत: पुणे; शहर/गाव: पुणे; तालुका: -; पिन: 411016; पॅन नम्बर: AGDPB2630C.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मे मिटकॉन फॉंडेशन रजिस्टर्ड ट्रस्ट तर्फे रजिस्ट्रार सतोष यशवंत महाजन; घर/फ्लॅट न: 204; गल्ली/रस्ता: रामयानगरी; ईमारतीचे नाव: के; ईमारत न: -; पेठ/वसाहत: विबवेवाडी; शहर/गाव: पुणे; तालुका: -; पिन: 411037; पॅन नम्बर: ABEPM6579P.
- (7) दिनांक करून दिल्याचा 05/09/2005
- (8) नोंदणीचा 08/09/2005
- (9) अनुक्रमांक, खंड व पृष्ठ 5758 /2005
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 175000.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा



मी वाचली

मी रुजवात घेतली

असल वरहुकुम नवकल व. रोजी.

सदर नवकल रुजे सुतोषे भयतन

यास त्यांचे तारीख 05/09/05

अर्जावरून समष्ट

तारीख 05/09/05

(Signature)

दुय्यम निबंधक, हवेली क्र. 15





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Customer Copy		WMDC Ltd. Pune, Franking Deposit Slip	
Scroll No.	000024		Date
Franking Value	Rs. 175000/-		
Service Charges	Rs. 11/-		
Total	Rs. 175011/-		
Name of the stamp duty paying party:			
MITCON FOUNDATION			
Cash / DD* / Pay Order (PAN No. if Cash above Rs. 10,000/-)			
WMDC C.D. 05 SEP 2005			
Date:	05 SEP 2005		
Bank / Branch	ICICI Shivajinagar		
Through Name:	Kiran		
Signature			
(for WMDC Office Use Only)			
Tran. ID			
Franking Sr. No.			
Authorized Signatory			

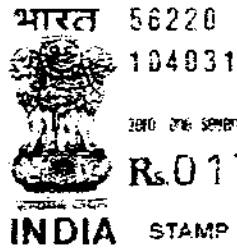
*Subject to realisation

SALE DEED

This Sale Deed made & executed at Pune on this the 5th day of September, in the year 2005.

Rs. 175000/-

Western Maharashtra
Development Corporation
Ltd., 2nd Floor, Kubera
Chambers,
Shivajinagar, Pune 411005.
D-5/STP(V)/C.R.1014/
2360-63/04



SPECIAL
MAHARASHTRA
SEP 05 2005

11:52

R.0175000/- P65088

NAME : Mitcon Foundation
ADDRESS : Pune
THROUGH : Kiran
SIGNATURE : [Signature]
RECEIPT No. : 21

FOR W.M.D.C. LTD.
AUTHORISED SIGNATORY
: 2 :

M/s. MITCON CONSULTANCY SERVICES LTD.

A Company Registered under Indian Companies Act, 1956,
having its Registered Office at - Kubera Chambers,
Shivajinagar, Pune 411 005.

through its Managing Director -

Dr. PRADEEP RAGHUNATH BAVADEKAR

Age 49 years, Occ. Service,

(PAN NO.AGDPB 2630C)

R/at. B/2/101, Kumar Pride Park,
Senapati Bapat Road, Pune 411 016.

Hereinafter referred to as 'THE VENDOR/S' (Which expression shall unless repugnant to the context or meaning shall mean & include all their legal heirs, executors, administrators, and assignees etc.) of the FIRST PART.

M/s. MITCON FOUNDATION

A Trust registered under Societies Registration Act,

And the Bombay Public Trust Act, 1950,

having its registered office at : Kubera Chambers,

Shivajinagar, Pune 411 005.

Through its Registrar,

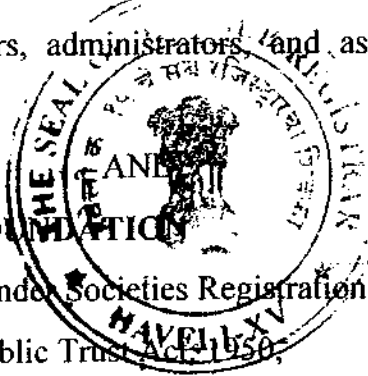
Mr.SANTOSH YESHWANT MAHAJAN

Age 36 years, Occupation : Service,

(PAN No.ABEPM 6579P)

R/at. 204, K Building, Ramyanagari,
Bibwewadi, Pune 411 037.

Hereinafter referred to as 'THE PURCHASER/S' (Which expression shall unless repugnant to the context or meaning shall mean & include all their legal heirs, executors, administrators, and assignees etc.) of the SECOND PART.



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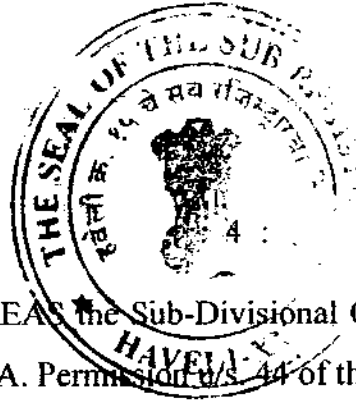
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WHEREAS the Vendor/s are the absolute owners and well sufficiently entitled to the properties bearing Survey No.33/1/41 admeasuring area 549 Sq.mtrs., Survey No.33/1/42 - admeasuring area 379 Sq.mtrs., Survey No.33/1(Part)/4(Part) - admeasuring area 369 Sq. mtrs., i.e. totally admeasuring area about 1297 Sq.mtrs. situated at Village Balewadi, Taluka - Haveli, Dist. Pune and more particularly described in the schedule hereunder written (Hereinafter for the sake of brevity referred to as 'the said properties')

AND WHEREAS Vendor/s herein had purchased the said properties from its respective landowners as mentioned below by various Sale Deeds which are duly registered in the Office of concerned Sub-Registrar. The details of same are as under :

Sr.No.	Name of Landowner/s	Survey No.	Document No.
1.	Soniya Gil Alias Soniya Nitin Prasad Yadav, Varsha Madhukar Khanwalkar.	33/1/41	2603/2004
2.	Soniya Gil Alias Soniya Nitin Prasad Yadav, Varsha Madhukar Khanwalkar.3.	33/1/42	2604/2004
3.	Akash Saxena alias Akash Adarsrh Saxena Devendersingh Gill	33/1 (Part)/ 4 (Part)	2605/2004

AND WHEREAS as per the development plan, the said properties are shown in "Residential Zone" & hence the Vendor/s herein submitted return u/s.6(1) as per the provisions of Urban Land (Ceiling and Regulation) Act, 1976 before the Competent Authority Pune Urban Agglomeration, Pune under ULC Case No.1667-M.Co. wherein the Competent Authority, Pune Urban Agglomeration, Pune exempted the Vendor/s herein from chapter III as per provisions of Section 19(2) (iii) of the said Act & accordingly issued order u/s.8(4) of the said Act on 18/10/2004.



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AND WHEREAS the Sub-Divisional Officer, Pune, Sub-Division, Pune has granted N.A. Permission u/s 44 of the M.L.R.C. 1966 regarding the said properties in the following manner :

Sr.No.	N.A. Order No.	Date	Survey No.
1.	NA/SR/II/82/2004	13.04.2004	33/1/41
2.	NA/SR/II/83/2004	13.04.2004	33/1/42
3.	NA/SR/II/42/2004	16.03.2004	33/1(Part)/4(Part)

AND WHEREAS the Vendor/s herein got the said properties amalgamated & measured/ demarcated from the Taluka Inspector and Land Records, Haveli under No. 66 on dated 8.12.2004 and accordingly the said authority has issued Demarcation Certificate on 15.12.2004.

AND WHEREAS the Vendor/s where desirous of disposing off said properties and knowing the intention of the Vendor/s, the Purchaser/s herein approach the Vendor/s and offer to purchase and acquire the said properties for the total consideration of Rs.34,99,510/- (Rupees Thirty Four lakhs Ninety Nine thousand Five hundred Ten Only) and after negotiations between the parties hereto, the Vendor/s ascertained that the offer given by the Purchaser is true and correct as per the prevailing market rate and hence decided to sell/transfer/assign/convey the said properties on ownership in favour of the Purchaser /s for the abovesaid total consideration.

AND WHEREAS, the Vendor/s & Purchaser/s herein submitted notice u/s 26 of Urban Land (Ceiling & Regulation) Act, 1976 to the Competent Authority, Pune Urban Agglomeration, Pune on 22.11.2004 which has been duly acknowledged by the Additional Collector and Competent Authority, Pune Urban Agglomeration, Pune vide No.ULC/D-1/T-12/SR-189/2004 dated 22.11.2004.

AND WHEREAS the Vendor/s have received the total consideration of the said properties from the Purchaser/s as mentioned in



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Schedule of Payment hereunder written and hence execute this final deed of sale in favour of the Purchaser/s by paying necessary Stamp Duty and Registration charges herewith as per the prevailing law :

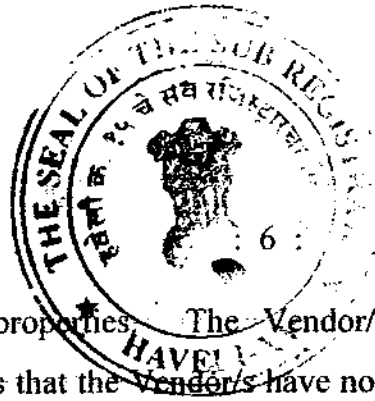
NOW THIS INDENTURE WITNESSETH AS FOLLOWS :

1. The Vendor/s hereby sold, transferred, conveyed & assigned and the Purchaser/s herein have purchased and acquired the said properties (more particularly described in the Schedule hereunder written) for the total consideration of Rs.34,99,510/- (Rupees Thirty Four lakhs Ninety Nine thousand Five hundred Ten Only) which the Purchaser/s have paid to the Vendor/s in the following manner :

Rs.5,000/-	Paid by Cheque No.263820 dated 01.09.2005 drawn on Bank of Baroda, Shivajinagar Br.Pune
Rs.34,94,510/-	The Purchaser/s shall pay the said amount on the demand and request of Vendor/s from time to time.
<u>Rs.34,99,510/-</u>	(Rupees Thirty Four lakhs Ninety Nine thousand Five hundred Ten Only)

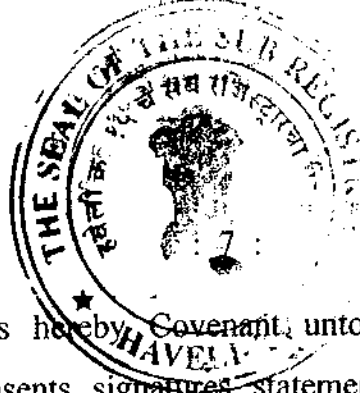
The Payment & Receipt of Rs.34,99,510/- (Rupees Thirty Four lakhs Ninety Nine thousand Five hundred Ten Only) the Vendor/s hereby admit and acknowledge and of and from the same and every part thereof & do hereby forever acquit, release and discharge the Purchaser/s from the same and every part thereof.

2. For the said consideration of Rs.34,99,510/- (Rupees Thirty Four lakhs Ninety Nine thousand Five hundred Ten Only) the Vendor/s do hereby transfer the said properties unto the Purchaser/s TO HAVE AND TO HOLD absolutely and forever free from any encumbrances whatsoever. The Vendor/s do hereby assure unto the Purchaser/s that the Vendor/s are the sole and absolute owners of the said properties and that no other person except the Vendor/s have got any right, title, claim or interest of whatsoever nature in



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२००५		

- the said properties. The Vendor/s further assured unto the Purchaser/s that the Vendor/s have not on or before the date of this deed sold, transferred, assigned or in any other way encumbered or alienated their rights, title, claim and interest in respect of the said properties in favour of any person whatsoever, nor the Vendor/s have mortgaged, leased out or charged with the said properties and that the said properties are free from all encumbrances, charges, loans, liabilities, mortgages, lease, lien etc. and the title of the Vendor/s to the said properties is good, clear and marketable.
3. The Vendor/s do hereby handover the vacant, peaceful and physical possession of the said properties under the Purchaser/s and the Purchaser/s are assured of their peaceable enjoyment of the said properties and the Vendor/s do hereby undertake to remove any obstruction or objection to such enjoyment of the Purchaser/s by any person whatsoever.
 4. The Vendor/s had paid all the cesses, taxes and assessments, Govt. Semi-Govt., Local and Municipal taxes in respect of the said properties and taxes, assessments and cesses that may accrue and become payable hereinafter shall be paid and borne out by the Purchaser/s.
 5. And the Vendor/s doth hereby declare that the said properties hereby granted, assured, and conveyed are not subject matter of any revenue court, acquisition or municipal proceeding and the Vendor/s are the sole and absolute owners of the said properties and no other person have any right, title or interest of any kind whatsoever in the said properties.
 6. The Vendor/s covenant unto the Purchaser/s that the said properties have not been shown as reserved for any public purpose and no reservation or restriction have been imposed of the construction thereon.



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7. The Vendor/s hereby Covenant unto the Purchaser/s that all necessary consents, signatures, statements etc. as may be required for the purpose of getting Purchaser/s names entered into the records of rights or for the better enjoyment of the said properties by the Purchaser/s shall be given by the Vendor/s without charging any fees or remuneration from the Purchaser/s.
8. That the Purchaser/s shall be free to use the said properties for any purpose as may be permitted by the authorities concerned.
9. That the expenses such as stamp duty, registration charges, advocate fees and all other incidental charges of these presents are borne and paid by the Purchaser/s.
10. That the parties hereto have obtained acknowledgement of notice u/s. 26 of Urban Land (Ceiling and Regulation) Act, 1976 from the Competent Authority, Pune Urban Agglomeration Pune vide No.ULC/D-1/T-12/SR-189, dated 22.11.2004 for the transfer of the said properties in the name of the Purchaser/s herein.

11. STAMP DUTY :

Location : Vibhag No.58/679 (उर्वरित क्षेत्रातील मालमत्ता)
(Rate as per T.P.V.D. is Rs.1,200/Sq.mtr.)

The property is situated at Balewadi correct and true market value of the said land is prescribed by T.P.V.D. Pune at the rate of Rs.1,200/- per sq.meter. Therefore valuation of the land comes to Rs.15,56,400/- for the purpose of the Stamp Duty. The amount of consideration is Rs.34,99,510/- paid by Purchaser to Vendor. Therefore requisite stamp duty of Rs.1,75,000/- have been paid on the amount of Rs. 34,99,510/- On execution of this Sale Deed.

Agreed Consideration Price Rs. 34,99,510/-
Prescribed Valuation Rs.15,56,400/-
Stamp duty of Rs.1,75,000/-



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SCHEDULE OF THE SAID PROPERTIES

All that pieces and parcels of the properties lying and situated at Village Balewadi, Taluka - Haveli, District - Pune, within the local limits of Pune Municipal Corporation and also within the Jurisdiction of the Sub-Registrar, Haveli No.15, Pune bearing Survey Nos. its respective area as follows :

1. Survey No.33/1/41 area admeasuring 0 H.05-49 R i.e. 549 Sq.mtrs. Assessment Rs. 00-20 is bounded as under :

East : Common Road
South : Balewadi Mahalunge Road
West : Common Road and Survey No.31 beyond Road.
North : Plot No.2 of the same property bearing S.No.33/1/42

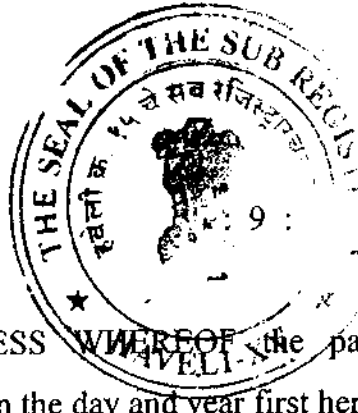
2. Survey No.33/1/42 area admeasuring 0 H. 03-79 R i.e. 379 Sq.mtrs. Assessment Rs. 00-15 is bounded as under :

East : Common Road of the same property
South : Plot No.1 of the same property bearing S.No.33/1/41
West : Common Road and S.No.31 beyond Road
North : Plot No.3 of the same property bearing S.No.33/1(Part)/4 (Part)

3. Survey No.33/1(Part)/4 (Part) Total area 0 H.53-82 R out of the said area, area admeasuring 0 H. 3-69 R i.e. 369 Sq.mtrs. Assessment Rs. 1-69 is bounded as under :

East : Common Road of the same property
South : Plot No.2 of the same property bearing S.No.33/1/42
West : Common Road and S.No.31 beyond road.
North : Plot No.4 of the same property

i.e. totally area admeasuring about 1297 Sq.mtrs. (equivalent to 13955.72 Sq.fts)



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IN WITNESS WHEREOF the parties hereto have set their respective hands on the day and year first hereinabove mentioned.

In the presence of

WITNESSES :

1) P. R. Chabalkar
Name : P. R. Chabalkar
Address : Koregoan muf
Haveli Pune.

For Mitcon Consultancy Services Ltd.

2) S. V. Yerkule
Name : S. V. Yerkule
Address : Ghorpudi Guca.
Pune - 1.

Dr. Pradeep Raghunath Bavadekar
Managing Director,
Vendor/s

For M/s. MITCON Foundation

Mr. Santosh Yeshwant Mahajan
Registrar
Purchaser/s

दि.
 खे कार्यालय,
 ४२, बुधवार पेठ, गणपती चौक,
 पुणे २. फोन : २४४५६६९६
 गांव ठाणे ता. ठाणे जि. ठाणे

गा. न. क्र. ७, ७ अ, व १२

शिवका

भूमापन क्रमांक सर्वे नं. गट क्रमांक	हि.क्र.	धारणा प्रकार	गा.नं.क्र.७	खाते क्र.
3319189			मालकाचे नांव	
भूमापन क्रमांकाचे स्थानिक नांव			कुमारी लोकिया गिा	कुळाचे नांव
लागवड योग्य क्षेत्र	एकर	गुठे	2499	
	हेक्टर	आर	मे प्रिकॉग कुलावली लोकिया	
जिरायत	0.04	89	मि. रमेश अनेकजि डायरेक्टर	
बागाइत			डा प्रदिप ठाणेकर	
भात शेती			4894	इतर अधिकार/हक्क
एकूण...	0.04	89		
पो. ख...				
वर्ग (अ)...	-	-		
वर्ग (ब)...				
एकूण	0.04	89		
आकार	रुपये	पैसे		
जूडी अथवा विशेष		0-20		
आकार पाण्याबाबत...				
एकूण				



हवल - १५
 4040/9039
 2009

गा. न. क्र. ७ अ				गा. न. क्र. ७ अ, व १२									पडीक व पीकरस निरुपयोगी अशा जमिनीचा तपशील		पाणी पुरवठ्याचे साधन	शेरा
वर्ष	जमीन करणा-वाचे नाव	रीत	हंगाम खरीप रब्बी	मिश्र पीकाचे एकूण क्षेत्र			मिश्र पीकातील प्रत्येक पीकाचे क्षेत्र			अमिश्र पीकाचे क्षेत्र			प्रकार	क्षेत्र		
				मिश्र पि. संकेतांक	जलसिंचित	अजलसिंचित	पीकाचे नांव	जलसिंचन	अजलसिंचन	पीकाचे नांव	जलसिंचन	अजलसिंचन				
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
2003 2008		9														

मलाठी-हालेवाडी
 धारुका-पुणे, वि. पुणे

दि.
तखे कार्यालय,
४२, बुधवार पेठ, गणपती चौक,
पुणे २. फोन : २२४५६६७६
गांव ७/११५/१

गा. न. क्र. ७, ७ अ, व १२

शिवका

भूमापन क्रमांक	हि.क्र.	धारणा प्रकार	मालकाचे नांव	खाते क्र. व ल - १५
३३११४२			कुमारी	५०५८ ११३१
भूमापन क्रमांकाचे स्थानिक नांव				२००५
लागवड योग्य क्षेत्र	एकर	गुठे	मे. मि. ल. का. नं. ३०५८२०२१ ला. व. ल. नं. ३०५८२०२१ कि. नं. ३०५८२०२१ डॉ. प्रमिप. ला. व. ल. नं. ३०५८२०२१ ५३००	
जिरायत	हेक्टर	आर		
बागाइत	०-०३	७९		
भात शेती	०-०३	७९		
एकूण...				
पो. ख...			इतर अधिकार/हक्क	
वर्ग (अ)...				
वर्ग (ब)...				
एकूण	रुपये	पैसे		
आकार	०-१५			
जुडी अथवा विशेष				
आकार पाण्याबाबत...				
एकूण				



गा. न. क्र. ७ अ

गा. न. क्र. १२

वर्ष	जमीन करणाऱ्याचे नाव	रीत	हंगाम खरीप रब्बी	पीकाखाली क्षेत्र									पडीक व पीकरस निरुपयोगी अशा जमिनीचा तपशील		पाणी पुरवठ्याचे साधन	शेरा	
				मिश्र पीकाचे एकूण क्षेत्र			मिश्र पीकातील प्रत्येक पीकाचे क्षेत्र			अमिश्र पीकाचे क्षेत्र			प्रकार	क्षेत्र			
				मिश्र पि. संकेतांक	जलसिंचित	अजलसिंचित	पीकाचे नांव	जलसिंचन	अजलसिंचन	पीकाचे नांव	जलसिंचन	अजलसिंचन					
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७	
२००३ २००४		१															

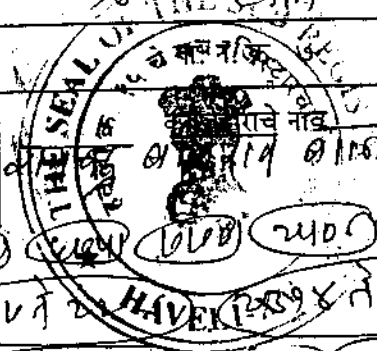
म. न. नं. ३०५८२०२१
डॉ. प्रमिप. ला. व. ल. नं. ३०५८२०२१

1. व्ही. के. सामक आणि क.
 त्वावर पेठ, पुणे २
 गांव मोठोवाडी

गा. न. क्र. ७, ७ अ व १२

शिवका

भुमापन क्रमांक गट क्रमांक	हि. क्र.	धारणा क्रमांक	हवेली क्रमांक <u>१५</u>
<u>336 प्री/४ व</u>			<u>404C92/3</u>
भु. मा. क्रमांकाचे स्थानिक नांव			<u>2004</u> कुळाचे नांव
लागवडी योग्य क्षेत्र	एकर हेक्टर	गुठे आर	
जिरायत	<u>०-५३-०२</u>		<u>२५५०</u> <u>२५५१</u> <u>२५५२</u> <u>२५५३</u>
बागायत	<u>०-५०-०२</u>		<u>२३२९</u> <u>२३३०</u> <u>२५१४</u> <u>२५१५</u>
भातशेती	<u>०-५६-०२</u>		<u>२५१७</u> <u>२५१८</u> <u>२५१९</u> <u>२५२०</u> <u>२५२१</u>
एकूण	<u>०-५९-०२</u>		<u>२५२२</u> <u>२५२३</u> <u>२५२४</u> <u>२५२५</u> <u>२५२६</u> <u>२०५०</u>
पो. ख.			
वर्ग (अ)	<u>०-०३</u>		<u>०-०३-३५</u>
वर्ग (ब)			
एकूण	<u>०-६१-०२</u> <u>०-५९-०२</u>		<u>२३५४</u> <u>०-३-५५</u>
आकार रुपये			
जूडी अथवा विशेष	<u>९-३७</u>		<u>२५५५</u>
आकार पाण्याबाबत	<u>९-६६</u>		<u>२५५६</u>
एकूण			<u>२५५७</u> <u>०-०३-६५</u>



गा. न. क्र. ७ अ गा. न. १२

वर्ष	जमीन करणाराचे नांव	रीत	हंगाम	पिकाखाली क्षेत्र									पडीत व पिकास निरोपयोगी अशा जमिनीचा तपशील		पाणी पुरवठ्याची साधने	शेरा	
				मिश्र पिकाचे एकूण क्षेत्र			मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र			अमिश्र पिकांचे क्षेत्र			प्रकार	क्षेत्र			
				मिश्र पिकाचे सांकेतिक	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित	पिकांचे नांव	जल सिंचित	अजल सिंचित					
५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७					

२/२

12 AUG 2025

पु. र. म. म. म.



हवल - १५

५८५८ १४३१

(३)

नियमितीकरणाचा दाखला

००१०००४५५५



बांधकाम नियंत्रण कार्यालय,
पुणे महानगरपालिका,
शिवाजीनगर, पुणे - ४११ ००५.
जा.क्र. - BCO/६/३५३
दिनांक - १४/१०/२००३

(श्री/श्रीमती) अशोकदास सूर्यवा द्वारा लायसेन्स आर्किटेक्ट/इंजिनियर/सर्व्हेअर,

श्री/श्रीमती अशोकदास सूर्यवा, रा. पुणे महानगर

यांनी महाराष्ट्र शासन, सन २००१ च्या महाराष्ट्र अधिनियम क्रमांक २७, पुणे

म.न.पा. मुख्य सभा ठराव क्र. १८२, दि. २३/०८/२००२ नुसार मान्य तरतुदीनुसार, पुणे मनपा हद्दीतील (गांव)

/स.नं. ३१ / हिस्सा नं. ३ / प्लॉट नं. ३ / सासायटी / कॉलनी

मधील अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम नियमान्वित करण्यासाठी पुणे महानगरपालिकेकडे आ.क्र. BCO/६/१२

दि. २९/१२ नुसार अर्ज व विकसनाचे नकाशे दाखल करून, अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम

नियमित करण्याची विनंती केली आहे.

अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम महाराष्ट्र शासन, सन २००१ चा महाराष्ट्र अधिनियम क्र. - २७ अन्वये

विवक्षित गुंठेवारी विकासांचे नियमितीकरण व श्रेणीवाढ करणे यासाठी आणि आणि गुंठेवारी विकासाचे नियंत्रण करणेकरिता पुणे

म.न.पा. मुख्य सभा ठराव क्र. १८२, दि. २३/०८/२००२ अन्वये सदरचा अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम

अर्जदार यांनी सादर केलेल्या कागदपत्रांच्या आधारे व त्यांनी दाखल केलेले हमीपत्र अर्जदारावर बंधनकारक ठेऊन, नियमित

करणेत येत असून मंजूर नकाशासमवेत चिकटवलेल्या अटींवर, नियमितीकरणाचा दाखला देण्यात येत आहे.

मान्यतेचे तपशील :-

अ) नकाशामधील भूखंडाचे क्षेत्र २६९.०६ चौ.मी.

ब) नकाशामधील बांधकाम क्षेत्र चौ.मी. (अक्षरी क्षेत्र

१) जागेच्या व इमारतीच्या मालकी हक्काचे बाबत अर्जदार यांनी उपलब्ध करून दिलेल्या कागदपत्रास अधीन राहून

सदरचा दाखला देण्यात आलेला आहे.

२) नियमितीकरणाचा दाखला दिल्यानंतरचे काळात, अर्जदार यांनी दाखल केलेली अर्जासोबतची कागदपत्रे व

माहिती खोटी व चुकीची आढळल्यास व अर्जदार यांनी म.न.पा.ची दिशाभूल करून व हमीपत्रातील अटींचे उल्लंघन

करणेत येत असून मंजूर नकाशासमवेत चिकटवलेल्या अटींवर, नियमितीकरणाचा दाखला देण्यात येत आहे.

३) मान्य करण्यात आलेला नकाशा सदरच्या दाखल्याचा एक भाग समजण्यात यावा.

४) यापुढील पत्रव्यवहार करतांना मान्य दाखला क्रमांक व दिनांक यांचा उल्लेख करावा.

इमारत निरीक्षक
बांधकाम नियंत्रण क्र
पुणे महानगरपालिका

सहायक अभियंता
बांधकाम नियंत्रण क्र
पुणे महानगरपालिका



हवल - १५

५०५८ १५३१

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नियमितीकरणाचा दाखला

0025326

मोकळा भूखंड

बांधकाम नियंत्रण कार्यालय,
पुणे महानगरपालिका,
शिवाजीनगर, पुणे - ४११ ००५.
जा.क्र. - ओक्षेका/गुंठे/१००६,
दिनांक - २२/०३/०४

(श्री/श्रीमती) सोनिया गिल द्वारा लायसेन्स आर्किटेक्ट/इंजिनियर/सर्व्हेअर,
श्री./श्रीमती यु. र. गायकवाड , रा. ५५८, रास्ता पेठ,
पुणे - ११ यांनी महाराष्ट्र शासन, सन २००१ च्या महाराष्ट्र अधिनियम क्रमांक २७, पुणे
म.न.पा. मुख्य सभा ठराव क्र. १८२, दि. २३/८/२००२ नुसार मान्य तरतुदीनुसार, पुणे मनपा हद्दीतील (गांव) बालिवडी
त.नं. ३३..... / हिस्सा नं. १/४.१. / प्लॉट नं. / सोसायटी / कॉलनी

मधील अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम नियमान्वित करण्यासाठी पुणे महानगरपालिकेकडे आ.क्र. १४८५४...
दि. ३१.३.०४..... नुसार अर्ज व विकसनाचे नकाशे दाखल करून, अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम
नियमित करण्याची विनंती केली आहे.

अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम महाराष्ट्र शासन, सन २००१ चा महाराष्ट्र अधिनियम क्र. - २७ अन्वये
विवक्षित गुंठेवारी विकासांचे नियमितीकरण व श्रेणीवाढ करणे यासाठी आणि आणि गुंठेवारी विकासांचे नियंत्रण करणेकरिता पुणे
म.न.पा. मुख्य सभा ठराव क्र. १८२, दि. २३/०८/२००२ अन्वये सदरचा अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम
अर्जदार यांनी सादर केलेल्या कागदपत्रांच्या आधारे व त्यांनी दाखल केलेले हमीपत्र अर्जदारावर बंधनकारक ठेऊन, नियमित
करणेत येत असून मंजूर नकाशासमवेत चिकटवलेल्या अटीवर, नियमितीकरणाचा दाखला देण्यात येत आहे.

मान्यतेचे तपशील :-

- अ) नकाशांमधील भूखंडाचे क्षेत्र ३.१२:१०... चौ.मी. (तिनशे बारा पूर्णांक दहा चौ.मी. फक्त)
- ब) नकाशांमधील बांधकाम क्षेत्र चौ.मी. (अक्षरी क्षेत्र

प :-

- जागेच्या व इमारतीच्या मालकी हक्काचे बाबत अर्जदार यांनी उपलब्ध करून दिलेल्या कागदपत्रास अधीन राहून सदरचा दाखला देण्यात आलेला आहे.
- नियमितीकरणाचा दाखला दिल्यानंतरचे काळात, अर्जदार यांनी दाखल केलेली अर्जासोबतची कागदपत्रे व माहिती खोटी व चुकीची आढळल्यास व अर्जदार यांनी म.न.पा.ची दिशाभूल करून व हमीपत्रातील अटीचे उल्लंघन करून परवानगी घेतलेचे सिद्ध झाल्यास सदरचा नियमितीकरणाचा दाखला रद्द ठरविणेत येईल व सदरचा मोकळा भूखंड / भूखंडासह बांधकाम हे अनधिकृत ठरवून अर्जदाराविरुद्ध कारवाई करणेत येईल.
- मान्य करण्यात आलेला नकाशा सदरच्या दाखल्याचा एक भाग समजण्यात यावा.
- यापुढील पत्रव्यवहार करतांना मान्य दाखला क्रमांक व दिनांक यांचा उल्लेख करावा.

इमारती निरीक्षक
बांधकाम नियंत्रण क्र.
पुणे महानगरपालिका

सहाय्यक अभियंता
बांधकाम नियंत्रण क्र.
पुणे महानगरपालिका



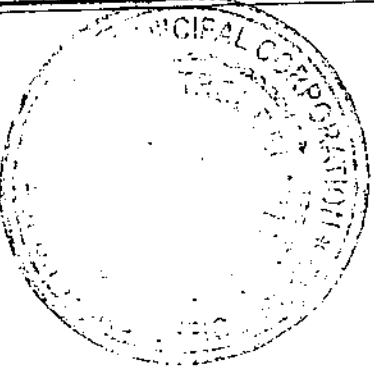
हवल - १५

५७५८ १६३९

2

नियमितीकरणचा दाखला

००५ / ००२५३२७



मोकळा भूखंड

बांधकाम नियंत्रण कार्यालय,
पुणे महानगरपालिका,
शिवाजीनगर, पुणे - ४११ ००५.
जा.क्र. - ओकेका/गुंठे/१०७७
दिनांक - २२/०३/०४

(श्री/श्रीमती) सोनिया गिल

श्री./श्रीमती यु. ए. गाथकवाड

पुणे - १९

द्वारा लायसेन्स आर्किटेक्ट/इंजिनियर/सर्व्हेअर,
रा. पुणे, रास्ता पेठ,
यांनी महाराष्ट्र शासन, सन २००१ च्या महाराष्ट्र अधिनियम क्रमांक २७, पुणे
म.न.पा. मुख्य सभा ठराव क्र. १८२, दि. २३/८/२००२ नुसार मान्य तारुदीनुसार, पुणे मनपा हद्दीतील (गांव) बालिवाडी
म.नं. ३३ / हिस्सा नं. १/४२ / प्लॉट नं. / सोसायटी / कॉलनी
मधील अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम नियमान्वित करण्यासाठी पुणे महानगरपालिकेकडे आ.क्र. १४८५६...
दि. ३/३/०४ नुसार अर्ज व विकसनाचे नकाशे दाखल करून, अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम
नियमित करण्याची विनंती केली आहे.

अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम महाराष्ट्र शासन, सन २००१ चा महाराष्ट्र अधिनियम क्र. - २७ अन्वये
विवक्षित गुठेवारी विकासांचे नियमितीकरण व श्रेणीवाढ करणे यासाठी आणि आणि गुठेवारी विकासांचे नियंत्रण करणेकरिता पुणे
म.न.पा. मुख्य सभा ठराव क्र. १८२, दि. २३/०८/२००२ अन्वये सदरचा अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम
अर्जदार यांनी सादर केलेल्या कागदपत्रांच्या आधारे व त्यांनी दाखल केलेले हमीपत्र अर्जदारावर बंधनकारक ठेऊन, नियमित
करणेत येत असून मंजूर नकाशासमवेत चिकटवलेल्या अटीवर, नियमितीकरणाचा दाखला देण्यात येत आहे.

मान्यतेचे तपशील :-

- अ) नकाशामधील भूखंडाचे क्षेत्र ३७९:००... चौ.मी. (तिनशे एकोणऐंशी चौ.मी.फक्त)
ब) नकाशामधील बांधकाम क्षेत्र चौ.मी. (अक्षरी क्षेत्र

- १) जागेच्या व इमारतीच्या मालकी हक्काचे बाबत अर्जदार यांनी उपलब्ध करून दिलेल्या कागदपत्रास अधीन राहून
सदरचा दाखला देण्यात आलेला आहे.
२) नियमितीकरणाचा दाखला दिल्यानंतरचे काळात, अर्जदार यांनी दाखल केलेली अर्जासोबतची कागदपत्रे व
माहिती खोटी व चुकीची आढळल्यास व अर्जदार यांनी म.न.पा.ची दिशाभूल करून व हमीपत्रातील अटीचे उल्लंघन
करून परवानगी घेतलेचे सिद्ध झाल्यास सदरचा नियमितीकरणाचा दाखला रद्द ठरविणेत येईल व सदरचा मोकळा
भूखंड / भूखंडासह बांधकाम हे अनधिकृत ठरवून अर्जदाराविरुद्ध कारवाई करणेत येईल.
३) मान्य करण्यात आलेला नकाशा सदरच्या दाखल्याचा एक भाग समजण्यात यावा.
४) यापुढील पत्रव्यवहार करतांना मान्य दाखला क्रमांक व दिनांक यांचा उल्लेख करावा.

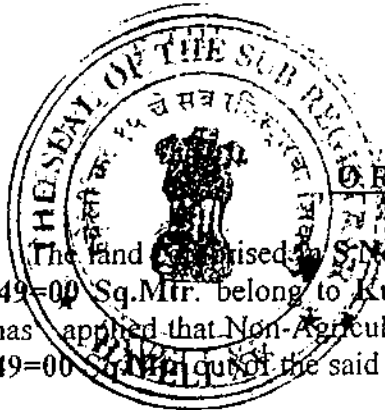
इमारत निरीक्षक
बांधकाम नियंत्रण क्र.
पुणे महानगरपालिका

सहायक आभियंता
बांधकाम नियंत्रण क्र.
पुणे महानगरपालिका

Read : 1) Application dated 20/03/2004 From Kum.Sonia Gill Trough (PAH)
Shri Devendrasingh Gill



Office of Sub Divisional Officer
Pune Sub Division, Pune -
No.NA / SR / II / 82/2004
Pune - I, Date 13 / 04 / 2004



ORDER	2403	9432
2008		

The land comprised in S.No. 33/1/41 of Village Balewadi, Tal.Haveli Dist.Pune measuring 549=00 Sq.Mtr. belong to Kum.Sonia Gill Trough (PAH) Shri Devendrasingh Gill and he has applied that Non-Agricultural permission may be granted to him to use an area measuring 549=00 Sq.Mtr. out of the said land for the Non-Agricultural purpose of Residential

In exercise of the powers vested in him u/s 44 of the M.L.R.C.1966 the Sub-Divisional Officer, Pune is pleased to grant the N.A.Permission for construction of Residential building in an area measuring 549=00 Sq.Mtr.out of S.No. 33/1/41 of village Balewadi, Tal-Haveli, Dist: Pune in favour of Kum. Sonia Gill Trough (PAH) Shri Devendrasingh Gill subject to the following conditions.

1. The grant of permission shall subject to the provision of the Code and rules made there under.

2. That the grantee shall use the land together with the building and or structure thereon, only for the purpose for which the land is permitted to be use and shall not use it or any part of the land or building thereon for any other purpose without the obtaining the previous written permission to that effect from the Sub- Divisional Officer, Pune. For this purpose the use of a building shall be decided the use of land.

3. That the N.A.use is deemed to have been started from the date of this order.

4.That the grantee shall be liable for taking action u/s 45 of the M.L.R.C.1966 and rules made thereunder, if it is noticed that he has commenced the N.A.use prior to issue this order.

5. That grantee shall construct the building strictly in accordance with the plans sanctioned by the Pune Municipal Corporation under his No.0025326, Dt.22/03/2004 and not make any addition or alterations without permission of the Pune Municipal Corporation Authorities.

6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs.0.948 per Sq.Mtr. for Residential area (i.e. Rs.520/-) per year from the date of this order. N.A. use of the land for the purpose for which the permission is granted together with L.F.cess /Z.P. taxes* applicable to the area. In the event of any, any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the guarantee period of the N.A. Assessment already levied is yet to be fixed.

7. That the N.A.A. shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to revision at the revised rate, if any

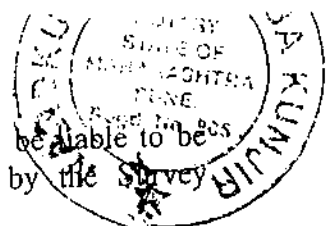
7(a)That the N.A. .Permission is granted subject to the provision of U.L.C.Act 1976.

8. That the grantee shall pay the measurement fees within one month from the date of commencement of N.A use of the land.

[Handwritten signatures]



हवल - १५
404C 9432
2009



9. That the area and N.A.A. mentioned in this order and the sanad shall be altered in accordance with the actual area found on measuring the land by the Survey Department.

10. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV or V appended to the M.L.R.C. (Conversion of use of land and N.A. Assessment) Rules 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.

10.a) Adv. N.A.A. of Rs. (520/-) and C.Tax of RS.(2600/-) and only for one year has been credited by the applicant vide challan No.II/17/04, Dt. 8/04/2004.

b) If the grantee contravenes any of conditions mentioned in this order and those in the Sanad, the Sub-Divisional Officer, Pune may with prejudice to and other penalty to which he may be liable under the provisions of the code, continue the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Not with standing anything contained in clause (b) above it shall be lawful for Sub-Divisional Officer, Pune to direct the removal or alterations of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf be the Sub-Divisional officer Pune and on such removal alterations not being carried out within the specified, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

d) The grant of this permission is subject to the provision of any other laws for the time being in force and that may be applicable to the relevant other facts of the case e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Mah.V.P. Act, the Municipal Act etc.



sd _____

(Suraj Waghmare)
Sub Divisional Officer
Pune Sub Division Pune

To,
Kum.Sonia Gill Trough
(PAH) Shri Devendrasingh Gill
C-10, Hill-View Residency Baner, Pune

हवल - १५		
५५५८	१८	३१
२००५		

Copy to the Tahsildar Haveli with case papers for information and necessary action.

2/- He is requested to take steps to keep the necessary notes in T.F.II, and V.F.II, N.A. Note book, to effect the recovery of the HAVELI and to get a sanad executed. If the occupants pay the measurement fees, they should inform the Taluka Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commenced the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C.1966.

Copy to the Taluka Inspector Land Record Haveli Pune for information & action

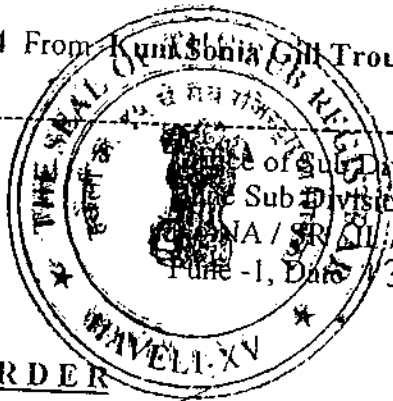
[Handwritten signature]
Prakash Ramani

२००५/११/१२
Sub Divisional Officer
Pune Sub Division Pune

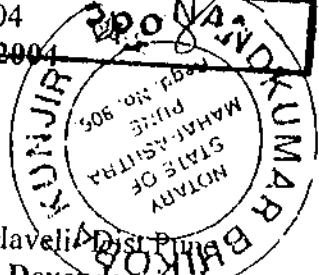


हवल - १५		
१५०३	२०	३२
२००८		

Read : 1) Application dated 20/03/2004 From Kum.Sonia Gill Trough (PAH) Shri Devendrasingh Gill



हवल - १५		
9e	32	
30/04/2004		



ORDER

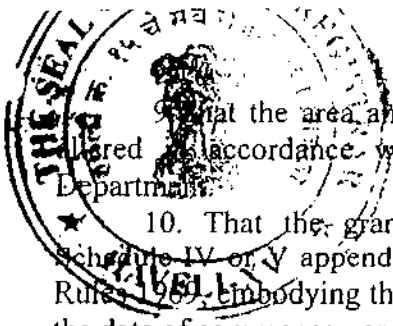
The land comprised in S.No. 33/1/42 of Village Balewadi, Tal.Haveli, Dist.Pune measuring 379=00 Sq.Mtr. belong to Kum.Sonia Gill Trough (PAH) Shri Devendrasingh Gill and he has applied that Non-Agricultural permission may be granted to him to use an area measuring 379=00 Sq.Mtr out of the said land for the Non-Agricultural purpose of Residential.

In exercise of the powers vested in him u/s 44 of the M.L.R.C.1966 the Sub-Divisional Officer, Pune is pleased to grant the N.A.Permission for construction of Residential building in an area measuring 379=00 Sq.Mtr.out of S.No. 33/1/42 of village Balewadi, Tal-Haveli, Dist: Pune in favour of Kum. Sonia Gill Trough (PAH) Shri Devendrasingh Gill subject to the following conditions.

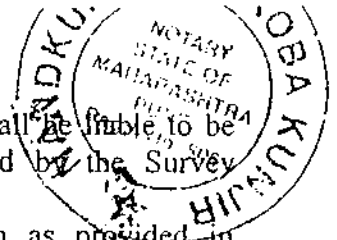
1. The grant of permission shall subject to the provision of the Code and rules made there under.
2. That the grantee shall use the land together with the building and or structure thereon, only for the purpose for which the land is permitted to be use and shall not use it or any part of the land or building thereon for any other purpose without the obtaining the previous written permission to that effect from the Sub- Divisional Officer, Pune. For this purpose the use of a building shall be decided the use of land.
3. That the N.A.use is deemed to have been started from the date of this order.
- 4.That the grantee shall be liable for taking action u/s 45 of the M.L.R.C.1966 and rules made thereunder, if it is noticed that he has commenced the N.A.use prior to issue this order.
5. That grantee shall construct the building strictly in accordance with the plans sanctioned by the Pune Municipal Corporation under his No.0025327, Dt.22/03/2004 and not make any addition or alterations without permission of the Pune Municipal Corporation Authorities.
6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of .0.948 per Sq.Mtr. for Residential area (i.e. Rs.359/-) per year from the date of this order. N.A. use of the land for the purpose for which the permission is granted together with L.F.cess /Z.P. taxes* applicable to the area. In the event of any, any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the guarantee period of the N.A. Assessment already levied is yet to be fixed.
7. That the N.A.A. shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to revision at the revised rate, if any
- 7(a)That the N.A. .Permission is granted subject to the provision of U.L.C.Act 1976.
8. That the grantee shall pay the measurement fees within one month from the date of commencement of N.A use of the land.



हवल - १५		
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2007		



2408/20/32



That the area and N.A.A. mentioned in this order and the sanad shall be made in accordance with the actual area found on measuring the land by the Survey Department.

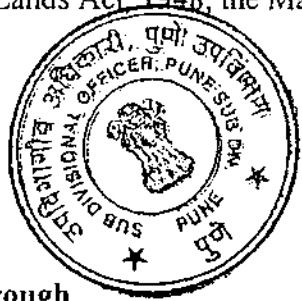
10. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV or V appended to the M.L.R.C. (Conversion of use of land and N.A. Assessment) Rules, 1966, embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.

10.a) Adv. N.A.A. of Rs. (359/-) and C.Tax of RS.(1795/-) and only for one year has been credited by the applicant vide challan No.II/18/04, Dt. 8/04/2004.

b) If the grantee contravenes any of conditions mentioned in this order and those in the Sanad, the Sub-Divisional Officer, Pune may with prejudice to and other penalty to which he may be liable under the provisions of the code, continue the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Not with standing anything contained in clause (b) above it shall be lawful for Sub-Divisional Officer, Pune to direct the removal or alterations of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf by the Sub-Divisional officer Pune and on such removal alterations not being carried out within the specified, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

d) The grant of this permission is subject to the provision of any other laws for the time being in force and that may be applicable to the relevant other facts of the case e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Mah.V.P. Act, the Municipal Act etc.



Sd/-
(Suraj Waghmare)
Sub Divisional Officer
Pune Sub Division Pune

To,
Kum.Sonia Gill Trough
{PAH} Shri Devendrasingh Gill
C-10, Hill-View Residency Baner, Pune-45

Copy to the Tahsildar Haveli with case papers for information and necessary action.

2/- He is requested to take steps to keep the necessary notes in T.F.II, and V.F.II, N.A. Note book, to effect the recovery of the N.A.A. and to get a sanad executed. If the occupants pay the measurement fees, they should inform the Taluka Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commenced the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C.1966.

Copy to the Taluka Inspector Land Record Haveli Pune for information & action

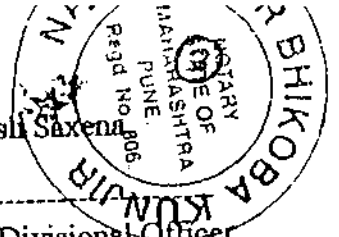
202/11/17/2
79/31/8
Sub Divisional Officer
Pune Sub Division Pune

(Handwritten signatures)



हवल - १५
५०५८ २० ३१
२००५

Read : 1) Application dated 21/2/ 2004 From Kumar Akash Adarsh Saxena
Resi. Q-1 Hunuman nagar Senapati Bapat Road Pune 16

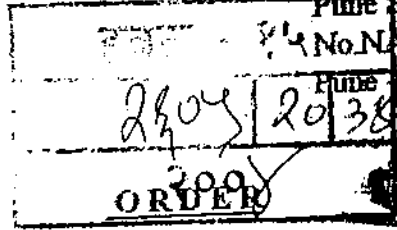


Office of Sub Divisional Officer

Pune Sub Division, Pune - 1

No.NA / SR / H / 42 / 2004

Pune, Date 10/13/2004



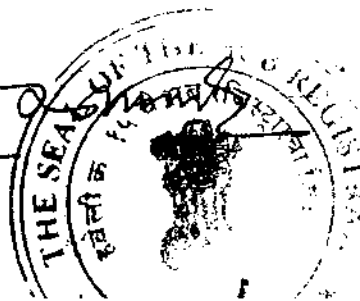
The land comprised in S.No.33{1pt}/4Pt.of Village Balewadi Tal. Haveli measuring 369 Sq.Mtr. belong to Kumari Avuni Adarsh Saxena have applied that Non-Agricultural permission may be granted to him to use an area measuring 369 Sq.Mtr out of the said land for the Non-Agricultural purpose of Residential.

In exercise of the powers vested in him w/s 44 of the M.L.R.C.1966 the Sub- Divisional Officer, Pune is pleased to grant the N.A.Permission for construction of Residential building in an area measuring 369 Sq.Mtr.out of S.No. 33{1pt}/4Pt.of village Balewadi Tal-Haveli, Dist: Pune in favour of Kumar Akash Adarsh Saxena subject to the following conditions.

1. The grant of permission shall subject to the provision of the Code and rules made there under.
2. That the grantee shall use the land together with the building and or structure thereon, only for the purpose for which the land is permitted to be use and shall not use it or any part of the land or building thereon for any other purpose without the obtaining the previous written permission to that effect from the Sub-Divisional Officer, Pune. For this purpose the use of a building shall be decided the use of land.
3. That the N.A.use is deemed to have been started from the date of this order.
4. That the grantee shall be liable for taking action w/s 45 of the M.L.R.C.1966 and rules made thereunder, if it is noticed that he has commenced the N.A.use prior to issue this order.
5. That grantee shall construct the building strictly in accordance with the plans sanctioned by the Pune Municipal Corporation under his No.CC/4445/03 Dt.14/10/2003 and not make any addition or alterations without permission of the Pune Municipal Corporation Authorities.
6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs.0.948 per Sq.Mtr. for Residential area (i.e. Rs. 350/-) per year from the date of this order. N.A. use of the land for the purpose for which the permission is granted together with L.F.cess /Z.P. taxes* applicable to the area. In the event of any, any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the guarantee period of the N.A. Assessment already levied is yet to be fixed.
7. That the N.A.A. shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to revision at the revised rate, if any
7(a) That the N.A. Permission is granted subject to the provision of U.L.C.Act 1976.
8. That the grantee shall pay the measurement fees within one month from the date of commencement of N.A use of the land.

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हवल = १५	
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२००५	

9. That the area and N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.

10. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV or V appended to the M.L.R.C. (Conversion of use of land and N.A. Assessment) Rules 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.

10.a) Adv. N.A.A. of Rs. (350/-) and C. Tax of RS. (1,750/-) and only for one year has been credited by the applicant vide challan No. II/24 Dt. 10/03/2004.

b) If the grantee contravenes any of conditions mentioned in this order and those in the Sanad, the Sub-Divisional Officer, Pune may with prejudice to and other penalty to which he may be liable under the provisions of the code, continue the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Not with standing anything contained in clause (b) above it shall be lawful for Sub-Divisional Officer, Pune to direct the removal or alterations of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf be the Sub-Divisional officer Pune and on such removal alterations not being carried out within the specified, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

d) The grant of this permission is subject to the provision of any other laws for the time being in force and that may be applicable to the relevant other facts of the case e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Mah V.P. Act, the Municipal Act etc.

To,

✓ Kumar Akash Adhikari
Resi. Q-1 Humnagar, Senapati Bapat Road
Pune 16



SL
(Ajinkya Padwal)
Sub Divisional Officer
Pune Sub Division Pune

हवल - १५		
५०५८	२२	३९
२००४		

Copy to the Tahsildar Haveli with ~~copy~~ for information and necessary action.
2/- He is requested to take steps to keep the necessary notes in T.F.II. and V.F.II, N.A. Note book, to effect the recovery of the N.A.A. and to get a sanad executed. If the occupants pay the measurement fees, they should inform the Taluk Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commenced the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C. 1966.

Copy to the Tahuka Inspector Land Record Haveli Pune for information & action

W

Prakash...

(Ajinkya Padwal)
20/3/2004
Sub Divisional Officer
Pune Sub Division Pune



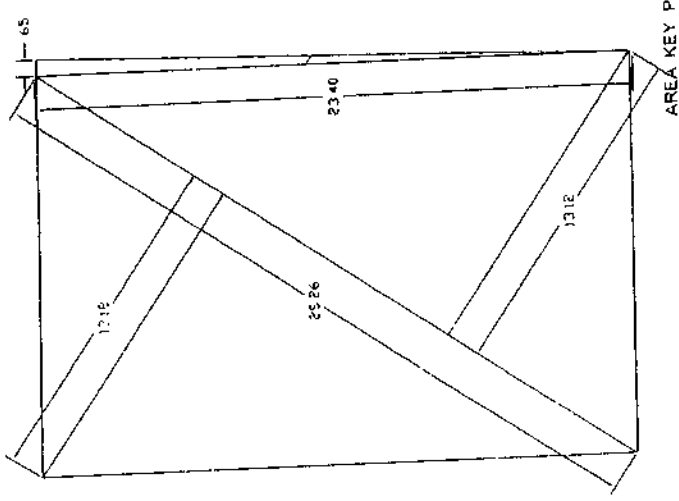
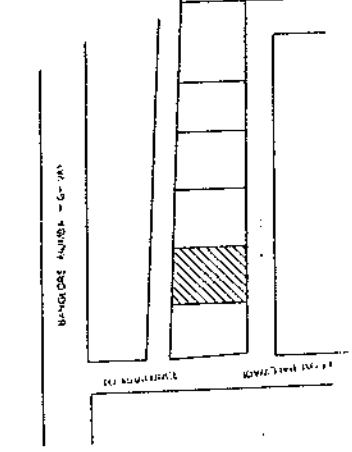
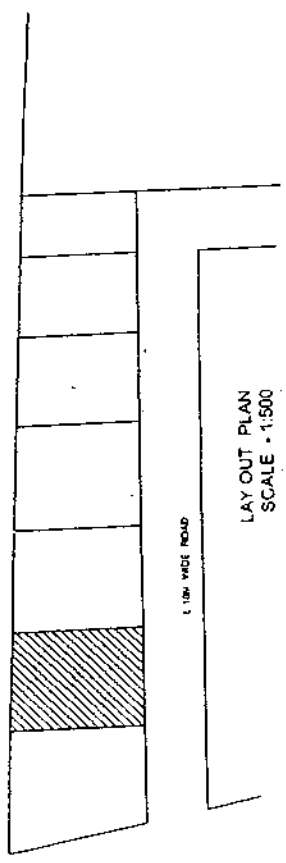
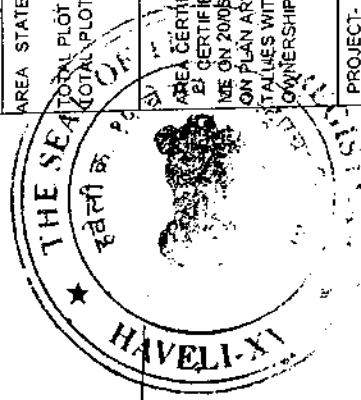
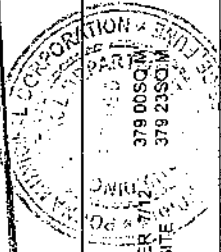
हवल - १५		
५०५८	२९	३८
२००४		

STAMP OF APPROVAL

या नकाशाचे दुरुविल्या अर्जाबिना मोकळा भूखंड / भूखंडाचे बांधकाम करू २००९ या महाराष्ट्र गुंडेवारी अधिनियम, क्रमिके २७, चि. १३ अन्वये २००९ मधील तरतुदीला अनुषंगाने, क्रमिके २७, चि. १३ अन्वये अटी वधनकारक ठरवून अधिनियम नकाशासमवेत असणाऱ्या अटी वधनकारकांचा वाचला. नियमित करणारा येत आहे. नियमितकरणाचा वाचला. क्र. २५२३७, चि. २२ / ०३ / ०४ अंतर्गत वधनकारक राहणार आहे. नकाशा हा नियमितकरण दाखल्याचा एक-मात्र संपत्तीपत्र आहे.

भूमापन अधिकारी
 सहाय्यक अधिकारी
 सार्वजनिक विकासाचा
 संचालक
 ऑफिस क्षेत्रीय कार्यालय
 प्लानिंग विभाग, मुंबई

१९/०३/०४
 सहाय्यक अधिकारी
 सार्वजनिक विकासाचा
 संचालक



PLOT AREA AS PER METHOD
 = (0.5X28.26X13.18) + (0.5X28.26X13.12) + (0.5X23.40X0.65)
 = 186.23 + 185.39 + 7.61
 = 379.23 SQ.M.

AREA STATEMENT

TOTAL PLOT AREA AS PER 7/12 379.00SQ.M
 TOTAL PLOT AREA ON SITE 379.23SQ.M

AREA CERTIFICATE
 IS CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED
 ON 20/05/03 AND DIMENSIONS OF SITE ETC. OF PLOT STATED
 ON PLAN AREA AS PER MEASURED ON SITE AREA WORKED
 OUT ALIGNS WITH THE AREA STATED ON DOCUMENTS OF
 OWNERSHIP ARCHITECT SIGN

PROJECT-

S NO 33/1/42 PLOT NO - 2

BALEWADI, PUNE.

OWNER-

MI SONIYA GILL

ARCHITECT-

U. A. GAIKWAD
55B, RASTA PETH
PUNE-11

DRG NO.:-

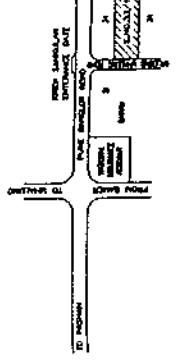
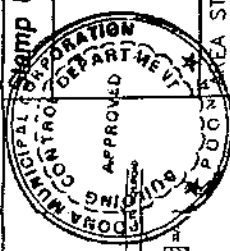
SCALE:- 1:100

DATE:-

21/06/03

हवल - १५
५०५८२४३१
२००५

या कार्यासाठी शहरी नियंत्रण विभागाच्या कार्यालयीन सोळाव्या मजल्यावर, बांधकाम सन २००९ चा ख.सं.स.प.स. नं.०१०१/१०३ अंतर्गत अंतिम रीतीने मंजूर झालेला 'Approval of plan' तयारीला अंतिम रीतीने मंजूर झालेला आहे. या मंजूरीसाठी शहरी नियंत्रण विभागाच्या कार्यालयीन सोळाव्या मजल्यावर, बांधकाम सन २००९ चा ख.सं.स.प.स. नं.०१०१/१०३ अंतर्गत अंतिम रीतीने मंजूर झालेला आहे. या मंजूरीसाठी शहरी नियंत्रण विभागाच्या कार्यालयीन सोळाव्या मजल्यावर, बांधकाम सन २००९ चा ख.सं.स.प.स. नं.०१०१/१०३ अंतर्गत अंतिम रीतीने मंजूर झालेला आहे.

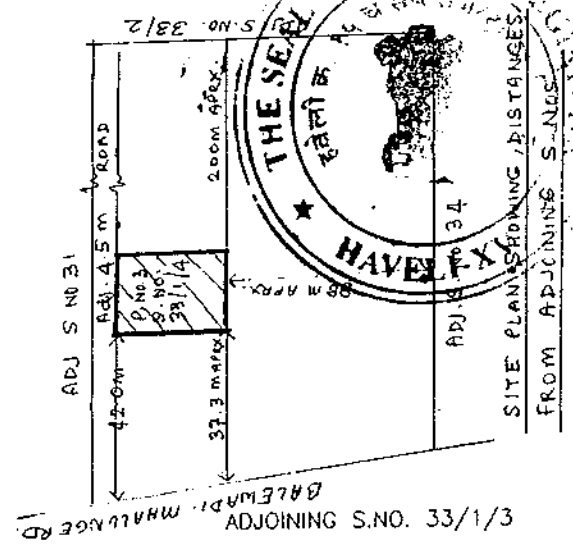


LOCATION PLAN

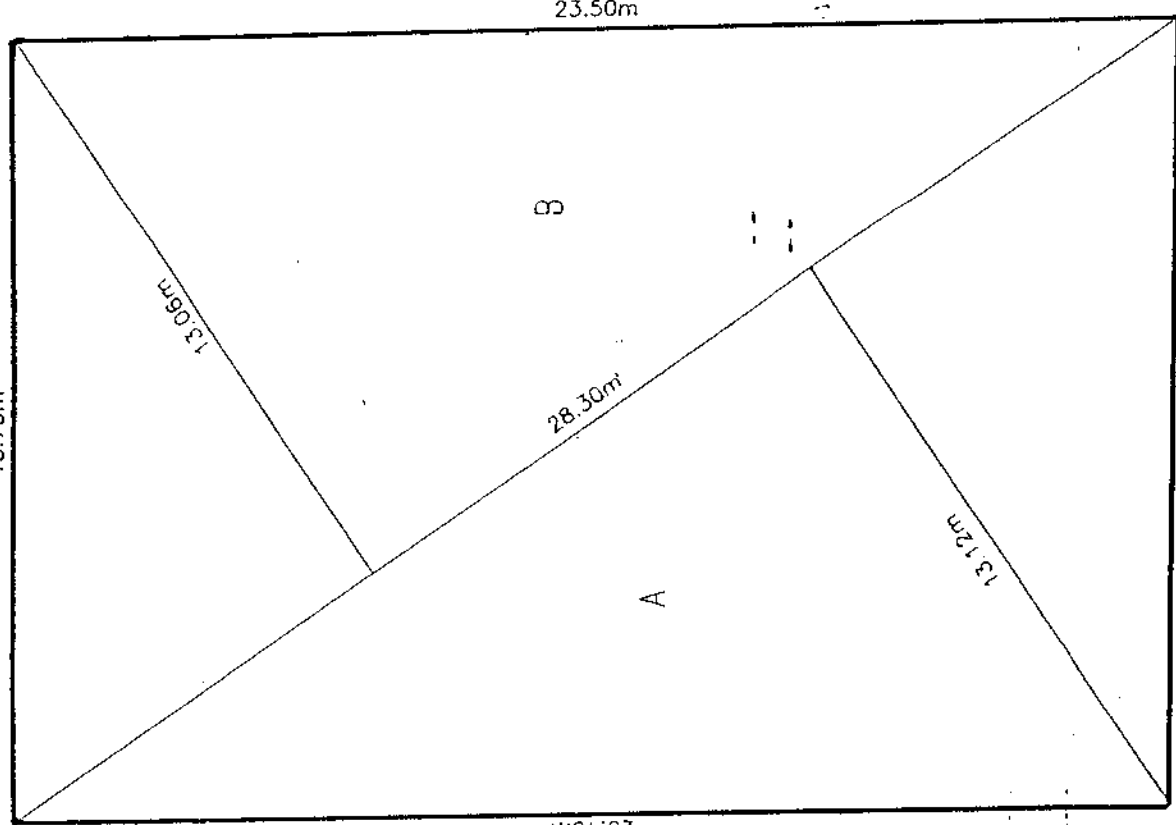
1 : AREA OF THE PLOT AS PER TRIANGULATION	370.45
2 : NET AREA OF THE PLOT	369.80
3 : F.A.R. PERMISSIBLE	
4 : F.A.R. PERMISSIBLE	
5 : PERMISSIBLE FLOOR AREA	
6 : EXISTING FLOOR AREA	
7 : PROPOSED AREA	
8 : EXCESS BALCONY AREA TAKEN IN F.S.I.	
9 : F.A.R. (AS PER B-C BELOW)	
10 : TOTAL BUILT UP AREA PROPOSED	
11 : F.A.R. CONSUMED	
12 : PERMISSIBLE GROUND COVERAGE	
13 : PROPOSED GROUND COVERAGE	
BALCONY STATEMENT	
PERMISSIBLE BALCONY	
PROPOSED BALCONY	
EXCESS BALCONY AREA	
PARKING STATEMENT	
PARKING REQUIRED BY RULE	CAR
PARKING PROVIDED	SCOOTER
CYCLES	
LEGEND :	
PLOT BOUNDARY LINE SHOWN	(THICK BLACK)
CONSTRUCTED WORK SHOWN	(RED)
DRAINAGE LINE SHOWN	(DOTTED BLACK)
WATER SUPPLY LINE SHOWN	(DOTTED BLACK)
OWNER'S SIGN	ARCHITECT SIGN
MR. AKASH A. SURENA	
PROJECT :	

OPEN PLOT AT S. NO. 33/1(P)/4(P), PLOT NO.3,
 BALEWADI, TAL-HAVELI, DIST-PUNE
 FOR MR. AKASH A SARENA

ARCHITECT: *[Signature]*
VARSHA M. KHANWALKAR
 PUSHP-VARSHA, 0-1 HANUMAN NAGAR,
 SENAPATI BAPAT ROAD,
 PUNE, 411016. PH. 5675101

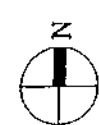


404	243	39
PLOT AREA CALCULATION :		
1) A = 0.5x28.30x13.06 = 184.8 SQ.M		
2) B = 0.5x28.30x13.12 = 185.65 SQ.M		
TOTAL AREA OF PLOT = 370.45 SQ.M		



(COMMON ROAD 4.00M WIDE)
 15.70m

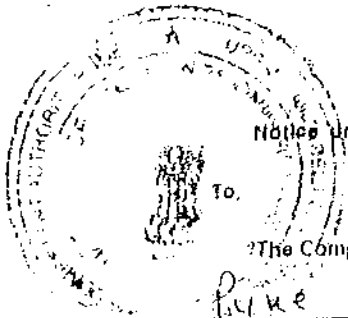
(COMMON ROAD 6.10M WIDE)
 15.84m



ADJOINING S.NO. 33/1/42
 ADJOINING PLOT NO. 2
 23.40m

Form of Notice U/s 26 of the Urban Land (Ceiling & Regulation) Act, 1976.

To be submitted in duplicate



Notice under sub section (1) of Section 26 of the Urban Land (Ceiling and Regulation) Act, 1976.

To,

The Competent Authority,

Pune Urban Agglomeration



हवेल - १५	
५०५८	१६३१
२००५	

Sir,

The urban land, the particulars of which are given below, belongs to (give the particulars of the individual/family/firm/company/association or body of individuals to whom the urban land belongs)

M/S MITCON Consultancy Services Ltd Through Managing Director Dr. Pradip Bavadekar

Notice is hereby given as required by Section 26 of the Urban Land (Ceiling & Regulation) Act, 1976 that it is intended to transfer by way of sale/mortgage/gift/lease or any other form of transaction to be specified, the vacant land held by me/us as per particulars given below in favour of MITCON Foundation through Mr. Sandesh Yeshwant Mahajan.

2. I am enclosing herewith an affidavit to the effect that I hold vacant land within the ceiling limit as envisaged under the relevant provisions of the Urban Land (Ceiling and Regulation) Act 1976 (Annexure I)

3. I am enclosing herewith also a statement from the prospective transferee (Annexure II) containing particulars of the urban land/property held by him

4. I propose to register the above transaction at the office of the Sub Registrar office Haveli No. 15 (Registering) Authority)

Particulars

- Name of the applicant (holder of vacant land) M/S MITCON Consultancy Services Ltd Through Managing Director Dr. Pradip Bavadekar
- Description of vacant land proposed to be transferred Village Balewadi, Tal. Haveli, Dist - Pune, Survey NOC 33/1/41, 33/1/42, 33/1/18, 33/1/19, 33/1/17, 33/1/15, 33/1/22, 33/1/20, 33/1/16, 33/1/14, 33/1/10, 33/1/11, 33/1/9, 33/1/8, 33/1/17, 33/1/21, 33/1/12. Total Area 5507 sq. mtrs.
- Plot number
- Block number
- Location
- Classification of the land under the Master Plan (whether residential/industrial/commercial etc.) Residential zone
- Any other particulars in regard to the vacant land. Retainable land

(2)

3. Area of the vacant land (in square meters) proposed to be transferred (in words and figures)

8807 square meters
Eight Thousand Eight

4. The intended transfer is by way of sale, gift/lease.



8807	2037
2004	2004

6. In the case of lease, the term of the lease, if any

6. In the case of sale, the price for which the land is proposed to be sold.

7. Name and address of the transferee.

MITCON Foundation through
Mr. Satish Yeshwant Daghajan
[Signature]
Signature of transferor

Place :

Pune

Full Name

M/s. MITCON consultancy Services Ltd. through Managing Director Dr. Pradeep Bivadekar

Date :

22/11/2004

Address

R/at Shivajinagar, Pune

*If the intended transfer is in any other manner specify the same
Note : Duplicate copy of this notice should be returned to the person concerned by the competent authority with his acknowledgment indicating the date of receipt of the notice by him.

Annexure I

Affidavit of M/s MITCON consultancy Services Ltd. Through
Managing Director Dr. Pradeep Bivadekar son / daughter / wife of
resident of Shivajinagar, Pune
M/s MITCON consultancy Services Ltd. through Managing Director
I, Dr. Pradeep Bivadekar aforesaid solemnly affirm and say as follows:
1. That the vacant land, particulars of which are given in the notice enclosed herewith, belongs to M/s. MITCON consultancy Services Ltd. through M.D. Dr. Pradeep Bivadekar
(give the particulars of the individual family, firm, company or association or body of individuals).
2. The aforesaid person / persons, to whom the vacant land belongs, holds vacant land within the ceiling limit laid down by the Urban Land (Ceiling and Regulation) Act 1976

M/s. [unclear] (3) through [unclear]
 I, Director, [unclear], do hereby solemnly affirm and say that the facts mentioned in the paragraphs 1 and 2 are correct to the best of my knowledge and nothing is false therein and nothing material has been concealed therefrom.



HAM - 84		
4046	2C	39
[Signature]		

Place Pune
 Date 22/11/2004

Desponent

NOTE: This affidavit should be on a stampet paper of appropriate value and shall be attested by a Magistrate/Sub Judge/Notary/Oath Commissioner.

Annexure II

Statement by the Prospective Transferee.

1/We propose to purchase/accept as gift/take on mortgage/take on lease (in the case of any other form of transfer specify the form of such transfer) the urban land, particulars of which are given in the notice enclosed herewith.

2/We do not hold any vacant land/lands with building.
 1/We hold vacant lands with building as per particulars given below.

Particulars

1. Description of land


- a) Plot number
- b) Block number
- c) Location
- d) Classification of the land under the Master Plan (whether residential/industrial/commercial etc.)
- e) Any other particulars in regard to the vacant land.

2 Whether the land is vacant land or land with building and where it is a land with building whether there is any dwelling unit in such building

3. Nature of right of the transferee in such land/land with building.

(4)

Purchase



हवल - १५	
५०५८	२६३९
२००५	

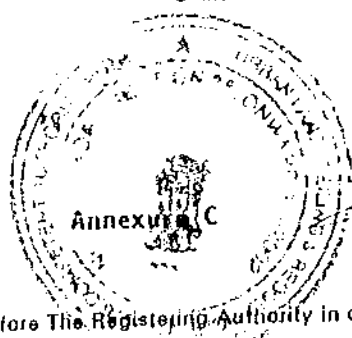
Signature of Transferee

Annexure B

Acknowledgement of the Competent Authority

Received the above notice on No ULC/D-11F/12/SR-187/04 dated 22-11-04 in respect of land out of S No 331110, 331111, 331120, 331122, 331118, 3311(A1)1(B-1), 331119, 331112, 331117, 331121, 331118, 331119, 331116, 331117, 331115, 331141-4 Place 331142-4 331114 administered for parcel 8807-00 by Mr in the ULC Co. No. 16/7-A1 Comp Ltd. landholder is M/S Aulcon consultancy services Ltd. its Managing Director Dr. Pandeep Pandeekar case decided on 8-10-04 Date 22/11/2004

Seal.



Additional Collector and Competent Authority,
Pune Urban Agglomeration Pune

Form of Declaration to be filed before The Registering Authority in case of sale


M/s. Aulcon consultancy Services Ltd through Managing Director Dr. Pandeep Pandeekar

I, Shri/Smt./Kum. _____ son/daughter/wife of Shri _____

hereby declare that I have not received any communication from the Competent Authority with reference to the above notice.

Place Pune

Date 22/11/2004


 Signature of transferor

T-3

SCANNED
Date: 10/11/04 To: 10/11/04

3353

2004



Thursday, May 05, 2005

11:05:27 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 3384

दिनांक 05/05/2005

गावाचे नाव बालेवाडी

दस्तऐवजाचा अनुक्रमांक हवल15 - 03383 - 2005

दस्ता ऐवजाचा प्रकार अभिहस्तांतरणपत्र

सादर करणाराचे नाव: मे.मिटकॉन फाऊंडेशन रजिस्टर ट्रस्ट तर्फे रजिस्ट्रार श्री.संतोष यशवंत
महाजन

नोंदणी फी

:- 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

:- 1060.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (53)

एकूण रु.

31060.00

आपणास हा दस्त अंदाजे 11:20AM ह्या वेळेस मिळेल

दुय्यम निबंधक
हवेली 15 दिघी

बाजार मूल्य: 2647680 रु. मोबदला: 6072000 रु.

भरलेले मुद्रांक शुल्क: 303600 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: बँक ऑफ बडोदा शिवाजीनगर पुणे 411005;

डीडी/धनाकर्ष क्रमांक: 352617; रक्कम: 30000 रु.; दिनांक: 02/05/2005

समाप्त



दस्तावेज क्रमांक व वर्ष: 3383/2005

Thursday, May 05, 2005

11:08:22 AM

दुय्यम निबंधक: हवेली 15 (दिधी)

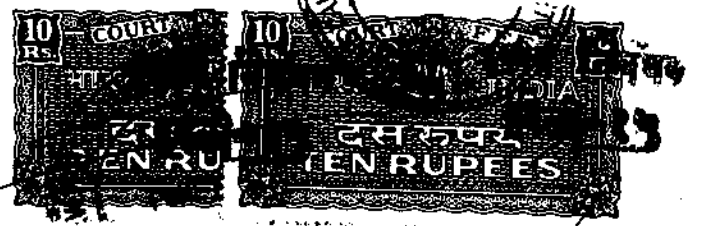
नोंदणी 63 म.

Regn. 63 m.o.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : बालेवाडी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत घटकाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 6,072,000.00
बा.भा. रु. 2,647,680.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
- (7) दिनांक करून दिल्याचा
- (8) नोंदणीचा
- (9) अनुक्रमांक, खड व पृष्ठ
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क
- (11) बाजारभावाप्रमाणे नोंदणी
- (12) शेरा
- (1) सर्वे क्र.: 33 वर्णन: विभागाचे नाव - विभागाचे नाव : (वि.क्र.58) बालेवाडी (पुणे महानगरपालिका), उपविभागाचे नाव - 58/679 - उर्वरीत क्षेत्रातील मालमत्ता गाव मीजे बालेवाडी येथील 1) स.न.33/1/20 क्षेत्र 0 हे 05 आर म्हणजेच 500 चौ.मी.2) स.न.33/1/6 क्षेत्र 0 हे 4.22 आर म्हणजेच 422 चौ.मी.3) स.न.33/1/4 क्षेत्र 0 हे 3.68 आर म्हणजेच 368 चौ.मी.4) स.न.33/1/21 क्षेत्र 0 हे 05 आर म्हणजेच 500 चौ.मी.5) स.न.33/1/12 क्षेत्र 0 हे 7.18 आर म्हणजेच 718 चौ.मी.असे एकूण क्षेत्र 2508 चौ.मी.म्हणजेच 26986.08 चौ.फुट
(1)मिळकतीचे एकूण क्षेत्रफळ 2508 चौ.मी. आहे.
- (1)-
(1) मे.मिटकॉन कन्सलटन्सी सर्व्हीसेस लि.तर्फे मॅनेजिंग डायरेक्टर श्री.प्रदीप रघुनाथ बावडेकर; घर/फ्लॅट नं: बी-2/101; गल्ली/रस्ता: -; ईमारतीचे नाव: कुमार प्राईड पार्क; ईमारत नं: -; पेट/वसाहत: सेनापती बापट रोड; शहर/गाव: पुणे; तालुका: -; पिन: 411016; पॅन नम्बर: AGDPB2530C.
- (1) मे.मिटकॉन फार्मडेशन रजिस्टर ट्रस्ट तर्फे रजिस्टर श्री.सतोष यशवंत महाजन; घर/फ्लॅट नं: 204; गल्ली/रस्ता: -; ईमारतीचे नाव: रम्यनगरी; ईमारत नं: के; पेट/वसाहत: बिबवेवाडी; शहर/गाव: पुणे; तालुका: -; पिन: 411037; पॅन नम्बर: ABEPM6579P.



मी वाचली
मी रुजवात घेतली
बससल वरहुकुम नक्कल पास दिली.

सदर नक्कल आज्ञे श्री सतोष महाजन
यास त्याचे तारीख ०५/०५/०५
अजविरुन
तारीख ०५/०५/०५



दुय्यम निबंधक, हवेली १५



हवेली - १५		
3303	9	42
२००५		

Customer Copy		
Scroll No.	008	Date 21/5/05
Franking Value	Rs.	303600
Service Charges	Rs.	11
Total	Rs.	303611
Name of the stamp duty paying party: MITION Foundation Kuberaj Chambers Shirajiwagan Pune-5		
Cash / DD / Pay Order / S.W.D.C. LTD. (PAN. No. / Cash above 50,000 / S.W.D.D.)		
78223902 MAY 2005 Date: 30-4-05		
Bank / Branch: JEEB Bank Apte Rd. Shirajiwagan Through Name: Pune R-D. Malpani		
Signature: <i>[Signature]</i>		
(for WMDC Office Use Only)		
Tran. ID	156032	
Franking Sr. No.	18727	
*Subject to realisation		

WMDC Ltd. Pune, Franking Deposit Slip

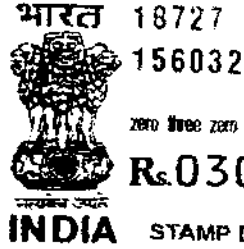
SALE DEED

This Sale Deed made & executed at Pune on this the 5th day of May in the year 2005.

[Signature]

[Signature]

Western Maharashtra
Development Corporation
Ltd., 2nd Floor, Kubera
Chambers,
Shivajinagar, Pune 411005.
D-5/STP(V)/C.R.1014/
2360-63/04




SPECIAL
AGREEMENT
MAY 02 2005

2070 0000 2070 0000 SIX ZERO ZERO 11:43

R.0303600/- PB5088

STAMP DUTY MAHARASHTRA
FOR W.M.D.C. LTD.

NAME : MITCON Foundation
ADDRESS : Pune
THROUGH : Marpani
SIGNATURE : 
RECEIPT No. : 09

: 2 :

AUTHORISED SIGNATORY

M/s. MITCON CONSULTANCY SERVICES LTD.

A Company Registered under Indian Companies Act, 1956,

having its Registered Office at Kubera Chambers,

Shivajinagar, Pune 411005

through its Managing Director

Dr. PRADEEP RAGHUNATH BAVADEKAR

Age 49 years, Occ. Service,

(PAN NO.AGDPB 2630C)

R/at. B/2/101, Kumar Pride Park,

Senapati Bapat Road, Pune 411 016.

Hereinafter referred to as 'THE VENDOR/S' (Which expression shall unless repugnant to the context or meaning shall mean & include all their legal heirs, executors, administrators, and assignees etc.) of the FIRST PART.

AND

M/s. MITCON FOUNDATION

A Trust registered under Societies Registration Act,

And the Bombay Public Trust Act, 1950,

having its registered office at : Kubera Chambers,

Shivajinagar, Pune 411 005.

Through its Registrar,

Mr.SANTOSH YESHWANT MAHAJAN

Age 36 years, Occupation : Service,

(PAN No.ABEPM 6579P)

R/at. 204, K Building, Ramyanagari,

Bibwewadi, Pune 411 037.

Hereinafter referred to as 'THE PURCHASER/S' (Which expression shall unless repugnant to the context or meaning shall mean & include all their legal heirs, executors, administrators, and assignees etc.) of the SECOND PART.



33/1/20		
33/1/6	3	42
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WHEREAS the Vendor/s are the absolute owners and well sufficiently entitled to the properties bearing Survey No.33/1/20 admeasuring area 500 Sq.mtrs., Survey No.33/1/6 - admeasuring area 422 Sq.mtrs., Survey No.33/1/4 - admeasuring area 368 Sq.mtrs., Survey No.33/1/21 - admeasuring area 500 Sq.mtrs., Survey No.33/1/12 - admeasuring area 718 Sq.mtrs. i.e. totally admeasuring area about 2508 Sq.mtrs. situated at Village Balewadi, Taluka - Haveli, Dist. Pune and more particularly described in the schedule hereunder written (Hereinafter for the sake of brevity referred to as 'the said properties')

AND WHEREAS Vendor/s herein had purchased the said properties from its respective landowners as mentioned below by various Sale Deeds which are duly registered in the Office of concerned Sub-Registrar. The details of same are as under :

Sr.No.	Name of Landowner/s	Survey No.	Document No.
1.	Kaushal Parsi Gonsalves	33/1/20	2612/2004
2.	V.M. Khanvalkar & D.S. Gill	33/1/6	2613/2004
3.	Ramkishansing Gill	33/1/4	2614/2004
4.	Priyamvada Adarsh Saxena	33/1/21	2621/2004
5.	Devendrasing Gill	33/1/12	2622/2004

AND WHEREAS as per the development plan, the said properties are shown in "Residential Zone" & hence the Vendor/s herein submitted return u/s.6(1) as per the provisions of Urban Land (Ceiling and Regulation) Act, 1976 before the Competent Authority Pune Urban Agglomeration, Pune under ULC Case No.1667-M.Co. wherein the Competent Authority, Pune Urban Agglomeration, Pune exempted the Vendor/s herein from chapter III as per provisions of Section 19(2) (iii) of the said Act & accordingly issued order u/s.8(4) of the said Act on 18/10/2004.

AND WHEREAS the Sub-Divisional Officer, Pune, Sub-Division, Pune has granted N.A. Permission u/s. 44 of the M.L.R.C. 1966 regarding



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the said properties in the following manner :

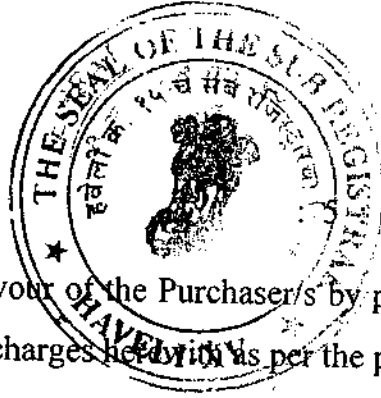
Sr.No.	N.A. Order No.	Date	Survey No.
1.	NA/SR/11/91/2004	13.04.2004	33/1/20
2.	NA/SR/11/79/2004	13.04.2004	33/1/6
3.	NA/SR/11/80/2004	13.04.2004	33/1/4
4.	NA/SR/11/40/2004	10.03.2004	33/1/21
5.	NA/SR/11/78/2004	13.04.2004	33/1/12

AND WHEREAS the Vendor/s herein got the said properties amalgamated & measured/ demarcated from the Taluka Inspector and Land Records, Haveli under No. 66 on dated 8.12.2004 and accordingly the said authority has issued Demarcation Certificate on 15.12.2004.

AND WHEREAS the Vendor/s where desirous of disposing off said properties and knowing the intention of the Vendor/s, the Purchaser/s herein approach the Vendor/s and offer to purchase and acquire the said properties for the total consideration of Rs.60,72,000/- (Rupees Sixty lakhs Seventy Two thousand Only) and after negotiations between the parties hereto, the Vendor/s ascertained that the offer given by the Purchaser is true and correct as per the prevailing market rate and hence decided to sell/transfer/assign/convey the said properties on ownership in favour of the Purchaser /s for the abovesaid total consideration.

AND WHEREAS, the Vendor/s & Purchaser/s herein submitted notice u/s 26 of Urban Land (Ceiling & Regulation) Act, 1976 to the Competent Authority, Pune Urban Agglomeration, Pune on 22.11.2004 which has been duly acknowledged by the Additional Collector and Competent Authority, Pune Urban Agglomeration, Pune vide No.ULC/D-1/T-12/SR-189/2004 dated 22.11.2004.

AND WHEREAS the Vendor/s have received the total consideration of the said properties from the Purchaser/s as mentioned in Schedule of Payment hereunder written and hence execute this final deed



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of sale in favour of the Purchaser/s by paying necessary Stamp Duty and Registration charges hereon as per the prevailing law :

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :

1. The Vendor/s hereby sold, transferred, conveyed & assigned and the Purchaser/s herein have purchased and acquired the said properties (more particularly described in the Schedule hereunder written) for the total consideration of Rs.60,72,000/- (Rupees Sixty lakhs Seventy Two thousand Only) which the Purchaser/s have paid to the Vendor/s in the following manner :

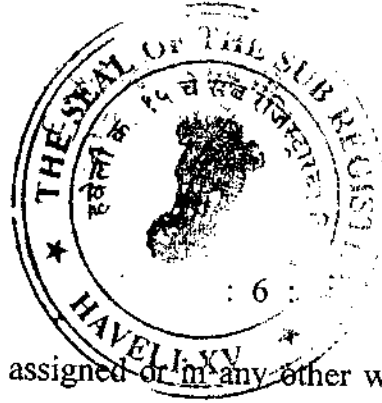
Rs.5,000/- Paid by Cheque No.938421 dated 2.5.2005
drawn on Bank of Baroda, Shivajinagar Br.Pune

Rs.60,67,000/- The Purchaser/s shall pay the said amount on the demand and request of Vendor/s from time to time.

Rs.60,72,000/- (Rupees Sixty lakhs Seventy Two thousand Only)

The Payment & Receipt of Rs.60,72,000/- (Rupees Sixty lakhs Seventy Two thousand Only) the Vendor/s hereby admit and acknowledge and of and from the same and every part thereof & do hereby forever acquit, release and discharge the Purchaser/s from the same and every part thereof.

2. For the said consideration of Rs.60,72,000/- (Rupees Sixty lakhs Seventy Two thousand Only) the Vendor/s do hereby transfer the said properties unto the Purchaser/s TO HAVE AND TO HOLD absolutely and forever free from any encumbrances whatsoever. The Vendor/s do hereby assure unto the Purchaser/s that the Vendor/s are the sole and absolute owners of the said properties and that no other person except the Vendor/s have got any right, title, claim or interest of whatsoever nature in the said properties. The Vendor/s further assured unto the Purchaser/s that the Vendor/s have not on or before the date of this deed sold,



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2004		

transferred, assigned or in any other way encumbered or alienated their rights, title, claim and interest in respect of the said properties in favour of any person whatsoever, nor the Vendor/s have mortgaged, leased out or charged with the said properties and that the said properties are free from all encumbrances, charges, loans, liabilities, mortgages, lease, lien etc. and the title of the Vendor/s to the said properties is good, clear and marketable.

3. The Vendor/s do hereby handover the vacant, peaceful and physical possession of the said properties under the Purchaser/s and the Purchaser/s are assured of their peaceable enjoyment of the said properties and the Vendor/s do hereby undertake to remove any obstruction or objection to such enjoyment of the Purchaser/s by any person whatsoever.
4. The Vendor/s had paid all the cesses, taxes and assessments, Govt. Semi-Govt., Local and Municipal taxes in respect of the said properties and taxes, assessments and cesses that may accrue and become payable hereinafter shall be paid and borne out by the Purchaser/s.
5. And the Vendor/s doth hereby declare that the said properties hereby granted, assured, and conveyed are not subject matter of any revenue court, acquisition or municipal proceeding and the Vendor/s are the sole and absolute owners of the said properties and no other person have any right, title or interest of any kind whatsoever in the said properties.
6. The Vendor/s covenant unto the Purchaser/s that the said properties have not been shown as reserved for any public purpose and no reservation or restriction have been imposed of the construction thereon.



हस्ताक्षर - १५		
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7. The Vendor/s hereby Covenant unto the Purchaser/s that all necessary consents, signatures, statements etc. as may be required for the purpose of getting Purchaser/s names entered into the records of rights or for the better enjoyment of the said properties by the Purchaser/s shall be given by the Vendor/s without charging any fees or remuneration from the Purchaser/s.
8. That the Purchaser/s shall be free to use the said properties for any purpose as may be permitted by the authorities concerned.
9. That the expenses such as stamp duty, registration charges, advocate fees and all other incidental charges of these presents are borne and paid by the Purchaser/s.
10. That the parties hereto have obtained acknowledgement of notice u/s. 26 of Urban Land (Ceiling and Regulation) Act, 1976 from the Competent Authority, Pune Urban Agglomeration Pune vide No.ULC/D-1/T-12/SR-189, dated 22.11.2004 for the transfer of the said properties in the name of the Purchaser/s herein.

11. **STAMP DUTY :**

Location : Vibhag No.58/679 (उर्वरित क्षेत्रातील मालमत्ता)
(Rate as per T.P.V.D. is Rs.1,200/Sq.mtr.)

The property is situated at Balewadi correct and true market value of the said land is prescribed by T.P.V.D. Pune at the rate of Rs.1,200/- per sq.meter. Therefore valuation of the land comes to Rs.30,09,600/- for the purpose of the Stamp Duty. The amount of consideration is Rs.60,72,000/- paid by Purchaser to Vendor. Therefore requisite stamp duty of Rs.3,03,600/- have been paid on the amount of Rs.60,72,000/- On execution of this Sale Deed.

Agreed Consideration Price Rs.60,72,000/-

Prescribed Valuation Rs.30,09,600/-



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SCHEDULE OF THE SAID PROPERTIES

All that pieces and parcels of the properties lying and situate at Village Balewadi, Taluka - Haveli, District - Pune, within the local limits of Pune Municipal Corporation and also within the Jurisdiction of the Sub-Registrar, Haveli No.15, Pune bearing Survey Nos. its respective area as follows :

- 1. Survey No.33/1/20 area admeasuring 0 H.05 R i.e. 500 Sq.mtrs. Assessment Rs. 00-15 is bounded as under :**
 - East : Plot No.35 of teh same property bearing S.No.33/1/21
 - South : Plot No.20 of the same property bearing S.No.33/1/22
 - West : Common Road of the same property
 - North : Plot No.22 of the same property bearing S.No.33/1/6
- 2. Survey No.33/1/6 area admeasuring 0 H. 04-22 R i.e. 422 Sq.mtrs. Assessment Rs. 00-14 is bounded as under :**
 - East : Plot No.36 of the same property bearing S.No.33/1/12
 - South : Plot No.21 of the same property bearing S.No.33/1/20
 - West : Common Road of the same property
 - North : Plot No.23 of the same property bearing S.No.33/1/4
- 3. Survey No.33/1/4 area admeasuring 0 H. 03-68 R i.e. 368 Sq.mtrs. Assessment Rs. 00-10 is bounded as under :**
 - East : Plot No.36 of the same property bearing S.No.33/1/12
 - South : Plot No.33 of the same property bearing S.No.33/1/6
 - West : Common Road of the same property
 - North : Common Road of the same property
- 4. Survey No.33/1/21 area admeasuring 0 H. 05 R i.e. 500 Sq.mtrs. Assessment Rs. 00-15 is bounded as under :**



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East : Common Road of the same property
South : Plot No.34 of the same property bearing S.No.33/1/17
West : Plot No.21 of the same property bearing S.No.33/1/20
North : Plot No.36 of the same property bearing S.No.33/1/12

5. Survey No.33/1/12 area admeasuring 0 H. 07-18 R i.e. 718 Sq.mtrs. Assessment Rs. 00-18 is bounded as under :


East : Common Road of the same property
South : Plot No.35 of the same property bearing S.No.33/1/21
West : Plot No.22 & 23 of the same property bearing S.No.33/1/6 & 33/1/4
North : Common Road of the same property

i.e. totally area admeasuring about 2508 Sq.mtrs. (equivalent to 26986.08 Sq.fts)

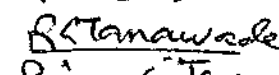
IN WITNESS WHEREOF the parties hereto have set their respective hands on the day and year first hereinabove mentioned.

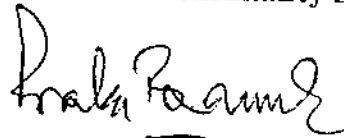
In the presence of

WITNESSES :

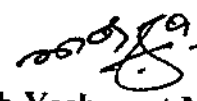
1) 
Name : R.D. Mapari
Address : c/o. MITCON LTD
Shivaji Nagar
Pune - 5

For Mitcon Consultancy Services Ltd.

2) 
Name : Rajan G. Tanawade
Address : c/o MITCON LTD
Shivaji Nagar
Pune - 5


Dr. Pradeep Raghunath Bavadekar
Managing Director,
Vendor/s

For M/s. MITCON Foundation


Mr. Santosh Yeshwant Mahajan
Registrar
Purchaser/s

मि. डि.
तिरुचे कार्यालय,
४२, बुधवार पेठ, गंगुपती चौक,
पुणे २. फोन : २४४५६६७६
गांव अलिवाडी

गा. न. क्र. ७, ७ अ, व १२

शिक्का

भूमापन क्रमांक सर्वे नं. गट क्रमांक	हि.क्र.	धारणा प्रकार	गा.नं.क्र.७	खते क्र.
3319192			मालकाचे नांव	
भूमापन क्रमांकाचे स्थानिक भाव			<p>अधुनाय दलानय अलिवाडीकर</p> <p>2220 2400</p> <p>देवेंद्रसिंग</p> <p>2400</p> <p>मे. मि. टॉम कुमारेवती सा. मि.</p> <p>नार्वेली मि. नॉर्मे मॅनेजिंग</p> <p>सायरेमर डॉ. प्रदिप कावडेकर</p> <p>4809</p>	
लागवड योग्य क्षेत्र	एकर	गुंटे		
जिरायत	हेक्टर	आर		कुळाचे नांव
बागाइत	0-00-90			
भात शेती				
एकूण...	0-00-90			इतर अधिकार/हक्क
पो. ख...				
वर्ग (अ)...	-	-		
वर्ग (ब)...				
एकूण	0-00-90			
आकार	रुपये	पैसे		
जुडी अथवा विशेष	0-90			
आकार पाण्याबाबत...				
एकूण	0-90			

गा. न. क्र. ७ अ			गा. न. क्र. १२									पडीफ व पीकरस निरुपयोगी अशा जमिनीचा तपशील		पाणी पुरवठ्याचे साधन	श.स.	
वर्ष	जमीन करगान्याचे नाव	रीत	हंगाम खरीप रब्बी	पीकाखाली क्षेत्र									प्रकार			क्षेत्र
				मिश्र पीकाचे एकूण क्षेत्र			मिश्र पीकातील प्रत्येक पीकाचे क्षेत्र			अमिश्र पीकाचे क्षेत्र						
१	२	३	४	मिश्र पि. संकेतांक	जलसिंचित	अजलसिंचित	पीकाचे नांव	जलसिंचन	अजलसिंचन	पीकाचे नांव	जलसिंचन	अजलसिंचन	१४	१५	१६	१७
2003 2008		9										45				

तलाठी - बालेवाडी
वाकूषा-हृदेकी, जि. पुणे

मि. ति.
.तिळे कार्यालय,
४२, बुधवार पेठ, गणपती चौक,
पुणे २. फोन : २४४५११७४
गांव (७/१९/११)

गा. न. क्र. ७, ७ अ, व १२

शिवका

भूमापन क्रमांक सर्वे नं. गट क्रमांक	हि.क्र.	धारणा प्रकार	गा. नं. क्र. ७/१९/११	कॉन्ट्रोल - १५
33/9/29			मालकाचे नाव म. मि. ट. को. व. म. मि. ट. को. व. म. मि. ट. को. व.	33/3/99/42
भूमापन क्रमांकाचे स्थानिक नांव			२३२२	कळाचे नांव
लागवड योग्य क्षेत्र	एकर हेक्टर	गुंडे आर	मे. मि. ट. को. व. म. मि. ट. को. व. म. मि. ट. को. व.	२००
जिरायत	०-०५		गति. न. क्र. ७/१९/११	
बागाइत			प्रतिप. को. व. म. मि. ट. को. व.	
भात शेती			(५४०७)	
एकूण...	०-०५			इतर अधिकार/हक्क
पो. ख...				कु. को. व. म. मि. ट. को. व. म. मि. ट. को. व.
वर्ग (अ)...	-	-		(२३२२) (४९२९)
वर्ग (ब)...				
एकूण	०-०५			
आकार	रुपये	पैसे		
जूडी अथवा विशेष	०-१५			
आकार पाण्याबाबत...				
एकूण				

गा. न. क्र. ७ अ				गा. न. क्र. १२									पडीक व पीकरस निरुपयोगी अशा जमिनीचा तपशील		पाणी पुरवठ्याचे साधन	शेरा
वर्ष	जमीन करणाऱ्याचे नाव	रीत	हंगाम खरीप रब्बी	पीकाखाली क्षेत्र									प्रकार	क्षेत्र		
				मिश्र पीकाचे एकूण क्षेत्र			मिश्र पीकातील प्रत्येक पीकाचे क्षेत्र			अमिश्र पीकाचे क्षेत्र						
				मिश्र पि. संकेतांक	जलसिंचित	अजलसिंचित	पीकाचे नांव	जलसिंचन	अजलसिंचन	पीकाचे नांव	जलसिंचन	अजलसिंचन				
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
२००३/२००४		१														

मुळ प्रतीचा अस्सल उतारा दिला. तारीख ११/११/२००४ गावकारमागार तलाठी सही

मलाठी-वालेवाडी
गावकार-मुंबई, वि. मुंब.

मि. दि.
लिखे कार्यालय,
४२, बुधवार पेठ, गणपती चौक,
पुणे २. फोन : २४४५६६७६
गांव खोखोड ता. हवेल

गा. न. क्र. ७, ७ अ, व १२

शिवका

भूमापन क्रमांक	हि.क्र.	धारणा प्रकार	खुते क्र.	हवेल - १५
सर्व नं. गट क्रमांक			३३३ १२ ५२	
३३११४			२००५	
भूमापन क्रमांकाचे स्थानिक नांव			कुळाचे नांव	
लागवड योग्य क्षेत्र	एकर	गुठे		
	हेक्टर	आर		
जिरायत	०-०३	६६		
बागाइत				
भात शेती				
एकूण...	०-०३	६६		
पो. ख...				
वर्ग (अ)...	-	-		
वर्ग (ब)...				
एकूण	०-०३	६६		
आकार	रुपये	पैसे		
जुडी अथवा विशेष	०	१०		
आकार पाण्याबाबत...				
एकूण				

मे. प्रिंटिंग कार्यालयी लॉटरी
मि. जे. मॅनेजिंग डायरेक्टर
डॉ. प्रदिप भायडेकर
५४०२

गा. न. क्र. ७ अ				गा. न. क्र. १२									पडीक व पीकरस निरुपयोगी अशा जमिनीचा तपशील		पाणी पुरवठ्याचे साधन	शेरा
वर्ष	जमीन करणान्याचे नाव	रीत	हंगाम खरीप रब्बी	मिश्र पीकाचे एकूण क्षेत्र			मिश्र पीकातील प्रत्येक पीकाचे क्षेत्र			अमिश्र पीकाचे क्षेत्र			प्रकार	क्षेत्र		
				मिश्र पि. संकेतांक	जलसिंचित	अजलसिंचित	पीकाचे नांव	जलसिंचन	अजलसिंचन	पीकाचे नांव	जलसिंचन	अजलसिंचन				
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
२००२ २००४	<u>७</u>	१														

मुळ प्रतीचा अस्सल उतारा दिला. तारीख १०/११/२००४ गावकाभंगार तलाठी सही

STAMP OF APPROVAL

॥ मकाशमधे देशील्ल्या अनाधिकृत मोठ्या भूखंडा / भूखंडावर बांधकाम सन २००१ चा महापौर गुट्टोरी अधिनियम, क्रमांक २७ दि १३ ऑगस्ट, २००१ मधील तरतुदीला अटीतटी बांधकाम अथवा बांधकामाची देखरेख करून दिव्यपति कन्स्ट्रक्शन्स यत आहे. विहितसिद्धांताला बांधकाम क्र. २१२४१ दि. २२ / ०३ / ०३ अंतर्गत बांधकामावर संपूर्ण आहे. मकाशा ही विहितसिद्धांता बांधकामाचा एक भाग समजण्यात येतो.

[Signature]
 सहायक अभियंता
 बांधकाम विभाग
 अर्थ क्षेत्रीय कार्यालय
 पुणे म. न. पा. पुणे

[Signature]
 सहायक अभियंता
 बांधकाम विभाग
 अर्थ क्षेत्रीय कार्यालय
 पुणे म. न. पा. पुणे

AREA STATEMENT

TOTAL PLOT AREA AS PER 7/12 - 500.00SQ.M.
 TOTAL PLOT AREA ON SITE - 500.00SQ.M.

AREA CERTIFICATE
 CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 20/06/03 AND DIMENSIONS OF SITE ETC. OF PLOT STATED ON PLAN AREA AS PER MEASURED ON SITE AREA WORKED OUT TALLIES WITH THE AREA STATED ON DOCUMENTS OF OWNERSHIP.

[Signature] ARCHITECT SIGN.

PROJECT

S.NO. - 33/120 PLOT NO. 21
 BALEWADI, PUNE -

OWNER

MRS KAUSHAL P. GONSALVIS

ARCHITECT

U. A. GAIKWAD
 558, RASTA PETH
 PUNE-11
 P.M.C. Licensed Engineer
 558, Rasta Peth, Pune-411011

DRG. NO.

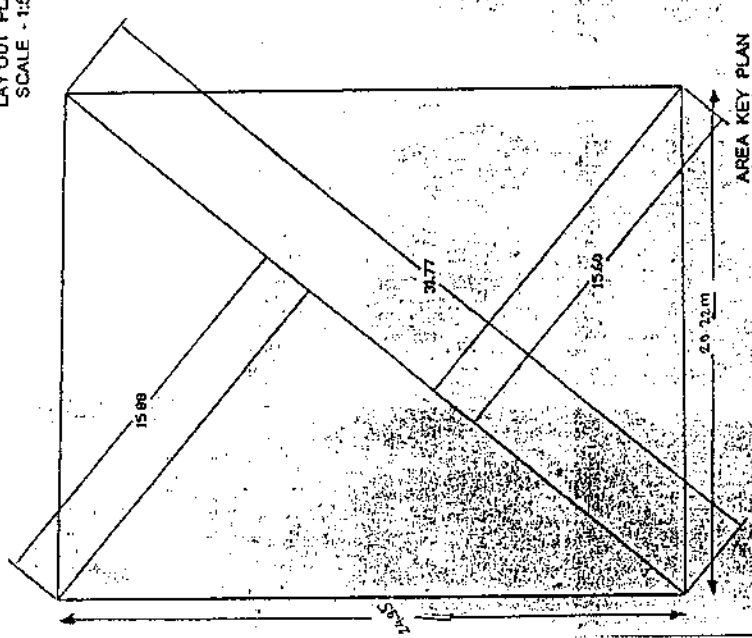
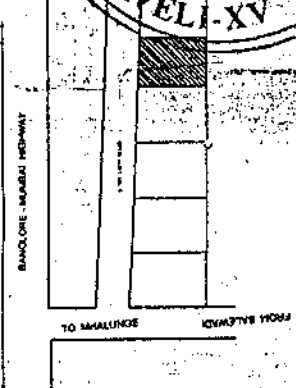
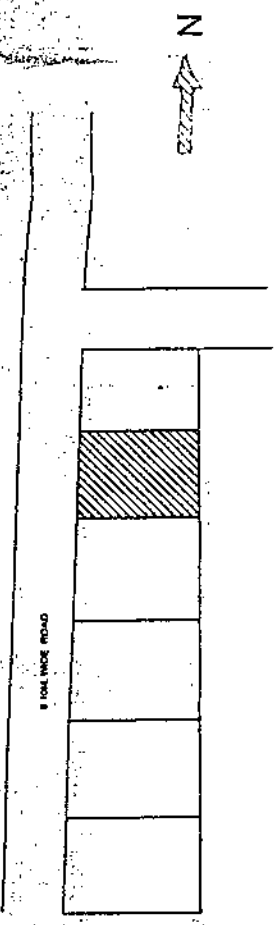
SCALE - 1:100

DATE

21/06/03



33/120 AC 42
 2004



TOTAL PLOT AREA AS PER METHOD - SCALE - 1:200
 (0.5X31.77X15.88) + (0.5X31.77X15.60)
 = 1387.55 + 247.01
 = 1634.56 SQ.M.

STAMP OF APPROVAL

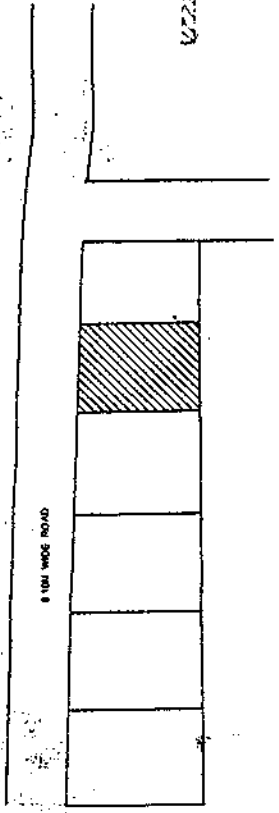
या नकाशासचे दर्शविलेल्या अनाधिकृत मोकळा भूखंड/ भूखंडास बांधकाम सन २००१ चा महाराष्ट्र गुटवारी अधिनियम, १९६०, दि. १३ ऑक्ट. २००१ मधील तरतुदीना अर्पित राहून या नकाशासमवेत अर्पणाच्या अटी व शर्थांनुसार ठरून निवडणवित् करण्यात येत आहे. निवडणवित् कार्याचा बांधकाम क्र. २५२२२, दि. २२/०३/०४ या नकाशा व संलग्नपत्राक राहणार आहे. नकाशा हा विधितोषाच्या अटी व शर्थांनुसार एक भाग समजण्यात येईल.

इमरत निर्माण
बांधकाम विभाग
औद्योगिक कार्यालय
पुणे म.न.पा. पुणे

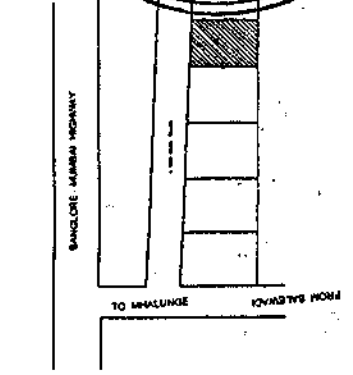
उपरोक्त अर्पणा
बांधकाम निवडण
औद्योगिक कार्यालय
पुणे म.न.पा. पुणे



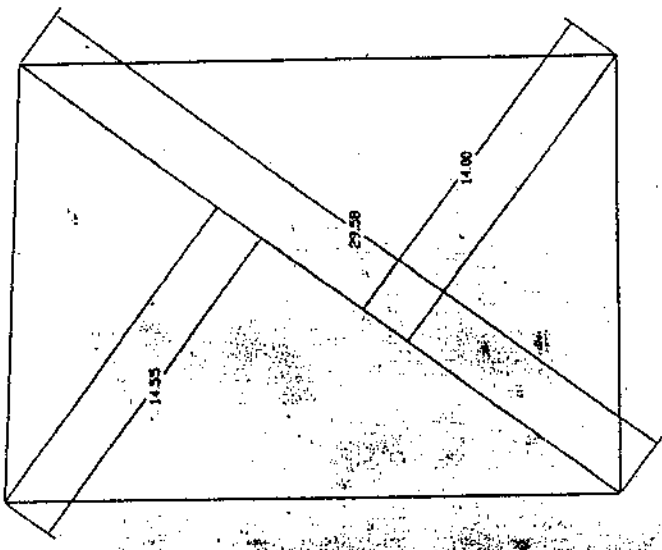
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LAYOUT PLAN
SCALE - 1:500



LOCATION PLAN
SCALE - N.T.S



AREA KEY PLAN
SCALE - 1:200

TOTAL PLOT AREA AS PER Δ METHOD
= $(0.5 \times 29.58 \times 14.50) + (0.5 \times 29.58 \times 14.00)$
= 214.46 + 207.06
= 421.52 SQ.M.

AREA STATEMENT	TOTAL PLOT AREA AS PER 7/12 - 421.75 SQ.M. TOTAL PLOT AREA ON SITE - 42.52 SQ.M.
AREA CERTIFICATE	CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED ME ON 20/06/03 AND DIMENSIONS OF SITE ETC. OF PLOT STATED ON PLAN AREA AS PER MEASURED ON SITE AREA WORKED OUT TALLIES WITH THE AREA STATED ON DOCUMENTS OF OWNERSHIP
PROJECT	S. NO. 33/16 PLOT NO. 72 BALEWADI, PUNE
OWNER	MR. D. S. GILL MRS. VARSHA M. JOANILKAR
ARCHITECT	U. A. GAIKWAD 558, PASTA PETH PUNE-11
DRG NO.	SCALE 1:100
DATE	21/06/03

ARCHITECT SIGN

U. A. GaiKWAD

U. A. GaiKWAD



हुता - १५
3353 20/12

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*नियमितीकरणाचा दाखला २००५०००४५६

बांधकाम नियंत्रण कार्यालय,
पुणे महानगरपालिका,
शिवाजीनगर, पुणे - ४११ ००५.
जा.क्र. - BCO/8/352
दिनांक १४/१०/२००३

(श्री/श्रीमती) श्री. श्रीमती. अ. रज्जु द्वारा लायसेंस आर्किटेक्ट/इंजिनियर/सर्व्हेअर,
श्री. श्रीमती. श्री. श्रीमती. अ. रज्जु, रा. अ. रज्जु
२३/१०/०६ यांनी महाराष्ट्र शासन, सन २००१ च्या महाराष्ट्र अधिनियम क्रमांक २७, पुणे
म.न.पा. मुख्य सभा ठराव क्र. १८२, दि. २३/८/२००२ नुसार मान्य तरतुदीनुसार, पुणे मनपा हद्दीतील (गांव) वाठिवडी
/ स.नं. ३३ / हिस्सा नं. १२१ / प्लॉट नं. ३५ सोसायटी / कॉलनी
अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम नियमान्वित करण्यासाठी पुणे महानगरपालिकेकडे आ.क्र. BCO/8/352
दि. ३१/३/०३ नुसार अर्ज व विकसनाचे नकाशे दाखल करून, अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम
नियमित करण्याची विनंती केली आहे.

अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम महाराष्ट्र शासन, सन २००१ चा महाराष्ट्र अधिनियम क्र. - २७ अन्वये
विवक्षित गुंठेवारी विकासांचे नियमितीकरण व श्रेणीबाढ करणे यासाठी आणि आणि गुंठेवारी विकासाचे नियंत्रण करणेकरिता पुणे
म.न.पा. मुख्य सभा ठराव क्र. १८२, दि. २३/०८/२००२ अन्वये सदरचा अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम
अर्जदार यांनी सादर केलेल्या कागदपत्रांच्या आधारे व त्यांनी दाखल केलेले हमीपत्र अर्जदारावर बंधनकारक ठेऊन, नियमित
करणेत येत असून मंजूर नकाशासमवेत चिकटवलेल्या अटींवर, नियमितीकरणाचा दाखला देण्यात येत आहे.

मान्यतेचे तपशील :-

- अ) नकाशामधील भूखंडाचे क्षेत्र ५००.०० चौ.मी.
ब) नकाशामधील बांधकाम क्षेत्र चौ.मी. (अक्षरी क्षेत्र)

टीप :-

- जागेच्या व इमारतीच्या मालकी हक्काचे बाबत अर्जदार यांनी उपलब्ध करून दिलेल्या कागदपत्रास अधीन राहून
सदरचा दाखला देण्यात आलेला आहे.
- नियमितीकरणाचा दाखला दिल्यानंतरचे काळात, अर्जदार यांनी दाखल केलेली अर्जासोबतची कागदपत्रे व
माहिती खोटी व चुकीची आढळल्यास व अर्जदार यांनी म.न.पा.ची दिशाभूल करून व हमीपत्रातील अटींचे उल्लंघन
करून परवानगी घेतलेचे सिद्ध झाल्यास सदरचा नियमितीकरणाचा दाखला रद्द ठरविणेत येईल व सदरचा मोकळा
भूखंड / भूखंडासह बांधकाम हे अनधिकृत ठरवून अर्जदाराविरुद्ध कारवाई करणेत येईल.
- मान्य करण्यात आलेला नकाशा सदरच्या दाखल्याचा एक भाग समजण्यात यावा.
- यापुढील पत्रव्यवहार करतांना मान्य दाखला क्रमांक व दिनांक यांचा उल्लेख करावा.

अ. रज्जु
२१/१०/०३

इमारत निरीक्षक
बांधकाम नियंत्रण क्र. ६
पुणे महानगरपालिका

अ. रज्जु
२१/१०/०३

सहायक अभियंता
बांधकाम नियंत्रण क्र. ६
पुणे महानगरपालिका



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नियमितीकरणाचा दाखला

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मोकळा भूखंड

बांधकाम नियंत्रण कार्यालय,
पुणे महानगरपालिका,
शिवाजीनगर, पुणे - ४११ ००५.
जा.क्र. - ओक्केका/गुंठे/ १००५
दिनांक - २२/०३/०८

(श्री/श्रीमती) देवेंद्रसिंग गिल द्वारा लायसेन्स आर्किटेक्ट/इंजिनियर/सर्व्हेअर,
श्री./श्रीमती यु. ए. भायकवाड , रा. पुपुट, रास्ता पेठ,
पुणे - ११ यांनी महाराष्ट्र शासन, सन २००१ च्या महाराष्ट्र अधिनियम क्रमांक २७, पुणे
म.न.पा. मुख्य सभा ठराव क्र. १८२, दि. २३/०८/२००२ नुसार मान्य तरतुदीनुसार, पुणे मनपा हद्दीतील (गांव) बालेवाडी
- नं. ३३ / हिस्सा नं. १/१२. / प्लॉट नं. / सोसायटी / कॉलनी

मधील अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम नियमान्वित करण्यासाठी पुणे महानगरपालिकेकडे आ.क्र. १४८६४...
दि. ३/३/०८ नुसार अर्ज व विकसनाचे नकाशे दाखल करून, अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम
नियमित करण्याची विनंती केली आहे.


अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम महाराष्ट्र शासन, सन २००१ चा महाराष्ट्र अधिनियम क्र. - २७ अन्वये
विवक्षित गुंठेवारी विकासांचे नियमितीकरण व श्रेणीवाढ करणे यासाठी आणि आणि गुंठेवारी विकासाचे नियंत्रण करणेकरिता पुणे
म.न.पा. मुख्य सभा ठराव क्र. १८२, दि. २३/०८/२००२ अन्वये सदरचा अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम
अर्जदार यांनी सादर केलेल्या कागदपत्रांच्या आधारे व त्यांनी दाखल केलेले हमीपत्र अर्जदारावर बंधनकारक ठेऊन, नियमित
करणेत येत असून मंजूर नकाशासमवेत चिकटवलेल्या अटीवर, नियमितीकरणाचा दाखला देण्यात येत आहे.

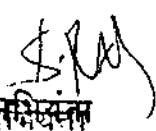
मान्यतेचे तपशील :-

- अ) नकाशामधील भूखंडाचे क्षेत्र ११९८.०० चौ.मी. (सातशे अठरा चौ.मी. फक्त)
ब) नकाशामधील बांधकाम क्षेत्र चौ.मी. (अक्षरी क्षेत्र

I :-

- १) जागेच्या व इमारतीच्या मालकी हक्काचे बाबत अर्जदार यांनी उपलब्ध करून दिलेल्या कागदपत्रास अधीन राहून
सदरचा दाखला देण्यात आलेला आहे.
- २) नियमितीकरणाचा दाखला दिल्यानंतरचे काळात, अर्जदार यांनी दाखल केलेली अर्जासोबतची कागदपत्रे व
माहिती खोटी व चुकीची आढळल्यास व अर्जदार यांनी म.न.पा.ची दिशाभूल करून व हमीपत्रातील अटीचे उल्लंघन
करून परवानगी घेतलेचे सिद्ध झाल्यास सदरचा नियमितीकरणाचा दाखला रद्द ठरविणेत येईल व सदरचा मोकळा
भूखंड / भूखंडासह बांधकाम हे अनधिकृत ठरवून अर्जदाराविरुद्ध कारवाई करणेत येईल.
- ३) मान्य करण्यात आलेला नकाशा सदरच्या दाखल्याचा एक भाग समजण्यात यावा.
- ४) यापुढील पत्रव्यवहार करतांना मान्य दाखला क्रमांक व दिनांक यांचा उल्लेख करावा.


इमारत निरीक्षक
बांधकाम नियंत्रण क्र.
पुणे महानगरपालिका


सहायक अभियंता
बांधकाम नियंत्रण क्र.
पुणे महानगरपालिका

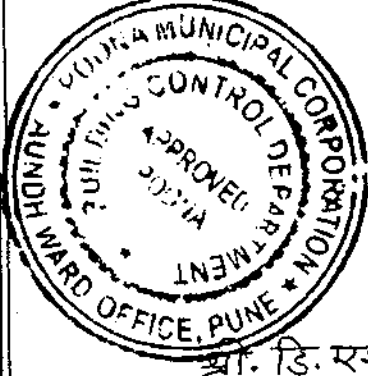


हवल - १५
3353 2242
२००५

(22)

नियमितीकरणाचा दाखला

0025282



मोकळा भूखंड

बांधकाम नियंत्रण कार्यालय,
पुणे महानगरपालिका,
शिवाजीनगर, पुणे - ४११ ००५.
जा.क्र. - डीकेका/गुंठे/१०३२
दिनांक - २२/०३/०४

श्री. डि. एस्. गिल

(श्री/श्रीमती) वर्षी म. श्वानविलकर द्वारा लायसेन्स आर्किटेक्ट/इंजिनियर/सर्व्हेअर,
श्री./श्रीमती यु. र. गायकवाड , रा. पु. पु. रास्ता पेठ
पुणे - ११ यांनी महाराष्ट्र शासन, सन २००१ च्या महाराष्ट्र अधिनियम क्रमांक २७, पुणे

म.न.पा. मुख्य सभा ठराव क्र. १८२, दि. २३/८/२००२ नुसार मान्य तरतुदीनुसार, पुणे मनपा हद्दीतील (गांव) बालेवाडी
/ र. ३३ / हिस्सानं. १/६... / प्लॉट नं. / सोसायटी / कॉलनी

मधील अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम नियमावित्त करण्यासाठी पुणे महानगरपालिकेकडे आ.क्र. १४६३...
दि. ३१/३/०४..... नुसार अर्ज व विकसनाचे नकाशे दाखल करून, अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम
नियमित करण्याची विनंती केली आहे.

अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम महाराष्ट्र शासन, सन २००१ चा महाराष्ट्र अधिनियम क्र. - २७ अन्वये
विवक्षित गुंठेवारी विकासांचे नियमितीकरण व श्रेणीवाढ करणे यासाठी आणि आणि गुंठेवारी विकासाचे नियंत्रण करणेकरिता पुणे
म.न.पा. मुख्य सभा ठराव क्र. १८२, दि. २३/०८/२००२ अन्वये सदरचा अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम
अर्जदार यांनी सादर केलेल्या कागदपत्रांच्या आधारे व त्यांनी दाखल केलेले हमीपत्र अर्जदारावर बंधनकारक ठेऊन, नियमित
करणेत येत असून मंजूर नकाशासमवेत चिकटवलेल्या अटीवर, नियमितीकरणाचा दाखला देण्यात येत आहे.

मान्यतेचे तपशील :-

- अ) नकाशामधील भूखंडाचे क्षेत्र ४३२.५२ चौ.मी. (नगरशे एकवीस पूर्ण किंवा तब्बल चौ.मी फक्त)
ब) नकाशामधील बांधकाम क्षेत्र चौ.मी. (अक्षरी क्षेत्र

- टी. -
- १) जागेच्या व इमारतीच्या मालकी हक्काचे बाबत अर्जदार यांनी उपलब्ध करून दिलेल्या कागदपत्रास अधीन राहून सदरचा दाखला देण्यात आलेला आहे.
 - २) नियमितीकरणाचा दाखला दिल्यानंतरचे काळात, अर्जदार यांनी दाखल केलेली अर्जासोबतची कागदपत्रे व माहिती खोटी व चुकीची आढळल्यास व अर्जदार यांनी म.न.पा.ची दिशाभूल करून व हमीपत्रातील अटीचे उल्लंघन करून परवानगी घेतलेचे सिद्ध झाल्यास सदरचा नियमितीकरणाचा दाखला रद्द ठरविणेत येईल व सदरचा मोकळा भूखंड / भूखंडासह बांधकाम हे अनधिकृत ठरवून अर्जदाराविरुद्ध कारवाई करणेत येईल.
 - ३) मान्य करण्यात आलेला नकाशा सदरच्या दाखल्याचा एक भाग समजण्यात यावा.
 - ४) यापुढील पत्रव्यवहार करतांना मान्य दाखला क्रमांक व दिनांक यांचा उल्लेख करावा.

इमारत निरीक्षक
बांधकाम नियंत्रण क्र.
पुणे महानगरपालिका

सहायक अभियंता
बांधकाम नियंत्रण क्र.
पुणे महानगरपालिका



हवल - १५
33/3 23/42
२००५

(23)



नियमितिकरणाचा दाखला
E.L.V.

0025286

मोकळा भूखंड

बांधकाम नियंत्रण कार्यालय,
पुणे महानगरपालिका,
शिवाजीनगर, पुणे - ४११ ००५.
जा.क्र. - औद्योगिक/गुंठे/१०३६
दिनांक - २२/०३/०४

(श्री/श्रीमती) शमकिसनसिंग गिल द्वारा लायसेन्स आर्किटेक्ट/इंजिनियर/सर्व्हेअर,
श्री/श्रीमती) यु.ए. गायकवाड , रा. पुण्टा रास्ता पेठ,
पुणे - ११ यांनी महाराष्ट्र शासन, सन २००१ च्या महाराष्ट्र अधिनियम क्रमांक २७, पुणे
म.न.पा. मुख्य सभा ठराव क्र. १८२, दि २३/८/२००२ नुसार मान्य तरतुदीनुसार, पुणे मनपा हद्दीतील (गांव) बालेवाडी
र.नं. ३३ / हिस्सानं. १/४ / प्लॉट नं. / सोसायटी / कॉलनी

मधील अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम नियमान्वित करण्यासाठी पुणे महानगरपालिकेकडे आ.क्र. १४८६१...
दि. ३/३/०४ नुसार अर्ज व विकसनाचे नकाशे दाखल करून, अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम
नियमित करण्याची विनंती केली आहे.

अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम महाराष्ट्र शासन, सन २००१ चा महाराष्ट्र अधिनियम क्र. - २७ अन्वये
विवक्षित गुंठेवारी विकासांचे नियमितिकरण व श्रेणीवाढ करणे यासाठी आणि आणि गुंठेवारी विकासाचे नियंत्रण करणेकरिता पुणे
म.न.पा. मुख्य सभा ठराव क्र. १८२, दि. २३/०८/२००२ अन्वये सदरचा अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम
अर्जदार यांनी सादर केलेल्या कागदपत्रांच्या आधारे व त्यांनी दाखल केलेले हमीपत्र अर्जदारावर बंधनकारक ठेऊन, नियमित
करणेत येत असून मंजूर नकाशासमवेत चिकटवलेल्या अटींवर, नियमितिकरणाचा दाखला देण्यात येत आहे.

मान्यतेचे तपशील :-

- अ) नकाशामधील भूखंडाचे क्षेत्र ३.६८:००.. चौ.मी. (तिनशे अडसण्ट चौ.मी. फक्त)
- ब) नकाशामधील बांधकाम क्षेत्र चौ.मी. (अक्षरी क्षेत्र

५ :-

- १) जागेच्या व इमारतीच्या मालकी हक्काचे बाबत अर्जदार यांनी उपलब्ध करून दिलेल्या कागदपत्रास अधीन राहून
सदरचा दाखला देण्यात आलेला आहे.
- २) नियमितिकरणाचा दाखला दिल्यानंतरचे काळात, अर्जदार यांनी दाखल केलेली अर्जासोबतची कागदपत्रे व
माहिती खोटी व चुकीची आढळल्यास व अर्जदार यांनी म.न.पा.ची दिशाभूल करून व हमीपत्रातील अटींचे उल्लंघन
करून परवानगी घेतलेचे सिद्ध झाल्यास सदरचा नियमितिकरणाचा दाखला रद्द ठरविणेत येईल व सदरचा मोकळा
भूखंड / भूखंडासह बांधकाम हे अनधिकृत ठरवून अर्जदाराविरुद्ध कारवाई करणेत येईल.
- ३) मान्य करण्यात आलेला नकाशा सदरच्या दाखल्याचा एक भाग समजण्यात यावा.
- ४) यापुढील पत्रव्यवहार करतांना मान्य दाखला क्रमांक व दिनांक यांचा उल्लेख करावा.

इमारत निरीक्षक
बांधकाम नियंत्रण क्र.
पुणे महानगरपालिका

सहायक अधिका
बांधकाम नियंत्रण क्र.
पुणे महानगरपालिका



हवलत - १५

3353 28/12

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नियमितीकरणचा दाखला

0025288

मोकळा भूखंड

बांधकाम नियंत्रण कार्यालय,
पुणे महानगरपालिका,
शिवाजीनगर, पुणे - ४११, ००५.
जा.क्र. - औद्योगिक/गुंठे/१०३८
दिनांक - २२/३/०४

(श्री/श्रीमती) कोशल प. गोनसाल्विस द्वारा लायसेन्स आर्किटेक्ट/इंजिनियर/सर्व्हेअर,
श्री/श्रीमती यु.म. गायकवाड, रा. पुणे, शास्ता पेठ,
पुणे - ११ यांनी महाराष्ट्र शासन, सन २००१ च्या महाराष्ट्र अधिनियम क्रमांक २७, पुणे
म.न.पा. मुख्य सभा ठराव क्र. १८२, दि. २३/८/२००२ नुसार मान्य तरतुदीनुसार, पुणे मनपा हद्दीतील (गांव) वलिवडी
चं. ३३/१/३०/हिस्सानं. / प्लॉट नं. / सोसायटी / कॉलनी
मधील अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम नियमान्वित करण्यासाठी पुणे महानगरपालिकेकडे आ.क्र. १४८५५...
दि. ३/३/०४.... नुसार अर्ज व विकसनाचे नकाशे दाखल करून, अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम
नियमित करण्याची विनंती केली आहे.

अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम महाराष्ट्र शासन, सन २००१ चा महाराष्ट्र अधिनियम क्र. - २७ अन्वये
विवक्षित गुंठेवारी विकासांचे नियमितीकरण व श्रेणीवाढ करणे यासाठी आणि आणि गुंठेवारी विकासाचे नियंत्रण करणेकरिता पुणे
म.न.पा. मुख्य सभा ठराव क्र. १८२, दि. २३/०८/२००२ अन्वये सदरचा अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम
अर्जदार यांनी सादर केलेल्या कागदपत्रांच्या आधारे व त्यांनी दाखल केलेले हमीपत्र अर्जदारावर बंधनकारक ठेऊन, नियमित
करणेत येत असून मंजूर नकाशासमवेत चिकटवलेल्या अटीवर, नियमितीकरणाचा दाखला देण्यात येत आहे.

मान्यतेचे तपशील :-

- अ) नकाशामधील भूखंडाचे क्षेत्र ५००.०० चौ.मी. (पाचशे चौ.मी. फक्त)
ब) नकाशामधील बांधकाम क्षेत्र चौ.मी. (अक्षरी क्षेत्र

- १) जागेच्या व इमारतीच्या मालकी हक्काचे बाबत अर्जदार यांनी उपलब्ध करून दिलेल्या कागदपत्रास अधीन राहून
सदरचा दाखला देण्यात आलेला आहे.
२) नियमितीकरणाचा दाखला दिल्यानंतरचे काळात, अर्जदार यांनी दाखल केलेली अर्जासोबतची कागदपत्रे व
माहिती खोटी व चुकीची आढळल्यास व अर्जदार यांनी म.न.पा.ची दिशाभूल करून व हमीपत्रातील अटीचे उल्लंघन
करून परवानगी घेतलेचे सिद्ध झाल्यास सदरचा नियमितीकरणाचा दाखला रद्द ठरविणेत येईल व सदरचा मोकळा
भूखंड / भूखंडासह बांधकाम हे अनधिकृत ठरवून अर्जदाराविरुद्ध कारवाई करणेत येईल.
३) मान्य करण्यात आलेला नकाशा सदरच्या दाखल्याचा एक भाग समजण्यात यावा.
४) यापुढील पत्रव्यवहार करतांना मान्य दाखला क्रमांक व दिनांक यांचा उल्लेख करावा.

इमारत निरीक्षक
बांधकाम नियंत्रण क्र.
पुणे महानगरपालिका

सहाय्यक अभियंता
अधिकार क्षेत्रातील नियंत्रण क्र.
पुणे महानगरपालिका



हवेली - १५	
331912	२९/५
२००	

(36)

अप्पर जिल्हाधिकारी य/सहायक प्राधिकारी
पुणे नागरी समूह पुणे, यांचे कार्यालय
सी व्हिंग, पी एम टी कॉम्प्लेक्स
दुसरा मजला, स्वारागेट, पुणे-४११००७
कॉ.युएलसी/ना.ह.प्र/शि.कं.२/एल.आर.३-१२३/०४
दिनांक: १०/३/२००४

प्रति,

श्री. देवेंद्र विंग
शा. बाणेर, ता. हवेली
जिल्हा पुणे

विषय: मौजे बालेवाडी . ता. हवेली
जमीन स.नं. 331912 क्षेत्र: ७१८०० चौ.मी.
जमीनीबाबत' ना हरकत प्रमाणपत्र देणेबाबत'.....

संदर्भ: आपला दिनांक 3/3/२००४ रोजीचा अर्ज.

उपरोक्त विषयीच्या संदर्भाय अर्जासोबत सादर केलेल्या कागदपत्रांची पडताळणी केली असता असे दिसून येते की, आपली मौजे: बालेवाडी तालुका: हवेली जिल्हा: पुणे जमीन स.नं. 331912 एकूण क्षेत्र: ७१८०० चौ.मी. पैकी अनुक्रमे:

याप्रमाणे क्षेत्र धारण करित असल्याचे ७/१२ उतारा/प्रतिज्ञापत्रावरून दिसून येते या शिवाय इतर कोणत्याही नागरी समूहात मोकळी जमीन धारण करित नसल्याचे प्रतिज्ञापत्र आपण सादर केलेले आहे. यावरून आपण धारण करित असलेले नगरी जमीनीचे क्षेत्र हे नागरी जमीन कमाल धारणा अधिनियम १९७६ च्या तरतुदी अंतर्गत पुणे नागरी समूहा करिता ठरवून दिलेल्या नागरी जमीन कमाल न्यार्दिपेक्षा म्हणजेच १०००.०० चौ.मी. / १०००.०० चौ.मी. पेक्षा कमी असल्यामुळे, उपरोक्त प्रकरणी नागरी जमीन कमाल धारणा अधिनियम १९७६ च्या तरतुदी लागू होत नाहीत.

कळावे.

ना. उपजिल्हाधिकारी य सहायक प्राधिकारी कं. २ यांचे मान्यतेने



तहसिलदार
नागरी समूह पुणे.



हवल - १५	
3353	20/2
2005	

(20) (21)

अप्पर जिल्हाधिकारी व सक्षम प्राधिकारी
पुणे नागरी समूह पुणे, वांचे कार्यालय
एच. एम. टी. कमर्शियल कॉम्प्लेक्स
दुसरा मजला, स्वारगेट पुणे. ३७
क. सुएलसी/ ना. ह. प्र/ शि. कं. ५ / २०५ / ०४
दिनांक: ५ / ३ / २००४

प्रति,

~~जीवती कौशिक परजी गोखले~~
~~रा. बागेर ता. हवेली जि. पुणे~~

विषय: मोजे कोठुळी ता. हवेली
जमीन स. नं. 3319120-400-00 क्षेत्र 900050 चौ. मी.
जमीन स. नं. 3319122-300-00 क्षेत्र 900050 चौ. मी.
जमीन धावत ना हरकत प्रमाणपत्र देणेबाबत.....

संदर्भ: आपला दिनांक 20/2 / 2004 रोजीचा अर्ज.

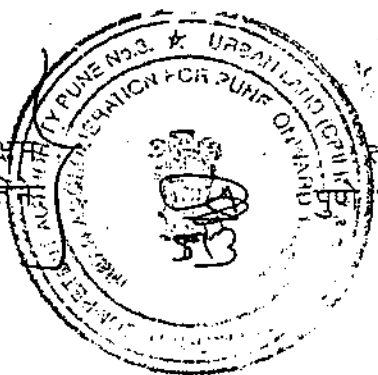
उपरोक्त विषयीच्या संदर्भीय अर्जासोबत सादर केलेल्या कागदपत्रांची पडताळणी केली असता असे दिसून येते की, आपली मोजे कोठुळी

तालुका: हवेली जिल्हा: पुणे
जमीन स. नं. 3319120-400-00 एकूण क्षेत्र: 900050 चौ. मी. पैकी
3319122-300-00
अनुक्रमे:

याप्रमाणे क्षेत्र धारण करित असल्याचे ७/१२ उतारा/प्रतिज्ञापत्रावरून दिसून येते या रिवाज उतर वगळताही नागरी समूहात मोकळी जमीन धारण करित नसल्याचे प्रतिज्ञापत्र आपण सादर केलेले आहे. यावरून आपण धारण करित असलेले जमीन क्षेत्र हे नागरी जमीन कमाल धारणा अधिनियम १९७६ च्या तरतूदी अंतर्गत पुणे नागरी समूहा करिता ठरवून दिलेल्या नागरी जमीन कमाल मर्यादपेक्षा म्हणजेच १००००.०० चौ. मी. / ६०००.०० चौ. मी. पेक्षा कमी असल्यामुळे, उपरोक्त प्रकरणी नागरी जमीन कमाल धारणा अधिनियम १९७६ च्या तरतूदी लागू होत नाहीत.

कळ्याचे

मा. उपजिल्हाधिकारी व सक्षम प्राधिकारी क. वांचे मान्यतेने तहसिलदार पुणे नागरी समूह पुणे.



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हवेल - १५	
33(3)	25/42

(34) (35)

अप्पर विल्हाडि २००० च पुराण पाषिपगरी
पुणे नागरी समूह पुणे, याचे कार्यालय
सी बिन, सी एम सी मगरिशिवल कॉम्प्लेक्स
दुसरा मजला, स्वारगेट पुणे-४७
कं. युएलसी/ना.ह.पु/शि.कं.२/ (व.कं.२) = १३०१०४
दिनांक: १०/३/२००४

प्रति,

सौ. प्रियंवदा आदर्श शक्सेना
रा. बाणेश, ता. हवेली, जि. पुणे

विषय: मौजे खोलेवाडी ता. हवेली चौ.मी. ९०००-००
जमीन स.नं. ३३१११७ क्षेत्र ५००-०० चौ.मी. }
३३११२९ क्षेत्र ५००-०० चौ.मी. } ९०००-००
जमीनीबाबत ना हरकत प्रमाणपत्र देणेबाबत.....

संदर्भ: आपला दिनांक २७/२/२००४ रोजीचा अर्ज.

उपरोक्त विषयीच्या संदर्भीय अर्जासोबत सादर केलेल्या कागदपत्रांची पडताळणी केली असता असे दिसून येते की, आपली मौजे: खोलेवाडी

तालुका: हवेली जिल्हा: पुणे
जमीन स.नं. ३३१११७ स्कूप क्षेत्र: ५००-०० चौ.मी. मैक्की एकूण ९०००-०० चौ.मी.
३३११२९ स्कूप क्षेत्र: ५००-०० चौ.मी. मैक्की एकूण ९०००-०० चौ.मी.
अनुक्रमे:

याप्रमाणे क्षेत्र धारण करित असल्याचे ७/१२ उतारा/प्रतिज्ञापत्रावरून दिसून येते या शिवाय इतर कोणत्याही नागरी समूहात मोकळी जमीन धारण करित नसल्याचे प्रतिज्ञापत्र आपण सादर केलेले आहे. यावरून आपण धारण करित असलेले नगरी जमीनीचे क्षेत्र हे नागरी जमीन कमाल धारणा अधिनियम १९७६ च्या तरतूदी अंतर्गत पुणे नागरी समूहा करिता ठरवून दिलेल्या नागरी जमीन कमाल



दस्तावेज - १५	
3353	20/12
२००५	

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अप्पर जिल्हाधिकारी व सधाम प्राधिकारी
 पुणे नगरपालिका समूह पुणे, यांचे कार्यालय
 अविनाश, पी एम टी कमर्शियल कॉम्प्लेक्स
 दुसरा मजला, स्यारगेट पुणे. ३७
 क्र. युएलसी/ना.ह.प्र/शि.कं.३/१६/०४
 दिनांक: १६/३/२००४

प्रति,

१. ~~का. वशिष्ठ प्रभुकर बाबुराव~~
२. ~~जि. डी. ए. सिद्धू~~
- ~~र. बाबुराव ना. देवी जि. डी.~~

पुणे मंडळ ~~बाबुराव~~ ता. ~~देवी~~
 जमीन स.नं. 331916 क्षेत्र: 82250 चौ.मी.
 जमीनवावत' ना.हरकत प्रमाणपत्र देणेबाबत'.....

दिनांक १५/३/२००४ रोजीचा अर्ज.

उक्त विधानात सधाम अर्जासोबत सादर केलेल्या कागदपत्रांची पडताळणी करत असल्याकडे दिसून येते की, आपली मौजे ~~बाबुराव~~

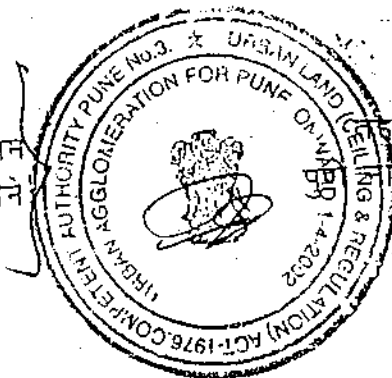
तालुका: ~~देवी~~ जिल्हा: पुणे
 जमीन स.नं. 331916 एकूण क्षेत्र: 82250 चौ.मी. पैकी

अनुक्रमे:

याप्रमाणे अर्ज करित असल्याचे ७/१२ उतारा/प्रतिज्ञापत्रावरून दिसून येते या विधानात उक्त विधानाही नागरी समूहात मोकळी जमीन धारण करीत नसल्याचे प्रतिज्ञापत्र आपण सादर केलेले आहे. यावरून आपण धारण करीत असलेले जमीन क्षेत्र हे नागरी जमीन कमाल धारणा अधिनियम १९७६ च्या तरतूदी अंतर्गत पुणे नागरी समूहा करिता ठरवून दिलेल्या नागरी जमीन कमाल मर्यादितपेक्षा म्हणजेच १०००० चौ.मी. / ४०००.०० चौ.मी. पेक्षा कमी असल्यामुळे, उपरोक्त प्रकरणी नागरी जमीन कमाल धारणा अधिनियम १९७६ च्या तरतूदी लागू होत नाहीत.

नरहराव

मा. उपजिल्हाधिकारी व सधाम प्राधिकारी क. यांचे मान्यतेने



(Signature)

निहासिलदार
 पुणे नगरपालिका समूह पुणे.



हवेली - १५	
3313	30/42
२००५	

(23)

आपला जिल्हाधिकारी व सक्षम प्राधिकारी
पुणे नागरी समूह पुणे. यांचे कार्यालय
सी विंग, पी एम टी कमर्शियल कॉम्प्लेक्स
दुसरा मजला, स्टाइमेट पुणे. ३७
कॉ.युएलसी/ना.ह.प्र/शि.कं.३ / १५०४
दिनांक: २९/५/२००४

प्रति,

श्री. रामकिसनसिंग. निड
रु. जागेर ता. हवेली जि. पुणे

विषय: मौजे जागेर, जागेर ता. हवेली
जमीन स.नं. २६११२ → ४२५०० क्षेत्र: ७१३ चौ.मी.
जमीनीबाबत मो. हरकत प्रमाणपत्र देणेबाबत.....

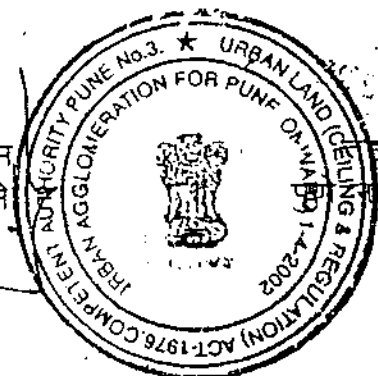
संदर्भ: आपला दिनांक २०/५/२००४ रोजीचा अर्ज.

उपरोक्त विषयीच्या संदर्भीय अर्जासोबत सादर केलेल्या कागदपत्रांची पडताळणी केली असता असे दिसून येते की, आपली मौजे जागेर, जागेर तालुका: हवेली जिल्हा: पुणे जमीन स.नं. २६११२ → ४२५०० एकूण क्षेत्र: ७१३ चौ.मी. पैकी अनुक्रमे: ३३११४ → ३६५००

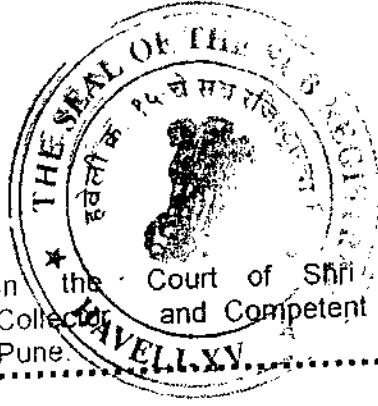
याप्रमाणे क्षेत्र धारण करित असल्याचे ७/१२ उतारा/प्रतिज्ञापत्रावरून दिसून येते या शिवाय इतर कोणत्याही नागरी समूहात मोकळी जमीन धारण करित नसल्याचे प्रतिज्ञापत्र आपण सादर केलेले आहे. यावरून आपण धारण करित असलेले नमूद जमीनीचे क्षेत्र हे नागरी जमीन कमाल धारणा अधिनियम १९७६ च्या तरतूदी अंतर्गत पुणे नागरी समूहा करिता ठरवून दिलेल्या नागरी जमीन कमाल मर्यादेपेक्षा म्हणजेच १०००.०० चौ.मी. / १०००.०० चौ.मी. पेक्षा कमी असल्यामुळे, उपरोक्त प्रकरणी नागरी जमीन कमाल धारणा अधिनियम १९७६ च्या तरतूदी लागू होत नाहीत.

कळाये.

मा. उपजिल्हाधिकारी व सक्षम प्राधिकारी कं. यांचे मान्यतेने



सिलदार
पुणे नागरी समूह पुणे.

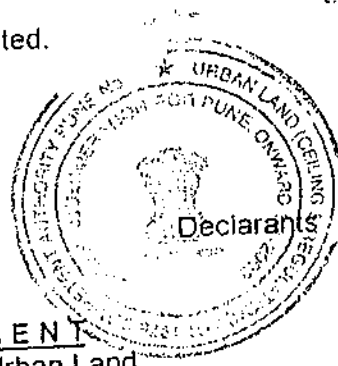


In the Court of Shri. Madhav Sangle, J.A.S., Additional
Collector and Competent Authority, Pune Urban Agglomeration,
Pune.

हद(ग) - १५	
U/s 8(4)	
33/3	39/42
२००५	

ULC Case No.1667-M.Co.

M/s. Mitcon Consultancy Services Limited.
Through its Managing Director
Dr. Pradeep Bavdekar
R/o Pune.



JUDGEMENT
U/s.8(4) of the Urban Land
(Ceiling and Regulation) Act, 1976.

The Director of the declarant Company has filed return u/s. 6(1) of the Urban Land (Ceiling & Regulation) Act, 1976 (hereinafter to be referred to as 'the said Act') in which he has mentioned following property (hereinafter to be referred to as the said property):-

Sr.No.	Village	Survey No.	Area (sq.mt.)
1	Balewadi Tal. Haveli Dist Pune	33/1/41	549-00
2		33/1/42	379-00
3		33/1c pt/4 pt	369-00
4		33/1/18	500-00
5		33/1/19	500-00
6		33/1/7	500-00
7		33/1/5	500-00
8		33/1/22	500-00
9		33/1/20	500-00
10		33/1/6	422-00
11		33/1/4	368-00
12		33/1/10	500-00
13		33/1/11	500-00
14		33/1/9	500-00
15		33/1/8	500-00
16		33/1/17	500-00
17		33/1/21	500-00
18		33/1/12	718-00
Total			8805-00

The Director of the declarant Company has also filed certified copies of saledeeds and Index-II issued by sub registrar Haveli, along with NOC's issued by this Authority, copy of zone certificate, and



हवल - १५		
33C3	32	42

ULC Case No. 187-Society

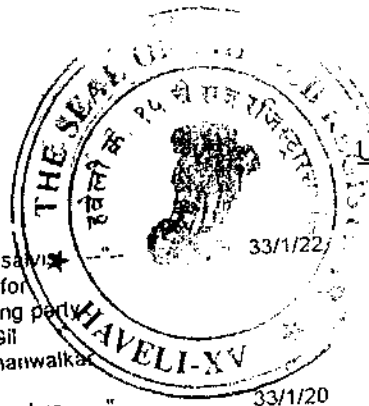
Adavit stating therein that the declarant company does not hold any vacant land other than mentioned in C(1) return.

After preliminary scrutiny of the record, a draft statement along with notice u/s.8(3) of the Act was issued and duly served upon the declarant society and it was directed to file objections, if any, to the provisionally assessed surplus area to the extent of 7805-00 sq.mtrs. The case was fixed for hearing on 25/10/2004, however the Advocate for the ~~society~~ ^{company} remained present on 11/10/2004 and submitted written argument in which he has raised following points.

The said properties were in Agricultural Zone on appointed date i.e. 17/2/1976 and thereafter the said properties were included in residential zone on 10/2/1998. The declarant Company has purchased the said properties, with prior N.O.C.'s issued by this authority and permission u/s 26 from this authority, the details are as under.

Sr. No.	Vendor	Purchaser	S.No.	Area mtrs.	NOC/Doc. No. & date
1.	Soniya Gil alias Mitcon Soniya Nitinprasad Yadav	Consultancy through Managing Director Dr.Pradeep Bavadekar	33/1/41	549.00	2603/2004 ULC NOC No. 112/04 30/4/2004
2.	Soniya Gil alias Soniya Nitinprasad Yadav	---	33/1/42	379.00	2604/2004 ULC NOC No. 112/04 30/4/2004
3.	Akash Saksena alias Akash Adarsh Saksena through PAH & for self as consenting party Varsha Khanwalkar	---	33/1C(part)/4 (part)	369.00	2605/2004 ULC NOC No. 121/04 10/3/2004
4.	Pushpamala Karan singh Yadav through PAH & for self as consenting party Varsha M. Khanwalkar & Devindarsingh Gil.	---	33/1/18	500.00	2606/2004 ULC NOC No.
5.	Abani A. Saksena through PAH & for self as consenting party Varsha M. Khanwalkar & Devindarsingh Gil.	---	33/1/19	500.00	2607/2004 ULC NOC No. 116/2004 10/3/2004
6.	Sukhpalsingh Gil consenting party Varsha M. Khanwalkar & Devindarsingh Gil.	---	33/1/7	500.00	2608/2004 ULC NOC No. 92/2004 31/3/2004
7.	Sukhpalsingh Gil consenting party Varsha M. Khanwalkar & Devindarsingh Gil.	---	33/1/5	500.00	2609/2004 ULC NOC No. 92/2004 31/3/2004

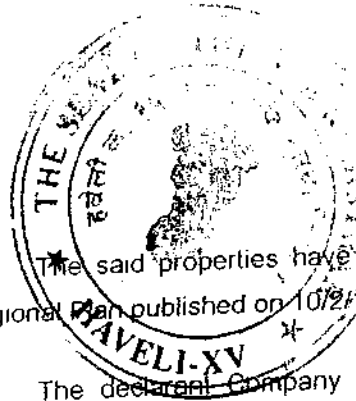
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FCR - 24	
ULC Case No. 18/Society	
33/3	33/42
500.00	2610/2004 ULC NOC No. 75/2004 5/3/2004

- | | | | | |
|-----|--|---|--------|---|
| 8. | Kaushal P. Gonsalvis
through PAH & for
self as consenting party
Devindarsingh Gil
& Varsha M. Khanwalkar | 33/1/22 | 500.00 | 2610/2004
ULC NOC No.
75/2004
5/3/2004 |
| 9. | Kaushal P. Gonsalvis
through PAH & for
self as consenting party
Devindarsingh Gil
& Varsha M. Khanwalkar | 33/1/20 | 500.00 | 2612/2004
ULC NOC No.
75/2004
5/3/2004 |
| 10. | Devindarsingh Gil
& Varsha M. Khanwalkar
both for self as Vendors
& consenting parties | 33/1/6 | 422.00 | 2613/2004
ULC NOC No.
89/2004
18/3/2004 |
| 11. | Ramkisan Gil
through PAH & for
self as consenting party
Devindarsingh Gil
& Varsha M. Khanwalkar | 33/1/4 | 368.00 | 2614/2004
ULC NOC No.
150/2004
21/5/2004 |
| 12. | Ginsh Raghunath
Khanwalkar
through PAH & through
for self as consenting
party Varsha M.
Khanwalkar | 33/1/10
Services Ltd.
Managing
Director Mr.
Pradeep Bavadekar | 500.00 | 2615/2004
ULC NOC No.
76/2004
5/3/2004 |
| 13. | Ginsh Raghunath
Khanwalkar
through PAH &
for self as consenting
party Devindarsingh
Gil | 33/1/11 | 500.00 | 2616/2004
ULC NOC No.
76/2004
5/3/2004 |
| 14. | Ravindrasingh Gil
through PAH & for
self as consenting
party Devindarsingh
Gil | 33/1/9 | 500.00 | 2617/2004
ULC NOC No.
74/2004
12/3/2004 |
| 15. | Ravindrasingh Gil
through PAH & for
self as consenting
party Devindarsingh
Gil | 33/1/8 | 500.00 | 2619/2004
ULC NOC No.
74/2004
12/3/2004 |
| 16. | Priyavanda Adarsh
Saksena through
PAH Varsha M.
Khanwalkar
& consenting party
Devindarsingh Gil | 33/1/17 | 500.00 | 2620/2004
ULC NOC No.
120/2004
10/3/2004 |
| 17. | Priyavanda Adarsh
Saksena through
PAH Varsha M.
Khanwalkar
& consenting party
Devindarsingh Gil | 33/1/21 | 500.00 | 2621/2004
ULC NOC No.
120/2004
10/3/2004 |
| 18. | Devindarsingh Gil
as Vendor &
consenting party
& Sau. Varsha M.
Khanwalkar as
consenting party | 33/1/12 | 718.00 | 2622/2004
ULC NOC No.
123/2004
10/3/2004 |

M. J.



ULC Case No: 167-Society
 3353 38142
 2001

The said properties have been included in Residential zone as the Regional Plan published on 10/2/1998, which came in to force w.e.f. 10/2/98

The declarant Company has submitted that the said Company is having share holders which are the Banking Institutes. The details of the share holding of the company and its shares are as under.

Sr.No.	Name of the shareholder	Percentage %
1.	ICICI Bank Ltd.	19.00%
2.	Industrial Development Bank of India	12.50%
3.	IFCI Ltd.	12.50%
4.	SICOM Ltd.	10.00%
5.	MIDC	3.75%
6.	Bank of Maharashtra	3.50%
7.	State Bank of India	3.50%
8.	MSSIDC	2.00%
9.	Development Corporation of Kokan Ltd.	1.00%
10.	Development Corporation of Vidharha Ltd.	1.00%
11.	Maharathwada Dev. Corpn. Ltd.	1.50%
12.	WMDC	2.00%
13.	Bank of India	2.00%
14.	Central Bank of India	2.00%
15.	Dena Bank	2.00%
16.	Bank of Baroda	2.00%
17.	Union Bank of India	2.00%
18.	Canara Bank	2.00%
19.	Maharashtra Electronics Ltd.	1.00%
20.	MSFC	3.75%
21.	Economic Development Corporation of Goa, Daman & Diu Ltd.	4.00%
22.	Shares to Employees	7.00%

The property is held by the declarant Company and therefore as per provisions of sub section 19(2)(iii)e of the Act, Chapter III is not applicable to them. Finally he requested that considering the list of the share holder being banking institute, The Company should be declared as non-surplus holder.

M 73

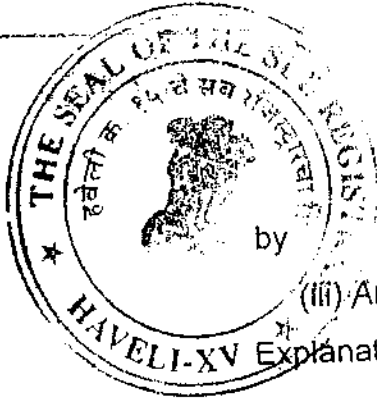
I have gone through the case papers, documentary evidence and written argument put forth by the declarants. The findings thereon are as under:-

It appears from above documentary evidence that the declarant Company is a Company is having shares of Banking Institutes and therefore provisions of sub section 19(2)(iii)e of the said Act are applicable which reads as under :-

Section 19: Chapter not to apply to certain vacant lands

(1) subject to the provisions of Sub-section

(2) nothing in this Chapter shall apply to any vacant land held



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JLC Case No. 187-Society

(iii) Any Bank

Explanation: in this clause, "bank" means any banking company as defined in Clause (c) of Section 5 of the Banking Regulation Act, 1949 and includes:

(e) the Industrial Finance Corporation of India, established under the Industrial Finance Corporation of India, established under the Life Insurance Corporation Act, 1956, the Unit Trust of India, established under the Unit Trust of India Act, 1963 the Industrial Development Bank of India Act, 1964, the Industrial Credit and Investment Corporation of India, the Industrial Reconstruction Corporation of India and any other financial institution, which the central Government or the State Government concerned may, by notification in the official Gazette, specify in this behalf;

Considering above provisions of law it is clear that the provisions of chapter III of the Urban land (Rules and Regulation) Act 1976 are not applicable to Declarant Company and therefore exempted from the purview of the said Act.

I, therefore pass following order.

ORDER

The Declarant Company M/s Mitcon Consultancy Services Limited through its Managing Director Dr. Pradeep Bavadekar and others are exempted from chapter III as per provisions of section 19(2)(iii)e of the said Act.

Inform the declarant Society accordingly.

Pune,
Dt. 18/10/2004



(Madhav Sangle)

Additional Collector and
Competent Authority,
Pune Urban Agglomeration, Pune.



१३४४ (१०० पानी १०० बॅड्स)

3353 BE/42
२००

पुणे महानगरपालिका
नगर अभियंता कार्यालय
विकाय योजना विभाग

ना.क. वी.पी.ओ./६१/१९८१/६१

श्री. स्वामी पी एस

विषय :- मान्यताप्राप्त सुधारित विकास योजना आराखड्यानुसार झोनिंग दाखला मिळण्याबाबत.

संदर्भ :- आपल दि. २१/०१/२००८ चा अर्ज.

मान्यताप्राप्त सुधारित विकास योजना आराखड्यामधील नकाशानुसार * संपूर्ण क्रमांकासाठी आरक्षण वगैरेचा तपशील खालीलप्रमाणे आहे.

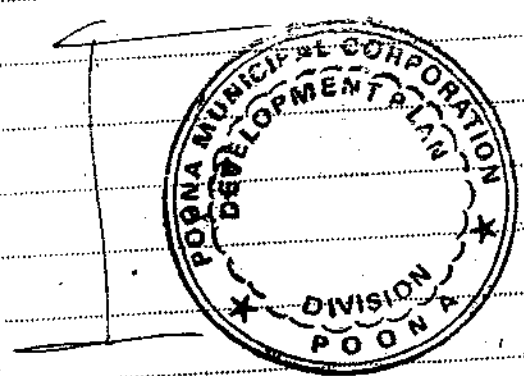
- (१) बलेवारी सन्. ३३ ही मिळकत मान्यताप्राप्त सुधारित विकास योजना आराखड्यानुसार निवारी विभागामध्ये समाविष्ट केली आहे.
- (२) वरील मिळकत / मिळकतीचा काही भाग आरक्षित केला आहे.
- (३) वरील मिळकतीचा काही भाग मान्यताप्राप्त सुधारित विकास योजना आराखड्यामधील रस्त्यात जात आहे.

(४)

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(६)

(७)



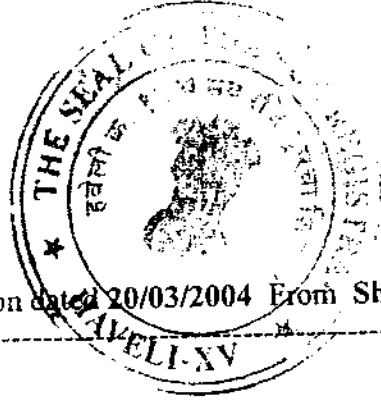
"सहायक मिळकतीचा शीत दाखला/शेतीस
विनासनास हे लगेचच संपुष्टात आणावे
प्रारंभिक नियमनानुसार मिळकतीचा घनता
विलेखनानुसार नियमनानुसार आराखड्यास
अंतिम मान्यता मिळवण्याची दायज्ये बसविले
होण्याची दायज्ये नाकारता येत नाही.
याची नोंद घ्यावी."

कळावे.

Mhale
8/1/08

सहायक अभियंता,
विकाय योजना,
पुणे महानगरपालिका.

* टीप :- संपूर्ण क्रमांकाऐवजी फोटो हिश्याप्रमाणे दाखला हवा. असल्यास या कार्यालयाकडून जागेवर आपणखी करून घेणे
त्यामधील फोटो हिश्याची शासनाच्या भूमापन कार्यालयाकडून जागेवर मोजणी करून त्याप्रमाणे
दिलेले नकाशा वगैरे यासाठी अर्जासोबत



33/12	36/42
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(36)

Read : 1) Application dated 20/03/2004 From Shri. Devendrasingh

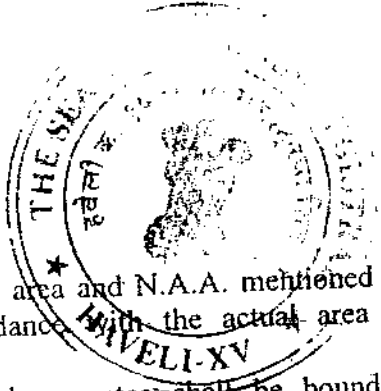
Office of Sub Divisional Officer
Pune Sub Division, Pune - 1
No.NA / SR / II / 78 /2004
Pune -1, Date 13 / 04 /2004

ORDER

The land comprised in S.No. 33/1/12 of Village **Balewadi**, Tal, Haveli Dist.Pune measuring 718=00 Sq.Mtr. belong to **Shri. Devendrasingh** and he has applied that Non-Agricultural permission may be granted to him to use an area measuring 718=00Sq.Mtr out of the said land for the Non-Agricultural purpose of **Residential**.

In exercise of the powers vested in him u/s 44 of the M.L.R.C.1966 the Sub-Divisional Officer, Pune is pleased to grant the N.A.Permission for construction of **Residential building** in an area measuring 718=00 Sq.Mtr.out of S.No. 33/1/12 of village Balewadi,, Tal-Haveli, Dist: Pune in favour of **Shri.Devendrasingh** subject to the following conditions.

1. The grant of permission shall subject to the provision of the Code and rules made there under.
2. That the grantee shall use the land together with the building and or structure thereon, only for the purpose for which the land is permitted to be use and shall not use it or any part of the land or building thereon for any other purpose without the obtaining the previous written permission to that effect from the Sub- Divisional Officer, Pune. For this purpose the use of a building shall be decided the use of land.
3. That the N.A.use is deemed to have been started from the date of this order.
4. That the grantee shall be liable for taking action u/s 45 of the M.L.R.C.1966 and rules made thereunder, if it is noticed that he has commenced the N.A.use prior to issue this order.
5. That grantee shall construct the building strictly in accordance with the plans sanctioned by the Pune Municipal Corporation under his **No.0025325, Dt.22 /03/2004** and not make any addition or alterations without permission of the Pune Municipal Corporation Authorities.
6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of **Rs.0.948per Sq.Mtr. for Residential area (i.e. Rs.681./-)** per year from the date of this order. N.A. use of the land for the purpose for which the permission is granted together with L.F.cess /Z.P. taxes* applicable to the area. In the event of any, any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the guarantee period of the N.A. Assessment already levied is yet to be fixed.
7. That the N.A.A. shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to revision at the revised rate, if any
- 7(a) That the N.A. .Permission is granted subject to the provision of U.L.C.Act 1976.
8. That the grantee shall pay the measurement fees within one month from the date of commencement of N.A use of the land.



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9. That the area and N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.

10. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV or V appended to the M.L.R.C. (Conversion of use of land and N.A. Assessment) Rules 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.

10.a) Adv. N.A.A. of Rs. (681/-) and C.Tax of RS. (3405/-) and only for one year has been credited by the applicant vide challan No.II/13/04, Dt. 8/04/2004.

b) If the grantee contravenes any of conditions mentioned in this order and those in the Sanad, the Sub-Divisional Officer, Pune may with prejudice to and other penalty to which he may be liable under the provisions of the code, continue the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Notwithstanding anything contained in clause (b) above it shall be lawful for Sub-Divisional Officer, Pune to direct the removal or alterations of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf by the Sub-Divisional officer Pune and on such removal alterations not being carried out within the specified time he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

d) The grant of this permission is subject to the provision of any other laws for the time being in force and that may be applicable to the relevant facts of the case e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Mah.V.P. Act, the Municipal Act etc.



sd _____

(Suraj Waghmare)
Sub Divisional Officer
Pune Sub Division Pune

To,

✓ Shri.Devendrasingh
251/3, Baner, Pune-7

Copy to the Tahsildar Haveli with case papers for information and necessary action.

2/- He is requested to take steps to keep the necessary notes in T.F.II, and V.F.II, N.A. Note book, to effect the recovery of the N.A.A. and to get a sanad executed. If the occupants pay the measurement fees, they should inform the Taluka Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commenced the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C. 1966.

Copy to the Taluka Inspector Land Record Haveli Pune for information & action

202/9/04/11/2
72/01
Sub Divisional Officer
Pune Sub Division Pune



33/3		3E/42	
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(35)

Read: 1) Application dated 21/2/2004 From Smt. Priyavanda Adarsh Saxena
Resi. Q-1 Hunuman nagar Senapati Bapat Road Pune 16

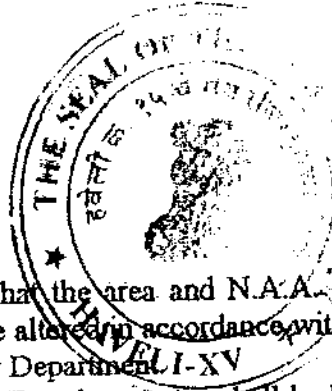
Office of Sub Divisional Officer
Pune Sub Division, Pune - 1
No.NA/SR/II/40/2004
Pune -1, Date 13/3/2004

ORDER

The land comprised in S.No.33/1/21 Pt.of Village Balewadi Tal. Haveli Dist.Pune measuring 500 Sq.Mtr. belong to Smt. Priyavanda Adarsh Saxena have applied that Non-Agricultural permission may be granted to him to use an area measuring 500 Sq.Mtr out of the said land for the Non-Agricultural purpose of Residential.

In exercise of the powers vested in him w/s 44 of the M.L.R.C.1966 the Sub- Divisional Officer, Pune is pleased to grant the N.A.Permission for construction of Residential building in an area measuring 500 Sq.Mtr.out of S.No.33/1/21 Pt.of village Balewadi Tal-Haveli, Dist: Pune in favour of Smt. Priyavanda Adarsh Saxena subject to the following conditions.

1. The grant of permission shall subject to the provision of the Code and rules made there under.
2. That the grantee shall use the land together with the building and or structure thereon, only for the purpose for which the land is permitted to be use and shall not use it or any part of the land or building thereon for any other purpose without the obtaining the previous written permission to that effect from the Sub-Divisional Officer, Pune. For this purpose the use of a building shall be decided the use of land.
3. That the N.A.use is deemed to have been started from the date of this order.
4. That the grantee shall be liable for taking action w/s 45 of the M.L.R.C.1966 and rules made thereunder, if it is noticed that he has commenced the N.A.use prior to issue this order.
5. That grantee shall construct the building strictly in accordance with the plans sanctioned by the Pune Municipal Corporation under his No.CC/4456/03 Dt.14/10/2003 and not make any addition or alterations without permission of the Pune Municipal Corporation Authorities.
6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs.0.948 per Sq.Mtr. for Residential area (i.e. Rs. 474/-) per year from the date of this order. N.A. use of the land for the purpose for which the permission is granted together with L.F.cess /Z.P. taxes* applicable to the area. In the event of any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the guarantee period of the N.A. Assessment already levied is yet to be fixed.
7. That the N.A.A. shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to revision at the revised rate, if any.
- 7(a) That the N.A. Permission is granted subject to the provision of U.L.C. Act 1976.
8. That the grantee shall pay the measurement fees within one month from the date of commencement of N.A use of the land.



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9. That the area and N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found or measuring the land by the Survey Department.

10. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV or V appended to the M.L.R.C. (Conversion of use of land and N.A. Assessment) Rules 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.

10.a) Adv. N.A.A. of Rs. (174/-) and C. Tax of Rs. (2,370/-) and only for one year has been credited by the applicant vide challan No. II/26 Dt. 10/03/2004.

b) If the grantee contravenes any of conditions mentioned in this order and those in the Sanad, the Sub-Divisional Officer, Pune may with prejudice to and other penalty to which he may liable under the provisions of the code, continue the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Not with standing anything contained in clause (b) above it shall be lawfull for Sub-Divisional Officer, Pune to direct the removal or alterations of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf be the Sub- Divisional officer Pune and on such removal alterations not being carried out within the specified, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

d) The grant of this permission is subject to the provision of any other laws for the time being in force and that may be applicable to the relevent other facts of the case e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Mah.V.P. Act, the Municipal Act etc.



sd

(Ajinkya Padwat)
Sub Divisional Officer
Pune Sub Division Pune

To,

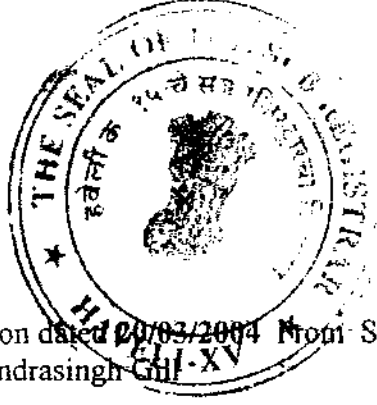
✓ Smt. Priyavanda Adarsh Saxena
Resi. Q-1 Humman nagar Senapati Bapat Road
Pune 16

Copy to the Tahsildar Haveli with case papers for information and necessary action.

2/- He is requested to take steps to keep the necessary notes in T.F.I.L. and V.F.I.L.N.A. Note book, to effect the recovery of the N.A.A. and to get a sanad executed. If the occupants pay the measurement fees, they should inform the Taluka Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commence the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C. 1966.

Copy to the Tahuka Inspector Land Record Haveli Pune for information & action

(M/300)
10/3/2004
Sub Divisional Officer
Pune Sub Division Pune



हवेल - १५		
33	189	1/2
२००५		

(23)

Read : 1) Application dated 20/03/2004 from Shri.Ramkisansingh Gill ,through, (PAH)
Shri.Devendrasingh Gill

Office of Sub Divisional Officer
Pune Sub Division, Pune - 1
No.NA / SR / II / 80 /2004
Pune -1, Date 13 / 04 /2004

ORDER

The land comprised in S.No. 33/1/4 of Village Balewadi, Tal, Haveli Dist.Pune measuring 368=00 Sq.Mtr. belong to Shri. Ramkisansingh Gill and he has applied that Non-Agricultural permission may be granted to him to use an area measuring 368=00Sq.Mtr out of the said land for the Non-Agricultural purpose of **Residential**.

In exercise of the powers vested in him u/s 44 of the M.L.R.C.1966 the Sub-Divisional Officer, Pune is pleased to grant the N.A.Permission for construction of **Residential building** in an area measuring 368=00 Sq.Mtr.out of S.No. 33/1/4 of village Balewadi, Tal-Haveli, Dist: Pune in favour of Shri. Ramkisansingh Gill subject to the following conditions.

1. The grant of permission shall subject to the provision of the Code and rules made there under.

2. That the grantee shall use the land together with the building and or structure thereon, only for the purpose for which the land is permitted to be use and shall not use it or any part of the land or building thereon for any other purpose without the obtaining the previous written permission to that effect from the Sub- Divisional Officer, Pune. For this purpose the use of a building shall be decided the use of land.

3. That the N.A.use is deemed to have been started from the date of this order.

4. That the grantee shall be liable for taking action u/s 45 of the M.L.R.C.1966 and rules made thereunder, if it is noticed that he has commenced the N.A.use prior to issue this order.

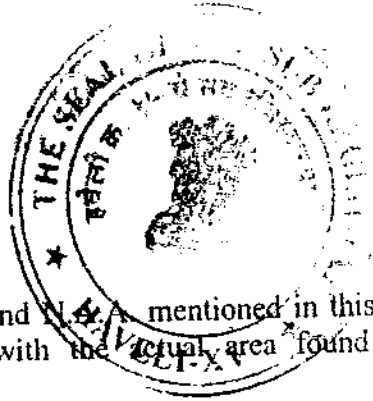
5. That grantee shall construct the building strictly in accordance with the plans sanctioned by the Pune Municipal Corporation under his No.0025286, Dt.22 /03/2004 and not make any addition or alterations without permission of the Pune Municipal Corporation Authorities.

6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs.0.948per Sq.Mtr. for Residential area (i.e. Rs.349/-) per year from the date of this order. N.A. use of the land for the purpose for which the permission is granted together with L.F.cess /Z.P. taxes* applicable to the area. In the event of any, any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the guarantee period of the N.A. Assessment already levied is yet to be fixed.

7. That the N.A.A. shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to revision at the revised rate, if any

7(a) That the N.A. .Permission is granted subject to the provision of U.L.C.Act 1976.

8. That the grantee shall pay the measurement fees within one month from the date of commencement of N.A use of the land.



हवेली - १५		
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9. That the area and N.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.

10. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV or V appended to the M.L.R.C. (Conversion of use of land and N.A. Assessment) Rules 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.

10.a) Adv. N.A.A. of Rs. (349/-) and C.Tax of RS. (1745/-) and only for one year has been credited by the applicant vide challan No.II/15/04, Dt. 8/04/2004.

b) If the grantee contravenes any of conditions mentioned in this order and those in the Sanad, the Sub-Divisional Officer, Pune may with prejudice to and other penalty to which he may be liable under the provisions of the code, continue the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Notwithstanding anything contained in clause (b) above it shall be lawful for Sub-Divisional Officer, Pune to direct the removal or alterations of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf by the Sub-Divisional Officer, Pune and on such removal or alterations not being carried out within the specified time, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

d) The grant of this permission is subject to the provision of any other laws for the time being in force and that may be applicable to the relevant other facts of the case e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Mah. V.P. Act, the Municipal Act etc.



sd
(Suraj Waghmare)
Sub Divisional Officer
Pune Sub Division Pune

To,
Shri. Ramkisansingh Gill
through, (PAH) Shri. Dyendrasingh Gill
251/3, Gill Niwas Baner, Pune-7

Copy to the Tahsildar Haveli with case papers for information and necessary action.

2/- He is requested to take steps to keep the necessary notes in T.F.II, and V.F.II, N.A. Note book, to effect the recovery of the N.A.A. and to get a sanad executed. If the occupants pay the measurement fees, they should inform the Taluka Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commenced the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C. 1966.

Copy to the Taluka Inspector Land Record Haveli Pune for information & action

sd
Sub Divisional Officer
Pune Sub Division Pune



33/1/6	
33/3	83/4
200	

22

Read : 1) Application dated 20/03/2004 From Shri.D.S.Gill & Smt.Varsha Madukar Khanvalkar

Office of Sub Divisional Officer
Pune Sub Division, Pune - 1
No.NA / SR / II / 79 /2004
Pune -1, Date 13 / 04 /2004

ORDER

The land comprised in S.No. 33/1/6 of Village Balewadi, Tal, Haveli Dist.Pune measuring 422=00 Sq.Mtr. belong to Shri.D.S.Gill & Smt.Varsha Madukar Khanvalkar and they have applied that Non-Agricultural permission may be granted to him to use an area measuring 422=00Sq.Mtr out of the said land for the Non-Agricultural purpose of Residential .

In exercise of the powers vested in him u/s 44 of the M.L.R.C.1966 the Sub-Divisional Officer, Pune is pleased to grant the N.A.Permission for construction of Residential building in an area measuring 422=00 Sq.Mtr.out of S.No. 33/1/6 of village Balewadi,. Tal-Haveli, Dist: Pune in favour of Shri.D.S.Gill & Smt.Varsha Madukar Khanvalkar subject to the following conditions.

1. The grant of permission shall subject to the provision of the Code and rules made there under.

2. That the grantee shall use the land together with the building and or structure thereon, only for the purpose for which the land is permitted to be use and shall not use it or any part of the land or building thereon for any other purpose without the obtaining the previous written permission to that effect from the Sub- Divisional Officer, Pune. For this purpose the use of a building shall be decided the use of land.

3. That the N.A.use is deemed to have been started from the date of this order.

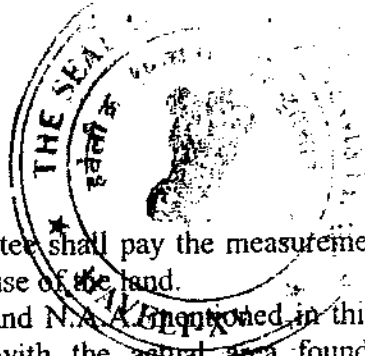
4.That the grantee shall be liable for taking action u/s 45 of the M.L.R.C.1966 and rules made thereunder, if it is noticed that he has commenced the N.A.use prior to issue this order.

5. That grantee shall construct the building strictly in accordance with the plans sanctioned by the Pune Municipal Corporation under his No.0025282, Dt.22 /03/2004 and not make any addition or alterations without permission of the Pune Municipal Corporation Authorities.

6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs.0.948per Sq.Mtr. for Residential area (i.e. Rs.400/-) per year from the date of this order. N.A. use of the land for the purpose for which the permission is granted together with L.F.cess /Z.P. taxes* applicable to the area. In the event of any, any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the guarantee period of the N.A. Assessment already levied is yet to be fixed.

7. That the N.A.A. shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to revision at the revised rate, if any

7(a)That the N.A. .Permission is granted subject to the provision of U.L.C.Act 1976.



3353 88/40
200 y

8. That the grantee shall pay the measurement fees within one month from the date of commencement of N.A. use of the land.

9. That the area and N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.

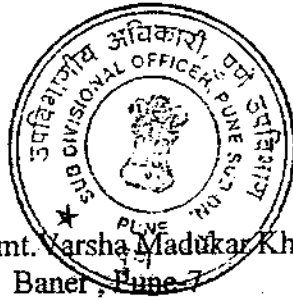
10. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV or V appended to the M.L.R.C. (Conversion of use of land and N.A. Assessment) Rules 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.

10.a) Adv. N.A.A. of Rs. (400/-) and C.Tax of RS.(2000/-) and only for one year has been credited by the applicant vide challan No.II/14/04, Dt. 8/04/2004.

b) If the grantee contravenes any of conditions mentioned in this order and those in the Sanad, the Sub-Divisional Officer, Pune may with prejudice to and other penalty to which he may be liable under the provisions of the code, continue the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Notwithstanding anything contained in clause (b) above it shall be lawful for Sub-Divisional Officer, Pune to direct the removal or alterations of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf by the Sub-Divisional Officer, Pune and on such removal or alterations not being carried out within the specified time, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

d) The grant of this permission is subject to the provision of any other laws for the time being in force and that may be applicable to the relevant other facts of the case e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Mah. V.P. Act, the Municipal Act etc.



sd

(Suraj Waghmare)
Sub Divisional Officer
Pune Sub Division Pune

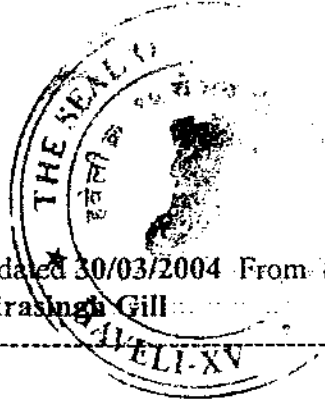
To, ✓
Shri.D.S.Gill & Smt. Varsha Madhukar Khanvalkar
251/3, Gill Niwas Baner, Pune-7

Copy to the Tahsildar Haveli with case papers for information and necessary action.

2/- He is requested to take steps to keep the necessary notes in T.F.II, and V.F.II, N.A. Note book, to effect the recovery of the N.A.A. and to get a sanad executed. If the occupants pay the measurement fees, they should inform the Taluka Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commenced the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C. 1966.

Copy to the Taluka Inspector Land Record Haveli Pune for information & action

sd
Sub Divisional Officer
Pune Sub Division Pune



33/1/20	
33/1/20	84/42

(21)

Read : 1) Application dated 30/03/2004 From Smt.Koushal Percy Gonsalvis Trough (PAH) Shri Devendrasingh Gill

Office of Sub Divisional Officer
Pune Sub Division, Pune - 1
No.NA / SR / II / 91 / 2004
Pune -1, Date 13 / 04 / 2004

ORDER

The land comprised in S.No. 33/1/20 of Village Balewadi, Tal.Haveli Dist.Pune measuring 500=00 Sq.Mtr. belong to Smt.Koushal Percy Gonsalvis Trough (PAH) Shri Devendrasingh Gill and he has applied that Non-Agricultural permission may be granted to him to use an area measuring 500=00 Sq.Mtr out of the said land for the Non-Agricultural purpose of Residential.

In exercise of the powers vested in him u/s 44 of the M.L.R.C.1966 the Sub-Divisional Officer, Pune is pleased to grant the N.A.Permission for construction of Residential building in an area measuring 500=00 Sq.Mtr.out of S.No. 33/1/20 of village Balewadi, Tal-Haveli, Dist: Pune in favour of Smt.Koushal Percy Gonsalvis Trough (PAH) Shri Devendrasingh Gill subject to the following conditions.

1. The grant of permission shall subject to the provision of the Code and rules made there under.

2. That the grantee shall use the land together with the building and or structure thereon, only for the purpose for which the land is permitted to be use and shall not use it or any part of the land or building thereon for any other purpose without the obtaining the previous written permission to that effect from the Sub- Divisional Officer, Pune. For this purpose the use of a building shall be decided the use of land.

3. That the N.A.use is deemed to have been started from the date of this order.

4. That the grantee shall be liable for taking action u/s 45 of the M.L.R.C.1966 and rules made thereunder, if it is noticed that he has commenced the N.A.use prior to issue this order.

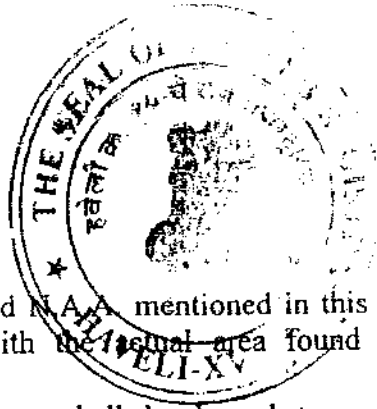
5. That grantee shall construct the building strictly in accordance with the plans sanctioned by the Pune Municipal Corporation under his No.0025288, Dt.22/03/2004 and not make any addition or alterations without permission of the Pune Municipal Corporation Authorities.

6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs.0.948 per Sq.Mtr. for Residential area (i.e. Rs.474/-) per year from the date of this order. N.A. use of the land for the purpose for which the permission is granted together with L.F.cess /Z.P. taxes* applicable to the area. In the event of any, any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the guarantee period of the N.A. Assessment already levied is yet to be fixed.

7. That the N.A.A. shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to revision at the revised rate, if any

7(a) That the N.A. .Permission is granted subject to the provision of U.L.C.Act 1976.

8. That the grantee shall pay the measurement fees within one month from the date of commencement of N.A use of the land.



हजत - ४५
3303 18E 42
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9. That the area and N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.

10. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV or V appended to the M.L.R.C. (Conversion of use of land and N.A. Assessment) Rules 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.

10.a) Adv. N.A.A. of Rs. (474/-) and C.Tax of RS.(2370/-) and only for one year has been credited by the applicant vide challan No.II/21/04, Dt. 8/04/2004.

b) If the grantee contravenes any of conditions mentioned in this order and those in the Sanad, the Sub-Divisional Officer, Pune may with prejudice to and other penalty to which he may be liable under the provisions of the code, continue the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Notwithstanding anything contained in clause (b) above it shall be lawful for Sub-Divisional Officer, Pune to direct the removal or alterations of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf by the Sub-Divisional officer Pune and on such removal alterations not being carried out within the specified time, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

d) The grant of this permission is subject to the provision of any other laws for the time being in force and that may be applicable to the relevant other facts of the case e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Mah.V.P. Act, the Municipal Act etc.



(Signature)

(Suraj Waghmare)
Sub Divisional Officer
Pune Sub Division Pune

To,

✓ Smt. Koushal Percy Gonsalvis
{PAH} Shri Devendrasingh Gill
Plot No.13, Uttam Enclave Aundh, Pune-8

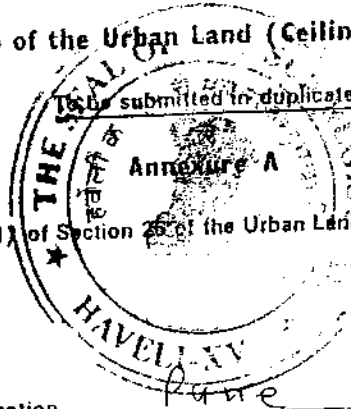
Copy to the Tahsildar Haveli with case papers for information and necessary action.

2/- He is requested to take steps to keep the necessary notes in T.F.II, and V.F.II, N.A. Note book, to effect the recovery of the N.A.A. and to get a sanad executed. If the occupants pay the measurement fees, they should inform the Taluka Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commenced the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C. 1966.

Copy to the Taluka Inspector Land Record Haveli Pune for information & action

(Signature)
Sub Divisional Officer
Pune Sub Division Pune

Form of Notice U/s 26 of the Urban Land (Ceiling & Regulation) Act, 1976.



Form - 24	
3353	18/1/72
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Notice under sub section (1) of Section 26 of the Urban Land (Ceiling and Regulation) Act, 1976.

To,
The Competent Authority,
Urban Agglomeration

Sir,

The urban land, the particulars of which are given below, belongs to (give the particulars of the individual/family/firm/company/association or body of individuals to whom the urban land belongs)

M/S MITCON Consultancy Services Ltd Through Managing Director Dr. Pradeep Bavadekar

Notice is hereby given as required by Section 26 of the Urban Land (Ceiling & Regulation) Act, 1976 that it is intended to transfer by way of sale/mortgage/gift/lease or any other form of transaction to be specified, the vacant land held by me/us as per particulars given below in favour of

MITCON Foundation through Mr. Santosh Yeshwant Mahajan.

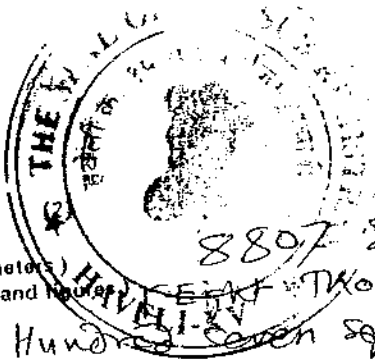
2. I am enclosing herewith an affidavit to the effect that I hold vacant land within the ceiling limit as envisaged under the relevant provisions of the Urban Land (Ceiling and Regulation) Act 1976 (Annexure 1)

3. I am enclosing herewith also a statement from the prospective transferee (Annexure II) containing particulars of the urban land/property held by him

4. I propose to register the above transaction at the office of the Sub Registrar office (Registering) Authority Haveli No. 15.

Particulars

- Name of the applicant (holder of vacant land) M/S MITCON Consultancy Services Ltd. Through Managing Director Dr. Pradeep Bavadekar.
- Description of vacant land proposed to be transferred Village Balewadi, Tal. Haveli Dist. Pune, Survey Nos. 33/1/41, 33/1/42, 33/1/43, 33/1/18, 33/1/19, 33/1/17, 33/1/15, 33/1/22, 33/1/20, 33/1/16, 33/1/14, 33/1/10, 33/1/11, 33/1/9, 33/1/8, 33/1/17, 33/1/21, 33/1/12, Total Area 8807 sq. mtrs.
- Plot number
- Block number
- Location
- Classification of the land under the Master Plan (whether residential/industrial/commercial etc.) Residential zone
- Any other particulars in regard to the vacant land. Retainable land



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3. Area of the vacant land (in square meters) proposed to be transferred (in words and figures)

8807 square meters
Eight thousand eight hundred seven square meters

4. The intended transfer is by way of sale/mortgage/gift/lease.

By way of Sale

5. In the case of lease, the term of the lease, if any

6. In the case of sale, the price for which the land is proposed to be sold.

7. Name and address of the transferee.

MITCON foundation through
Mr. Satish Yeshwant Mahajan

Pradeep Baradekar
Signature of transferor



Place :

Pune

Full Name

M/s. MITCON consultancy Services Ltd. through Managing Director Dr. Pradeep Baradekar

Date :

22/11/2009

Address

R/at Shivajinagar, Pune

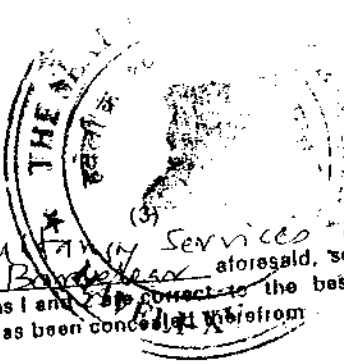
*If the intended transfer is in any other manner specify the same.
Note : Duplicate copy of this notice should be returned to the person concerned by the competent authority with his acknowledgment indicating the date of receipt of the notice by him.

Annexure I

Allidavit of M/s MITCON consultancy Services Ltd. Through
Managing Director Dr. Pradeep Baradekar son / daughter / wife of
resident of Shivajinagar, Pune
M/s MITCON consultancy Services Ltd. through Managing Director
Dr. Pradeep Baradekar aforesaid solemnly affirm and say as follows:

1. That the vacant land, particulars of which are given in the notice enclose herewith, belongs to M/s MITCON consultancy Services Ltd. through M.D Dr. Pradeep Baradekar
(give the particulars of the individual family, firm, company or association or body of individuals).

2. The aforesaid person / persons, to whom the vacant land belongs, holds vacant land within the ceiling limit laid down by the Urban Land (Ceiling and Regulation) Act, 1976



3353 8e42

MITCON CONSULTANCY SERVICES LTD through P. P. ...
Director Dr. Pradeep ...
facts mentioned in the paragraphs I and ...
is false therein and nothing material has been concealed from

[Signature]

Desponent

Place Pune
Date 22/11/2004

This affidavit should be on a stampet paper of appropriate value and shall be attested by a Magistrate/Sub Judge/Notary/Oath Commissioner.

Annexure II

Statement by the Prospective Transferee.

1/We propose to purchase/accept as gift/take on mortgage/take on lease (in the case of any other form of transfer specify the form of such transfer) the urban land, particulars of which are given in the notice enclosed herewith.

2. I/We do not hold any vacant land/lands with building.
I/We hold vacant lands with building as per particulars given below. :

Particulars

1. Description of land

a) Plot number

b) Block number

c) Location

d) Classification of the land under the Master Plan (whether residential/industrial/commercial etc)

e) Any other particulars in regard to the vacant land.

2 Whether the land is vacant land or land with building and where it is a land with building whether there is any dwelling unit in such building

[Large handwritten scribble]



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3. Nature of right of the transferee in such land/land with building.

[Handwritten Signature]

(Signature of Transferee)

Annexure B

Acknowledgement of the Competent Authority

Received the above notice on No. ULC/D-11T-12/SR-189/04 dated 22-11-04. In respect of land out of S. No. 331110, 331111, 331120, 331122, 331118, 3311(Part) 41 (Part), 331119, 331112, 331117, 331121, 331118, 331119, 331116, 331117, 331115, 331141 & 331142 & 331144 admeasuring ^{Signature of Competent Authority} total area 8807-00 Sq. Mtr. in the ULC Case No. 1667-M. Comp. Ltd. land holder is M/S Mitcon Consultancy Services Ltd. through its Managing Director Dr. Pradeep Bavdekar case decided on 8-10-04
Date 22/11/2004

Seal.



Additional Collector and Competent Authority, Pune Urban Agglomeration Pune

Form of Declaration to be filed before The Registering Authority in case of sale.

M/S. MITCON Consultancy Services Ltd through Managing Director Dr. Pradeep Bavdekar

I, Shri/Smt./Kom. _____ son/daughter/wife of Shri _____

hereby declare that I have not received any communication from the Competent Authority with reference to the above notice.

Place Pune

Date 22/11/2004

[Handwritten Signature]

Signature of transferor



05/05/2005
11:07:52 AM

दुय्यम निबंधकः
पृथ्वी 15 (टिप्पणी)

दस्त गोषवारा भाग-1

हवल15

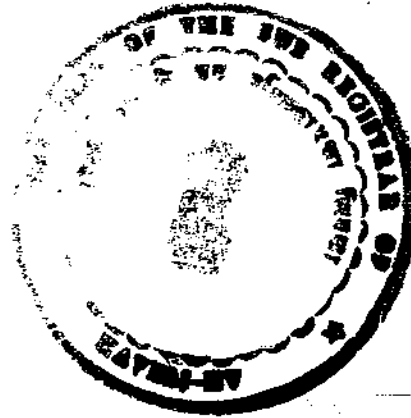
दस्त क्र 3383/2005

59182

दस्त क्रमांक 3383/2005

दस्ताचा प्रकार अभिहरतातरणपत्र

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम: वि.वि.वि. कॉलेज, कोल्हापूर, तालुका कोल्हापूर, जिल्हा कोल्हापूर. पत्ता: कोल्हापूर, महाराष्ट्र. व्यक्ति: वि.वि.वि. कॉलेज, कोल्हापूर. पत्ता: कोल्हापूर, महाराष्ट्र. दस्ता क्र: 3383/2005 दिनांक: 05/05/2005	लिहून घेणार वय 36 सही		
2	नाम: वि.वि.वि. कॉलेज, कोल्हापूर, तालुका कोल्हापूर, जिल्हा कोल्हापूर. पत्ता: कोल्हापूर, महाराष्ट्र. व्यक्ति: वि.वि.वि. कॉलेज, कोल्हापूर. पत्ता: कोल्हापूर, महाराष्ट्र. दस्ता क्र: 3383/2005 दिनांक: 05/05/2005	लिहून देणार वय 49 सही		





दस्त गोषवारा भाग - 2

हवेली 15

दस्त क्रमांक (3383/2005)

५२५२

दस्त क्र. 3383/2005 चा गोषवारा
दस्ता क्र. 3383/2005 मोकदला 6072000 भरलेले मुद्राक शुल्क 303600

पावती क्र.: 3384 दिनांक: 05/05/2005
पावतीचे वर्णन
नाव: मे.मिटकॉन फाऊंडेशन रजिस्टर ट्रस्ट तर्फे
रजिस्ट्रार श्री.संतोष यशवत महाजन

दस्त क्र. 3383/2005 दिनांक 05/05/2005 11:02 AM
दस्ता क्र. 3383/2005 दिनांक 05/05/2005
दस्ता क्र. 3383/2005 दिनांक 05/05/2005

30000 नोटणी फी
1060 नक्का (अ. 11(1)), पुस्तिकाची
नक्का (अ. 11(2)),
रुजवाता (अ. 12) व छायाचित्रण (अ. 13) >
एकत्रित फी

दस्ता क्र. 3383/2005 दिनांक 05/05/2005 11:02 AM
दस्ता क्र. 3383/2005 दिनांक 05/05/2005 11:05 AM
दस्ता क्र. 3383/2005 दिनांक 05/05/2005 11:07 AM
दस्ता क्र. 3383/2005 दिनांक 05/05/2005 11:07 AM

31060: एकूण

दस्ता क्र. 3383/2005 दिनांक 05/05/2005 11:07 AM

दु. निबंधकाची राहो. हवेली 15 (हवेली)

दस्ता क्र. 3383/2005 दिनांक 05/05/2005 11:07 AM
दस्ता क्र. 3383/2005 दिनांक 05/05/2005 11:07 AM
दस्ता क्र. 3383/2005 दिनांक 05/05/2005 11:07 AM
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दस्ता क्र. 3383/2005 दिनांक 05/05/2005 11:07 AM
दस्ता क्र. 3383/2005 दिनांक 05/05/2005 11:07 AM

हमागित करण्यात येते की, या दस्तास
एकूण ५२ पाने असून त्यांस ओळीने
५२ असे क्रमांक देण्यात आले आहेत.

दुर्यम निबंधक, हवेली-15

दु. निबंधकाची राहो. हवेली-15



दस्ता क्र. 3383/2005 दिनांक 05/05/2005 11:07 AM

दुर्यम निबंधक हवेली-15
दिनांक 05/05/2005

Regd. Office :

Kubera Chambers,

Shivajinagar

Pune 411 005, INDIA.

Tel : 91-020-25531309, 25531322

Fax : 91-020-21533206

E-mail : mitconmail@gmail.com

Training Center :

Agriculture College Campus,

Next to DIC Office,

Shivajinagar Pune 411 005

Tel : 91-20-25530308, 25530041

Fax : 91-20-2553 0307

Email : info@mitconbc.hool.com

Mumbai :

1st Floor, 'Krupanidhi',

S'Waichand Hirachand Marg,

Ballard Estate Mumbai 400 001

Tel : 91-022-22624810

TeleFax : 91-022-22612594

Email : mitcon_mumbai@rediffmail.com

Delhi :

Flat No. 55 C,

Block D-1A,

Janak Puri,

New Delhi 110 058

Telefax : 91-011-26192759

Email : mitcon@gmail.com

● Website : <http://www.mitconindia.com>

● AN ISO 9001-2000 COMPANY

Ref: Acts/ 4.3/

June 12 ,2006

To,
The Branch Manger,
Bank of Baroda.
Shivajinagar
Pune - 5

Sub: Original Sale Deeds.

Dear Sir,

You are hereby requested to handover two original sale deeds of the land, which are required to produce before the AICTE, New Delhi for verification. AICTE has called us for Deeds meeting on 13th & 15th June 2006, hence you are requested to hand over original sale to me in person.

The original sale deeds will be return to you immediately after verification by AICTE. (After one week).

Kindly do the needful & oblige.

Thanking you,

Yours faithfully,


R. D. Mapari
Controller of Finance

Received.
12/06.


Regd. Office:

Kubera Chambers, Shivajinagar,
Pune 411 005, INDIA.

• Tel : 91-020-25533309, 25534322

• Fax : 91-020- 25533206

• Email : admin@mitconconsultancy.com

Regd. under the Societies Registration Act (Reg. No. M-753/98) and
the Bombay Public Trust Act 1950 (Reg. No. F-14969/98)

Donations are exempt from I.T. under 80 G of I.T. Act 1960 (Reg. No. 165/M-377)



Ref: Acts/ 4.3/

June 2, 2006

To,
The Branch Manger,
Bank of Baroda,
Shivajinagar
Pune - 5

Sub: Return of Original Sale Deeds

Dear Sir,

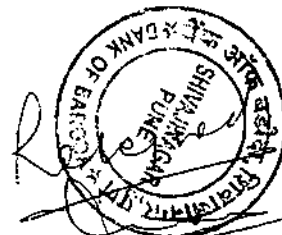
We are returning here with two numbers of original sale deeds, which we have collected, from you for complying AICTE formalities.

Kindly acknowledge the receipts

Thanking you,

Yours faithfully,

R. D. Mapari
Controller of Finance



2/6/2006

Regd. Office:

Kubera Chambers, Shivajinagar,

Pune 411 005, INDIA.

● Tel : 91-020-25533309, 25534322

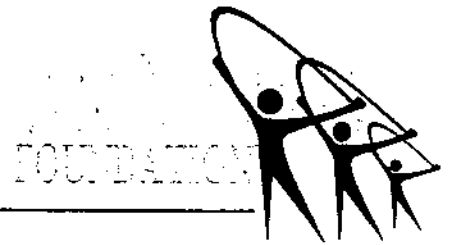
● Fax : 91-020- 25533206

● Email : admin@mitconconsultancy.com

Regd. under the Societies Registration Act (Reg. No. M-753/98) and

The Bombay Public Trust Act 1960 (Reg. No. F-14969/98)

Donations are exempt from I.T. under 80 G of I.T. Act 1960 (Reg. No. 165/M-377)



Ref: Acts/ 4.3/

May 22nd 2006

To,
The Branch Manger,
Bank of Baroda.
Shivajinagar
Pune - 5

Sub: Original Sale Deeds.

Dear Sir,

You are hereby requested to handover two original sale deeds of the land, which are required to produce before the AICTE, New Delhi for verification that the land is in the name of the trust. AICTE has called us for further meeting on 23rd & 24th May, 2006, hence you are requested to hand over original sale to me in person.

The original sale deeds will be return to you immediately after verification by AICTE.

Kindly do the needful & oblige.

Thanking you,

Yours faithfully,

R. D. Mapari
Controller of Finance

Date 22/05/06.
Received Three Original Sales Deed.
dated 19/1/05, 5/5/05, 05/9/05

A. R. Palki

संस्था ओदणी - 2 पत्रे.

Memo. of Asso - 1

Income tax Ret. —

Under taking B.O.B. —

$\frac{7}{12}$ Extract and N.A (sale deed) - 3 Nos
Xerox set.

is NO of $\frac{7}{12}$ Extract.

Statement of banks

ICICI & BOB

VLC ORDER / N.A order. (All plots)


Recd

03/02/06

03/02/06



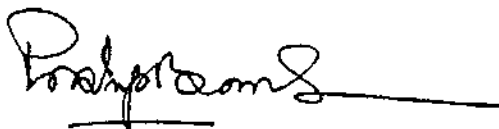
क्याल - १५		
४६५	१६	६
२००५		

WMDC LTD., FRANKING DEPOSIT SLIP	Customer Copy	
	Date : 19/1/05 Sr. No. 1151	
	Franking Value	Rs. 6,06,000
	Service Charges	Rs. 11
	Total	Rs. 6,06,011
	Name of stamp duty paying party Ms MITCON Foundation X Pune	
	Cash / DD / Cheque No. 384010 ICICI, 18/1/05 Drawn on Bank / Br. Shivajinagar Branch.	
	CASHIER (For WMDC's Use Only)	
	Tran. ID	101037
	Franking Sr. No.	6871
 AUTHORIZED SIGNATORY		



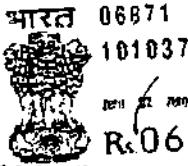
SALE DEED

This **SALE DEED** made and executed at Pune on this the 20th day of January in the year 2005.





Western Maharashtra
Development Corporation 2
Ltd., 2nd Floor, Kubera
Chambers,
Shivajinagar, Pune 411005.
D-5/STP(V)/C.R.1034/
2360-83/04



भारत 06871
101037
SPECIAL
ADHESIVE
MAHARASHTRA
JAN 19 2005

16:10
R. 06060001-PB5088

NAME : *Mitcon*
ADDRESS : *Mitcon*
THROUGH : *Mitcon*
SIGNATURE : *[Signature]*
RECEIPT No. : *1057*

INDIA
STAMP DUTY MAHARASHTRA
FOR W.M.D.C. LTD.

[Signature]
AUTHORISED SIGNATORY

M/S. MITCON CONSULTANCY SERVICES LTD.,
A Company registered under the Indian Companies
Act, 1956, having it's registered office at - Kubera
Chambers, Shivajinagar, Pune - 411005, through it's
Managing Director -
DR. PRADEEP RAGHUNATH BAVADEKAR,
Age 49 Years, Occ. Service,
R/at. B-2/101, Kumar Pride Park,
Senapati Bapat Road, Pune - 411 016.

Hereinafter referred to as "THE VENDOR/S" (Which expression shall unless repugnant to the context or meaning thereof shall mean and include all their legal heirs, executors, administrators and assignees etc.) of the **FIRST PART.**

A N D

M/S. MITCON FOUNDATION,
A Trust registered under Societies Registration Act
& the Bombay Public Trust Act, 1950,
having it's registered office at -
Kubera Chambers, Shivajinagar, Pune - 411005
through it's Registrar -
MR. SANTOSH YESHWANT MAHAJAN,
Age 36 Years, Occupation Service,
(PAN No. ABEPM 6579 P)
R/at. 204 K Building, Ramyanagari,
Bibwewadi, Pune - 411 037.



Hereinafter referred to as "THE PURCHASER/S" (Which expression shall unless repugnant to the context or meaning thereof shall mean and include all her legal heirs, executors, administrators and assignees etc.) of the **SECOND PART.**

[Signature]

[Signature]



हवल - १५		
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२००५		

[Signature]

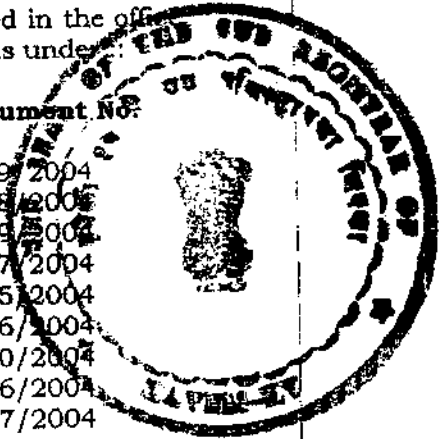


हवल - १५		
४४५	३	६०
२००५		

WHEREAS the Vendor/s are the absolute owners and well sufficiently entitled to the properties bearing Survey No. 33/1/5 admeasuring area 500 Sq.Mtrs., Survey No. 33/1/7 admeasuring area 500 Sq.Mtrs., Survey No. 33/1/8 admeasuring area 500 Sq.Mtrs., Survey No. 33/1/9 admeasuring area 500 Sq.Mtrs., Survey No. 33/1/10 admeasuring area 500 Sq.Mtrs., Survey No. 33/1/11 admeasuring area 500 Sq.Mtrs., Survey No. 33/1/17 admeasuring area 500 Sq.Mtrs., Survey No. 33/1/18 admeasuring area 500 Sq.Mtrs., Survey No. 33/1/19 admeasuring area 500 Sq.Mtrs., and Survey No. 33/1/22 admeasuring area 500 Sq.Mtrs., i.e. totally admeasuring area about 5000 Sq.Mtrs., situated at village Balewadi, Taluka Haveli, District Pune and more particularly described in the Schedule hereunder written (hereinafter for the sake of brevity referred to as "the said properties").

AND WHEREAS the Vendor/s herein had purchased the said properties from it's respective land owners as mentioned below by various sale-deeds which are duly registered in the office of concerned Sub-Registrar. The details of same are as under:

Sr. No.	Name of Land Owner/s	Survey No.	Document No.
1.	Sukhpalsingh Gil	33/1/5	2609/2004
2.	Sukhpalsingh Gil	33/1/7	2608/2004
3.	Ravindrasingh Gil	33/1/8	2619/2004
4.	Ravindrasingh Gil	33/1/9	2617/2004
5.	Girish R. Khanwalkar	33/1/10	2615/2004
6.	Girish R. Khanwalkar	33/1/11	2616/2004
7.	Priyavanda Adarsh Saksena	33/1/17	2620/2004
8.	Pushpamala K. Yadav	33/1/18	2606/2004
9.	Abani A. Saksena	33/1/19	2607/2004
10.	Kaushal P. Gonsalvis	33/1/22	2610/2004



AND WHEREAS as per the development plan, the said properties are shown in 'Residential Zone' and hence the Vendor/s herein submitted return u/s. 6(1) as per the provisions of Urban Land (Ceiling & Regulation) Act, 1976 before the Competent Authority, Pune Urban Agglomeration, Pune under ULC Case No. 1667-M.Co. wherein the Competent Authority, Pune Urban Agglomeration, Pune exempted the Vendor/s herein from Chapter III as per provisions of section 19(2)(iii) of the said Act and accordingly issued Order u/s. 8(4) of the said Act on 18/10/2004.

AND WHEREAS the Sub-Divisional Officer, Pune Sub-Division, Pune has granted N.A.Permission u/s. 44 of the M.L.R.C. 1966 regarding the said properties in the following manner ::

Sr.No.	N.A.Order No.	Date	Survey No.
1.	NA/SR/II/81/2004	13/04/2004	33/1/5
2.	NA/SR/II/76/2004	13/04/2004	33/1/7
3.	NA/SR/II/93/2004	13/04/2004	33/1/8
4.	NA/SR/II/94/2004	13/04/2004	33/1/9

Prakash

[Signature]



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Sr.No.	N.A. Order No.	Date	Survey No.
5.	NA/SR/II/77/2004	13/04/2004	33/1/10
6.	NA/SR/II/38/2004	10/03/2004	33/1/11
7.	NA/SR/II/41/2004	10/03/2004	33/1/17
8.	NA/SR/II/75/2004	13/04/2004	33/1/18
9.	NA/SR/II/39/2004	10/03/2004	33/1/19
10.	NA/SR/II/92/2004	13/04/2004	33/1/22

AND WHEREAS the Vendor/s herein got the said properties amalgamated and measured/demarcated from the Taluka Inspector & Land Records, Haveli under No. 64 on dated 08/12/2004 and accordingly the said authority has issued demarcation certificate on 15/12/2004.

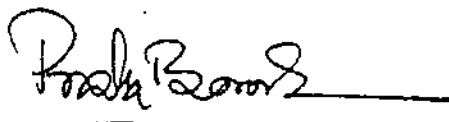
AND WHEREAS the Vendor/s were desirous of disposing off the said properties and knowing the intention of the Vendor/s, the Purchaser/s herein approached the Vendor/s and offered to purchase and acquire the said properties for the total consideration of Rs. 1,21,11,750/- (Rupees One Crore Twenty One Lacs Eleven Thousand Seven Hundred Fifty) only and after negotiations between the parties hereto, the Vendor/s ascertained that the offer given by the Purchaser/s is true and correct as per the prevailing market rate and hence decided to sell/transfer/assign/convey the said properties on ownership in favour of the Purchaser/s for the abovesaid total consideration and to that effect the parties hereto had entered into an Agreement to Sale on dated 18/12/2004.

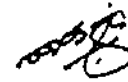
AND WHEREAS as per the terms & conditions stipulated in the said agreement dated 18/12/2004, the Vendor/s of Purchaser/s herein submitted notice u/s. 26 of Urban Land (Ceiling & Regulation) Act, 1976 to the Competent Authority, Pune Urban Agglomeration, Pune on 22/11/2004 which has been duly acknowledged by the Additional Collector & Competent Authority, Pune Urban Agglomeration, Pune vide No. ULC/D-1/T-12/SR-189/04, dated 22/11/2004.

AND WHEREAS as per the agreement dated 18/12/2004, the Vendor/s have received the balance consideration of the said properties from the Purchaser/s as mentioned in Schedule of Payment hereunder written and hence execute this final deed of sale in favour of the Purchaser/s by paying necessary stamp duty and registration charges herewith as per the prevailing law.

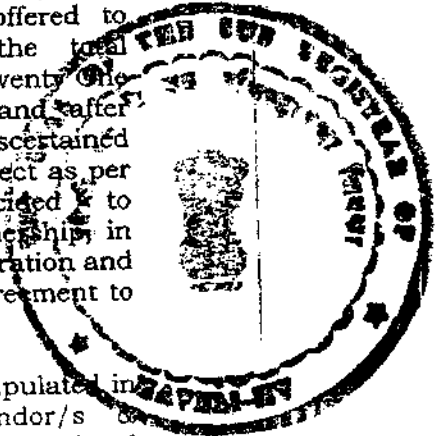
NOW THIS INDENTURE WITNESSETH AS FOLLOWS ::

1. The Vendor/s hereby sold, transferred, conveyed and assigned and the Purchaser/s herein have purchased and acquired the said properties (more particularly described in the Schedule hereunder written) for the total consideration of Rs. 1,21,11,750/- (Rupees One Crore Twenty One Lacs Eleven Thousand Seven Hundred Fifty) only which the Purchaser/s have paid to the Vendor/s in the following manner ::











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Rs. paid vide ch.no. 938456, dated 18/12/2004, drawn on Bank of Baroda, Pune.

Rs. 1,21,06,750/- the Purchaser/s shall pay the said amount on the demand and request of Vendor/s from time to time.

Total Rs. 1,21,11,750/-

Total Rs. One Crore Twenty One, Lacs Eleven Thousand Seven Hundred Fifty Only.

The payment and receipt of Rs. 1,21,11,750/- only, the Vendor/s hereby admit and acknowledge and of and from the same and every part thereof and do hereby forever acquit, release and discharge the Purchaser/s from the same and every part thereof.

2. For the said consideration of Rs. 1,21,11,750/- only, the Vendor/s do hereby transfer the said properties unto the Purchaser/s TO HAVE AND TO HOLD absolutely and forever free from any encumbrances whatsoever. The Vendor/s do hereby assure unto the Purchaser/s that the Vendor/s are the sole and absolute owners of the said properties and that no other person except the Vendor/s, have got any right, title, claim or interest of whatsoever nature in the said properties. The Vendor/s further assured unto the Purchaser/s that the Vendor/s have not on or before the date of this deed sold, transferred, assigned or in any other way encumbered or alienated their rights, title, claim and interest in respect of the said properties in favour of any person whatsoever, nor the Vendor/s have mortgaged, leased out or charged with the said properties and that the said properties are free from all encumbrances, charges, loans, liabilities, mortgages, lease, lien etc., and the title of the Vendors to the said properties is good, clear and marketable.

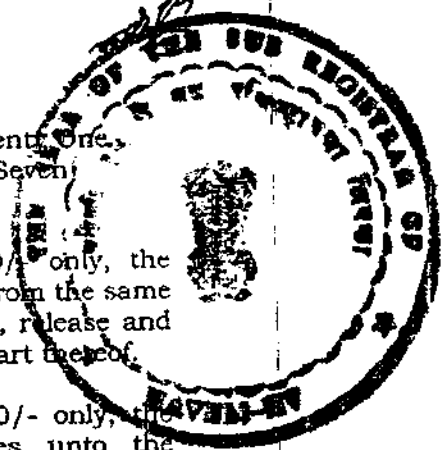
3. The Vendor/s do hereby handover the vacant, peaceful and physical possession of the said properties unto the Purchaser/s and the Purchaser/s are assured of their peaceable enjoyment of the said properties and the Vendor/s do hereby undertake to remove any obstruction or objection to such enjoyment of the Purchaser/s by any person whatsoever.

4. The Vendor/s had paid all the cesses, taxes and assessments, Govt., Semi-Govt., Local and Municipal taxes in respect of the said properties and the taxes, assessments and cesses that may accrue and become payable hereafter shall be paid and borne out by the Purchaser/s.

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[Handwritten signature]

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हवल - १५		
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5. And the Vendor/s doth hereby declare that the said properties ~~are~~ granted, assured and conveyed are not subject matter of any ~~revenue~~ court, acquisition, requisition or municipal proceedings and that the Vendor/s are the sole and absolute owners of the said properties and that no other person have any right, title or interest of any kind whatsoever in the said properties.

6. The Vendor/s covenant unto the Purchaser/s that the said properties have not been shown as reserved for any public purpose and that no reservation or restriction have been imposed for the construction thereon.

7. The Vendor/s hereby covenant unto the Purchaser/s, that all necessary consents, signatures, statements etc. as may be required for the purpose of getting Purchasers' names entered into the records of rights or for the better enjoyment of the said properties by the Purchaser/s shall be given by the Vendor/s without charging any fees or remuneration from the Purchasers.

8. That the Purchaser/s shall be free to use the said properties for any purpose as may be permitted by the authorities concerned.

9. That the expenses such as stamp duty, registration charges, advocate fees and all other incidental charges of these presents are borne and paid by the Purchaser/s.

10. That the parties hereto have obtained acknowledgement of notice u/s. 26 of Urban Land (Ceiling & Regulation) Act, 1976 from The Competent Authority, Pune Urban Agglomeration, Pune vide no. ULC/D-1/T-12/SR-189/04, dated 22/11/2004 for the transfer of the said properties in the name of the Purchaser/s herein.

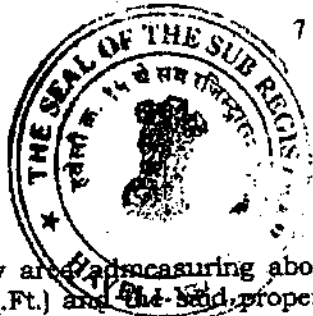
SCHEDULE OF THE SAID PROPERTIES

All that pieces and parcels of the properties lying and situate at village Balewadi, Taluka Haveli, District Pune, within the local limits of Pune Municipal Corporation and also within the jurisdiction of Sub-Registrar, Haveli No. 15, Pune, bearing Survey Nos., it's respective area as follows :-

Sr.No.	Survey No.	Area Sq.mtrs.	Assessment Rs.Ps.
1.	33/1/5	500.00	00-15
2.	33/1/7	500.00	00-15
3.	33/1/8	500.00	00-15
4.	33/1/9	500.00	00-15
5.	33/1/10	500.00	00-15
6.	33/1/11	500.00	00-15
7.	33/1/17	500.00	00-15
8.	33/1/18	500.00	00-15
9.	33/1/19	500.00	00-15
10.	33/1/22	500.00	00-15

(Signature)

(Signature)



हवल - १५		
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i.e. totally area measuring about 5000 Sq.Mtrs. (equivalent to 53830 Sq.Ft.) and the said properties are collectively bounded as follows ::


- On or towards EAST :: By common road.
- On or towards SOUTH :: By Balewadi Mahalunge Road.
- On or towards WEST :: By common road.
- On or towards NORTH :: By Survey No. 33/1/20 & 33/1/21.

IN WITNESS WHEREOF the parties hereto have set their respective hands on the day and year first hereinabove mentioned.


In the presence of :

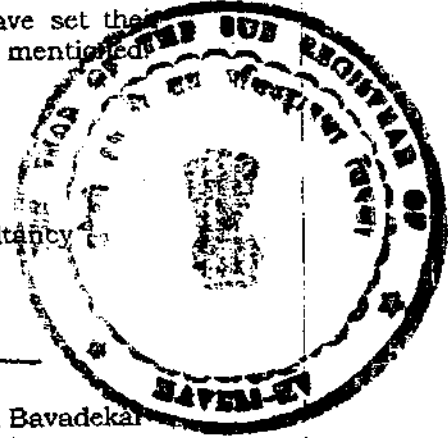
WITNESSES ::

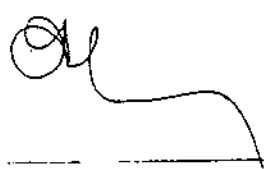
1.  For M/s. Mitcon Consultancy Services Limited
 Name : Mrs. A.S. Bhamare
 Address : Annai kothrud
 Dr. Pradeep Raghunath Bavadekar
 Managing Director

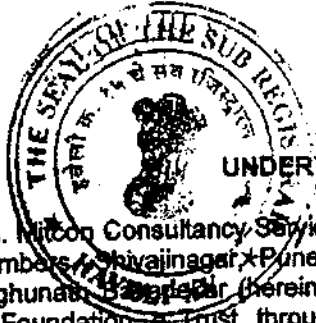
2.  **VENDOR/S**
 Name : Rajan S Tanawale
 Address : Chinchwad
 Pune-32

For M/s. Mitcon Foundation


 Mr. Santosh Yeshwant Mahajan
 Registrar
PURCHASER/S







हवेली - १५		
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UNDERTAKING		
२००५		

1) M/s. Mitcon Consultancy Services Limited, a company, having office at Kubera Chambers, Shivajinagar, Pune-5, through it's Managing Director Dr. Pradeep Raghunath, Bangalore (hereinafter referred to as "first part") and 2) M/s. Mitcon Foundation, a Trust, through it's Registrar Mr. Santosh Yeshwant Mahajan, Residing at 204, 'K' Building, Ramyanagari, Bibwewadi, Pune 411 037 (hereinafter referred to as "second part"), do hereby give our undertaking as under ::


That the first part & second part are working in administration of Mitcon Foundation. For the purpose of sale-deed regarding property situated at Balewadi, Tal. Haveli, Dist. Pune, the notice u/s. 26 of ULC Act, 1976 has been obtained from the Competent Authority, Pune Urban Agglomeration, Pune under No. ULC/D-1/T-12/SR/189/04, dated 22/11/2004 and the limitation for the said permission is 60 days from the receipt of acknowledge of such permission.

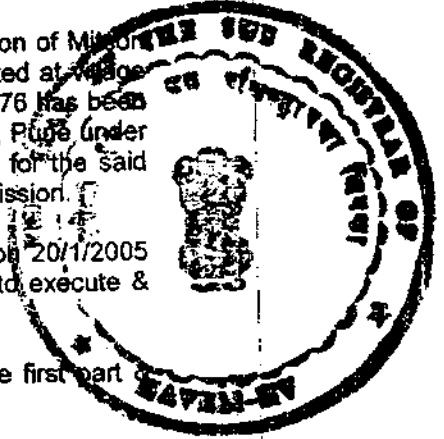
Accordingly the period of said notice has been completed on 20/1/2005 and therefore the first part & second part have mutually decided to execute & register sale-deed as agreed hereinabove.

Hence, there is any question arise in the above matter, the first part & second part shall be responsible for the same respectively.

Pune, dated


M/s. Mitcon Consultancy Services Ltd.
First Part


M/s. Mitcon Foundation
Second Part





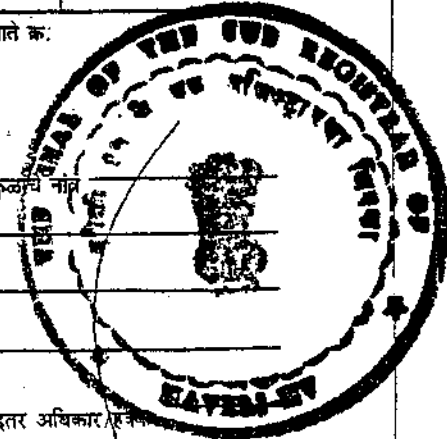
सि. डि.
 निचे कार्यलय,
 ४२, बुधवार रोड, गणपती चौक,
 पुणे २. फोन : २२४५६२७६
 गांव ७/११५/१३

गा. न. क्र. ७, ७ अ, व १२

शिक्का (३०)

भूमापन क्रमांक सर्वे नं. गट क्रमांक	हि.क्र.	धारणा प्रकार	गा.नं.क्र.७
3319190			मालकाचे नांव मि. रवि अशुभाय अमरावकर २२२५
भूमापन क्रमांकाचे स्थानिक नांव			मे. मिटकाव कुलकर्णी लॉन्डिंग दि. रवि अशुभाय अमरावकर जि. प्रदिप अशुभाय ५४०५
सागवड पोंद क्षेत्र	एकर हेक्टर	गुटे आर	S
जिरायत	०-०५		
बागाइत			
भात शंती			
एकूण	०-०५		
पो. ख...			
वर्ग (अ)...			
वर्ग (ब)...			
एकूण	०-०५		
आकार	रुपये	पैसे	
जुडी अथवा विशेष			
आकार पाण्याबाबत...			
एकूण			

खाते क्र. _____
 कुळचे नांव _____
 इतर अधिकार/अवकाश _____



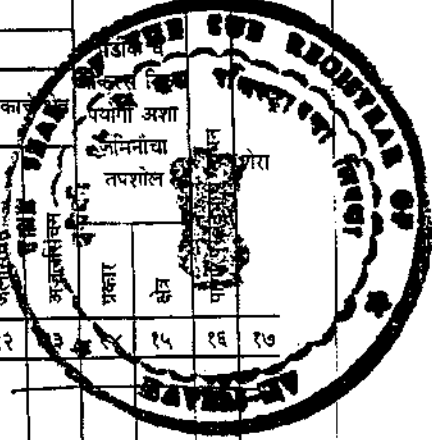
Prakash Ramani



कुल - १५
४४५ ९ ६०
२०० ५

BR

गा. न. क्र. ७ अ				गा. न. क्र. १२														
वर्ष	जमीन करगान्याये नाव	रीत	हंगाम खरीप रब्बी	पोकाखाली क्षेत्र														
				मिश्र पोकाचे एकूण क्षेत्र			मिश्र पोकातील प्रत्येक पोकाचे क्षेत्र			अमिश्र पोकाचे क्षेत्र								
				मिश्र पो. रकताक	जलसिंचित	अजलसिंचित	पोकाचे नाव	जलसिंचन	अजलसिंचन	पोकाचे माप	जलसिंचन	अजलसिंचन	प्रकार	क्षेत्र				
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७		
२००३ २००४	७	१																



सहायक पोका खाता
हवेली - बुधवार, दि. ११/११/०४

पुढे प्रतीचा अस्सल उतराविला तारीख ११/११/२००४ गावकानगर हवेली सही

Prakash Ramnar

११/११/०४

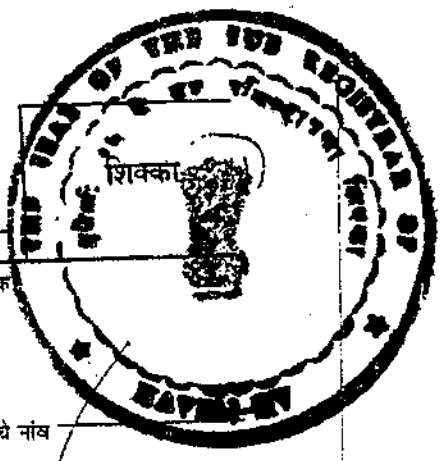


हवल - १५		
४४५	१०	६०
२००५		

De

जि. डि.
 ति. डि. कार्यालय,
 ४२, मुम्बई रोड, गणपती चौक,
 पुणे २. फोन : २२४५६७७७
 गांव आठगाडी

गा. न. क्र. ७, ७ अ, व १२



भूमापन क्रमांक सर्वे नं. गट क्रमांक	दि.क्र.	धारणा प्रकार	गा.नं.क्र.७	खतो क्र.
33/9/99			मालकाचे नाव	
भूमापन क्रमांकाचे स्थानिक नांव			श्री. श्री. अधुनाथ अवागारकर	कुळाचे नांव
लागवड योग्य क्षेत्र	एकर	गुंडे	२२२	
निरावत	हेक्टर	आर	श्री. सि. का. कल्याणजी लालिबे	
बागाडत	०-०५		श्री. न. म. मंगेशिंग सापरेकर	
भात शेती			श्री. प्रदिप जावडेकर	
एकूण...	०-०५		५४९४	
पो. ख...				
वर्ग (अ)...				
वर्ग (ब)...				
एकूण	०-०५			
आकार	रुपये	पैसे		
जूडी अथवा विशेष	०-१५			
आकार पाण्याबाबत...				

Prakash Ramdas

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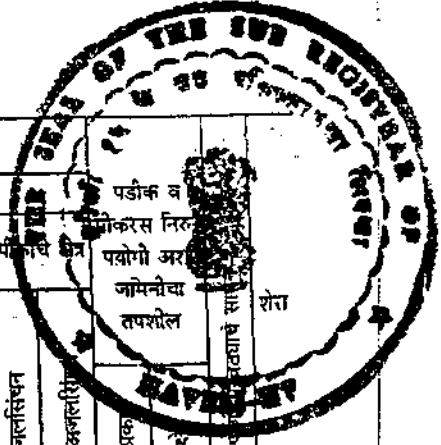


हवल - १५
४४ ११ ४२
२००५

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गा. न. क्र. ७ अ

गा. न. क्र. १२



वर्ष	जमीन करणाऱ्याचे नाव	रोत	हंगाम खरीप राबो	पोकाखाली क्षेत्र														
				मिश्र पोकाचे एकूण क्षेत्र			मिश्र पोकातील प्रत्येक पोकाचे क्षेत्र			अधिश्र पोकाचे क्षेत्र			अन्य पोकाचे क्षेत्र					
				मिश्र पि. संकेतांक	जलसिंचित	अजलसिंचित	पोकाचे नांव	जलसिंचन	अजलसिंचन	पोकाचे नांव	जलसिंचन	अजलसिंचन	पोकाचे नांव	जलसिंचन	अजलसिंचन	पोकाचे नांव	जलसिंचन	अजलसिंचन
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७		
2003 2004	<i>[Signature]</i>	9		<i>[Horizontal line]</i>														

हवेली तालुका
वसुधा-हवेली, ख. पुणे

मुळ प्रतीचा अस्सल उतारा दिला. तारीख 9/9/2004 गावकामगार तलाठी सही

[Signature]

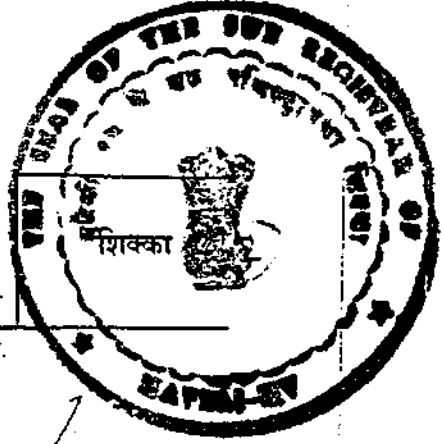
[Signature]



हवल - १५
४४ १२ ६०
२००५

मि. दि.
 तिथि कार्यालय,
 ४२, बुधवार पेठ, मन्वपती योक,
 पुणे २. फोन : २२४५४४४४
 गांव खानापूर ता. हवेली जि.

गा. न. क्र. ७, ७ अ, व १२



पूनापन क्रमांक सर्व नं. गट क्रमांक	हि.क्र.	धारणा प्रकार	गा.नं.क्र.७	खाते क्र.
33198			मालकाचे नांव	
पूनापन क्रमांकाचे स्थानिक नांव			<u>अविद्विग्न मिळ</u>	कुळाचे नांव
लगावड पोथे क्षेत्र	एकर	गुंठे	<u>2225</u>	
निरायत	हेक्टर	आर	मे. मिळकत कळनाटवली मारिमेय	
बागावट	0-04		फि. तपे. अनेकजि अचरेकर	
भात शेती			डा. प्रदिप बातेकर	
एकूण...	0-04		<u>4803</u>	इतर अधिकार/हक्क
पो. ख...			S	
वर्ग (अ)...	-	-		
वर्ग (ब)...				
एकूण	0-04			
आकार	रुपये	पैसे		
जुडी अथवा विशेष	0-04			
आकार पाण्याबाबत...				
एकूण				

Prakash Ramdas

[Signature]



खतल - १५
884 93 50
2004

[Signature]



गा. न. क्र. ७ अ		गा. न. क्र. १२															
वर्ष	जमीन करगान्याचे नाव	रीत	हंगाम खरीप रकमे	पीकाखाली क्षेत्र									पड				
				मिश्र पीकाचे एकूण क्षेत्र			मिश्र पीकातील प्रत्येक पीकाचे क्षेत्र			अमिश्र पीकाचे क्षेत्र			पीकासंबंधित पयोगी अशा जमिनीचा				
				मिश्र पि. संकेतांक	जलासिंचित	अजलासिंचित	पीकाचे नांव	जलासिंचन	अजलासिंचन	पीकाचे नांव	जलासिंचन	अजलासिंचन	प्रकार	क्षेत्र	पाणी पुरवठा साधन	रीत	
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७	
	७	१								५५							

2003
2008

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०६/०१/२००८

मुळ प्रतीचा अस्सल उत्तारा दिला. तारीख ११/०१/२००८ गावकांपागार तलावे सही

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कुवला - १५		
८८५	११८	६०
१००५		

मि. डि.
 तिथि कार्यालय,
 ४३, बुधवार पेठ, मणगती बोक,
 ? कोन : २४४५४४४४

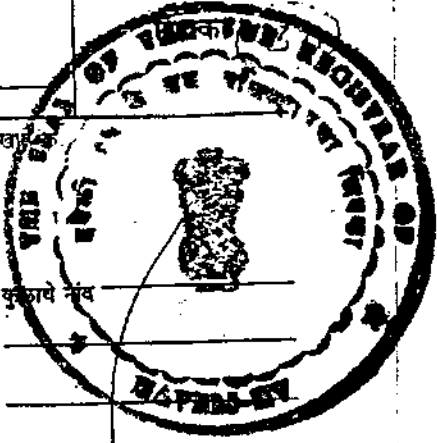
गा. न. क्र. ७, ७ अ, व १२

६११७१३

ता. ६ नोवेंबर १९८०

भूमापन क्रमांक	हि. क्र.	धारणा प्रकार
सर्वे नं. गट क्रमांक		
३७११८		
भूमापन क्रमांकाचे स्थानिक नांव		
स्तावड योग्य क्षेत्र	एकर	गुंटे
	हेक्टर	आर
जिरायत		
बागाडत	०-०५	
भात शेती		
एकूण...	०-०५	
पो. ख.		
वर्ग (अ)...	-	-
वर्ग (ब)...		
एकूण	०-०५	
आकार	रुपवे	पैसे
जुडी अथवा विशेष	०-१५	
आकार पाण्याबाबत...		
एकूण		

गा. नं. क्र. ७
 मालकाचे नांव
अभिद्रु किंग जिग
 (२२२४)
 मे. मिराफांत बाराव रस्ती लाहोर
 म्हा. तर्फे मॅनेजिंग डायरेक्टर
 डॉ. प्रदिप बाबडेकर
 (५४००)
 S



ख. क्र. ७
 वृत्ताचे नांव
 शहर अधिकार/हक्क

Pradeep Kumar

[Signature]

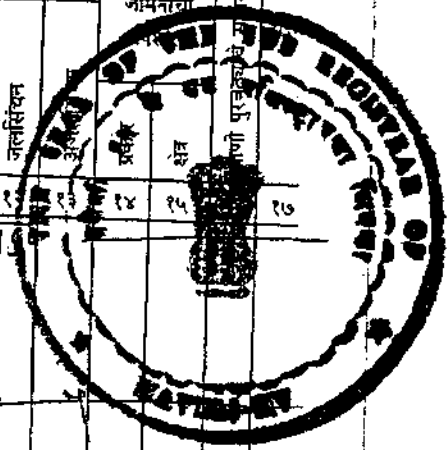


मूल्य - १५		
४४५	१५	५०
२००५		

ON

गा. न. क्र. ७ अ			गा. न. क्र. १२										पडीक व पीकरस निह-पथोगी अशा जमिनीचा			
थर	जमोन करणान्याचे नाव	रोत	हंगाम खरोप रचो	पीकाखाली क्षेत्र						अमिश्र पीकाचे क्षेत्र		प्रक	क्षेत्र	जमी पुरवठेचे म		
				मिश्र पीकाचे एकूण क्षेत्र			मिश्र पीकातील प्रत्येक पीकाचे क्षेत्र									
				मिश्र पि. संकेतक	जलसिंचित	अजलसिंचित	पीकाचे नाव	जलसिंचन	अजलसिंचन	पीकाचे नाव	जलसिंचन					
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	

2003
2004



तलाठी-बालेगाडी
दफ्तार-हदिसी, त. तुरी

मुळ प्रतीचा अस्सल उतारा दिला तारीख १०/११/२००४ गावकामगार तलाठी सही

Prakash Ram

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खुल - १५	
४६५	१६६०
१००५	

सि. डि.
 लिख कार्यालय,
 २२, बुधवार रोड, गणपती चौक,
 पुणे २. फोन : २२२५१६२४
 गांव लाहरी

गा. न. क्र. ७, ७ अ, व १२

शिवका 7/11

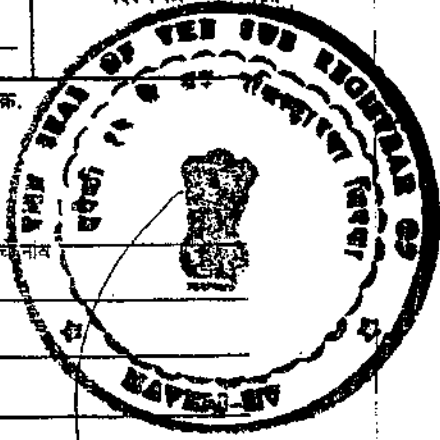
ता. ६/११/१३ जि.

भूमापन क्रमांक सर्वे नं. गट क्रमांक	ति.क्र.	धारणा प्रकार	गा.नं.क्र.७
331919V			मालकाचे नांव <u>प्रियवंत कादशी लखरेण</u>
भूभागन क्रमांकाचे स्थानिक नांव			
लागवड योग्य क्षेत्र	एकर	गुंठे	
	हेक्टर	आर	
जिरायत	०-५		मे मिलकात <u>बुलगावली लोकसेवा</u>
बागाडत			कि. नॉन मॅनेजिंग ऑपरेशन
भात शेती			डॉ. प्रदिप <u>लावडेकर</u>
एकूण...	०-०५		<u>५४१३</u>
पो. ख...			
वर्ग (अ)...	-	-	
वर्ग (ब)...			
एकूण	०-०५		
आकार	रुपये	पैसे	
जुडी अपवा विशेष	०-१५		
आकार पाण्याबाबत...			
एकूण			

खाते क्र.

कुळाचे नांव

इतर अधिकार/पक्क



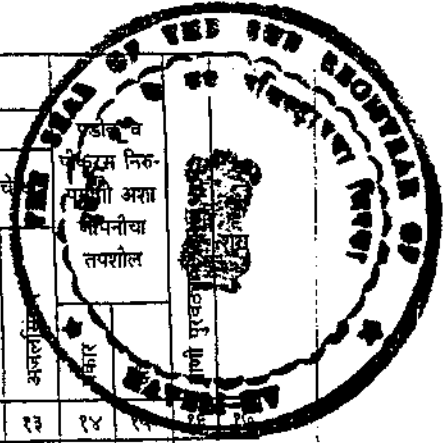
Pratik Sonar

[Signature]




हवल - १५
84 190 60
2004

[Signature]



गा. न. क्र. ७ अ		गा. न. क्र. १२														
वर्ष	जमीन करणाऱ्याचे नाव	रीत	हंगाम खरीप रब्बी	पोकाखाली क्षेत्र												
				मिश्र पोकाचे एकूण क्षेत्र			मिश्र पोकातील प्रत्येक पोकाचे क्षेत्र			अमिश्र पोकाचे क्षेत्र			अपलीसित क्षेत्र			
				मिश्र पि. संकेतांक	जलसिंचित	अजलसिंचित	पोकाचे नाव	जलसिंचन	अजलसिंचन	पोकाचे नाव	जलसिंचन	अजलसिंचन	पोकाचे नाव	जलसिंचन	अजलसिंचन	
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५		
२०१३ २०१४	७	१														


 हलाठी-बालाजी
 तलाठी-हजेरी, ता. पुणे

मूळ प्रतीचा अस्सल उतारा दिला. तारीख १०/११/२००४ यावकायगार तलाठी सही

Prakash Ram



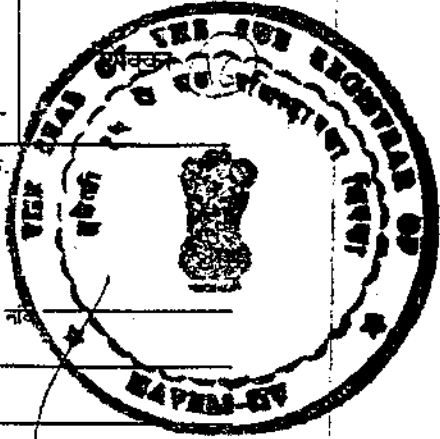
लेवल - १५		
४६५	१५	६०
१०० ५		

0

मि. डि.
 त्रिपुरा कार्यालय,
 ४२, बुधवार पेठ, गणपती चौक,
 पुणे २. फोन : २४४५४४४४
 गांव (10/15)

गा. न. क्र. ७, ७ अ, व १२

ता. ६/११/११ जि. हवेली



भूमापन क्रमांक सर्वे नं. गट क्रमांक	हि.क्र.	धारणा प्रकार	गा.नं.क्र.७ मालकाचे नांव	खाले क्र.
३३११९८			श्रीमती पुष्पभागी कदमिणी त्रादव	
भूमापन क्रमांकाचे स्थानिक नांव			मे. प्रिंटकांत कलम ४८८ ची लाईसेन्स कि. तर्फे मॅनेजिंग डायरेक्टर श्री. प्रदिप बावडेकर	कुळाचे नांव
लागवड योग्य क्षेत्र	एकर हेक्टर	गुठे आर	(२३१९)	इतर अधिकार/हक्क
जिरायत			(५३८५)	
सागाडत	०-०५			
घात शंती				
एकूण...	०-०५			
पो. ख.				
वर्ग (अ)...				
वर्ग (ब)...				
एकूण	०-०५			
आकार	रुपये	पैसे		
जूडी अथवा विरोध	०-१५			
आकार पाण्याबाबत...				
एकूण				

Prakash Ramdas

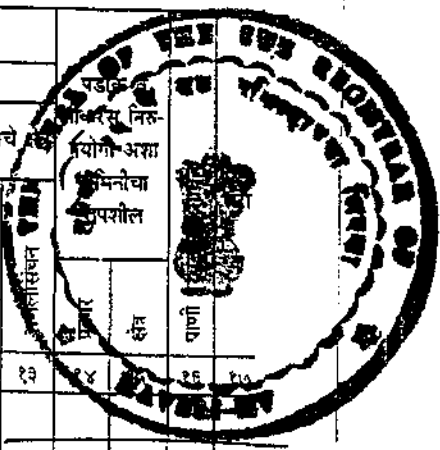
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हवेली - १५
 ४८५ १९६०
 २००५

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गा. न. क्र. ७ अ				गा. न. क्र. १२												
वर्ष	जमीन करणान्याये नाव	रीत	हंगाम खरीप रब्ये	पीकाखाली क्षेत्र												
				मिश्र पीकाचे एकूण क्षेत्र			मिश्र पीकातील प्रत्येक पीकाचे क्षेत्र			अमिश्र पीकाचे क्षेत्र						
				मिश्र पि. संकेतांक	जलसिंचित	अजलसिंचित	पीकाचे नाव	जलसिंचन	अजलसिंचन	पीकाचे नाव	जलसिंचन	अजलसिंचन				
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
२०१३ २०१४	७	१														



[Signature]
 तलाठी - तलाठी
 कार्यालय - मुंबई, जि. मुंबई

मुक्त प्रतीचा अत्सल उत्तरा दिला. तारीख १०/११/२०१४ गावकामापर तलाठी सही

[Signature]

[Signature]



खर्च - २५		
४९५	२०	६०
१००५		

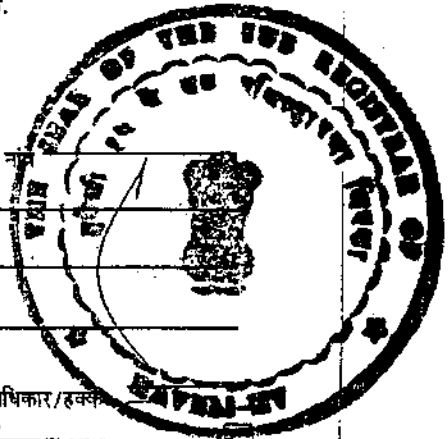
नि. नि.
 तिथि अर्थात्,
 ४२, बुधवार रोड, मणगली चौक,
 २. फोन : २४४५४४४४
 गाव (19813)

गा. न. क्र. ७, ७ अ, व १२

शिकका (17)

ता. ६/११/१९९९

भूमापन क्रमांक सर्व नं. गट क्रमांक 3219118	हि.क्र.	धारणा प्रकार	गा.नं.क्र.७ मालकाचे नांव श्रीमती पुष्पमाता खोसले मा ५९	खाते क्र.
भूमापन क्रमांकाचे स्थानिक नांव			2320	मुळाचे नांव
लागवड योग्य क्षेत्र	एकर हेक्टर	गुंडे आर	कु. कवती कादरी लवलेग 3550	
जिरायत			मे शिरकांत शंभारजी सारंगे	इतर अधिकार/हक्क
बागाइत	०-०५		शि. तर्फे मॅनेजिंग ज्येकर	कु. का. व. २४४४४४
भात शेती			डॉ. प्रमिळ खोसलेकर	2320 3550
एकूण...	०-०५		3499	
पो. ख...				
वर्ग (अ)...	-	-		
वर्ग (ब)...				
एकूण				
आकार				
जूडी अपवा विशेष	०-१५			
आकार पाण्याबाबत...				
एकूण				



Prakharan

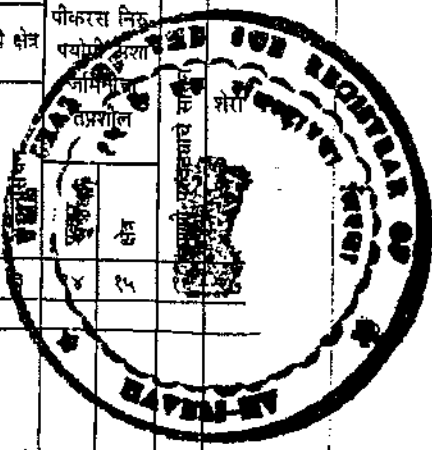
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कुल - १५
884 29 60
१००५

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न. क्र. ७ अ		गा. न. क्र. १२										पडीक व पीकरस निरूपण					
वर्ष	जमीन करणान्याचे नाव	रीत	हंगाम खरीप रब्बी	पीकाखाली क्षेत्र									पडीक व पीकरस निरूपण	पयसा			
				मिश्र पीकाचे एकूण क्षेत्र			मिश्र पीकातील प्रत्येक पीकाचे क्षेत्र			अमिश्र पीकाचे क्षेत्र							
				मिश्र पि. संख्यांक	जलसिंचित	अजलसिंचित	पीकाचे नांव	जलसिंचन	अजलसिंचन	पीकाचे नांव	जलसिंचन	अजलसिंचन					
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४				
२०१३	७	-	-														




 तलाठी (आले-तडी)
 अक्षय-दुबे, डा. २५

मुळ प्रतीचा अस्सल उतारा दिला तारीख १०/११/२०१४ गावकामगार तलाठी सती

Prakash Ramani

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हवल - १५		
४६५	२२	६०
१००५		

मि. डि.
 कार्यालय,
 ४२, नुभवा पेठ, गणपती चौक,
 पुणे २. फोन : २४४५९९७९
 गांव ०१७४३३

गा. न. क्र. ७, ७ अ, व १२

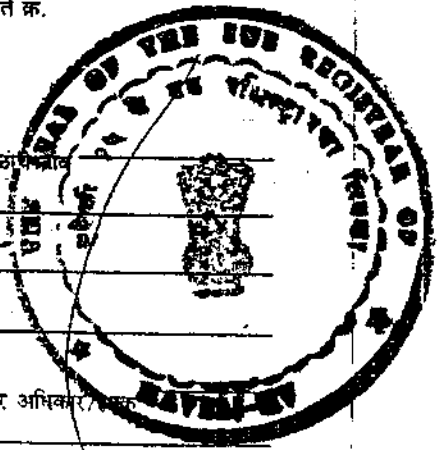
शिक्का (१४)

भूमापन क्रमांक	हि.क्र.	धारणा	गा.न.क्र.७
सर्वे नं. गट क्रमांक		प्रकार	मालकाचे नांव
331910			मुस्ताबाबासिंग गिठ
भूमापन क्रमांकाचे			
स्थानिक नांव			
लागवड योग्य क्षेत्र	एकर	गुठे	
	हेक्टर	आर	
जिरापत			
सागाइत	०-०५		
भात शेती			
एकूण...	०-०५		
पो. ख...			
वर्ग (अ)...	-	-	
वर्ग (ब)...			
एकूण	०-०५		
आकार	रुपये	पैसे	
जुडी अथवा विशेष	०-१५		
आकार पाण्याबाबत...			
एकूण			

खाते क्र.

कृष्णकाम

हतर अधिकार...



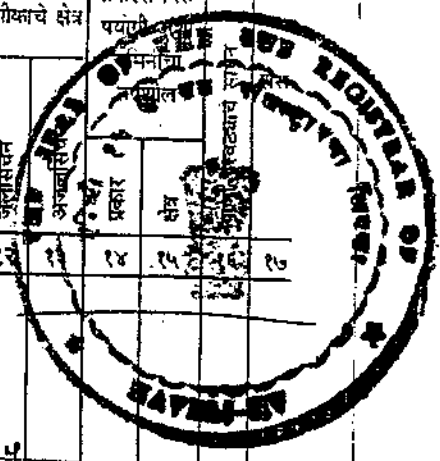
Prakash Ram


[Signature]



हवल - १५
४६५ ७३ ६०
१०० ५

गा. न. क्र. ७ अ			गा. न. क्र. १२										पडोक व पीकारस नित्-पयंगी				
वर्ग	जमोन करणाऱ्याचे नाव	रीत	हंगाम खरीप रब्बी	पीकाखाली क्षेत्र										अनुसंधान	अनुसंधान प्रकार	क्षेत्र	
				मिश्र पीकाचे एकूण क्षेत्र			मिश्र पीकातील प्रत्येक पीकाचे क्षेत्र			अमिश्र पीकाचे क्षेत्र							
				मिश्र पि. संकेतांक	जलसिंचित	अजलसिंचित	पीकाचे नांव	जलसिंचन	अजलसिंचन	पीकाचे नांव	जलसिंचन	अजलसिंचन	अनुसंधान				
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५			
	७	१															




 शहादीत कारोवाडी
 दादुडा-ह.को. ज. दुर्ग

मुळ प्रतीचा अस्सल उतारा दिला. तारीख १०/११/२००४ गावकामगार तलाठी सही

Prakash Ramrao

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हवल - १५
४६५/२४/६०
२००४

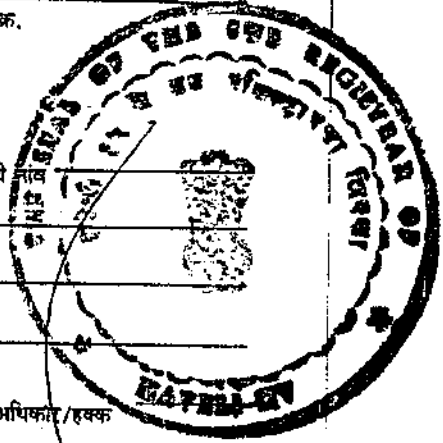
मि. मि.
जिस्ट्रिक कार्यालय,
४२, बुधवार पेठ, गणपती चौक,
पुणे २. फोन : २४४५११७५

गा. न. क्र. ७, ७ अ, व १२

शिवका (१५)

गांव आमिदाजी ता. हवेली जि. _____

भूमापन क्रमांक सर्वे नं. गट क्रमांक	हि.क्र.	धारणा प्रकार	गा.न.क्र.७ मालकाचे नांव	खाते क्र.
331914			<u>अनुभवपाकिजिंग जिठ</u>	
भूमापन क्रमांकाचे स्थानिक नांव			<u>२२२९</u>	कुळाचे नांव
लागवड योग्य क्षेत्र	एकर	गुठे	मे. मिरकॉन इलाहाबादी कॉम्प्लेक्स फि. गॅरज मॅनेजिंग डायरेक्टर उ.	हस्त अधिकार / हक्क
	हेक्टर	आर	<u>प्रमिप आमडेकर</u>	
जिरायत			<u>५४०८</u>	
बागाइत	०-०५			
भात शेती				
एकूण...	०-०५			
पो. ख...				
वर्ग (अ)...	--			
वर्ग (ब)...				
एकूण	०-०५			
आकार	रुपये	पैसे		
जुडी अथवा विशेष	०-१५			
आकार पाण्याबाबत				
एकूण				



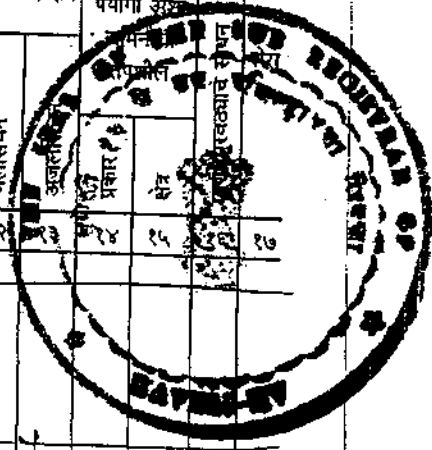
Prakraram


[Signature]



खतल - १५
४६५/२५/६०
२००५

गा. न. क्र. ७ अ		गा. न. क्र. १२										पडोके व पीकरस निरुपयोगी सुध				
वर्ष	जमोन करणान्याचे नाव	रोत	हंगाम खरीप रब्बी	पीकाखाली क्षेत्र									अवती प्रकार	क्षेत्र	अवती प्रमाण	
				मिश्र पीकाचे एकूण क्षेत्र			मिश्र पीकातील प्रत्येक पीकाचे क्षेत्र			अमिश्र पीकाचे क्षेत्र						
				मिश्र पि. संकेतांक	जलसिंचित	अजलसिंचित	पीकाचे नाव	जलसिंचन	अजलसिंचन	पीकाचे नाव	जलसिंचन	अजलसिंचन				
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	
२०१३ २०१४	ॐ	१														




 तहसील कार्यालय
 हवेली-हदको, वि. पुणे

मुळ प्रतीचा अस्तल उतारा दिला. तारीख १०/११/२०१४ गावकामगार तहसील सरो

Prakash Ram

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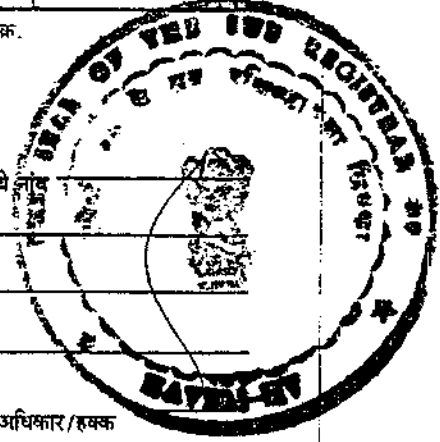
हवल - १५
४६५ २६६०
१००५

दि. दि.
 नि. क्र. कार्यालय,
 ४२, बुधवार पेठ, गणपती चौक,
 पुणे २. फोन : २४४२५११७९
 गांव सांगवीस ता. हवेली जि.

ग.ा. न. क्र. ७, ७ अ, व १२

शिवका (२०)

भूमापन क्रमांक सर्वे नं. गट क्रमांक	दि. क्र.	धारणा प्रकार	गा. नं. क्र. ७	खाले क्र.
३३११२२			मालकाचे नांव	
भूमापन क्रमांकाचे स्थानिक नांव			<u>कोबास पली सोला हवेली</u>	कुळाचे नांव
लागवड योग्य क्षेत्र	एकर	गुठे	<u>२३२३</u>	
	हेक्टर	आर	अ. मिरकोण फलगाव हवेली लोकसेवा	
निरायत			कि. नं. मंगेशिंग सांगवीस	
बागाडत	०-०५		डॉ. प्रदिप मानडेकर	
भाल शेती			<u>५४३०</u>	
एकूण...	०-०५			इतर अधिकार/हक्क
पो. ख...				<u>कु. का. २४४२५११७</u>
वर्ग (अ)...	-	-		<u>२३२३</u> <u>४२३०</u>
वर्ग (ब)...				
एकूण	०-०५			
आकार	रुपये	पैसे		
जूडी अथवा विशेष	०-१५			
आकार पाण्याबाबत...				
एकूण				



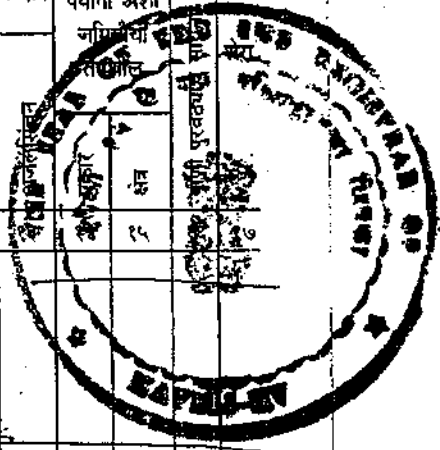
Pratik Ramani


[Signature]



हवेली - २५
४२५२०६०
२००५


न. क्र. ७ अ		गा. न. क्र. १२										पडोक व पीकरा निरुपयोगी अशा नुसिल्याची नोंद			
वर्ष	जमीन करपान्याचे नाव	रीत	हंगाम खरीप राबी	पोकाखाली क्षेत्र								अमिश्र पोकाचे क्षेत्र		पोकाचे क्षेत्र	अलासिचम
				मिश्र पोकाचे एकूण क्षेत्र			मिश्र पोकातील प्रत्येक पोकाचे क्षेत्र								
				मिश्र पि. संकेतांक	जलसिंचित	अजलसिंचित	पोकाचे माव	जलसिंचन	अजलसिंचन	पोकाचे माव	अलासिचम	अलासिचम	अलासिचम		
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४		
२००३ २०१४	७)													




 तलाठी, कलावाडी
 तालुका - हवेली, जि. हवेली

मुळ प्रतीचा अस्सल उतारा दिला तारीख १०/११/२००४ गावकासभार तलाठी राही

Pankaj Ramr





हवेली - १५	
४६५	२०१०
२००५	

Form of Notice U/s 26 of the Urban Land (Ceiling & Regulation) Act, 1976.

To be submitted in duplicate

Annexure A

Notice under sub section (1) of Section 26 of the Urban Land (Ceiling and Regulation) Act, 1976.

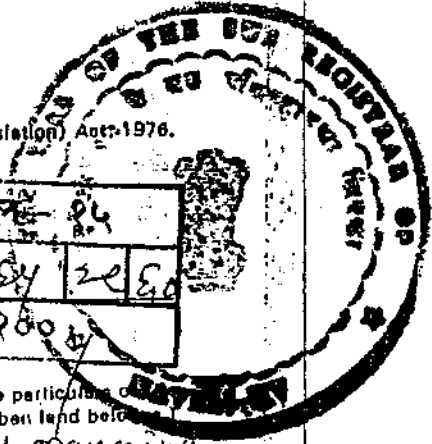
To,
The Competent Authority,

Urban Agglomeration

Sir,



हवेली - १५	
४९५	२०६०
२००	



The urban land, the particulars of which are given below, belongs to (give the particulars of individual/family/firm/company/association or body of individuals to whom the urban land belongs)

M/S MITCON Consultancy Services Ltd Through Managing Director Dr. Pradeep Bavadekar
Notice is hereby given as required by Section 26 of the Urban Land (Ceiling & Regulation) Act, 1976 that it is intended to transfer by way of sale/mortgage/gift/lease or any other form of transaction to be specified, the vacant land held by me/us as per particulars given below in favour of MITCON Foundation through Mr. Santosh Yeshwant Mahajan.

2. I am enclosing herewith an affidavit to the effect that I hold vacant land within the ceiling limit as envisaged under the relevant provisions of the Urban Land (Ceiling and Regulation) Act 1976 (Annexure I)

3. I am enclosing herewith also a statement from the prospective transferee (Annexure II) containing particulars of the urban land/property held by him

4. I propose to register the above transaction at the office of the Sub Registrar office (Registering) Authority) Haveli No. 15

Particulars

- Name of the applicant (holder of vacant land) M/S MITCON Consultancy Services Ltd. Through Managing Director Dr. Pradeep Bavadekar.
- Description of vacant land proposed to be transferred Village Balewadi, Tal. Haveli, Dist. Pune, Survey Nos. 33/1/41, 33/1/42, 33/1/18, 33/1/19, 33/1/17, 33/1/15, 33/1/22, Plot number 33/1/20, 33/1/6, 33/1/4, 33/1/10, 33/1/11, Block number 33/1/9, 33/1/8, 33/1/17, 33/1/21, Location 33/1/12, Total Area 8807 sq. mtrs.
- Classification of the land under the Master Plan (whether residential/industrial/commercial etc.) Residential zone
- Any other particulars in regard to the vacant land. Retainable land

Pradeep Bavadekar

[Signature]

(2)

3. Area of the vacant land (in square meters) proposed to be transferred (in words and figures)

8807 sq. mts
[Eight Thousand Eight Hundred Seven square meters]

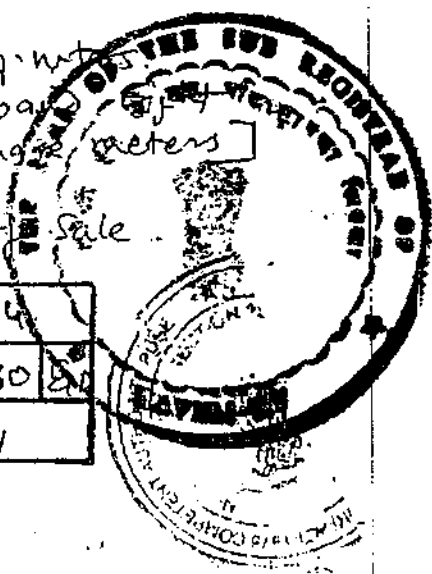
4. The intended transfer is by way of sale/mortgage/gift/lease.

By way of Sale

6. In the case of lease, the term of the lease, if any

हवल - १५
KEY 30
२००५

6. In the case of sale, the purchase price of the land is proposed to be sold



7. Name and address of the transferee.

MITCON foundation through
Mr. Satish Yeshwant Mahajan

[Signature]
Signature of transferor

Place : Pune

Full Name M/s. MITCON consultancy Services Ltd. through Mahajing Director Dr. Pradeep Baradekar

Date : 22/11/2009

Address R/at Shivajinagar, Pune

*If the intended transfer is in any other manner specify the same
Note : Duplicate copy of this notice should be returned to the person concerned by the competent authority with his acknowledgment indicating the date of receipt of the notice by him.

Annexure 1

Affidavit of M/s MITCON consultancy Services Ltd. Through son / daughter / wife of
Managing Director Dr. Pradeep Baradekar resident of Shivajinagar Pune
I, M/s MITCON consultancy Services Ltd. through Managing Director Dr. Pradeep Baradekar of aforesaid solemnly affirm and say as follows:

1 That the vacant land, particulars of which are given in the notice enclosed here-with, belongs to M/s MITCON consultancy Services Ltd through M.D Dr. Pradeep Baradekar (give the particulars of the individual family, firm, company or association or body of individuals).

2 The aforesaid person / persons, to whom the vacant land belongs, holds vacant land within the ceiling limit laid down by the Urban Land (Ceiling and Regulation) Act 1978

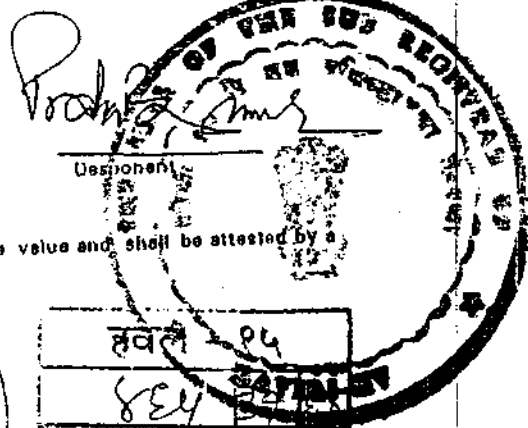
[Signature]

[Signature]

1. M/S MITCON CONSULTANCY SERVICES LTD through Managing Director Dr. Pooja Bhandare aforesaid, solemnly affirm and say that the facts mentioned in the paragraphs 1 and 2 are correct to the best of my knowledge and nothing is false therein and nothing material has been concealed therefrom

Place : Pune

Date : 22/11/2004



This affidavit should be on a stamp paper of appropriate value and shall be attested by a Magistrate/Sub Judge/Notary/Oath Commissioner.

Statement by the Prospective Transferee.

1/We propose to purchase / accept as with mortgage / take on lease (in the case of any other form of transfer specify the form of such transfer) the urban land, particulars of which are given in the notice enclosed herewith.

2. 1/We do not hold any vacant land/lands with building.
1/We hold vacant land with building as per particulars given below. :

Particulars

1. Description of land

- a) Plot number
- b) Block number
- c) Location
- d) Classification of the land under the Master Plan (whether residential/industrial/commercial etc)
- e) Any other particulars in regard to the vacant land.

2 Whether the land is vacant land or land with building and where it is a land with building whether there is any dwelling unit in such building

Pooja Bhandare

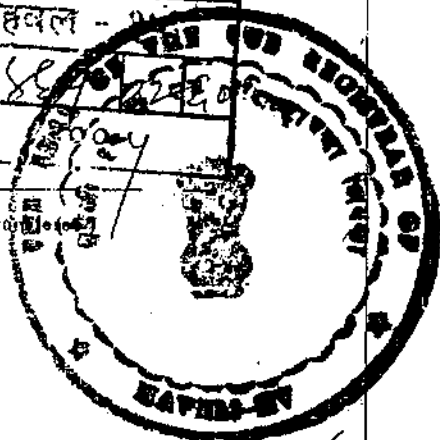
[Signature]

(4)

3. Nature of right of the transferee in such land/land with building.



हवल - 22
8807-00
22/11/2004
Signature of Transferor



Annexure B

Acknowledgement of the Competent Authority

Received the above notice on No. V/LC/D-11T-21SR-189104 dated 22-11-04. In respect of land out of S. No. 331110, 331111, 331120, 331122, 331118, 3311(Part)4 (Part 331119, 331112, 331117, 331121, 331118, 331119, 331116, 331117, 331115, 331141, 3311142 + 331114 administratively total area 8807-00 Sq. Mtr. in the V/LC No. 1667-M. Comp Ltd. landholder is M/S Mitcon Consultancy Services Ltd. its Managing Director Dr. Pradeep Bavdekar case decided on 8-10-04
Date 22/11/2004



Additional Collector and Competent Authority, Pune Urban Agglomeration Pune

Form of Declaration to be filed before The Registrar of Sub-Registrar, Haveli-22 in case of sale

M/S. MITCON consultancy Services Ltd through Managing Director Dr. Pradeep Bavdekar

hereby declare that I have not received any communication from the Competent Authority with reference to the above notice.

Place Pune

Date 22/11/2004

Pradeep Bavdekar
Signature of transferor

Pradeep Bavdekar

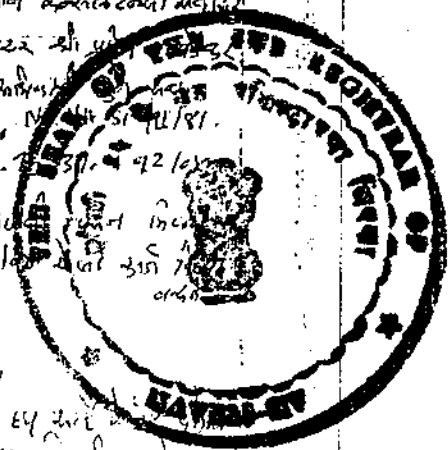
श्री. लालेवाडी, मयूका - ६१०१, डिस्ट - ५७१

२००५



मूल - १५
४६५ ३३
२००५

मि. दि. २०/११/०५
मि. दि. २०/११/०५
मि. दि. २०/११/०५



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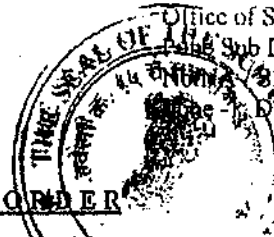
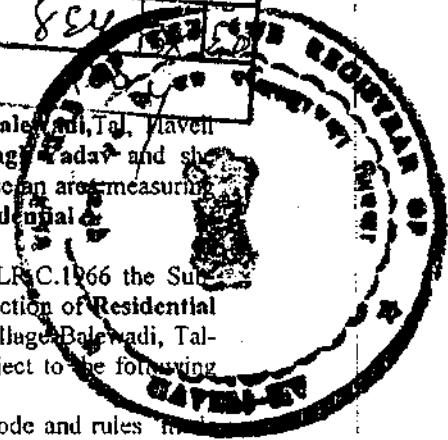
२०/११/०५
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२०/११/०५
२०/११/०५
२०/११/०५

Read: 1) Application dated 20/03/2004 From Smt.Pushpamala Karnsingh Yadav

Office of Sub Divisional Officer
 Sub Division, Pune - 1
 BR/II/175/2004
 Date 13/04/2004 - 84
 850

The land comprised in S.No. 33/1/18 of Village Balewadi, Tal. Haveli Dist.Pune measuring 500=00 Sq.Mtr. belong to Smt.Pushpamala Karnsingh Yadav and she have applied that Non-Agricultural permission may be granted to him to use an area measuring 500=00Sq.Mtr out of the said land for the Non-Agricultural purpose of Residential.

In exercise of the powers vested in him u/s 44 of the M.L.R.C.1966 the Sub Divisional Officer, Pune is pleased to grant the N.A.Permission for construction of Residential building in an area measuring 500=00 Sq.Mtr.out of S.No. 33/1/18 of village Balewadi, Tal-Haveli, Dist: Pune in favour of Smt.Pushpamala Karnsingh Yadav subject to the following conditions.

1. The grant of permission shall subject to the provision of the Code and rules there under.
2. That the grantee shall use the land together with the building and or structure thereon, only for the purpose for which the land is permitted to be use and shall not use it or any part of the land or building thereon for any other purpose without the obtaining the previous written permission to that effect from the Sub- Divisional Officer, Pune. For this purpose the use of a building shall be decided the use of land.
3. That the N.A.use is deemed to have been started from the date of this order.
- 4.That the grantee shall be liable for taking action u/s 45 of the M.L.R.C.1966 and rules made thereunder, if it is noticed that he has commenced the N.A.use prior to issue this order.
5. That grantee shall construct the building strictly in accordance with the plans sanctioned by the Pune Municipal Corporation under his No.25230, Dt.11 /03/2004 and not make any addition or alterations without permission of the Pune Municipal Corporation Authorities.
6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs.0.948per Sq.Mtr. for Residential area (i.e. Rs. 474/-) per year from the date of this order. N.A. use of the land for the purpose for which the permission is granted together with L.F.cess /Z P taxes* applicable to the area. In the event of any, any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the guarantee period of the N.A. Assessment already levied is yet to be fixed.
7. That the N.A.A. shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to revision at the revised rate, if any
- 7(a)That the N A. .Permission is granted subject to the provision of U.L C.Act 1976.
8. That the grantee shall pay the measurement fees within one month from the date of commencement of N.A use of the land.

Prakash Ram

[Signature]

9. That the area and N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department

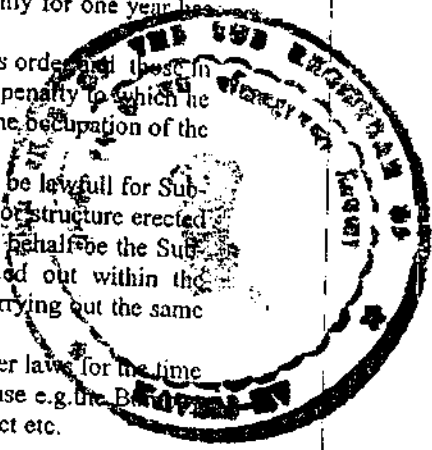
10. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV or V appended to the M.L.R.C. (Conversion of use of land and N.A. Assessment) Rules 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.

10.a) Adv. N.A.A. of Rs. (474/-) and C.Tax of RS. (2370/-) and only for one year has been credited by the applicant vide challan No.II/10/04, Dt. 8/04/2004.

b) If the grantee contravenes any of conditions mentioned in this order and those in the Sanad, the Sub-Divisional Officer, Pune may with prejudice to and other penalty to which he may be liable under the provisions of the code, continue the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Not with standing anything contained in clause (b) above it shall be lawful for Sub-Divisional Officer, Pune to direct the removal or alterations of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf by the Sub-Divisional officer Pune and on such removal alterations not being carried out within the specified, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

d) The grant of this permission is subject to the provision of any other law for the time being in force and that may be applicable to the relevant other facts of the case e.g. the B. & C. Tenancy and Agricultural Lands Act, 1948, the Mah. V.P. Act, the Municipal Act etc.



sd
(Suraj Waghmare)
Sub Divisional Officer
Pune Sub Division Pune

To,

Smt. Pushpamala Karnsingh Yadav
Q-1, Hanumannagar, Senpati Bapat Road, Pune-16

Copy to the Tahsildar Haveli with case papers for information and necessary action.

2/- He is requested to take steps to keep the necessary notes in T.F.II, and V.F.II, N.A. Note book, to effect the recovery of the N.A.A. and to get a sanad executed. If the occupants pay the measurement fees, they should inform the Taluka Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commence the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C. 1966.

Copy to the Taluka Inspector Land Record Haveli Pune for information & action

8/24/2004
Sub Divisional Officer
Pune Sub Division Pune

Prakash Ram



हवेल - १५
४६५ ३५ ६०
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Recd: 1) Application dated 21/2/ 2004 From Kunari Avani Adarsh Saxena
Resi. Q-1 Hunuman nagar Senapati Bapat Road Pune 16

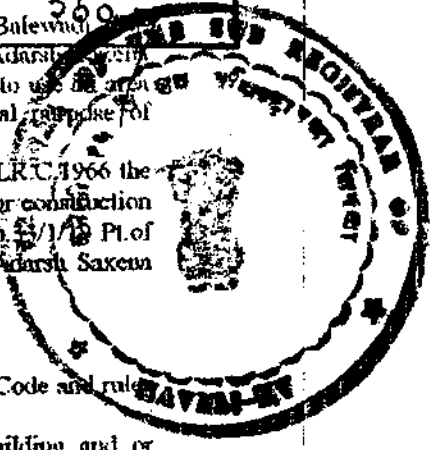
Office of Sub Divisional Officer
Pune Sub Division, Pune - 1
No.NA / SR / II / 39 / 2004
Pune - 1, Date 10/13/2004



हवेल - १५		
१५५	३६६	३००

The land comprised in S.No.33/1/194 Pt.31 Village Bafewadi Tal. Haveli Dist.Pune measuring 500 Sq.Mtr. belong to Kunari Avani Adarsh Saxena have applied that Non-Agricultural permission may be granted to him to use the area measuring 500 Sq.Mtr out of the said land for the Non-Agricultural purpose for Residential.

In exercise of the powers vested in him u/s 44 of the M.L.R.C.1966 the Sub- Divisional Officer, Pune is pleased to grant the N.A.Permission for construction of Residential building in an area measuring 500 Sq.Mtr.out of S.No. 33/1/194 Pt. of village Bafewadi Tal-Haveli, Dist: Pune in favour of Kunari Avani Adarsh Saxena subject to the following conditions.



1. The grant of permission shall subject to the provision of the Code and rules made there under.
2. That the grantee shall use the land together with the building and or structure thereon, only for the purpose for which the land is permitted to be use and shall not use it or any part of the land or building thereon for any other purpose without the obtaining the previous written permission to that effect from the Sub-Divisional Officer, Pune. For this purpose the use of a building shall be decided the use of land.
3. That the N.A. use is deemed to have been started from the date of this order.
4. That the grantee shall be liable for taking action u/s 45 of the M.L.R.C. 1966 and rules made thereunder, if it is noticed that he has commenced the N.A. use prior to issue this order.
5. That grantee shall construct the building strictly in accordance with the plans sanctioned by the Pune Municipal Corporation under his No.CC/4257/07 DL11/09/2003 and not make any addition or alterations without permission of the Pune Municipal Corporation Authorities.
6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs.0.948 per Sq.Mtr. for Residential area (i.e. Rs. 474/-) per year from the date of this order. N.A. use of the land for the purpose for which the permission is granted together with L.F.cess /Z.P. taxes* applicable to the area. In the event of any, any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the guarantee period of the N.A. Assessment already levied is yet to be fixed.
7. That the N.A.A. shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to revision at the revised rate, if any
- 7(a) That the N.A. Permission is granted subject to the provision of U.L. Code 1976.
8. That the grantee shall pay the measurement fees within one month from the date of commencement of N.A use of the land.

Prakash B. Somani

[Signature]

9. That the area and N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.

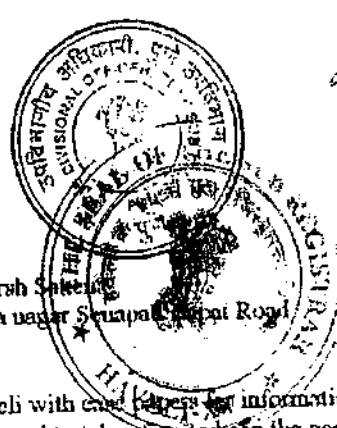
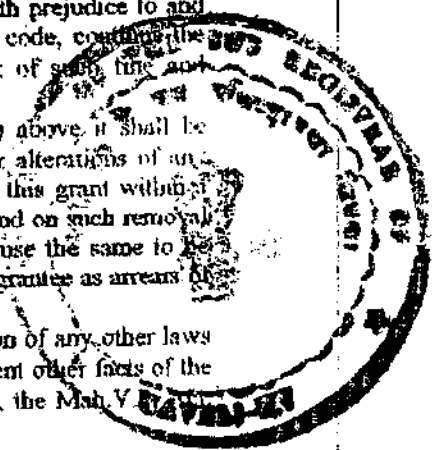
10. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV or V appended to the M.L.R.C. (Conversion of use of land and N.A. Assessment) Rules 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.

10.a) Adv. N.A.A. of Rs. (174/-) and C. Tax of RS. (2,370/-) and only for one year has been credited by the applicant vide challan No. 11/28 Dt. 10/03/2004.

b) If the grantee contravenes any of conditions mentioned in this order and those in the Sanad, the Sub-Divisional Officer, Pune may with prejudice to and other penalty to which he may liable under the provisions of the code, causing the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Not with standing anything contained in clause (b) above it shall be lawful for Sub-Divisional Officer, Pune to direct the removal or alterations of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf be the Sub-Divisional officer Pune and on such removal, alterations not being carried out within the specified, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

d) The grant of this permission is subject to the provision of any other laws for the time being in force and that may be applicable to the relevant other facts of the case e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Mah. V. the Municipal Act etc.



(Ajinkya Fadwal)
Sub Divisional Officer
Pune Sub Division Pune

हवेल - १५		
४६५	३६	६०
२००		

To,

Kumari Avani Adarsh Satekar
Resi. Q-1 Humman nagar Sevapalapati Road
Pune 16

Copy to the Tahsilkar Haveli with case papers for information and necessary action.

2/- He is requested to take steps to keep the necessary notes in T.F.II, and V.F.II, N.A. Note book, to effect the recovery of the N.A.A. and to get a sanad executed. If the occupants pay the measurement fees, they should inform the Taluka Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commence the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C. 1966.

Copy to the Tahuka Inspector Land Record Haveli Pune for information & action

Prakash B...

Prakash B...
Sub-Divisional Officer
Pune Sub Division Pune

Read : 1) Application dated 20/03/2004 From Shri.Sukhapalsingh Gill

Office of Sub Divisional Officer
Pune Sub Division, Pune - 1
No.NA / SR / II / 76 /2004
Pune -1, Date 13 /04 /2004

ORDER

The land comprised in S.No. 33/1/7 of Village Balewadi, Tal. Haveli, Dist.Pune measuring 500=00 Sq.Mtr. belong to Shri.Sukhapalsingh Gill and he has applied that Non-Agricultural permission may be granted to him to use an area measuring 500=00Sq.Mtr.out of the said land for the Non-Agricultural purpose of Residential.

In exercise of the powers vested in him u/s 44 of the M.L.R.C. 1966 the Sub-Divisional Officer, Pune is pleased to grant the N.A.Permission for construction of Residential building in an area measuring 500=00 Sq.Mtr.out of S.No. 33/1/7 of village Balewadi, Tal. Haveli, Dist: Pune in favour of Shri.Sukhapalsingh Gill subject to the following conditions.

1. The grant of permission shall subject to the provision of the Code and rules made there under.

2. That the grantee shall use the land together with the building and or structure thereon only for the purpose for which the land is permitted to be use and shall not use it or any part of the land or building thereon for any other purpose without the obtaining the previous written permission to that effect from the Sub- Divisional Officer, Pune. For this purpose the use of a building shall be decided the use of land.

3. That the N.A.use is deemed to have been started from the date of this order.

4.That the grantee shall be liable for taking action u/s 45 of the M.L.R.C.1966 and rules made thereunder, if it is noticed that he has commenced the N.A.use prior to issue this order.

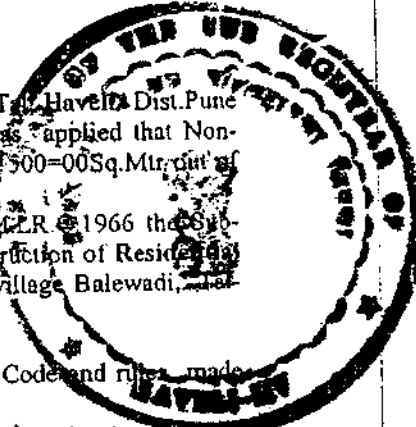
5. That grantee shall construct the building strictly in accordance with the plans sanctioned by the Pune Municipal Corporation under his No.0025283, Dt.22 /03/2004 and not make any addition or alterations without permission of the Pune Municipal Corporation Authorities.

6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs.0.949per Sq.Mtr. for Residential area (i.e. Rs. 474/-) per year from the date of this order N.A. use of the land for the purpose for which the permission is granted together with L.F cess /Z.P. taxes* applicable to the area. In the event of any, any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the guarantee period of the N.A. Assessment already levied is yet to be fixed.

7. That the N.A.A. shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to revision at the revised rate, if any

7(a)That the N.A. .Permission is granted subject to the provision of U.L.C Act 1976.

8. That the grantee shall pay the measurement fees within one month from the date of commencement of N.A use of the land.



Prakash B...



हवल - १५
४६५ ३३६०
२००५

9. That the area and N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.

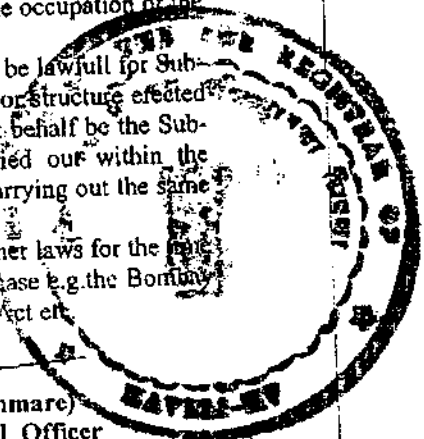
10. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV or V appended to the M.L.R.C. (Conversion of use of land and N.A. Assessment) Rules 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.

10.a) Adv. N.A.A. of Rs. (474/-) and C.Tax of RS. (2370/-) and only for one year has been credited by the applicant vide challan No.II/11/04, Dt. 8/04/2004.

b) If the grantee contravenes any of conditions mentioned in this order and those in the Sanad, the Sub-Divisional Officer, Pune may with prejudice to and other penalty to which he may be liable under the provisions of the code, continue the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Not with standing anything contained in clause (b) above it shall be lawful for Sub-Divisional Officer, Pune to direct the removal or alterations of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf by the Sub-Divisional officer Pune and on such removal alterations not being carried out within the specified, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

d) The grant of this permission is subject to the provision of any other laws for the time being in force and that may be applicable to the relevant other facts of the case e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Mah. V.P. Act, the Municipal Act etc.



Sd
(Suraj Waghmare)
Sub Divisional Officer
Pune Sub Division Pune



To,

Shri. Sukhapalsingh Gill
B-10, Hill View, Residency, Baner Road, Pune-45

Copy to the Tahsildar Haveli with case papers for information and necessary action.
2/- He is requested to take steps to keep the necessary notes in T.F.II, and V.F.II, N.A. Note book, to effect the recovery of the N.A.A. and to get a sanad executed. If the occupants pay the measurement fees, they should inform the Taluka Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commenced the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C 1966.

Copy to the Taluka Inspector Land Record Haveli Pune for information & action

20/11/04
Sub Divisional Officer
Pune Sub Division Pune

Prakash...



हवल - 20/11/04
884 3960
2004

Read : 1) Application dated 20/03/2004 From Shri.Sukhpalsingh Gill

Office of Sub Divisional Officer
Pune Sub Division, Pune - 1
No.NA / SR / II / 81 /2004
Pune -1, Date 13 /04 /2004

ORDER

The land comprised in S.No. 33/1/5 of Village Balewadi, Tal, Haveli Dist.Pune measuring 500=00 Sq.Mtr. belong to Shri.Sukhpalsingh Gill and he has applied that Non-Agricultural permission may be granted to him to use an area measuring 500=00 Sq.Mtr out of the said land for the Non-Agricultural purpose of Residential.

In exercise of the powers vested in him u/s 44 of the M.L.R.C.1966 the Sub-Divisional Officer, Pune is pleased to grant the N.A.Permission for construction of Residential building in an area measuring 500=00 Sq.Mtr.out of S.No. 33/1/5 of village Balewadi, Tal-Haveli, Dist: Pune in favour of Shri.Sukhpalsingh Gill subject to the following conditions.

1. The grant of permission shall subject to the provision of the Code and rules made there under.

2. That the grantee shall use the land together with the building and or structure thereon only for the purpose for which the land is permitted to be use and shall not use it or any part of the land or building thereon for any other purpose without the obtaining the previous written permission to that effect from the Sub- Divisional Officer, Pune. For this purpose the use of a building shall be decided the use of land.

3. That the N.A.use is deemed to have been started from the date of this order.

4. That the grantee shall be liable for taking action u/s 45 of the M.L.R.C.1966 and rules made thereunder, if it is noticed that he has commenced the N.A.use prior to issue this order.

5. That grantee shall construct the building strictly in accordance with the plans sanctioned by the Pune Municipal Corporation under his No.0025287, Dt.22/03/2004 and not make any addition or alterations without permission of the Pune Municipal Corporation Authorities.

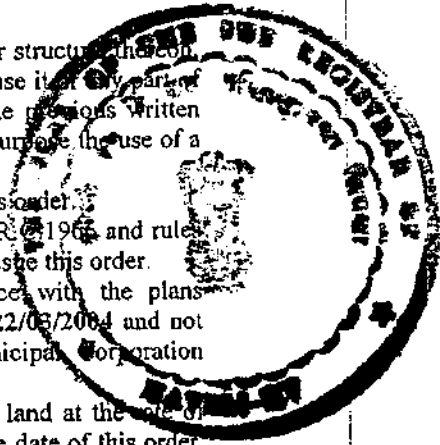
6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs.0.948 per Sq.Mtr. for Residential area (i.e. Rs.474/-) per year from the date of this order. N.A. use of the land for the purpose for which the permission is granted together with L.F.cess /Z.P. taxes* applicable to the area. In the event of any, any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the guarantee period of the N.A. Assessment already levied is yet to be fixed.

7. That the N.A.A. shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to revision at the revised rate, if any

7(a) That the N.A. .Permission is granted subject to the provision of U.L.C.Act 1976.

8. That the grantee shall pay the measurement fees within one month from the date of commencement of N.A use of the land.

9. That the area and N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department



Handwritten signature of Sukhpalsingh Gill



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10. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV or V appended to the M.L.R.C. (Conversion of use of land and N.A. Assessment) Rules 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.

10.a) Adv. N.A.A. of Rs. (474/-) and C.Tax of RS.(2370/-)and only for one year has been credited by the applicant vide challan No.II/16/04, Dt. 8/04/2004.

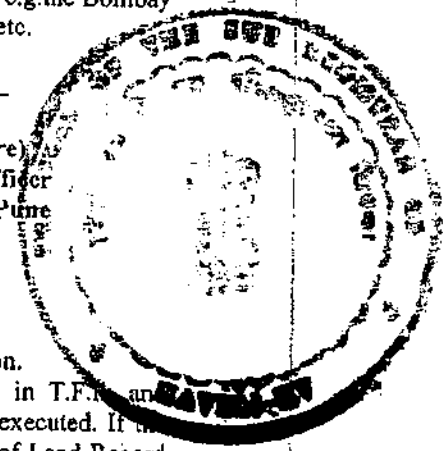
b) If the grantee contravenes any of conoditions mentioned in this order and those in the Sanad, the Sub-Divisional Officer,Pune may with prejudice to and other penalty to which he may liable under the provisions of the code, continue the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Not with standing anything contained in clause (b) above it shall be lawfull for Sub-Divisional Officer, Pune to direct the removal or alterations of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf be the Sub-Divisional officer Pune and on such removal alterations not being carried out within the specified, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

d) The grant of this permission is subject to the provision of any other laws for the time being in force and that may be applicable to the relevent other facts of the case e.g.the Bombay Tenancy and Agricultural Lands Act, 1948, the Mah.V.P. Act, the Muncpal Act etc.



Sd/-
 (Suraj Waghmare)
 Sub Divisional Officer
 Pune Sub Division Pune



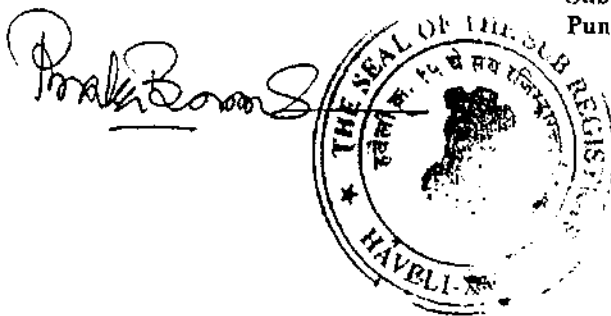
To,
 ✓ Shri.Sukhpaisingh Gill
 B-10, Hill-View Residency, Baner, Pune-45

Copy to the Tahsildar Haveli with case papers for information and necessary action.

2/- He is requested to take steps to keep the necessary notes in T.F. and V.F.II,N.A.Note book, to effect the recovery of the N.A.A. and to get a sanad executed. If the occupants pay the measurement fees, they should inform the Taluka Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commence the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C.1966.

Copy to the Taluka Inspector Land Record Haveli Pune for information & action.

200/91/4712
 12/1/2011
 Sub Divisional Officer
 Pune Sub Division Pune



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889	89	50
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Read : 1) Application dated 30/03/2004 From Smt.Koushal Percy Gonsalvis Trough (PAH) Shri Devendrasingh Gill

Office of Sub Divisional Officer
Pune Sub Division, Pune - 1
No.NA / SR / II / 92 / 2004
Pune -1, Date / 3 / 04 / 2004

ORDER

The land comprised in S.No. 33/1/22 of Village Balewadi, Tal.Haveli Dist.Pune measuring 500=00 Sq.Mtr. belong to Smt.Koushal Percy Gonsalvis Trough (PAH) Shri Devendrasingh Gill and he has applied that Non-Agricultural permission may be granted to him to use an area measuring 500=00 Sq.Mtr out of the said land for the Non-Agricultural purpose of Residential.

In exercise of the powers vested in him u/s 44 of the M.L.R.C.1966 the Sub-Divisional Officer, Pune is pleased to grant the N.A.Permission for construction of Residential building in an area measuring 500=00 Sq.Mtr.out of S.No. 33/1/22 of village Balewadi, Tal. Haveli, Dist: Pune in favour of Smt.Koushal Percy Gonsalvis Trough (PAH) Shri Devendrasingh Gill subject to the following conditions.

1. The grant of permission shall subject to the provision of the Code and rules made there under.

2. That the grantee shall use the land together with the building and or structure thereon, only for the purpose for which the land is permitted to be use and shall not use it or any part of the land or building thereon for any other purpose without the obtaining the previous written permission to that effect from the Sub- Divisional Officer, Pune. For this purpose the use of a building shall be decided the use of land.

3. That the N.A.use is deemed to have been started from the date of this order

4. That the grantee shall be liable for taking action u/s 45 of the M.L.R.C.1966 and rules made thereunder, if it is noticed that he has commenced the N.A.use prior to issue this order.

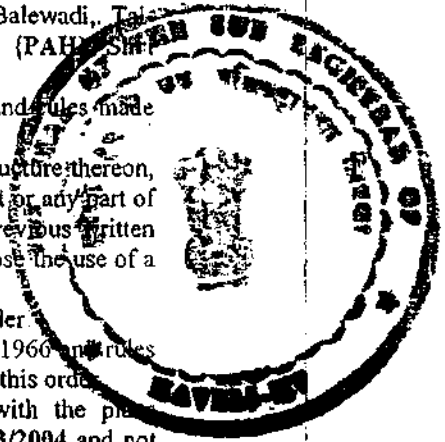
5. That grantee shall construct the building strictly in accordance with the plan sanctioned by the Pune Municipal Corporation under his No.0025281, Dt.22/03/2004 and not make any addition or alterations without permission of the Pune Municipal Corporation Authorities.

6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs.0.948 per Sq.Mtr. for Residential area (i.e. Rs.474/-) per year from the date of this order. N.A. use of the land for the purpose for which the permission is granted together with L.F.cess /Z.P. taxes* applicable to the area. In the event of any, any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the guarantee period of the N.A. Assessment already levied is yet to be fixed.

7. That the N.A.A. shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to revision at the revised rate, if any

7(a) That the N.A. .Permission is granted subject to the provision of U.L.C.Act 1976.

8. That the grantee shall pay the measurement fees within one month from the date of commencement of N.A use of the land



Prakash B...



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9. That the area and N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.

10. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV or V appended to the M.L.R.C. (Conversion of use of land and N.A. Assessment) Rules 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.

10.a) Adv. N.A.A. of Rs. (474/-) and C.Tax of RS.(2370/-) and only for one year has been credited by the applicant vide challan No.II/22/04, Dt. 8/04/2004.

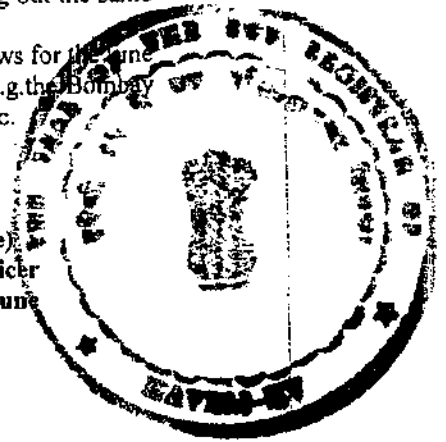
b) If the grantee contravenes any of conditions mentioned in this order and those in the Sanad, the Sub-Divisional Officer, Pune may with prejudice to and other penalty to which he may be liable under the provisions of the code, continue the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Notwithstanding anything contained in clause (b) above it shall be lawful for Sub-Divisional Officer, Pune to direct the removal or alterations of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf by the Sub-Divisional Officer Pune and on such removal alterations not being carried out within the specified time, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

d) The grant of this permission is subject to the provision of any other laws for the time being in force and that may be applicable to the relevant other facts of the case e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Mah.V.P. Act, the Municipal Act etc.



SC
(Suraj Waghmare)
Sub Divisional Officer
Pune Sub Division Pune



To,

Smt. Koushal Percy Gonsalves
(PAH) Shri Devendrasingh Gill
Plot No.13, Uttam Enclave Aundh, Pune-8

Copy to the Tahsildar Haveli with case papers for information and necessary action.

2/- He is requested to take steps to keep the necessary notes in T.F.II, and V.F.II, N.A. Note book, to effect the recovery of the N.A. and to get a sanad executed. If the occupants pay the measurement fees, they should inform the Taluka Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commenced the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C. 1966.

Copy to the Taluka Inspector Land Record Haveli Pune for information & action

Suraj Waghmare
Sub Divisional Officer
Pune Sub Division Pune

Prakash Ram



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804	83	80
2004		

(Read : 1) Application dated 20/03/2004 From Shri.Girish Raghunath Khanvalkar

Office of Sub Divisional Officer
Pune Sub Division, Pune - I
No.NA / SR / II / 77 /2004
Pune -1, Date 13 / 04 /2004

ORDER

The land comprised in S.No. 33/1/10 of Village Balewadi, Tal, Haveli Dist.Pune measuring 500=00 Sq.Mtr. belong to Shri.Girish Raghunath Khanvalkar and he has applied that Non-Agricultural permission may be granted to him to use an area measuring 500=00Sq.Mtr out of the said land for the Non-Agricultural purpose of Residential .

In exercise of the powers vested in him u/s 44 of the M.L.R.C.1966 the Sub-Divisional Officer, Pune is pleased to grant the N.A.Permission for construction of Residential building in an area measuring 500=00 Sq.Mtr.out of S.No. 33/1/10 of village Balewadi, Tal-Haveli, Dist. Pune in favour of Shri.Girish Raghunath Khanvalkar subject to the following conditions

1 The grant of permission shall subject to the provision of the Code and rules made there under.

2. That the grantee shall use the land together with the building and or structure thereon only for the purpose for which the land is permitted to be use and shall not use it or any part of the land or building thereon for any other purpose without the obtaining the previous written permission to that effect from the Sub- Divisional Officer, Pune. For this purpose the use of a building shall be decided the use of land.

3. That the N.A.use is deemed to have been started from the date of this order.

4. That the grantee shall be liable for taking action u/s 45 of the M.L.R.C. 1966 and rules made thereunder, if it is noticed that he has commenced the N.A.use prior to issue this order.

5. That grantee shall construct the building strictly in accordance with the plans sanctioned by the Pune Municipal Corporation under his No.0025231, Dt.11/03/2004, and not make any addition or alterations without permission of the Pune Municipal Corporation Authorities.

6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs.0.948per Sq.Mtr. for Residential area (i.e. Rs. 474/-) per year from the date of this order. N.A. use of the land for the purpose for which the permission is granted together with L.F.cess /Z.P. taxes* applicable to the area. In the event of any, any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the guarantee period of the N.A. Assessment already levied is yet to be fixed.

7. That the N.A.A. shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to revision at the revised rate, if any

7(a)That the N.A. .Permission is granted subject to the provision of U.L.C.Act 1976.

8. That the grantee shall pay the measurement fees within one month from the date of commencement of N.A use of the land.

Prakash Ram



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9. That the area and N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.

10. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV or V appended to the M.L.R.C. (Conversion of use of land and N.A. Assessment) Rules 1969. embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.

10.a) Adv. N.A.A. of Rs. (474/-) and C.Tax of RS. (2370/-) and only for one year has been credited by the applicant vide challan No.II/12/04, Dt. 8/04/2004.

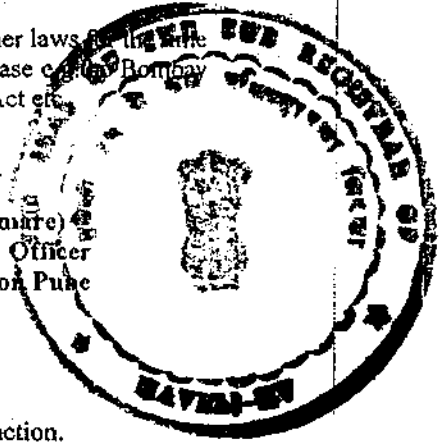
b) If the grantee contravenes any of conditions mentioned in this order and those in the Sanad, the Sub-Divisional Officer, Pune may with prejudice to and other penalty to which he may liable under the provisions of the code, continue the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Not with standing anything contained in clause (b) above it shall be lawfull for Sub-Divisional Officer, Pune to direct the removal or alterations of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf be the Sub-Divisional officer Pune and on such removal alterations not being carried out within the specified, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

d) The grant of this permission is subject to the provision of any other laws being in force and that may be applicable to the relevent other facts of the case e.g. Bombay Tenancy and Agricultural Lands Act, 1948, the Mah.V.P. Act, the Muncipal Act etc.



sd
(Suraj Waghmare)
Sub Divisional Officer
Pune Sub Division, Pune



To, ✓
Shri.Girish Raghunath Khanolkar
Q-1, Hanumannagar, Senapati Bapat Road, Pune-16

Copy to the Tahsildar Haveli with case papers for information and necessary action.

2/- He is requested to take steps to keep the necessary notes in T.F.II, and V.F.II, N.A. Note book, to effect the recovery of the N.A.A. and to get a sanad executed. If the occupants pay the measurement fees, they should inform the Taluka Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commence the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C. 1966.

Copy to the Taluka Inspector Land Record Haveli Pune for information & action

Prakash Ram



Prakash Ram
Sub Divisional Officer
Pune Sub-Division Pune

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2004

Read : 1) Application dated 21/2/ 2004 From Shri Girish Raghunath Khanwalkar
Resi. Q-1 Hunuman nagar Senapati Bapat Road Pune 16

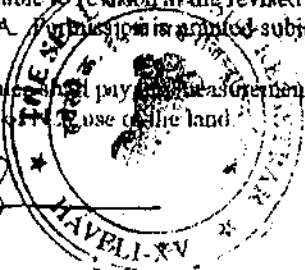
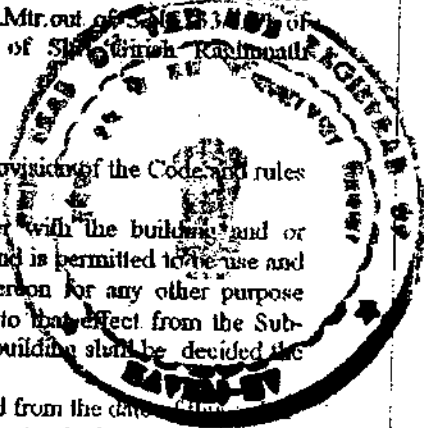
Office of Sub Divisional Officer
Pune Sub Division, Pune - 1
No.NA / SR / II / 38 /2004
Pune -1, Date /0 /3 /2004

ORDER

The land comprised in S.No.33/111 of Village Balewadi Tal, Haveli Dist.Pune measuring 500 Sq.Mtr. belong to Shri Girish Raghunath Khanwalkar have applied that Non-Agricultural permission may be granted to him to use an area measuring 500 Sq.Mtr out of the said land for the Non-Agricultural purpose of Residential.

In exercise of the powers vested in him w/s 44 of the M.L.R.C 1966 the Sub- Divisional Officer, Pune is pleased to grant the N.A.Permission for construction of Residential building in an area measuring 500 Sq.Mtr.out of 500 Sq.Mtr. of village Balewadi Tal-Haveli, Dist: Pune in favour of Shri Girish Raghunath Khanwalkar subject to the following conditions.

1. The grant of permission shall subject to the provisions of the Code and rules made there under.
2. That the grantee shall use the land together with the building and or structure thereon, only for the purpose for which the land is permitted to be use and shall not use it or any part of the land or building thereon for any other purpose without the obtaining the previous written permission to that effect from the Sub-Divisional Officer, Pune. For this purpose the use of a building shall be decided the use of land.
3. That the N.A.use is deemed to have been started from the date of this order.
4. That the grantee shall be liable for taking actions w/s 45 of the M.L.R.C 1966 and rules made thereunder, if it is noticed that he has commenced the N A use prior to issue this order.
5. That grantee shall construct the building strictly in accordance with the plans sanctioned by the Pune Municipal Corporation under his No.CC/4255/03 Dt.11/09/2003 and not make any addition or alterations without permission of the Pune Municipal Corporation Authorities.
6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs.0.948 per Sq.Mtr. for Residential area (i.e. Rs. 474/-) per year from the date of this order. N.A. use of the land for the purpose for which the permission is granted together with L.F.cess /Z.P. taxes* applicable to the area. In the event of any, any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the guarantee period of the N.A. Assessment already levied is yet to be fixed.
7. That the N.A.A. shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to be revised at the revised rate, if any
- 7(a) That the N.A. permission is granted subject to the provisions of U.L.C.A. 1976.
8. That the grantee shall pay the assessment fees within one month from the date of commencement of the use of the land.



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9. That the area and N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.

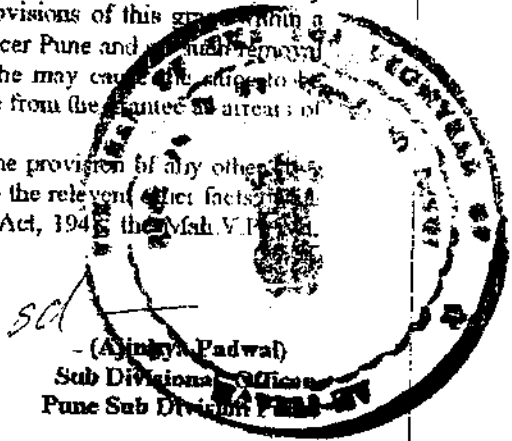
10. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV or V appended to the M.L.R.C. (Conversion of use of land and N.A. Assessment) Rules 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.

10.a) Adv. N.A.A. of Rs. (474/-) and C.Tax of RS. (2,370/-) and only for one year has been credited by the applicant vide challan No. IV/25 Dt. 10/03/2004.

b) If the grantee contravenes any of conditions mentioned in this order and those in the Sanad, the Sub-Divisional Officer, Pune may with prejudice to and other penalty to which he may be liable under the provisions of the code, continue the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Not with standing anything contained in clause (b) above it shall be lawful for Sub-Divisional Officer, Pune to direct the removal or alterations of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf be the Sub-Divisional officer Pune and if such removal or alterations not being carried out within the specified, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

d) The grant of this permission is subject to the provision of any other law for the time being in force and that may be applicable to the relevant facts in a case e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Maharashtra Municipal Act etc.



(Ajinkya Padwal)
Sub Divisional Officer
Pune Sub Division Pune

To,

Shri Girish Raghunath Khanwalkar
Resi. Q-1 Humman nagar Senapati Bapat Road
Pune 16

Copy to the Tahsildar Haveli with case papers for information and necessary action

- 2/- He is requested to take steps to keep the necessary notes in T.F.I. and V.F.I. N.A. Note book, to effect the recovery of the N.A.A. and to get a sanad executed. If the occupants pay the measurement fees, they should inform the Taluka Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commenced the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C. 1966.

Copy to the Taluka Inspector Land Record Haveli Pune for information & action



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(Ajinkya Padwal)
10/3/2004
Sub Divisional Officer
Pune Sub Division Pune

Read : 1) Application dated 20/03/2004 From Shri Ravindrasingh Gill Trough (PAH) Shri Devendrasingh Gill

Office of Sub Divisional Officer
Pune Sub Division, Pune - 1
No.NA / SR / II / 94 / 2004
Pune -1, Date 13 / 04 / 2004

ORDER

The land comprised in S.No. 33/1/9 of Village Balewadi, Tal.Haveli Dist.Pune measuring 500=00 Sq.Mtr. belong to Shri Ravindrasingh Gill Trough (PAH) Shri Devendrasingh Gill and he has applied that Non-Agricultural permission may be granted to him to use an area measuring 500=00 Sq.Mtr out of the said land for the Non-Agricultural purpose of Residential.

In exercise of the powers vested in him u/s 44 of the M.L.R.C.1966 the Sub-Divisional Officer, Pune is pleased to grant the N.A.Permission for construction of Residential building in an area measuring 500=00 Sq.Mtr.out of S.No. 33/1/9 of village Balewadi, Tal-Haveli, Dist; Pune in favour of Shri Ravindrasingh Gill Trough (PAH) Shri Devendrasingh Gill subject to the following conditions.

1 The grant of permission shall subject to the provision of the Code and rules made there under.

2. That the grantee shall use the land together with the building and or structure thereon only for the purpose for which the land is permitted to be use and shall not use any part of the land or building thereon for any other purpose without the obtaining the previous written permission to that effect from the Sub-Divisional Officer, Pune. For this purpose the use of building shall be decided the use of land.

3. That the N.A.use is deemed to have been started from the date of this order.

4.That the grantee shall be liable for taking action u/s 45 of the M.L.R.C.1966 and rules made thereunder, if it is noticed that he has commenced the N.A.use prior to issue of this order.

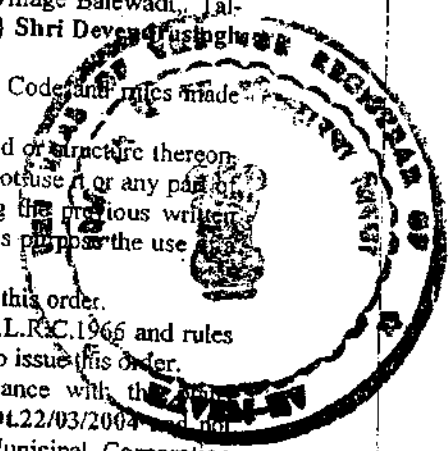
5. That grantee shall construct the building strictly in accordance with the sanction by the Pune Municipal Corporation under his No.0025285, Dt.22/03/2004 and not make any addition or alterations without permission of the Pune Municipal Corporation Authorities.

6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs.0.948 per Sq.Mtr. for Residential area (i.e. Rs.474/-) per year from the date of this order. N.A. use of the land for the purpose for which the permission is granted together with L.F.cess /Z.P. taxes* applicable to the area. In the event of any, any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the guarantee period of the N.A. Assessment already levied is yet to be fixed.

7. That the N.A.A. shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to revision at the revised rate, if any

7(a)That the N.A. .Permission is granted subject to the provision of U.L.C.Act 1976.

8. That the grantee shall pay the measurement fees within one month from the date of commencement of N.A use of the land.



Handwritten signature of the Sub-Divisional Officer and a circular official stamp of the Sub-Divisional Officer, Haveli, Pune.

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9. That the area and N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.

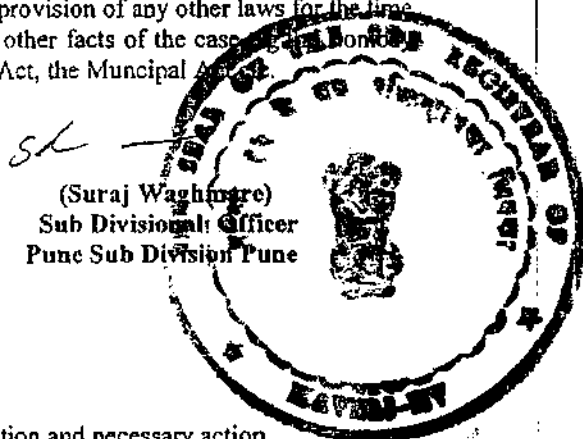
10. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV or V appended to the M.L.R.C. (Conversion of use of land and N.A. Assessment) Rules 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.

10.a) Adv. N.A.A. of Rs. (474/-) and C.Tax of RS.(2370/-) and only for one year has been credited by the applicant vide challan No II/19/04, DL 8/04/2004.

b) If the grantee contravenes any of conditions mentioned in this order and those in the Sanad, the Sub-Divisional Officer, Pune may with prejudice to and other penalty to which he may be liable under the provisions of the code, continue the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Notwithstanding anything contained in clause (b) above it shall be lawful for Sub-Divisional Officer, Pune to direct the removal or alterations of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf by the Sub-Divisional officer Pune and on such removal alterations not being carried out within the specified, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

d) The grant of this permission is subject to the provision of any other laws for the time being in force and that may be applicable to the relevant other facts of the case, the Bombay Tenancy and Agricultural Lands Act, 1948, the Mah. V.P. Act, the Municipal Act, 1947.



(Suraj Wagmare)
Sub Divisional Officer
Pune Sub Division Pune

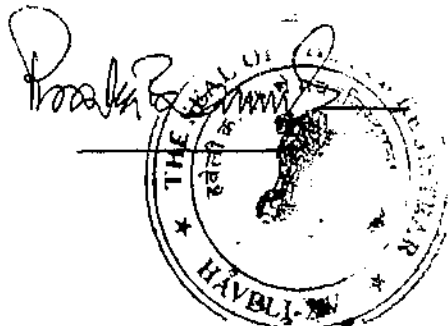
To,
Shri Ravindrasingh Gill
(PAH) Shri Devendrasingh Gill
B-10, Hill-View Residency Baner, Pune-45

Copy to the Tahsildar Haveli with case papers for information and necessary action.

2/- He is requested to take steps to keep the necessary notes in T.F.II, and V.F.II, N.A. Note book, to effect the recovery of the N.A.A. and to get a sanad executed. If the occupants pay the measurement fees, they should inform the Taluka Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commenced the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C. 1966.

Copy to the Taluka Inspector Land Record Haveli Pune for information & action

Sub Divisional Officer
Pune Sub Division Pune



हवल - १५
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१००५

Read : 1) Application dated 20/03/2004 From Shri Ravindrasingh Gill Trough (PAH) Shri Devendrasingh Gill

Office of Sub Divisional Officer
Pune Sub Division, Pune - I
No.NA / SR / II / 93 / 2004
Pune -I, Date /3 / 04 /2004

ORDER

The land comprised in S.No. 33/1/8 of Village Balewadi, Tal.Haveli Dist.Pune measuring 500=00 Sq.Mtr. belong to Shri Ravindrasingh Gill Trough (PAH) Shri Devendrasingh Gill and he has applied that Non-Agricultural permission may be granted to him to use an area measuring 500=00 Sq.Mtr out of the said land for the Non-Agricultural purpose of Residential.

In exercise of the powers vested in him u/s 44 of the M.L.R.C.1966 the Sub-Divisional Officer, Pune is pleased to grant the N.A.Permission for construction of Residential building in an area measuring 500=00 Sq.Mtr.out of S.No. 33/1/8 of village Balewadi, Tal.Haveli, Dist: Pune in favour of Shri Ravindrasingh Gill Trough (PAH) Shri Devendrasingh Gill subject to the following conditions.

1. The grant of permission shall subject to the provision of the Code and rules made there under.

2. That the grantee shall use the land together with the building and or structure thereon only for the purpose for which the land is permitted to be use and shall not use any part of the land or building thereon for any other purpose without the obtaining the previous written permission to that effect from the Sub- Divisional Officer, Pune. For this purpose the use of building shall be decided the use of land.

3. That the N.A.use is deemed to have been started from the date of this order.

4. That the grantee shall be liable for taking action u/s 45 of the M.L.R.C.1966 and rules made thereunder, if it is noticed that he has commenced the N.A.use prior to issue this order.

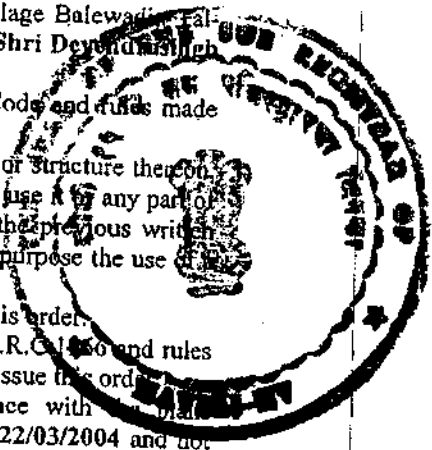
5. That grantee shall construct the building strictly in accordance with the plan sanctioned by the Pune Municipal Corporation under his No.0025284, Dt.22/03/2004 and not make any addition or alterations without permission of the Pune Municipal Corporation Authorities.

6. That the grantee shall pay the N.A Assessment in respect of the land at the rate of Rs.0.948 per Sq.Mtr. for Residential area (i.e. Rs.474/-) per year from the date of this order. N.A. use of the land for the purpose for which the permission is granted together with L.F.cess /Z.P. taxes* applicable to the area. In the event of any, any change in the use of the land the N.A Assessment shall be liable to be levied at the different rate irrespective of the guarantee period of the N.A. Assessment already levied is yet to be fixed.

7. That the N.A.A. shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to revision at the revised rate, if any

7(a) That the N.A. .Permission is granted subject to the provision of U.L.C.Act 1976.

8. That the grantee shall pay the measurement fees within one month from the date of commencement of N.A use of the land



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हवल - १५		
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२००५		

9. That the area and N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.

10. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV or V appended to the M.L.R.C. (Conversion of use of land and N.A. Assessment) Rules 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.

10.a) Adv. N.A.A. of Rs. (474/-) and C.Tax of RS.(2370/-) and only for one year has been credited by the applicant vide challan No.II/20/04, Dt. 8/04/2004.

b) If the grantee contravenes any of conditions mentioned in this order and those in the Sanad, the Sub-Divisional Officer, Pune may with prejudice to and other penalty to which he may be liable under the provisions of the code, continue the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

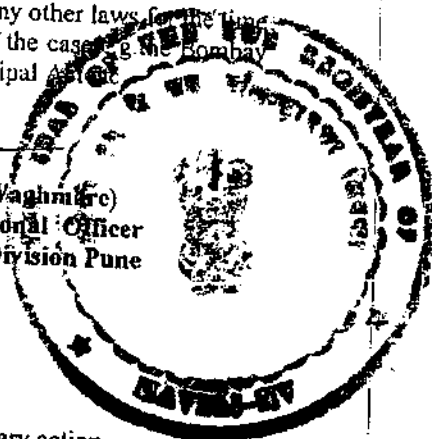
c) Not with standing anything contained in clause (b) above it shall be lawful for Sub-Divisional Officer, Pune to direct the removal or alterations of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf by the Sub-Divisional officer Pune and on such removal alterations not being carried out within the specified, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

d) The grant of this permission is subject to the provision of any other laws for the time being in force and that may be applicable to the relevant other facts of the case, e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Mah.V.P. Act, the Municipal Act, etc.



SL

(Suraj Waghmare)
Sub Divisional Officer
Pune Sub Division Pune



To, ✓
Shri Ravindrasingh Gull
{PAH} Shri Devendrasingh Gull
B-10, Hill-View Residency Baner, Pune-45

Copy to the Tahsildar Haveli with case papers for information and necessary action.

2/- He is requested to take steps to keep the necessary notes in T.F.II, and V.F.II, N.A. Note book, to effect the recovery of the N.A.A. and to get a sanad executed. If the occupants pay the measurement fees, they should inform the Taluka Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commenced the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C. 1966.

Copy to the Taluka Inspector Land Record Haveli Pune for information & action

6/2/2004
Sub Divisional Officer
Pune Sub Division Pune



हवल - १५		
४९५	५९	६०
२००५		

Read: 1) Application dated 21/2/2004 From Smt. Priyavanda Adarsh Saxena
Resi. Q-1 Hunuman nagar Senapati Bapat Road Pune 16

34

Office of Sub Divisional Officer
Pune Sub Division, Pune - 1
No.NA / SR / II / 41 / 2004
Pune -1, Date / 0 / 3 / 2004

ORDER

The land comprised in S.No.33/1/17 Pt.of Villags Balewadi Tal, Haveli Dist.Pune measuring 500 Sq.Mtr. belong to Smt. Priyavanda Adarsh Saxena have applied that Non-Agricultural permission may be granted to him to use an area measuring 500 Sq.Mtr out of the said land for the Non-Agricultural purpose of Residential.

In exercise of the powers vested in him w/s 44 of the M.L.R.C. 1966 the Sub- Divisional Officer, Pune is pleased to grant the N.A. Permission for construction of Residential building in an area measuring 500 Sq.Mtr. out of S.No.33/1/17 Pt. of village Balewadi Tal-Haveli, Dist. Pune in favour of Smt. Priyavanda Adarsh Saxena subject to the following conditions.

1. The grant of permission shall subject to the provision of the Code and rules made there under.

2. That the grantee shall use the land together with the building and or structure thereon, only for the purpose for which the land is permitted to be use and shall not use it or any part of the land or building thereon for any other purpose without the obtaining the previous written permission to that effect from the Sub-Divisional Officer, Pune. For this purpose the use of a building shall be deemed the use of land.

3. That the N.A. use is deemed to have been started from the date of this order.

4. That the grantee shall be liable for taking action w/s 42 of the M.L.R.C. 1966 and rules made thereunder, if it is noticed that he has commenced the N.A. use prior to issue this order.

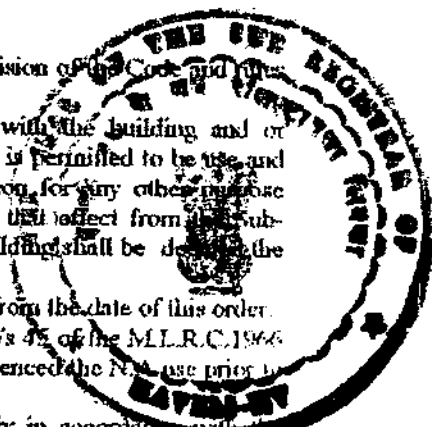
5. That grantee shall construct the building strictly in accordance with the plans sanctioned by the Pune Municipal Corporation under his No.CC/256/03 Dt.11/09/2003 and not make any addition or alterations without permission of the Pune Municipal Corporation Authorities.

6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs.0.948 per Sq.Mtr. for Residential area (i.e. Rs. 474/-) per year from the date of this order. N.A. use of the land for the purpose for which the permission is granted together with L.F. cess /Z.P. taxes* applicable to the area. In the event of any, any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the guarantee period of the N.A. Assessment already levied is yet to be fixed.

7. That the N.A.A. shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to revision at the revised rate, if any

7(a) That the N.A. Permission is granted subject to the provision of U.L.C Act 1976

8. That the grantee shall pay the measurement fees within one month from the date of commencement of N.A. use of the land.



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हवल - २५
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9. That the area and N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.

10. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV or V appended to the M.L.R.C. (Conversion of use of land and N.A. Assessment) Rules 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.

10.a) Adv. N.A.A. of Rs. (474/-) and C. Tax of RS. (2,370/-) and only for one year has been credited by the applicant vide challan No. 11/27 Dt. 10/03/2004.

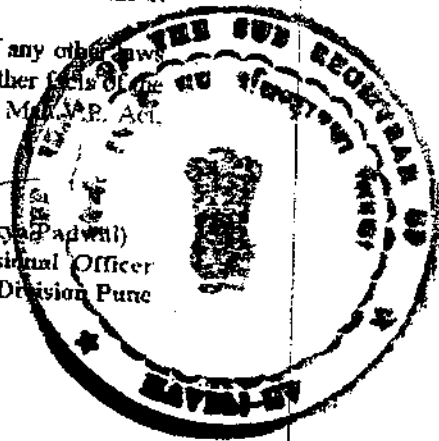
b) If the grantee contravenes any of conditions mentioned in this order and those in the Sanad, the Sub-Divisional Officer, Pune may with prejudice to and other penalty to which he may liable under the provisions of the code, continue the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Not with standing anything contained in clause (b) above it shall be lawful for Sub-Divisional Officer, Pune to direct the removal or alterations of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf be the Sub-Divisional officer Pune and on such removal alterations not being carried out within the specified, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

d) The grant of this permission is subject to the provision of any other laws for the time being in force and that may be applicable to the relevant other cases of the case e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the M.L.A.P. Act, the Municipal Act etc.



(Ajinkya Padwal)
Sub Divisional Officer
Pune Sub Division Pune



To,

Smt. Priyavanda Adarshi Saxena
Resi. Q-1 Humman nagar Sevapati Bapat Road
Pune 16

Copy to the Tahsildar Haveli with case papers for information and necessary action

2/- He is requested to take steps to keep the necessary notes in T.F.II and V.F.II.N.A. Note book, to effect the recovery of the N.A.A. and to get a sanad executed. If the occupants pay the measurement fees, they should inform the Taluka Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commence the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C. 1966.

Copy to the Taluka Inspector Land Record Haveli Pune for information & action

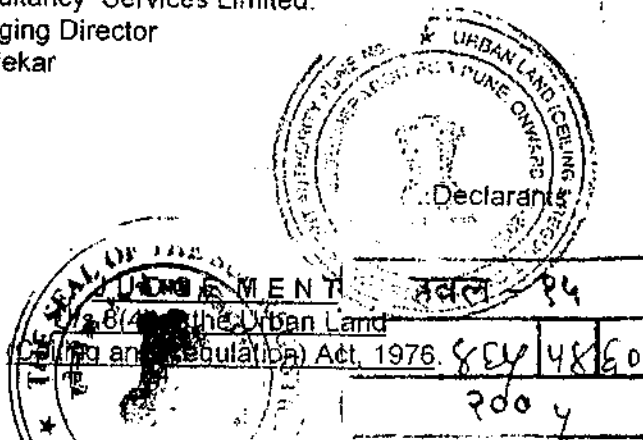


काल - १५		10/7/2004	
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२००५		Sub Divisional Officer Pune Sub Division Pune	

In the Court of Shri Madhav Sangle, I.A.S., Additional Collector and Competent Authority Pune Urban Agglomeration, Pune.

ULC Case No.1667-M.Co.

M/s. Mitcon Consultancy Services Limited.
Through its Managing Director
Dr. Pradeep Bavdekar
R/o Pune.



The Director of the declarant Company has filed return u/s 6(1) of the Urban Land (Ceiling & Regulation) Act, 1976 (hereinafter to be referred to as 'the said Act') in which he has mentioned following property (hereinafter to be referred to as the said property):-

Sr.No.	Village	Survey No.	Area (sq.mt.)
1	Balewadi Tal. Haveli Dist Pune	33/1/41	549-00
2		33/1/42	370-00
3		33/1c pt/4 pt	369-00
4		33/1/18	500-00
5		33/1/19	500-00
6		33/1/7	500-00
7		33/1/5	500-00
8		33/1/22	500-00
9		33/1/20	500-00
10		33/1/6	422-00
11		33/1/4	368-00
12		33/1/10	500-00
13		33/1/11	500-0
14		33/1/9	500-00
15		33/1/8	500-00
16		33/1/17	500-00
17		33/1/21	500-00
18		33/1/12	718-00
Total			8805-00

The Director of the declarant Company has also filed certified copies of saledeeds and Index-II issued by sub registrar Haveli, along with NOC's issued by this Authority, copy of zone certificate, and

Pradeep Bavdekar

[Signature]

Affidavit stating therein that the declarant company does not hold any vacant land other than mentioned in 6(1) return.

After preliminary scrutiny of the record, a draft statement alongwith notice u/s 8(3) of the Act was issued and duly served upon the declarant society and it was directed to file objections, if any, to the provisionally assessed surplus area to the extent of 7805-00 sq.mtrs. The case was fixed for hearing on 25/10/2004, however the Advocate for the ~~society~~ ^{company} remained present on 11/10/2004 and submitted written argument in which he has raised following points.

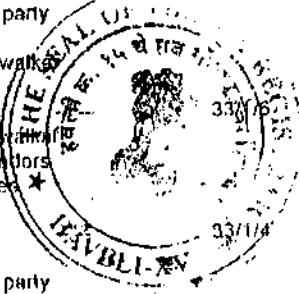
The said properties were in Agricultural Zone on appointed date i.e. 17/2/1976 and thereafter the said properties were included in residential zone on 10/2/1998. The declarant Company has purchased the said properties, with prior N.O.C.'s issued by this authority and permission u/s 26 from this authority, the details are as under.

Sr No	Vendor	Purchaser	S No	Area intrs.	NOC No. date
1	Soniya Gil alias Milcon Soniya Nilinprasad Yadav	Consultancy through Managing Director Dr Pradeep Bavadekar	33/1/41	549.00	2603/2004 ULC NOC No. 12/04 10/3/2004
2.	Soniya Gil alias Soniya Nilinprasad Yadav	---	33/1/42	379.00	2604/2004 ULC NOC No. 112/04 10/3/2004
3.	Akash Saksena alias Akashi Adarsh Saksena through PAH & for self as consenting party Varsha Khanwalkar	---	33/1C(part)/4 (part)	369.00	2605/2004 ULC NOC No. 121/04 10/3/2004
4	Pushpamala Karan Singh Yadav through PAH & for self as consenting party Varsha M Khanwalkar & Devindarsingh Gil	---	33/1/18	500.00	2606/2004 ULC NOC No.
5.	Abani A Saksena through PAH & for self as consenting party Varsha M. Khanwalkar & Devindarsingh Gil	---	33/1/19	500.00	2607/2004 ULC NOC No. 116/2004 10/3/2004
6.	Sukhpalsingh Gil consenting party Varsha M. Khanwalkar & Devindarsingh Gil.	---	33/1/7	500.00	2608/2004 ULC NOC No. 92/2004 31/3/2004
7.	Sukhpalsingh Gil consenting party Varsha M Khanwalkar & Devindarsingh Gil	---	33/1/5	500.00	2609/2004 ULC NOC No. 92/2004 31/3/2004

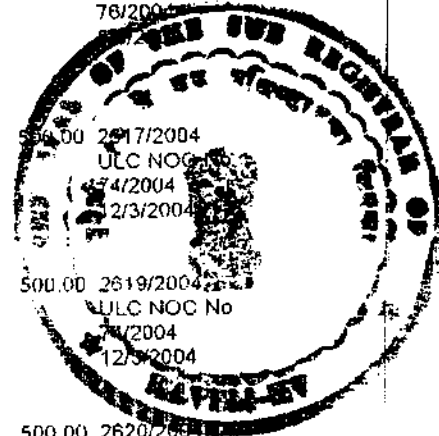
Prakash Ramani

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8.	Kaushal P. Gonsalvis through PAH & for self as consenting party Devindarsingh Gil & Varsha M. Khanwalkar	33/1/22	500.00	2610/2004 ULC NOC No. 75/2004 5/3/2004
9.	Kaushal P. Gonsalvis through PAH & for self as consenting party Devindarsingh Gil & Varsha M. Khanwalkar	33/1/20	500.00	2612/2004 ULC NOC No. 75/2004 5/3/2004
10.	Devindarsingh Gil & Varsha M. Khanwalkar both for self as Vendors & consenting parties	33/1/16	422.00	2613/2004 ULC NOC No. 89/2004 15/3/2004
11.	Ramkisan Gil through PAH & for self as consenting party Devindarsingh Gil & Varsha M. Khanwalkar	33/1/14	360.00	2614/2004 ULC NOC No. 150/2004 21/5/2004
12.	Girish Raghunath Khanwalkar through PAH & through for self as consenting party Varsha M. Khanwalkar	33/1/10	500.00	2615/2004 ULC NOC No. 76/2004 5/3/2004
13.	Girish Raghunath Khanwalkar through PAH & for self as consenting party Devindarsingh Gil	33/1/11	500.00	2616/2004 ULC NOC No. 76/2004
14.	Ravindrasingh Gil through PAH & for self as consenting party Devindarsingh Gil	33/1/9	500.00	2617/2004 ULC NOC No. 74/2004 2/3/2004
15.	Ravindrasingh Gil through PAH & for self as consenting party Devindarsingh Gil	33/1/8	500.00	2619/2004 ULC NOC No. 74/2004 12/3/2004
16.	Priyavanda Adarsh Saksena through PAH Varsha M. Khanwalkar & consenting party Devindarsingh Gil	33/1/17	500.00	2620/2004 ULC NOC No. 120/2004 10/3/2004
17.	Priyavanda Adarsh Saksena through PAH Varsha M. Khanwalkar & consenting party Devindarsingh Gil	33/1/21	500.00	2621/2004 ULC NOC No. 120/2004 10/3/2004
18.	Devindarsingh Gil as Vendor & consenting party & Sau Varsha M. Khanwalkar as consenting party	33/1/12	718.00	2622/2004 ULC NOC No. 123/2004 10/3/2004



हवल - १५	
422.00	2613/2004
ULC NOC No. 89/2004	
15/3/2004	



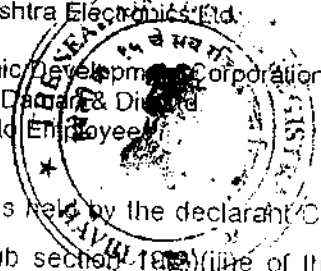
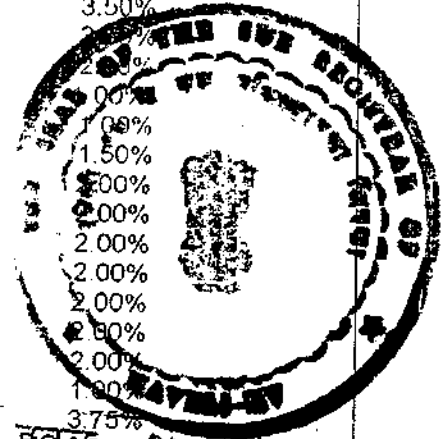
Prakash B...

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The said properties have been included in residential zone as the Regional Plan published on 10/2/1998, which came in to force w.e.f. 10/2/98

The declarant Company has submitted that the said Company is having share holders which are the Banking Institutes. The details of the share holding of the company and its shares are as under.

Sr.No.	Name of the shareholder	Percentage %
1.	ICICI Bank Ltd.	19.00%
2.	Industrial Development Bank of India	12.50%
3.	IFCI Ltd.	12.50%
4.	SICOM Ltd	10.00%
5.	MIDC	3.75%
6.	Bank of Maharashtra	3.50%
7.	State Bank of India	2.00%
8.	MSSIDC	2.00%
9.	Development Corporation of Kokan Ltd	1.00%
10.	Development Corporation of Vidharha Ltd	1.00%
11.	Maharathwada Dev. Corpn. Ltd	1.50%
12.	WMDC	1.00%
13.	Bank of India	2.00%
14.	Central Bank of India	2.00%
15.	Dena Bank	2.00%
16.	Bank of Baroda	2.00%
17.	Union Bank of India	2.00%
18.	Canara Bank	2.00%
19.	Maharashtra Electronics Ltd.	1.00%
20.	MSFC	3.75%
21.	Economic Development Corporation of Goa, Daman & Diu	8.00%
22.	Shares to Employees	8.00%



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The property is held by the declarant Company and therefore as per provisions of sub section 19(2)(iii) of the Act, Chapter III is not applicable to them. Finally he requested that considering the list of the share holder being banking institute, The Company should be declared as non-surplus holder.

I have gone through the case papers, documentary evidence and written argument put forth by the declarants. The findings thereon are as under:-

It appears from above documentary evidence that the declarant Company is a Company is having shares of Banking Institutes and therefore provisions of sub section 19(2)(iii) of the said Act are applicable which reads as under :-

Section 19: Chapter not to apply to certain vacant lands

(1) subject to the provisions of Sub-section

(2) nothing in this Chapter shall apply to any vacant land held

[Handwritten Signature]

[Handwritten Signature]

by

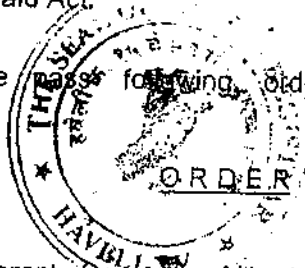
(iii) Any Bank

Explanation in this clause, "bank" means any banking company as defined in Clause (c) of Section 5 of the Banking Regulation Act, 1949 and includes:

(e) the Industrial Finance Corporation of India, established under the Industrial Finance Corporation of India, established under the Life Insurance Corporation Act, 1956, the Unit Trust of India, established under the Unit Trust of India Act, 1963 the Industrial Development Bank of India Act, 1964, the Industrial Credit and Investment Corporation of India, the Industrial Reconstruction Corporation of India and any other financial institution which the central Government or the State Government concerned may, by notification in the official Gazette, specify in this behalf.

Considering above provisions of law it is clear that the provisions of chapter III of the Urban land (Rules and Regulation) Act 1976 are not applicable to Declarant Company and therefore exempted from the purview of the said Act.

I, therefore pass following order.



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The Declarant Company M/s Mitcon Consultancy Services Limited through its Managing Director Dr. Pradeep Bavadekar and others are exempted from chapter III as per provisions of section 19(2)(iii)e of the said Act

Inform the declarant Society accordingly

Pune,
Dt. 18/10/2004



M/S
(Madhav Sangle)
Additional Collector and
Competent Authority,
Pune Urban Agglomeration, Pune.

P. Pradeep

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हवल15

20/01/2005

दुय्यम निबंधकः

दस्त-गोषवारा भाग-1

दस्त क्र 465/2005

10:27:00 AM

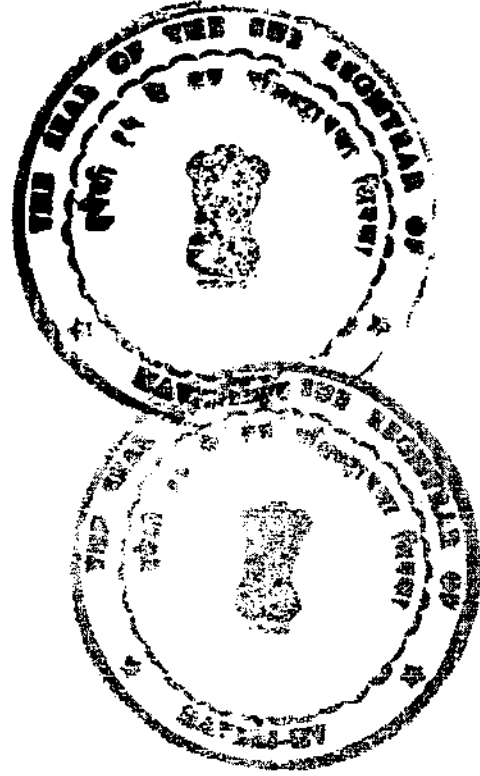
पृष्ठ नं 16 (शिची)

48180

दस्त क्रमांक 465/2005

दस्ताचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम: मे. मिटकान फाऊंडेशन रजिस्टर्ड ट्रस्ट तर्फे अभिहारी श्री संतोष यशवंत महजन पत्ता: चार/फ्लॉट नं -	लिहून घेणार वय 36 सही		
2	नाम: मे. मिटकान फाऊंडेशन रजिस्टर्ड ट्रस्ट तर्फे अभिहारी श्री संतोष यशवंत महजन पत्ता: चार/फ्लॉट नं -	लिहून घेणार वय 49 सही		



दस्त गोषवारा भाग - 2

हवल15

दस्त क्रमांक (465/2005)

E0180

दस्त क्र. [हवल15-465-2005] चा गोषवारा
वाजपर मुल्य : 6000000 मोचदला 12111750 भरलेले मुद्रांक शुल्क : 606000

दस्त हजर केल्याचा दिनांक : 20/01/2005 10:19 AM
निष्पादनाचा दिनांक : 20/01/2005
दस्त हजर करणा-याची सही :

पावती क्र.: 465 दिनांक: 20/01/2005
पावतीचे वर्णन
नांव: मे.मिटरकोन फाऊंडेशन रजिस्टर्ड ट्रस्ट तर्फे
रजिस्ट्रार श्री.संतोष यशवंत महाजन

30000 : नोंदणी फी
1220 : नक्कल (अ. 11(1)), गृष्टाकनाची
नक्कल (अ. 11(2)),
रुज्यात (अ. 12) व छायाचित्रण (अ. 13) >
एकत्रित फी

31220: एकूण

दस्ताचा प्रथम (25) अगिहस्तारणपत्र
दस्त अनुच्छेद प्रकार: (25-ब) पुढील हद्दीत असलेल्या स्थायर मालमत्तेच्या धर्मातीत असेल तर

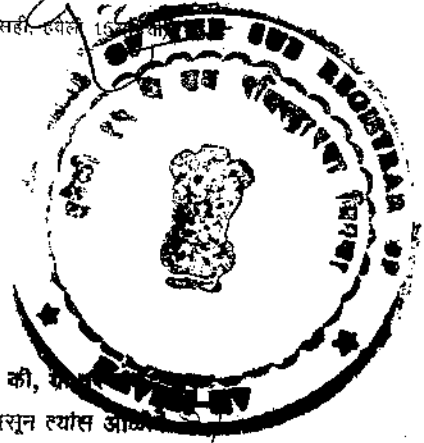
शिकका क्र. 1 ची वेळ : (सादरीकरण) 20/01/2005 10:19 AM
शिकका क्र. 2 ची वेळ : (फी) 20/01/2005 10:23 AM
शिकका क्र. 3 ची वेळ : (कदुली) 20/01/2005 10:26 AM
शिकका क्र. 4 ची वेळ : (आंकड्या) 20/01/2005 10:26 AM

दस्त नोंद केल्याचा दिनांक : 20/01/2005 10:26 AM

ओळख :
दुर्यम निबंधक याच्या ओळखीचे दुसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना
आवडीत ओळखतात. व त्यांची ओळख पटविल्यात

1) एन एस पवार, सार/प्लॅट नं. -
गल्ली/रस्ता:
ईमारतीचे नाव: -
ईमारत नं:
पेट/परमिशन: नवी पेट
शहर/गाव: पुणे
तालुका: -
पिन: 411030

पु. निबंधकाची सही, हवेली 15



संश्लेषित करण्यात येते की, या
एकूण...E0...पाने असून त्यांस ओळख
ते...E0... असे क्रमांक देण्यात आले आहेत.

पु. निबंधकाची सही
हवेली 15 (पुणे)

दुर्यम निबंधक, हवेली-15
पुणे



दुर्यम निबंधक
हवेली नोंदणी

दुर्यम निबंधक
पुणे
20/09/05

Handwritten signature or scribble at the bottom left of the page.



Thursday, January 20, 2005

10:23:05 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 465

गावाचे नाव बालेवाडी

दिनांक 20/01/2005

दस्तऐवजाचा अनुक्रमांक हवेली 15 - 00465 - 2005

दस्ता ऐवजाचा प्रकार

अभिहस्तांतरणपत्र

(25-ब) पुढील हद्दीत असलेल्या स्थावर मालमत्तेच्या बाबतीत असेल

द्वारे

सादर करणाराचे नाव: मे. मिटकॉन फाऊंडेशन रजिस्टर्ड ट्रस्ट तर्फे रजिस्ट्रार श्री. संतोष यशवंत महाजन

नोंदणी फी	:	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (61)	:	1220.00
एकूण रु.		31220.00

आपणास हा दस्त अंदाजे 10:37AM ह्या वेळेस मिळेल

दुय्यम निबंधक
हवेली 5 (द्विती)

बाजार मूल्य: 6000000 रु. मोबदला 12111750 रु.

भरलेले मुद्रांक शुल्क: 606000 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: बँक ऑफ बडोदा शिवाजीनगर शाखा पुणे 411005;

डीडी/धनाकर्ष क्रमांक: 351921; रक्कम: 30000 रु.; दिनांक: 19/01/2005

महाराष्ट्र