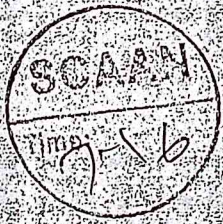


(6)



1

PL-2

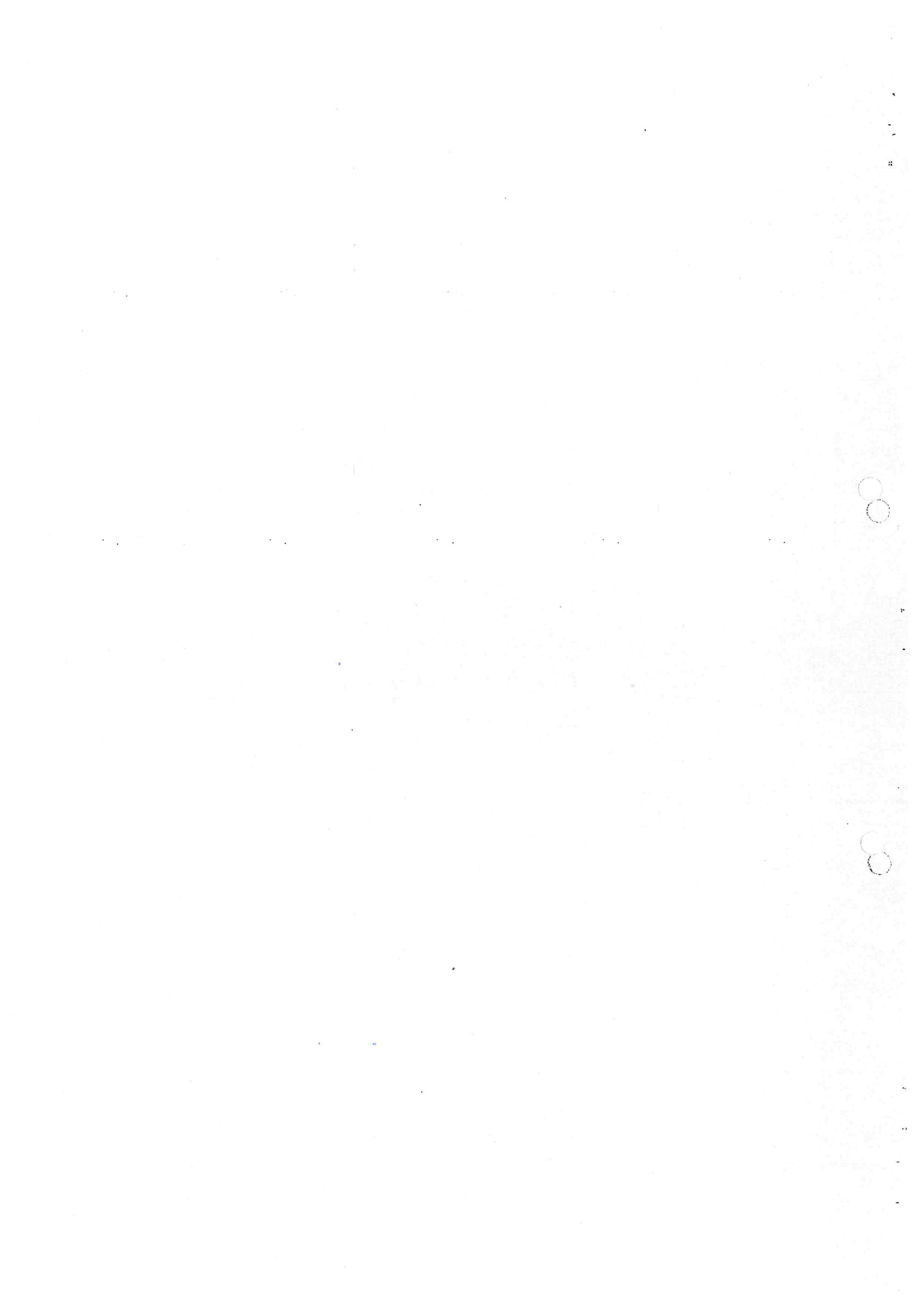
0

8332

2096

ID 00002 8332 / 2017
ID ate: 11/08/2017
 Pages: 27 + 2 = 29





2/8332

पावती

Original/Duplicate

Wednesday, November 08, 2017

नोंदणी क्रं. :39म

4:47 PM

Regn.:39M

पावती क्रं.: 8717 दिनांक: 08/11/2017

गावाचे नाव: कोंढवा बुहुक

दस्तऐवजाचा अनुक्रमांक: हवल2-8332-2017 .

दस्तऐवजाचा प्रकार: 65-चुक दुरुस्ती पत्र

सादर करणाऱ्याचे नाव: दि पुना गुजराथी केळवणी मंडळ तर्फे चेअरमन किरीट रमणलाल शहा ---

नोंदणी फी

रु. 100.00

दस्त-हाताळणी फी

रु. 580.00

पुष्टांची संख्या: 29

एकूण:

रु. 680.00

आपणास मूळ दस्त, थंबनेल, प्रिंट, सूची-२ अंदाजे

4:54 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-2

बाजार मुल्य: रु.0.0/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006994782201718E दिनांक: 08/11/2017

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 580/-





08/11/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 2

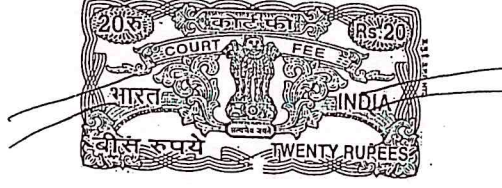
दस्त क्रमांक : 8332/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) कोंढवा बुद्रुक

- (1) विलेखाचा प्रकार 65-चुक दुरुस्ती पत्र
 (2) मोवदला 0
 (3) बाजारभाव(भाडेपट्टयाच्या वाढतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 0.0
 (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)



- (5) क्षेत्रफळ
 (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : , इतर माहिती: , इतर माहिती: पुणे येथील गाव कोंढवा बुद्रुक येथील नवीन सर्व्हे नं.63 चा हिस्सा नं.2(जुना सर्व्हे नं.99 चा हिस्सा नं.2)यासी क्षेत्र हॅक्टर 02.40 आर पैकी लेआऊट मधील उत्तरेकडील प्लॉट नं.1 यासी क्षेत्र 7441 चौ.मी. या मिळकतीचे हवेली नं.2 मध्ये सिरीयल नं.7811/2017 अन्वये नोंदण्यात आलेल्या सेल डीड ला चूकदुरुस्ती((Survey Number : 63 ; HISSA NUMBER : 2 ;))

1) 7441 चौ.मीटर

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

1): नाव:-श्री पुना गुजराथी बंधू समाज तर्फे प्रेसिडेंट, नितीनभाई रावजीभाई देसाई यांचे तर्फे व व्हाईस प्रेसिडेंट भरत केशवलाल शहा यांचे तर्फे कु.मु. म्हणून दि पुना गुजराथी केळवणी मंडळ तर्फे चेअरमन किरीट रमणलाल शहा - - वय:-73; पत्ता:-, -, -, बुधवार पेठ पुणे, ० फ्लू मारकेट, MAHARASHTRA, PUNE, Non-Government. पिन कोड:-411002 पॅन नं:- AAATP2754L

2): नाव:-श्री पुना गुजराथी बंधू समाज तर्फे प्रेसिडेंट, नितीनभाई रावजीभाई देसाई यांचे तर्फे व भरत केशवलाल शहा व्हाईस प्रेसिडेंट यांचे तर्फे कु.मु. म्हणून दि पुना गुजराथी केळवणी मंडळ तर्फे ट्रस्टी हरीकृष्ण घनश्यामदास शहा - - वय:-67; पत्ता:-, -, -, बुधवार पेठ पुणे, ० फ्लू मारकेट, MAHARASHTRA, PUNE, Non-Government. पिन कोड:-411002 पॅन नं:- AAATP2754L

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

1): नाव:-दि पुना गुजराथी केळवणी मंडळ तर्फे चेअरमन किरीट रमणलाल शहा - - वय:-62; पत्ता:-, -, -, 1433 कसबा पेठ पुणे, क्रास्वा पेठ, MAHARASHTRA, PUNE, Non-Government. पिन कोड:-411011 पॅन नं:-AAATT6313P

2): नाव:-दि पुना गुजराथी केळवणी मंडळ तर्फे ट्रस्टी हरीकृष्ण घनश्यामदास शहा - - वय:-72; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 1433 कसबा पेठ पुणे, महाराष्ट्र, महाराष्ट्र, पुणे. पिन कोड:-411011 पॅन नं:-AAATT6313P

- (9) दस्तऐवज करून दिल्याचा दिनांक 08/11/2017
 (10) दस्त नोंदणी केल्याचा दिनांक 08/11/2017
 (11) अनुक्रमांक, खंड व पृष्ठ 8332/2017
 (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 100
 (13) बाजारभावाप्रमाणे नोंदणी शुल्क 100
 (14) शेरा

मी नकल वाचली }

दस्तासोबतची नकल

मी रुजुवात घेतली }

श्री.....

यांना दिली.

अस्सलवर ह्कूम नकल

दिनांक 5/11/2017

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-



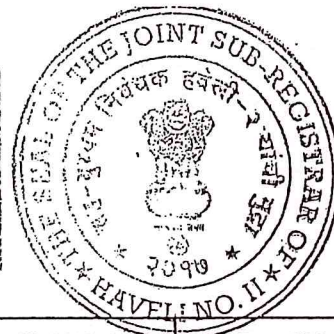
(i) within the limits of any Municipal Corporation or any Cantonment area



सह दु.नि. (वर्ग-२) हवेली क्र.२



हवल
832-9/15
2017
CHALLAN
MTR Form Number-6



GRN	MH006994782201718E	BARCODE	Date 07/11/2017-18:18:23			Form ID	25.2		
Department	Inspector General Of Registration		Payer Details						
Stamp Duty	Type of Payment Registration Fee		TAX ID (If Any)						
			PAN No.(If Applicable)						
Office Name	HVL2_HAVELI 2 JOINT SUB REGISTRAR		Full Name	THE POONA GUJARATI KELAVANI MANDAL					
Location	PUNE		Flat/Block No.	PLOT 1					
Year	2017-2018 One Time		Premises/Building	KONDHWA BUDRUK					
Account Head Details	Amount In Rs.	Road/Street	Area/Locality	PUNE					
0030046401 Stamp Duty	100.00		Town/City/District						
00063301 Registration Fee	100.00		PIN	4	1	1	0	4	8
			Remarks (If Any)	SecondPartyName=SHRI POONA GUJARATI BANDHU SAMAJ-					
			Amount In	Two Hundred Rupees Only					
			Words	200.00					
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK						
Cheque-DD Details			Bank CIN	Ref. No.	00040572017110773667	IK00IWI0E6			
Cheque/DD No.		Bank Date	RBI Date	07/11/2017-06:18:41	Not Verified with RBI				
Name of Bank		Bank-Branch	STATE BANK OF INDIA						
Name of Branch		Scroll No. , Date	312 , 08/11/2017						



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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-2-8332	0003901004201718	08/11/2017-16:40:30	IGR009	100.00
2	(iS)-2-8332	0003901004201718	08/11/2017-16:40:30	IGR009	100.00
Total Defacement Amount					200.00





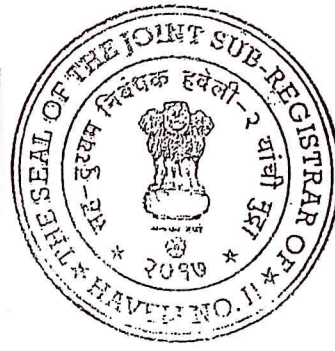
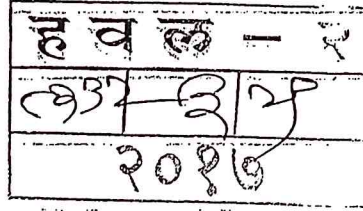
CHALLAN
MTR Form Number-6

GRN	MH006994782201718E	BARCODE			Date	07/11/2017-18:18:23	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details					
Stamp Duty	Type of Payment Registration Fee			TAX ID (If Any)					
				PAN No.(If Applicable)					
Office Name	HVL2_HAVELI 2 JOINT SUB REGISTRAR			Full Name	THE POONA GUJARATI KELAVANI MANDAL				
Location	PUNE								
Year	2017-2018 One Time			Flat/Block No.	PLOT 1				
Account Head Details		Amount In Rs.		Premises/Building					
0030046401	Stamp Duty	100.00		Road/Street	KONDHWA BUDRUK				
0030063301	Registration Fee	100.00		Area/Locality	PUNE				
				Town/City/District					
				PIN	4 1 1 0 4 8				
				Remarks (If Any)					
				SecondPartyName=SHRIPOONA GUJARATI BANDHU SAMA					
				332					
				2016					
Total		200.00		Amount In Words	Two Hundred Rupees Only				
Payment Details			STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	00040572017110773667	IK00IWI0E6			
Cheque/DD No.			Bank Date	RBI Date	07/11/2017-18:18:47	Not Verified with RBI			
Name of Bank			Bank-Branch		STATE BANK OF INDIA				
Name of Branch			Scroll No. , Date		Not Verified with Scroll				



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





CORRECTION DEED

This CORRECTION DEED is executed here at Pune, on this 8th day of Nov month of the year 2017,

 between


SHRI POONA GUJARATI BANDHU SAMAJ (PAN: AAA T P 2754 L), a public charitable trust, registered under the Bombay Public Trusts Act, 1950 (*now*, the Maharashtra Public Trusts Act), at PTR No.F-96/Pune, having its registered office at CTS No.953/1/3, Budhwar Peth, Bohari Ali, Popatlal Shah Smarak Trust Building, Pune 411002, represented by its duly authorized president trustee (under Resolution dated 29.09.2017 of BOT),

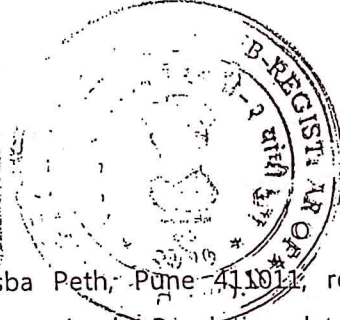
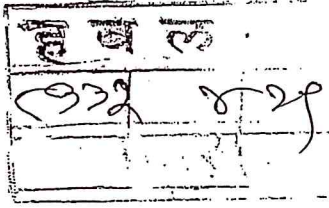
[1] **NITINBHAI RAOJIBHAI DESAI** [PAN: ABO P D 1864 A], aged about 73 years, occ: business, residing at 457, Sindh Housing Society, Baner Road, Pune 411007,

[2] **BHARAT KESHAVLAL SHAH**, [PAN: ADX PS 3821 M], aged about 67 years, occ: business, residing at, 12, Mukund Nagar, Sujay Garden, Bungalow No.27, Pune Satara Road, Marketyard, Pune : 411 037, ...hereinafter called as the "**VENDOR**", which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, administrators and assigns, ...of the ONE PART,

and

THE POONA GUJARATI KELAVANI MANDAL (PAN: AAA T T 6313 P) a public charitable trust, registered under the Bombay Public Trusts Act, 1950 (*now*, the Maharashtra Public Trusts Act) at PTR No.F-136/Pune, having its registered office at CTS No. 1433,





2

Kasba Peth, Pune - 411011, represented by its duly authorized trustee (under Resolution dated 03.10.2017 of BOT)

(i) **HARIKRISHNA GHANSHYAMDAS SHAH** [PAN: ADW P S 9390 N], aged about 62 years, occ: Business, residing at "Harsh", 2, Rameshwardham Apartments, Next to Anand Park Society, Off Shankar Sheth Road, Pune 411037, and

(ii) **KIRIT RAMANLAL SHAH** [PAN: ADWPS 9391P], aged about 72 years, occ: business, residing at 1076/20, Gokhale Road, "The Acropolis", Flat No.201, Shivaji Nagar, Opp. Firodia Garden, Pune 411016,

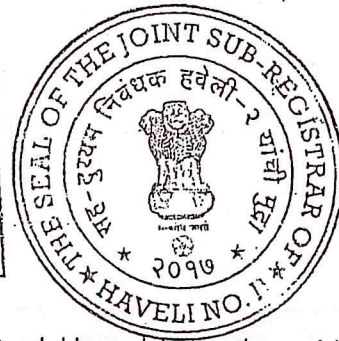
...hereinafter called as the "**PURCHASER**", which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, administrators and assigns, ...of the **OTHER PART**,

WHEREAS,

- a. by an Sale deed dated 16.10.2017, registered in the office of the Sub.Registrar Haveli No.2 at serial No.7811/2017 on 16.10.2017, the Vendor herein, sold, assigned, transferred and/or conveyed all that triangular shaped Plot No.1, being net land admeasuring "Hectare 0.74.41 Are" (7,441.00 sq.mt.) lying on northern side, out of proposed sub-division layout of all that land admeasuring "Hectare 02=40 Are", out of the land, bearing new Survey No.63, Hissa No.2, (old Survey No.99, Hissa No.2), in all admeasuring "Hectare 06=19 Are" (including fallow "Hectare 00=07 Are"), situate at village Kondhwa Budruk of City of Pune, Taluka Haveli, District Pune, within the limits of Registration District of Pune, Sub-Registration Taluka Haveli Pune, and the Municipal Corporation of the City of Pune, more particularly described in the **SCHEDULE-2** written therein,



ઉચ્ચ અડધા	
332	4/29
૨૦.૧૧.૧૭	



22,50,00,000/- (Twenty two crore fifty lakh only) to the said Purchaser herein and the Purchaser agreed to purchase the same;

- b. however due to accidental slip and error, in the Index-2 extract issued pertaining to the said document, the signatory No.2; Kirit Ramanlal Shah, has been erroneously mentioned as 'trustee' instead of 'Chairman', for correction of which, the parties have executed this instrument,

NOW, THIS DEED OF CORRECTION TO SALE DEED WITNESSETH:

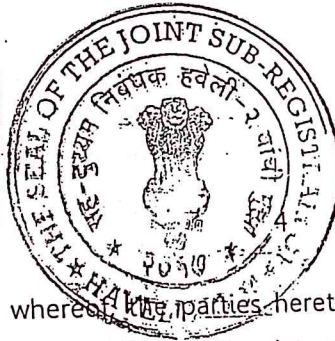
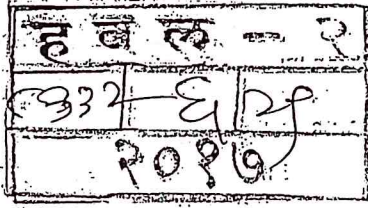
1. The error crept as a result of accidental slip in Index II extract dated 16.10.2017, is hereby corrected as follows:

Error	Correction
The word 'trustee' mentioned across signatory No.2 Kirit Ramanlal Shah for the Purchaser in Index-2 pertaining to the said sale deed	Replaced by word " Chairman " instead of erroneously mentioned 'Trustee' while mentioning the name of signatory No.2 Kirit Ramanlal Shah for the Purchaser

2. Subject to this correction and amendment as made hereby, all other terms, conditions, consideration and particulars mentioned, enumerated and agreed to in the said Sale deed shall stand as they are, and binding upon the parties hereto.
3. Registration Receipt, and Index-2 are annexed to this Deed of Correction.




0-0-0-0-0




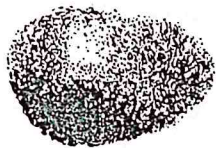



In witness whereof the parties hereto have signed and executed this CORRECTION DEED on the date and at the place herein before first mentioned.


Harikrishna Ghanshyamdas Shah
 (duly authorized Trustee of and for the Poona Gujarati Kelavani Mandal, and also as duly constituted attorney of and for the VENDOR President Nitinbhai Raojibhai Desai and the Vice-President of and for Shri Poona Gujarati Bandhu Samaj, under POA 16.10.2017, Hvl-2 7812/2017)
 (Purchaser)

	LHTI 	Signature 
--	--	---

Kirit Ramanlal Shah
 (duly authorized Chairman of and for the Poona Gujarati Kelavani Mandal, and also as duly constituted attorney of and for the VENDOR President Nitinbhai Raojibhai Desai and the Vice-President of and for Shri Poona Gujarati Bandhu Samaj, under POA 16.10.2017, Hvl-2 7812/2017)
 (Purchaser)

	LHTI 	Signature 
---	--	--

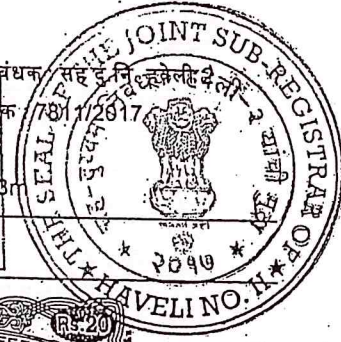


Witnesses	Signatures
Vinod N. Doshi. 6/1 Mokund Nagar Poonam. Apartment Mahesh Muley Laxmi Park Colony New Peth Pune	 



16/10/2017

सूची क्र. 2
दुय्यम निबंधक सह इ. नि. ज. रे. 2
दस्तावेज क्र. 7811/2017
नॉदणी :
Regn:63m



गावाचे नाव : 1) कोंढवा बुध्क

- (1) विलेखाचा प्रकार सेल डीड
- (2) मोवदला 225000000
- (3) वाजारभाव(भाडेपट्टयाच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 118832770
- (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)
- (5) क्षेत्रफळ
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.
- (7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.
- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता
- (9) दस्तऐवज करून दिल्याचा दिनांक
- (10) दस्त नोंदणी केल्याचा दिनांक
- (11) अनुक्रमांक, खंड व पृष्ठ
- (12) वाजारभावाप्रमाणे मुद्रांक शुल्क
- (13) वाजारभावाप्रमाणे नोंदणी शुल्क
- (14) शेरा

1) पालिकेचे नाव: पुणे म. न. पा. इतर वर्णन : इतर माहिती: इतर माहिती: पुणे येथील गाव कोंढवा बुध्क येथील नवीन सव्हे नं. 63 चा हिस्सा नं. 2 (जुना सव्हे नं. 99 चा हिस्सा नं. 2) यासी क्षेत्र हेक्टर 02.40 आर पैकी लेआऊट मधील उत्तरेकडील प्लॉट नं. 1 यासी क्षेत्र 7441 चौ. मी. व इतर सर्व हक्कासहित ((Plot Number : 1 ; Survey Number : 63 ;))

1) 7441 चौ. मीटर

मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

मी नकल वाचली }
मी रुजुवाते घेतली }

दस्तासोबतची नकल

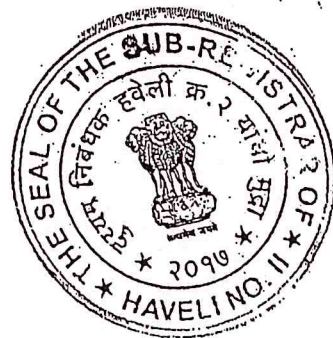
श्री. ...

यांना दिली:

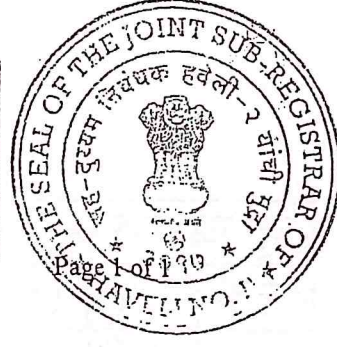
दिनांक १६/१०/२०१७

अस्सलवर हुकुम नकल

उसह. नि. (वर्ग-२) हवेली क्र. २



ह व ल - २
९३२ - ९२९
२०१७



2/7812

Monday, October 16, 2017
6:06 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 8165 दिनांक: 16/10/2017

गावाचे नाव: कोंढवा बुद्रुक

दस्तऐवजाचा अनुक्रमांक: हवल-2-7812-2017 ;

दस्तऐवजाचा प्रकार : पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: दि पुता गुजराथी केळवणी मंडळ तर्फे ट्रस्टी हरीकृष्ण घनश्यामदास शहा - -

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 360.00

पृथांची संख्या: 18

एकूण:

₹. 460.00

आपणास मूळ दस्त, यंवनेल प्रिंट, सूची-२ अंदाजे
6:14 PM ह्या वेळेस मिळेल.

सह दुप्यम निबंधक, हवेली-2

वाजार मूल्य: ₹.0.0/-

मोवदला ₹.0/-

भरलेले मुद्रांक शुल्क : ₹. 500/-

1) देयकाचा प्रकार: eChallan रक्कम: ₹.100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006245560201718M दिनांक: 16/10/2017

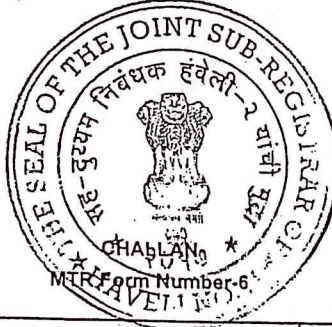
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: ₹ 360/-

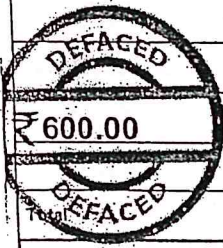


10/16/2017

ह व ल - २
९९२ ९२
२०१७



GRN	MH006245560201718M	BARCODE	Date		11/10/2017-17:24:16	Form ID	48(f)
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)			
Office Name	HVL2_HAVELI 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)			
Location	PUNE			Full Name	THE POONA GUJARATI KELAVANI MANDAL		
Year	2017-2018 One Time			Flat/Block No.	Plot No 1		
Account Head Details	Amount In Rs.		Premises/Building				
0030046401 Stamp Duty	500.00		Road/Street	Kondhwa Budruk			
0030063301 Registration Fee	100.00		Area/Locality	Pune			
			Town/City/District				
			PIN	4 1 1 0 4 1			
			Remarks (If Any)	SecondPartyName=SHRI POONA GUJARATI BANDHU SAMAJ-			
			Amount In	Six Hundred Rupees Only			
			Words	600.00			
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK			
	Cheque-DD Details			Bank CIN	Ref. No.	02300042017101368729	172868949862
Cheque/DD No.				Bank Date	RBI Date	13/10/2017-10:34:05	Not Verified with RBI
Name of Bank				Bank-Branch	BANK OF MAHARASHTRA		
Name of Branch				Scroll No. , Date	71016 , 16/10/2017		



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान केवल दृश्यम निबंधक कार्यालयात नोंदणी करायच्या दस्तऐवजासाठी लागू आहे. नोंदणी न करतायल्या दस्तऐवजासाठी सदर चलान लागू नाही.



Challan Defaced Details

ह व ल - २
४७६९२ ९ ९८
२०१७

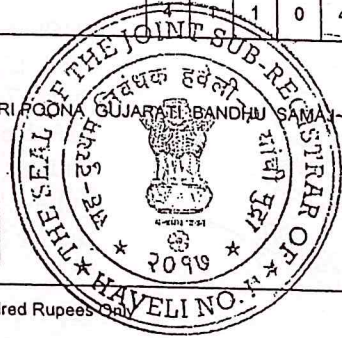


Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	(IS)-2-7812	0003545716201718	16/10/2017-18:00:28	100.00
2	(IS)-2-7812	0003545716201718	16/10/2017-18:00:28	500.00
Total Defacement Amount				600.00



CHALLAN
MTR Form Number-6

GRN	MH006245560201718M	BARCODE			Date	11/10/2017-17:24:16	Form ID	48(f)
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)				
Office Name HVL2_HAVELI 2 JOINT SUB REGISTRAR				Full Name		THE POONA GUJARATI KELAVANI MANDAL		
Location PUNE				Flat/Block No.		Plot No 1		
Year 2017-2018 One Time				Premises/Building				
Account Head Details		Amount In Rs.		Road/Street		Kondhwa Budruk		
0030046401 Stamp Duty		500.00		Area/Locality		Pune		
0030063301 Registrallon Fee		100.00		Town/City/District				
				PIN		1 0 4 1		
Remarks (If Any)				Second Party Name: SHRI POONA GUJARATI BANDHU SAMAJ				
Total		600.00		Amount In Words		Six Hundred Rupees		
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN		Ref. No.		02300042017101368729
								172868949862
Cheque/DD No.				Bank Date		RBI Date		13/10/2017-10:34:05
								Not Verified with RBI
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA		
ame of.Branch				Scroll No. , Date		Not Verified with Scroll		



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
 नोट: चलन फॉर्म केवल दृश्यम नियंत्रक कार्यालय नोदणी करावयाच्या दस्त्यासाठी लागू आहे. नोदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

N.R. Desai

५८९२ - २९८		
५८९२	२	९८
२०१७		



Handwritten signature and date 20/10/2017



Print Date 14-10-2017 02:52:01

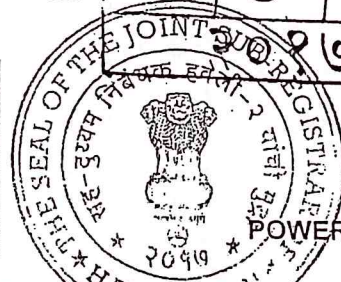
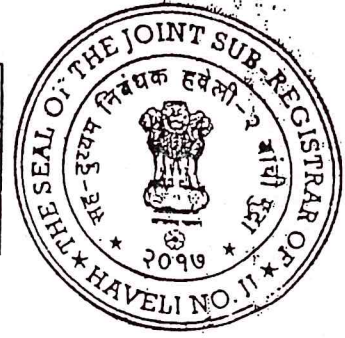


int
00.00
00.00
00.00

0:33

ह व ल - २		
९३३	७९	३५
२०१७		

ह व ल - २		
४७८९२	३	९८
२७		



POWER OF ATTORNEY

This **POWER OF ATTORNEY** executed here at Pune on this 16 day of Oct month of the year 2017,

by

N.R. Desai

Khushi
[Signature]
[Signature]

SHRI POONA GUJARATI BANDHU SAMAJ (PAN: AAA T P 2754 L), a public charitable trust, registered under the Bombay Public Trusts Act, 1950 (now, the Maharashtra Public Trusts Act), at PTR No.F-96/Pune, having its registered office at CTS No.953/1/3, Budhwar. Peth, Bohari Ali, Papatlal Shah Smarak Trust Building, Pune 411002, represented by its duly authorized president trustee (under Resolution dated 29.09.2017 of BOT),

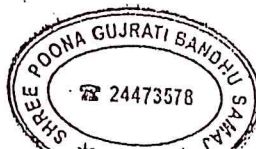
[1] **NITINBHAI RAOJIBHAI DESAI** [PAN: ABO P: D 1864 A], aged about 73 years, occ: business, residing at 457, Sindh Housing Society, Baner Road, Pune 411007,

[2] **BHARAT KESHAVLAL SHAH**, [PAN: ADX PS 3821 M], aged about 67 years, occ: business, residing at, 12, Mukund Nagar, Sujay Garden, Bungalow No.27, Pune Satara Road, Marketyard, Pune : 411 037, ...hereinafter called as the "EXECUTANT",

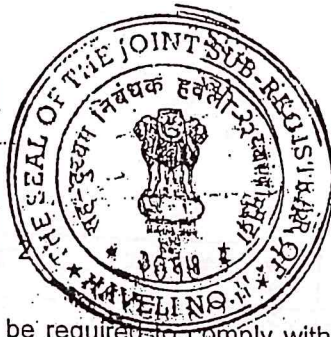
WHEREAS,

- a. by the Sale Deed dated 16/10/2014 registered with the Sub-Registrar, Haveli No. II, Pune, at Serial No. 7817 / 2017 on 16/10/14 the Executant sold the property more particularly described in SCHEDULE given hereto (hereinafter referred to as the "PLOT"), to **THE POONA GUJARATI KELAVANI MANDAL** (PAN: AAA T T 6313 P) a public charitable trust, registered under the Bombay Public Trusts Act, 1950 (now, the Maharashtra Public Trusts Act) at PTR No.F-136/Pune, having its registered office at CTS No. 1433, Kasba Peth, Pune 411011 (hereinafter referred to as the said "PURCHASER"),
- b. pursuant to the aforesaid conveyance, the name of the said Purchaser is required to be entered in the record of rights such as VF 77A/12, Property Register Card, so also the said Purchaser desires to seek necessary approvals to the sub-division layout, building layout or the approval of the building plans from the Municipal Corporation of City of Pune,

N.R. Desai
Khushi
[Signature]
[Signature]



४८२ - २		
४८२	४	२८
२०१७		



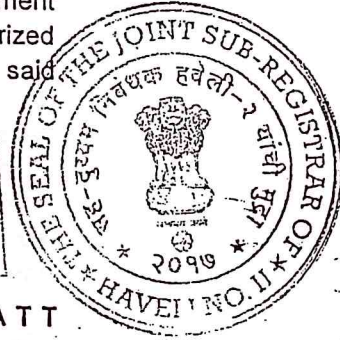
c. the said Purchaser would also be required to comply with various acts, deeds and things in that behalf and also comply with all incidental and complimentary matters and things in respect of the said Plot,

d. in the fitness of the things and in consideration of purchase of the said Plot by the Purchaser, the Executant by this instrument appointed the said Purchaser represented by its authorized trustees or any such trustee as may be empowered by the said Purchaser by appropriate resolution, as the an attorney,

NOW THIS POWER OF ATTORNEY WITNESSETH:

The Executant hereby appoints, nominates and constitutes

४८२ - २		
४८२	४	२८
२०१७		



THE POONA GUJARATI KELAVANI MANDAL (PAN: AAA T T 6313 P) a public charitable trust, registered under the Bombay Public Trusts Act, 1950 (now, the Maharashtra Public Trusts Act) at PTR No.F-136/Pune, having its registered office at CTS No. 1433, Kasba Peth, Pune 411011, represented by its trustees

(i) HARIKRISHNA GHANSHYAMDAS SHAH [PAN: ADW P S 9390 N], aged about 62 years, occ: Business, residing at "Harsh", 2, Rameshwardham Apartments, Next to Anand Park Society, Off Shankar Sheth Road, Pune 411037, and

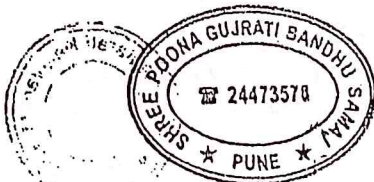
(ii) KIRIT RAMANLAL SHAH [PAN: ADW P S 9391 P], aged about 72 years, occ: business, residing at 1079/20, Gokhale Road, "The Acropolis", Flat No.201, Shivaji Nagar, Opp. Firodia Garden, Pune 411016, and

(iii) any such trustee as may be authorized by the said Purchaser by appropriate resolution,

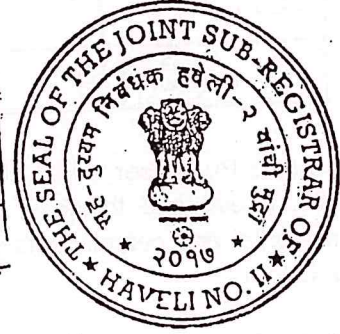
as the attorney/s for and on behalf of and in the name of the Executant, to jointly and/or severally and/or individually and/or through its delegate and/or representative, do or cause to be done generally, following acts, deeds and things relating to or in respect of or touching the said Plot, or any part thereof,



1. To appear and act before all or any of the authorities under the Maharashtra Land Revenue Code 1966, the Maharashtra Regional and Town Planning Act 1966, the Maharashtra Municipal Corporations Act, or such other concerned statute, *inter alia* for

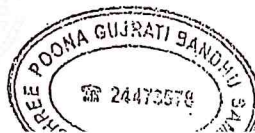


ह व ल - २	१८
९३३४-९३३५	
२०१७	

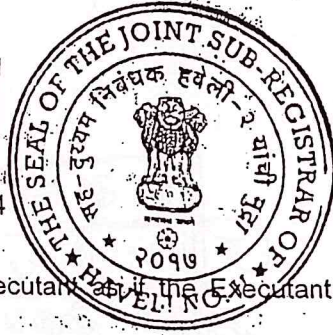


entering the name of the said purchaser in their respective records, and for the said purpose to do or cause to be done all such ancillary acts, deeds and things relating thereto.

2. To appear and act before any or all authorities of the Maharashtra State Electricity Board, for availing and/or transferring the existing electric meter and/or electric lines in the name of the said Purchaser, *vis a vis* the said Plot, and for the said purpose to do or cause to be done all such ancillary acts, deeds and things relating thereto.
3. To submit and seek approval and sanctions, entirely at the cost of the Executant herein, to the sub-division layout, building layout or the approval of the building plans pertaining to the Larger Land and/or the said Plot from the Municipal Corporation of City of Pune and/or any or all authorities under the Maharashtra Regional and Town Planning Act, 1966, the Maharashtra Municipal Corporations Act and the Development Control and Promotions Rules 2017 or any such statute, rule or regulation and for the said purpose to do or cause to be done all such ancillary acts, deeds and things relating thereto.
4. To sign, execute and/or register all such documents as may be found necessary in compliance to or in conformity to the instrument of sale of the said Plot executed by the Executant, including supplement, confirmation and/or correction to the said instrument of sale and for the said purpose to do or cause to be done all such ancillary acts, deeds and things relating thereto.
5. To do all such acts, deeds and things such as to sign, to execute, to represent, to pay, to obtain, to withdraw, to state, to apply, to affirm, to verify, to declare, to depose, and to do or cause to be done all or any of such ancillary acts, deeds and things relating to any of the matters herein, concerning the said Plot.
6. The Powers hereby granted shall be in force till the preparation and/or segregation and/or taking place of mutation of the name of the said Purchaser in all concerned record of rights, and for the said purpose to do or cause to be done all such ancillary acts, deeds and things relating thereto
7. The Executant hereby ratifies and agrees to always ratify all such acts, deeds and things done and which would be done by the said attorney and further agree that all such acts, deeds and things shall



ह व ल - २		
०८९२	६	९८
२०१७		

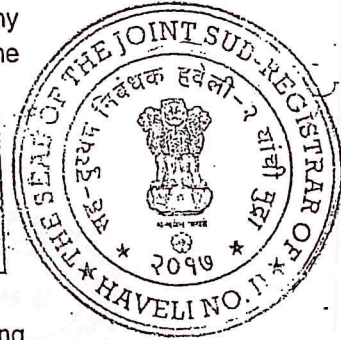


always be binding upon the Executant as if the Executant have done the same in person.

8. Notwithstanding anything contained anywhere in these powers, the Attorney shall do or caused to be done, all such acts, deeds or things relating to the said Plot,
- (a) save and except the sub-division plan to be submitted and obtain approval thereof from PMC, entirely at the cost, expenses, obligations, liabilities and risk of the Purchaser,
- (b) the Attorney shall keep the Executant duly indemnified from any consequence or claim arising out of the acts so done by the attorney/s with cost and consequences

ह व ल - २		
0-0-0-0	331-282	
SCHEDULE		
2017		

(description of the said "PLOT")



All that triangular shaped Plot No.1, being net land admeasuring "Hectare 0.74.41 Are" (7,441.00 sq.mt.) lying on northern side, out of proposed sub-division layout of all that land admeasuring "Hectare 02=40 Are", out of the land, bearing new Survey No.63, Hissa No.2, (old Survey No.99, Hissa No.2), in all admeasuring "Hectare 06=19 Are" (including fallow "Hectare 00=07 Are"), situate at village Kondhwa Budruk of City of Pune, Taluka Haveli, District Pune, within the limits of Registration District of Pune, Sub-Registration Taluka Haveli Pune, and the Municipal Corporation of the City of Pune, and which is bounded by

- On or towards east - Portion out of Survey No.63/2 under 24 meter wide DP Road and thereafter Kakade Nagar Road
- On or towards south - Remaining land of Survey No.63/2
- On or towards west - Gangadham Shatrunajay Road
- On or towards north - Portion out of Survey No.63/2 under 24 meter wide DP Road and thereafter junction of Gangadham Shatrunajay Road and Kakade Nagar Road

0-0-0-0-0



ह व ल - २
७८९२ ७ ९८
२०१७


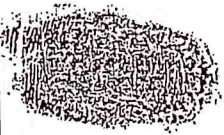


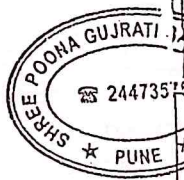
ह व ल -
७३२ १५५
२०१७

In witness whereof the Executant has executed this POWER OF ATTORNEY on the day and date mentioned hereinbefore first.


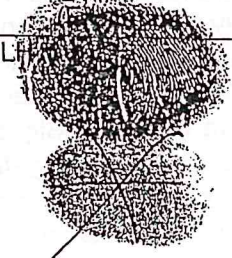
Nitinbhai Raojibhai Desai
(duly authorized, President of and for Shri Poona Gujarati Bandhu Samaj)

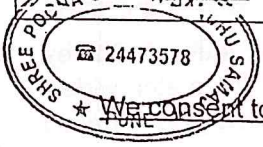
(Executant)

	LHTI 	Signature <i>N. R. Desai</i>
--	--	---------------------------------



Bharat Keshavlal Shah
(duly authorized Vice President of and for Shri Poona Gujarati Bandhu Samaj)

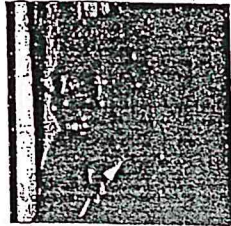
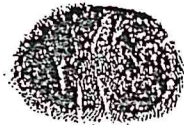
	LHTI 	Signature <i>Bharat Keshavlal Shah</i>
---	--	---



We consent to act as attorney/s of and for the Executant

Harikrishna Ghanshyamdas Shah
(duly authorized Trustee of and for The Poona Gujarati Kelavani Mandal)

(Attorney)

	LHTI 	Signature <i>Harikrishna Ghanshyamdas Shah</i>
---	--	---

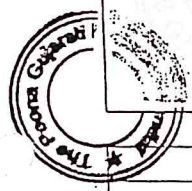


ह व ल - २
 ८९३२ / १६ / १५
 ६ २०१७



Kiritbhai Ramanlal Shah
 (duly authorized chairman of and for The Pooa Gujarati Kelavani Mandal)
 (Attorney)

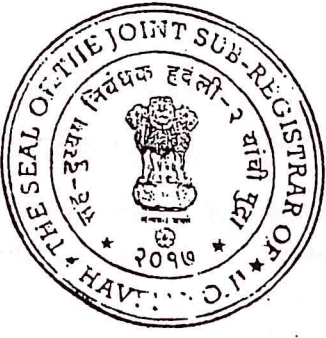
	<p>LHTI</p>	<p>Signature</p>
--	-------------	------------------



Witnesses	Signatures
<p>Rupali Kulkarni Katraj, Pune 46</p>	
<p>RUPESH VIJAY KUMAR SHUKH pudmawadi Nos. 80C H-139 Dharwadwai pune-3</p>	

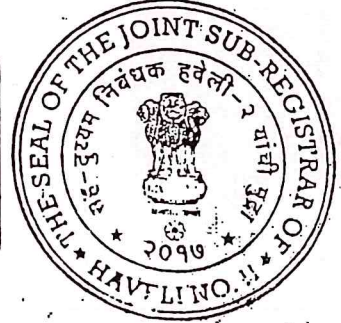
[I:\Law Smith\Documents\PGBS_Postsalepooa-97956.Doc\ kk/ October 9, 2017]

ह व ल - २
 ७८९२ / ८ / १८
 २०१७



ह व ल - २
 ६३३२-१०५
 २०२७

ह व ल - २
 ६६९२
 JOINT SUB-REGISTRAR OF HAVELI NO. २
 २०१९



Duplicate Certificate

Issued in lieu of old Registration Certificate No. F-136 (P) vide order dt. 1-3-56 in pursuance of the B.P.T. No. 1951. This certificate is issued in lieu of old Registration Certificate No. F-136 (P) vide order dt. 1-3-56 in pursuance of the B.P.T. No. 1951.

Asstt. Charity Commissioner
 Pune Region, Pune.

याद्वारे प्रमाणपत्र देण्यात येत की, खाली वर्णन केलेली सार्वजनिक विश्वस्तव्यवस्था ही आज, मुंबई सार्वजनिक विश्वस्तव्यवस्था अधिनियम, १९५० (सन् १९५० चा मुंबई अधिनियम क्रमांक २९) या अन्वये पोर्णाने नोंदण्यात आलेली आहे.



सार्वजनिक विश्वस्तव्यवस्थेचे नाव The Poona Gujarathi Kalyani Mandal, 65 Ranwar Peth Pune 2

सार्वजनिक विश्वस्तव्यवस्थांच्या नोंदणी पुस्तकातील क्रमांक F-136 (P) Shri. Damar. Mulji. Delli यास प्रमाणपत्र दिले.

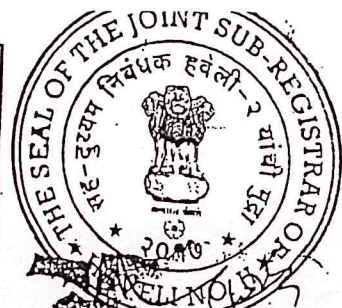
आज दिनांक २/५/१९५३ रोजी माझ्या सहीनिशी दिले.

शिपका
 Commissioner



सही
 Asstt. Charity Commissioner
 Pune Region, Pune.

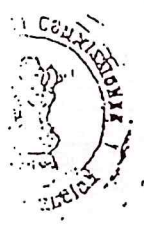
ह व ल - २
 ७७८१२ १० १८
 २०१७



87.
 Copying fee = 25
 Computation fee = 06
 Paper charge = 01
 Postage charge = 00
 Extra charge = 00
 00 = 48

Copy made

Superintendent.
 1968
 Superintendent.
 1968
 Superintendent.



No. 9439

Certificate of Registration.

It is hereby certified that the Public Trust described below has this day been duly registered under the Bombay Public Trusts Act, 1950 (Bom. XXII of 1950) at the Public Trusts Registration Office, Puna Region, Puna.

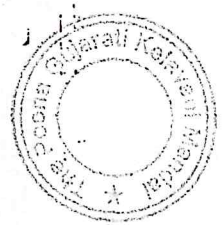
Name of Public:- Puna Gujratia Mahila Samaj.
 189/A, Raviwar Peth, Puna. 2.

Number in the register of Public Trusts:- F. 56.

Certificate issued to Shri. Pannachand Dahi...

Given under my hand, this 28th day of No...

ह व ल -
 (332) १० १८
 २०१७



Copied by:- (U)legonku.
 Original compared by:- Ch. madhikari.

True Copy.

Superintendent.
 Public trusts Registration
 office, Puna Region, Puna.
 20/8/68



ह व ल		
७८९२	९९	९८
२०१७		

शुद्ध प्रमाण

शुद्ध प्रमाण

GOVT. OF INDIA

INCOME TAX DEPARTMENT

NITIN RAOJISHAI DESAI

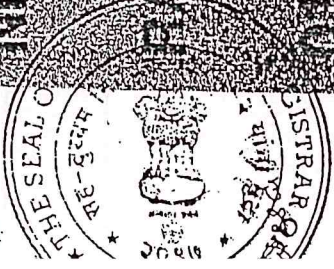
RAOJIEHAI HARIJEHAI DESAI

021122011

आवधिकार संख्या

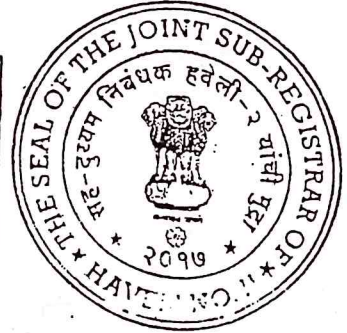
ABOPDIBETA

...



...

ह व ल - २		
४ ७८९२	९२	९८
२०१७		



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADWPS9394P

नाम / NAME
KIRIT RAMANLAL SHAH

पिता का नाम / FATHER'S NAME
RAMANLAL TULSIDAS SHAH

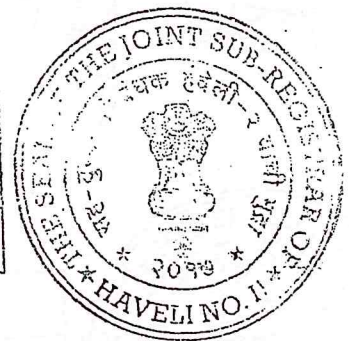
जन्म तिथि / DATE OF BIRTH
22-02-1945

हस्ताक्षर / SIGNATURE
Kirit Shah

आयुक्त, अहमदाबाद, गुजरात
Commissioner of Haveli, Pune

Shah

ह व ल		
(33)	20	49
२०१७		



સ્થાયી નંબર / PERMANENT ACCOUNT NUMBER

ADWPPS9390N

નામ / NAME

HARIKRISHNA GHANSHYAMDAS
SHAH

પિતા ના નામ / FATHER'S NAME

GHANSHYAMDAS SHAH

જન્મ તારીખ / DATE OF BIRTH

30-04-1955

સ્થાપના / SIGNATURE

ih

સચીવશ્રી, પુણે
Commissioner of Income-tax I, Pune

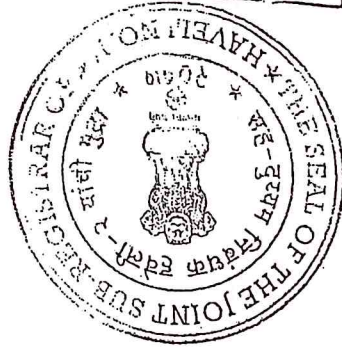


(Handwritten signature)

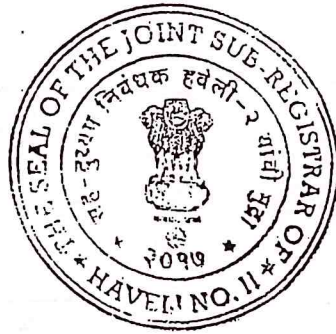
૨૦૪૭		
૬૮૧૨	૧૩	૧૮
૨૦૪૭ - ૧૮		

૨

૨૦૪૭		
૬૮૧૨	૧૩	૧૮
૨૦૪૭ - ૧૮		



ह व ल - २		
७	७८१२	१५ १८
२०१७		



स्थायित्व संख्या / PERMANENT ACCOUNT NUMBER
AAAT16313P

नाम / NAME
THE POONA GUJRATI KELVANI MANDAL

निगमन/बनने की तिथि / DATE OF INCORPORATION/FORMATION
23-08-1926

Commissioner of Income-tax (Computer Operations)

[Handwritten signature]
[Handwritten signature]

स्थायित्व संख्या / PERMANENT ACCOUNT NUMBER
AAAT16313P

नाम / NAME
POONA GUJRATI BANDHUSAMITHI POONA SABHA
BANDHUSAMAU

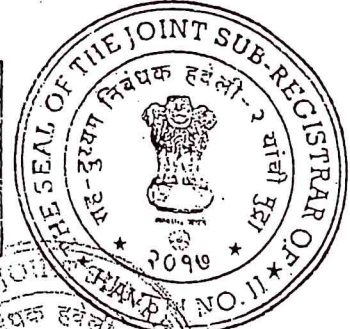
निगमन/बनने की तिथि / DATE OF INCORPORATION/FORMATION
14-11-1973

N. R. Desai
[Handwritten signature]

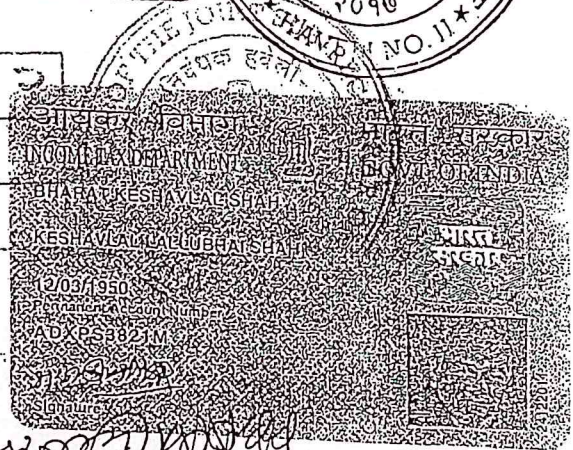
ह व ल - २		
	७३२२३	२५
२०१७		



ह व ल - २
 ४ UC92 98 92
 २०१७

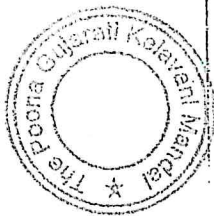


ह व ल - २
 ३३४ २२४
 २०१७

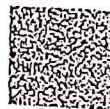


[Handwritten signature]

[Handwritten signature]



अरुण कोविंदल शर्मा
 Enrollee/Keshavnagar Shiksha
 बन्ना वर्ष १९७३:१९९०
 मुकुंद Nagra



3170 2451 9896

आधार - सामान्य माणसाचा अधिकार



भारतीय पहचान प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
 12 मुकुंद नगर मुकुंद
 गार्डन बंगला नं 27, पुणे
 नालमन रोड, मुकुंद नगर
 पुणे शहर, मार्केट यार्ड, पुणे
 महाराष्ट्र, 411037

Address:
 12 Mukund Nagar Gulari Garden
 Bungalow No 27, Pune Eslara
 Road, Mukund Nagar Pune City,
 Market Yard, Pune
 Maharashtra, 411037

Aadhaar - Aam Aadmi ka Adhikar

[Handwritten signature]

2/7812

गोमवार, 16 ऑक्टोबर 2017 6:06 म.नं.

दस्त गोपवारा भाग-1

हवल2

दस्त क्रमांक: 7812/2017

दस्त क्रमांक: हवल2 /7812/2017

वाजार मुल्य: रु. 00/-

भारतलें मुद्रांक शुल्क: रु.500/-

मोवदला: रु. 00/-

332	28	25
2017		



दु. नि. सह. दु. नि. हवल2 यांचे कार्यालयात

अ. क्र. 7812 वर दि. 16-10-2017

रोजी 5:54 म.नं. वा. हजर केला.

पावती: 8165

सादरकरणाचे नाव: दि पुना गुजराथी केळवणी मंडळ तर्फे ट्रस्टी हरीकृष्ण घनश्यामदास शहा --

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 360.00

पृष्ठांची संख्या: 18

एकुण: 460.00

दस्त-हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, हवेली-2

सह दुय्यम निबंधक, हवेली-2

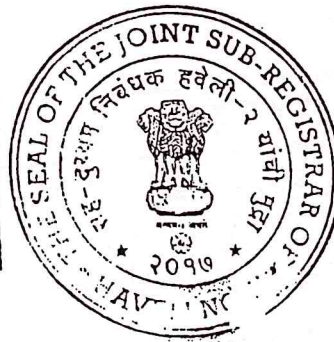
दस्ताचा प्रकार: पॉवर ऑफ अॅटर्नी

मुद्रांक शुल्क: (48-इ) जेव्हा त्यामुळे एकापेक्षा अधिक व्यक्तींना संयुक्तपणे किंवा अलगअलगपणे एका किंवा एकापेक्षा अधिक संव्यवहारांत किंवा सरसहा काम चालविण्याचा प्राधिकार मिळणारा असेल तेव्हा

शिका क्र. 1 16 / 10 / 2017 05 : 54 : 19.PM ची वेळ: (सादरीकरण)

शिका क्र. 2 16 / 10 / 2017 05 : 54 : 59 PM ची वेळ: (फी)

हवल - 2		
80692	96	12
2017		





16/10/2017 6 08:54 PM

दस्त गोपवारा भाग-2

हवल 2 2/50192
दस्त क्रमांक:7812/2017

दस्त क्रमांक :हवल2/7812/2017

दस्ताचा प्रकार :-पॉवर ऑफ अटॉर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:दि पुना गुजराथी केळवणी मंडळ तर्फे ट्रस्टी हरीकृष्ण धनश्यामदास शहा - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 1433 कसबा पेठ पुणे, महाराष्ट्र, पुणे. पिन नंबर:AAATT6313P	पॉवर ऑफ अटॉर्नी होल्डर वय :-62 स्वाक्षरी:-		
2	नाव:दि पुना गुजराथी केळवणी मंडळ तर्फे ट्रस्टी किरीट रमणलाल शहा - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 1433 कसबा पेठ पुणे, महाराष्ट्र, पुणे. पिन नंबर:AAATT6313P	पॉवर ऑफ अटॉर्नी होल्डर वय :-72 स्वाक्षरी:-		
3	नाव:श्री पुना गुजराथी बंधू समाज तर्फे ट्रस्टी नितीनभाई रावजीभाई देसाई - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 953/1/3 बुधवार पेठ पुणे, महाराष्ट्र, पुणे. पिन नंबर:AAATP2754L	कुलमुखत्यार देणार वय :-72 स्वाक्षरी:-		
4	नाव:श्री पुना गुजराथी बंधू समाज तर्फे ट्रस्टी भरत केशवलाल शहा - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 953/1/3 बुधवार पेठ, महाराष्ट्र, पुणे. पिन नंबर:AAATP2754L	कुलमुखत्यार देणार वय :-67 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत पॉवर ऑफ अटॉर्नी चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:16 / 10 / 2017 05 : 57 : 07 PM

असे प्रमाणित करुण्यात येते की-

सदर दस्तऐवजात एकूण २ पाने आहे

ओळख:-

सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

सह. दुय्यम निबंधक
हवेली क्र.२

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अॅड अमृतलाल - शहा वय:55 पत्ता:शिवाजीनगर पिन कोड:411005		

शिक्का क्र.4 ची वेळ:16 / 10 / 2017 05 : 57 : 42 PM

शिक्का क्र.5 ची वेळ:16 / 10 / 2017 05 : 57 : 52 PM

सह. दुय्यम निबंधक, हवेली-2

EPayment Details.

sr. Epayment Number
1 MH006245560201718Mसह. दुय्यम निबंधक हवेली क्र-२
दिनांक... १६/१०/२०१७
0003545716201718

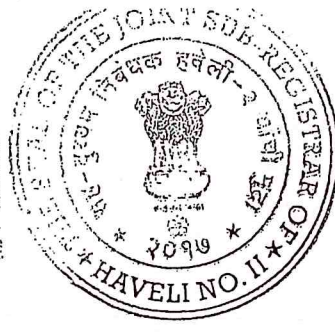
Know Your Rights as Registrants

7812 / 2017

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback@...

ह व ल
१३/११/१७
२०१७



घोषणापत्र

मी, हरीकृष्ण घनश्यामदास शहा ट्रस्टी ऑफ दि पुना गुजराथी केळवणी मंडळ याद्वारे घोषित करतो कि, दुय्यम निबंधक हवेली नं.०२ यांचे कार्यालयात करेक्शन डीड या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री पुना गुजराथी बंधू समाज चे प्रेसिडेंट व व्हाईस प्रेसिडेंट यांनी पुणे येथे मला दिलेल्या नोंदणीकृत कुलमुखत्यारपत्राच्या (दि.१६.१०.२०१७ हवलर-७८१२-२०१७) आधारे मी सदर दस्त नोंदणीस सादर केला आहे/ निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यार पत्र लिहून देणार यांनी रद्द केलेले नाही किंवा सदर कुलमुखत्यार पत्र लिहून देणार व्यक्ती पैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यार पत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये मी शिक्षेस पात्र राहीन याची मला जाणीव आहे.

दि. ८/११/२०१७

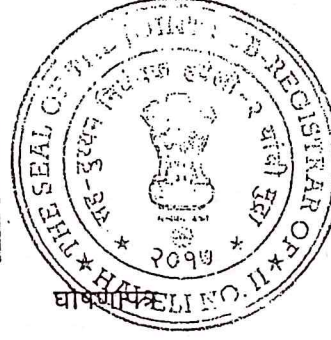
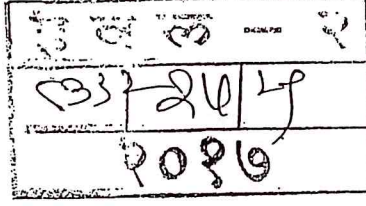


कुलमुखत्यारपत्रधारकाचे सही

हरीकृष्ण घनश्यामदास शहा ट्रस्टी

ऑफ दि पुना गुजराथी केळवणी मंडळ

अधिक
क्र.२



मी, किरीट रमणलाल शहा चेअरमन ऑफ दि पुना गुजराथी केळवणी मंडळ याद्वारे घोषित करतो कि, दुय्यम निबंधक हवेली नं.०२ यांचे कार्यालयात करेक्शन डीड या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री पुना गुजराथी बंधू समाज चे प्रेसिडेंट व व्हाईस प्रेसिडेंट यांनी पुणे येथे मला दिलेल्या नोंदणीकृत कुलमुखत्यारपत्राच्या (दि.१६.१०.२०१७ हवलर-७८१२-२०१७) आधारे मी सदर दस्त नोंदणीस सादर केला आहे/ निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यार पत्र लिहून देणार यांनी रद्द केलेले नाही किंवा सदर कुलमुखत्यार पत्र लिहून देणार व्यक्ती पैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यार पत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये मी शिक्षेस पात्र राहीन याची मला जाणीव आहे.



दि. ८/११/२०१७

ilhat

कुलमुखत्यारपत्रधारकाचे सही

किरीट रमणलाल शहा चेअरमन

ऑफ दि पुना गुजराथी केळवणी मंडळ

2/8332

बुधवार, 08 नोव्हेंबर 2017 4:48 म.नं.

दस्त गोषवारा भाग-1

हवल2

दस्त क्रमांक: 8332/2017

दस्त क्रमांक: हवल2 /8332/2017

वाजार मुल्य: रु. 00/-

मोवदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.100/-

दु. नि. सह. दु. नि. हवल2 यांचे कार्यालयात

पावती:8717

पावती दिनांक: 08/11/2017

अ. क्र. 8332 वर दि.08-11-2017

सादरकरणाराचे नाव: दि पुना गुजराथी केळवणी मंडळ तर्फे चेअरमन
किरीट रमणलाल शहा - -

रोजी 4:29 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00


दस्त हाताळणी फी

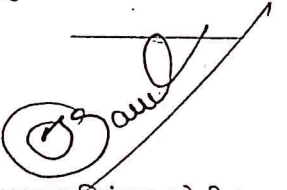
रु. 580.00

पृष्ठांची संख्या: 29

दस्त हजर करणाऱ्याची सही:

एकुण: 680.00


सह दुय्यम निबंधक, हवेली-2

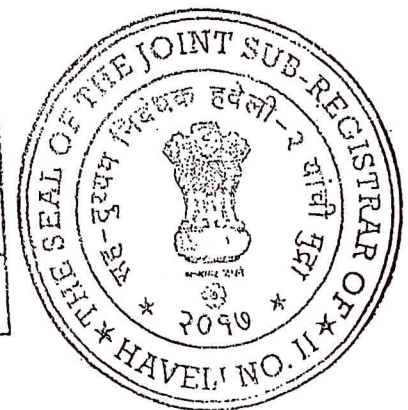
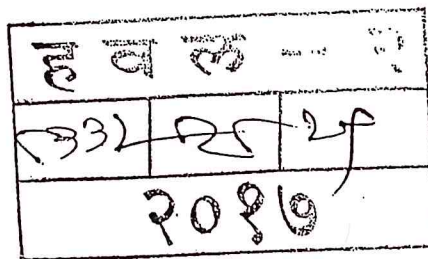

सह दुय्यम निबंधक, हवेली-2

दस्ताचा प्रकार: 65-चुक दुरुस्ती पत्र

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

शिक्षा क्रं. 1 08 / 11 / 2017 04 : 29 : 58 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 08 / 11 / 2017 04 : 34 : 27 PM ची वेळ: (फी)





08/11/2017 4 51:03 PM

दस्त गोपवारा भाग-2

हवल2

दस्त क्रमांक:8332/2017

दस्त क्रमांक :हवल2/8332/2017

दस्ताचा प्रकार :-65-चुक दुरुस्ती पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:दि पुना गुजराथी केळवणी मंडळ तर्फे चेअरमन किरीट रमणलाल शहा - - पत्ता:-, -, -, 1433 कसवा पेठ पुणे , कान्हा पेठ, MAHARASHTRA, PUNE, Non-Government. पॅन नंबर:AAATT6313P	लिहून घेणार वय :-62 स्वाक्षरी:- 		
2	नाव:दि पुना गुजराथी केळवणी मंडळ तर्फे ट्रस्टी हरीकृष्ण घनश्यामदाम शहा - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 1433 कसवा पेठ पुणे , महाराष्ट्र, महाराष्ट्र, पुणे. पॅन नंबर:AAATT6313P	लिहून घेणार वय :-72 स्वाक्षरी:- 		
3	नाव:श्री पुना गुजराथी बंधू समाज तर्फे प्रेसिडेंट नितीनभाई रावजीभाई देसाई यांचे तर्फे व व्हाईस प्रेसिडेंट भरत केशवलाल शहा यांचे तर्फे कु.मु. म्हणून दि पुना गुजराथी केळवणी मंडळ तर्फे चेअरमन किरीट रमणलाल शहा - - पत्ता:-, -, -, बुधवार पेठ पुणे , ं.फूळे मार्केट, MAHARASHTRA, PUNE, Non-Government. पॅन नंबर:AAATP2754L	लिहून घेणार वय :-73 स्वाक्षरी:- 		
4	नाव:श्री पुना गुजराथी बंधू समाज तर्फे प्रेसिडेंट नितीनभाई रावजीभाई देसाई यांचे तर्फे व भरत केशवलाल शहा व्हाईस प्रेसिडेंट यांचे तर्फे कु.मु. म्हणून दि पुना गुजराथी केळवणी मंडळ तर्फे ट्रस्टी हरीकृष्ण घनश्यामदाम शहा - - पत्ता:-, -, -, बुधवार पेठ पुणे , ं.फूळे मार्केट, MAHARASHTRA, PUNE, Non-Government. पॅन नंबर:AAATP2754L	लिहून घेणार वय :-67 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथित 65-चुक दुरुस्ती पत्र चा दस्त ऐवज करून दिल्याचे केवळ करतात
शिक्का क्र.3 ची वेळ:08 / 11 / 2017 04 : 36 : 57 PM

असे प्रमाणित करण्यात येते की;
सदर दस्तऐवजात एकूण ४ पाने आहेत।

आळख:-

सदर इतम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पत्रेही

अनु क्र: पक्षकाराचे नाव व पत्ता

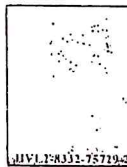
1 नाव:श्री अशुभलाल शहा
वय:57
पत्ता:शिवाजीनगर
पिन कोड:411005

स्वाक्षरी

छायाचित्र



अंगठ्याचा ठसा



शिक्का क्र.4 ची वेळ:08 / 11 / 2017 04 : 37 : 22 PM

पहिले नंबरचे पुस्तकाचे

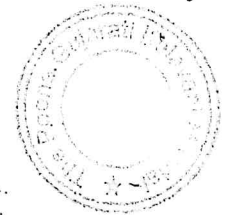
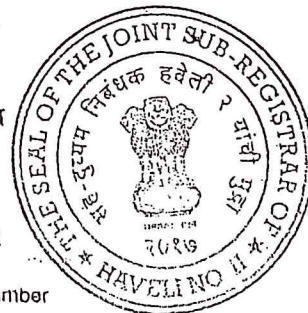
नंबर नोंदला

दुय्यम निबंधक, हवेली-2

EPayment Details.

sr. Epayment Number
1 MH006994782201718E

पुसह. दुय्यम निबंधक हवेली क्र-२

दिनांक: 11/9/2017
Defacement Number
0003901004201718

8332 / 2017

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

(10)

①

0



83621171011

Doc. No. 7811 / 2017.

Date: 16/10/2017.

Pages: 88 + 2 = 90



2/7811

पावती

Original/Duplicate

Monday, October 16, 2017

नोंदणी क्र. :39म

6:00 PM

Regn.:39M

पावती क्र.: 8164 दिनांक: 16/10/2017

गावाचे नाव: कोंढवा बुद्रुक

दस्तऐवजाचा अनुक्रमांक: हवल2-7811-2017

दस्तऐवजाचा प्रकार : सेल डीड

सादर करणाऱ्याचे नाव: दि पुता गुजराथी केळवणी मंडळ तर्फे ट्रस्टी हरीकृष्ण घनश्यामदास शहा --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1800.00

पृष्ठांची संख्या: 90

एकूण:

रु. 31800.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
6:08 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-2

वाजार मुल्य: रु.118832770 /-

मोवदला रु.225000000/-

भरलेले मुद्रांक शुल्क : रु. 13500000/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006245455201718M दिनांक: 16/10/2017

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 1800/-



ZyWmh

10/16/2017



16/10/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 2

दस्त क्रमांक : 7811/2017

नोदणी :

Regn:63m

गावाचे नाव : 1) कोंढवा बुद्रुक

(1) विलेखाचा प्रकार सेल डीड

(2) मोवदला 225000000

(3) बाजारभाव(भाडेपट्टयाच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 118832770

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

1) पालिकेचे नाव:पुणे म.न.पा. इतर वर्णन : , इतर माहिती : , इतर माहिती: पुणे येथील गाव कोंढवा बुद्रुक येथील नवीन सर्व्हे नं.63 चा हिस्सा नं.2(जुना सर्व्हे नं.99 चा हिस्सा नं.2)यासी क्षेत्र हेक्टर 02.40 आर पैकी लेआऊट मधील उत्तरेकडील प्लॉट नं.1 यासी क्षेत्र 7441 चौ.मी. व इतर सर्व हक्कासहित((Plot Number : 1 ; Survey Number : 63 ;))

(5) क्षेत्रफळ 1) 7441 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

1): नाव:-श्री पुना गुजराथी बंधू समाज तर्फे ट्रस्टी नितीनभाई रावजीभाई देसाई - - वय:-73; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 953/1/3 बुधवार पेठ पुणे, महाराष्ट्र, पुणे. पिन कोड:-411002 पॅन नं:-AAATP2754L
2): नाव:-श्री पुना गुजराथी बंधू समाज तर्फे ट्रस्टी भरत केशवलाल शहा - - वय:-67; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बुधवार पेठ पुणे, महाराष्ट्र, पुणे. पिन कोड:-411002 पॅन नं:-AAATP2754L

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

1): नाव:-दि पुना गुजराथी केळवणी मंडळ तर्फे ट्रस्टी हरीकृष्ण घनश्यामदास शहा - - वय:-62; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 1433 कसबा पेठ पुणे, महाराष्ट्र, पुणे. पिन कोड:-411011 पॅन नं:-AAATT6313P
2): नाव:-दि पुना गुजराथी केळवणी मंडळ तर्फे ट्रस्टी किरीट रमणलाल शहा - - वय:-72; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 1433 कसबा पेठ पुणे, महाराष्ट्र, पुणे. पिन कोड:-411011 पॅन नं:-AAATT6313P

(9) दस्तऐवज करून दिल्याचा दिनांक 16/10/2017

(10) दस्त नोंदणी केल्याचा दिनांक 16/10/2017

(11) अनुक्रमांक, खंड व पृष्ठ 7811/2017

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 13500000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

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

मी नक्कल वाचली
मी रुजुवाते घेतली

दस्तासोबतची नक्कल

श्री.....

यांना दिली:

दिनांक १६/१०/२०१७

सहस्रसलवर हुकुम नक्कल

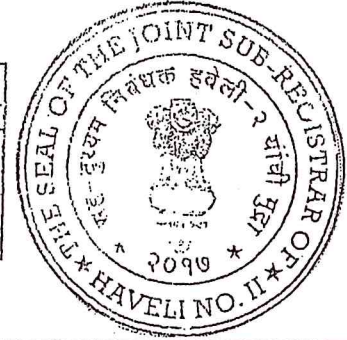
Handwritten signature





ह व ल २		
७८९९	९	२०
२०१७		

CHALLAN
MTR Form Number-6



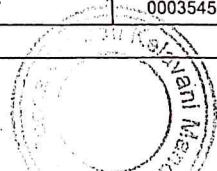
GRN	MH00624545201718M	BARCODE	[Barcode]				Date	11/10/2017-17:22:31	Form ID	25.1
Department	Inspector General Of Registration					Payer Details				
Type of Payment	Stamp Duty Registration Fee					TAX ID (If Any)				
						PAN No.(If Applicable)	AAATT6313P			
Office Name	HVL2_HAVELI 2 JOINT SUB REGISTRAR					Full Name	THE POONA GUJARATI KELAVANI MANDAL			
Location	PUNE									
Year	2017-2018 One Time					Fla/Block No.	Plot No 1 Survey No.63 Hissa No.2			
Account Head Details			Amount In Rs.	Premises/Building						
0030046401 Stamp Duty			13500000.00	Road/Street		Kondhwa Budruk				
0030063301 Registration Fee			30000.00	Area/Locality		Pune				
				Town/City/District						
				PIN		4 1 1 0 4 1				
				Remarks (If Any)		PAN2=AAATP2754L--SecondPartyName=SHRI POONA GUJARATI BANDHU SAMAJ-				
				Amount In		One Crore Thirty Five Lakh Thirty Thousand Rupees				
				Words		Only				
			1,35,30,000.00							
Payment Details					FOR USE IN RECEIVING BANK					
BANK OF MAHARASHTRA										
Cheque-DD Details					Bank CIN	Ref. No.	02300042017101368697	172868949717		
Cheque/DD No.					Bank Date	RBI Date	13/10/2017-10:27:28	Not Verified with RBI		
Name of Bank					Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch					Scroll No. , Date		71016 , 16/10/2017			



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
सदर चलान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-2-7811	0003545442201718	16/10/2017-17:53:44	IGR009	30000.00
2	(IS)-2-7811	0003545442201718	16/10/2017-17:53:44	IGR009	13500000.00
Total Defacement Amount					1,35,30,000.00

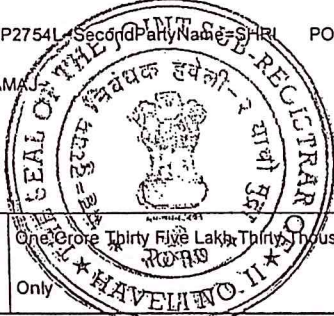




CHALLAN
MTR Form Number-6

GRN	MH006245455201718M	BARCODE	[Barcode]			Date	11/10/2017-17:22:31	Form ID	25.1
Department					Inspector General Of Registration				
Type of Payment					Stamp Duty Registration Fee				
Office Name					HVL2_HAVELI 2 JOINT SUB REGISTRAR				
Location					PUNE				
Year					2017-2018 One Time				
Account Head Details					Amount In Rs.				
0030046401 Stamp Duty					13500000.00				
0030063301 Registration Fee					30000.00				
Total					1,35,30,000.00				
Payment Details					BANK OF MAHARASHTRA				
Cheque/DD Details					FOR USE IN RECEIVING BANK				
Bank CIN					Ref. No.				
Bank Date					RBI Date				
Name of Bank					Bank-Branch				
Name of Branch					Scroll No. , Date				

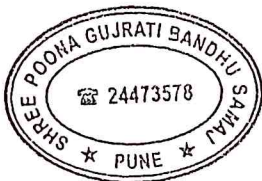
ह व क
७८९९ २ २०
२०१७



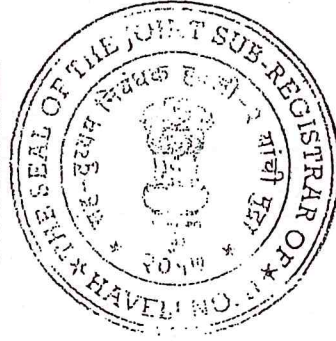
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
सदर चलन केवल दय्यम निबंधक कार्यालयात नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

N. R. Desai

[Signature]



७८९९		
३	३	७०
२०१७		



SALE DEED

This SALE DEED is executed here at Pune, on this 16th day of Oct. month of the year 2017,

between

SHRI POONA GUJARATI BANDHU SAMAJ (PAN: AAA T P 2754 L), a public charitable trust, registered under the Bombay Public Trusts Act, 1950 (*now*, the Maharashtra Public Trusts Act), at PTR No.F-96/Pune, having its registered office at CTS No.953/1/3, Budhwar Peth, Bohari Ali, Popatlal Shah Smarak Trust Building, Pune 411002, represented by its duly authorized president trustee (under Resolution dated 29.09.2017 of BOT),

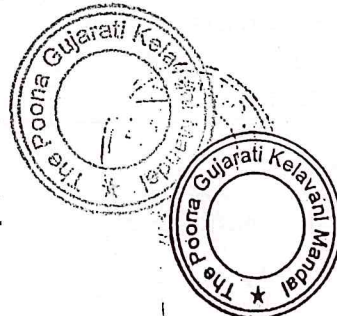
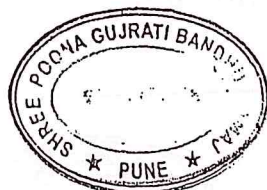
[1] **NITINBHAI RAJIBHAI DESAI** [PAN: ABO P D 1864 A], aged about 73 years, occ: business, residing at 457, Sindh Housing Society, Baner Road, Pune 411007,

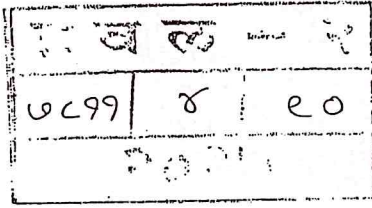
[2] **BHARAT KESHAVLAL SHAH**, [PAN: ADX PS 3821 M], aged about 67 years, occ: business, residing at, 12, Mukund Nagar, Sujay Garden, Bungalow No.27, Pune Satara Road, Marketyard, Pune : 411 037, ...hereinafter called as the "**VENDOR**", which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, administrators and assigns, ...of the ONE PART,

and

THE POONA GUJARATI KELAVANI MANDAL (PAN: AAA T T 6313 P) a public charitable trust, registered under the Bombay Public Trusts Act, 1950 (*now*, the Maharashtra Public Trusts Act) at PTR No.F-136/Pune, having its registered office at CTS No. 1433, Kasba Peth, Pune 411011, represented by its duly authorized trustee (under Resolution dated 03.10.2017 of BOT)

(i) **HARIKRISHNA GHANSHYAMDAS SHAH** [PAN: ADW P S 9390 N], aged about 62 years, occ: Business, residing at "Harsh", 2, Rameshwardham Apartments, Next to Anand Park Society, Off Shankar Sheth Road, Pune 411037, and





(ii) **KIRIT RAMANLAL SHAH** [PAN: ADW P S 9391 P], aged about 72 years, occ: business, residing at 1079/20, Gokhale Road, "The Acropolis", Flat No.201, Shivaji Nagar, Opp. Firodia Garden, Pune 411016, ...hereinafter called as the "**PURCHASER**", which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, administrators and assigns, ...of the OTHER PART,

WHEREAS,

a. all that land admeasuring "Hectare 02=40 Are", out of the land, bearing new Survey No.63, Hissa No.2, (old Survey No.99, Hissa No.2), in all admeasuring "Hectare 06=19 Are", (inclusive of Pot Kharaba Hector 00=07 Ares), situate at village Kondhwa Budruk of City of Pune, Taluka Haveli, District Pune, more particularly described in SCHEDULE-1 given hereto and delineated in the map annexed herewith (hereinafter referred to as the said "**LARGER LAND**") is owned by the Vendor, having purchased it from its previous owners by following instruments of sale:

Serial No.	Name of the Previous Owner	Sale Deed	Haveli/ Registration No.	Area "Hect.Are"
1	Shivaji Ramchadra Kakade and others	14.09.1994	5001/1994 (HVL No.3)	00=40
2	Shivaji Ramchadra Kakade and others	10.12.1994	5626/1994 (HVL No.3)	00=40
3	Shivaji Ramchadra Kakade and others	12.10.1994	5698/1994 (HVL No.3)	00=40
4	Shivaji Ramchadra Kakade and others	12.10.1994	5709/1994 (HVL No.3)	00=40



ह क म - ३
७८९९ य २०
२०१७

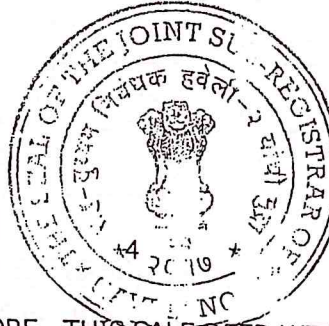


5	Shivaji Ramchandra Kakade and others	12.10.1994	5754/1994 (HVL No.3)	00=40
6	Shivaji Ramchandra Kakade and others	12.10.1994	5772/1994 (HVL No.3)	00=40

- b. the Vendor has drawn the plans for sub-division layout of the said Larger Land in conformity with the concerned Development Control and Promotion Regulations for Pune Municipal Corporation 2017 whereby it is proposed to sub-divide the Larger Land into separate plots as delineated in the map annexed herewith, for being submitted for approval to the Municipal Corporation of the City of Pune entirely at the cost and expenses of the Vendor,
- c. the Vendor and the Purchaser; both are public charitable trusts, and pursuant to negotiations taken place on number of occasions between their respective Board of Trustees, for better utilization of resources and pursuing their respective objects, the Vendor by Memorandum of Understanding dated 01.04.2017, agreed to sell, assign, transfer and otherwise convey all that tentative plot No.1, admeasuring "Hectare 00=74.41 Are" (7,441.00 sq.mt.). lying on the northern side, in a triangular shape, out of proposed sub-division layout of the said Larger Land, more particularly described in SCHEDULE-2 given hereto and delineated in the map annexed herewith (hereinafter referred to as the said "**PLOT**", which is the subject matter of this instrument) unto and in favour of the Purchaser, for and at the *lump sum* price as hereinafter mentioned,
- d. the Hon'able Joint Charity Commissioner Pune under the provisions of Section 36 of the Maharashtra Public Trusts Act, vide its order dated 25.09.1971 passed in Application No.40/2017 (which is annexed herewith), permitted the Vendor to sell the said Plot unto and in favour of the Purchaser for the approved price,
- e. pursuant thereto, the Vendor by this instrument, sold, assigned, transferred and otherwise conveyed the said Plot, unto and in favour of the Purchaser, for and at the *lump sum* price agreed and approved, as hereinafter mentioned,



૨૦૧૭-૧૮		
૦૮૯૯	૩	૦૦
૨૦૧૭		



NOW, THEREFORE, THIS SALE DEED WITNESSETH:

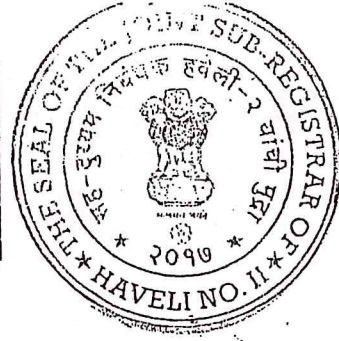
1. The Vendor hereby sold, assigned transferred and otherwise absolutely conveyed, the said Plot (described in SCHEDULE-2 given hereto and delineated in the map annexed herewith) free from encumbrances and without any reservation, unto and in favour of the Purchaser, and the Purchaser accordingly acquired and purchased the said Plot from the Vendor, for and at the *lump sum* all inclusive price of Rs.22,50,00,000/- (twenty two crore fifty lakh only) paid by the Purchaser to the Vendor.
2. In consideration of said sale, assignment, transfer and otherwise absolute conveyance of the said Plot by the Vendor, to the Purchaser, the Purchaser paid the said total *lump sum* all inclusive price of Rs.22,50,00,000/- (twenty two crore fifty lakh only), to the Vendor, as under:

Amount (Rs)	Particulars
Rs.50,00,000/-	The Purchaser paid the amount mentioned across hereto, by duly drawn crossed cheque No.244272 dated 01.04.2017 drawn on ICICI Bank, Raviwar Peth, branch, Pune, on execution of MOU as mentioned above, to and in the name of the Vendor as and towards the price of the said Plot receipt of the amount whereof, is hereby acknowledged by the Vendor.
Rs.1,75,00,000/-	The Purchaser paid the amount mentioned across hereto, by duly drawn Demand Draft No.011105 dated 26.07.2017 drawn on ICICI Bank, Raviwar Peth branch, Pune, to and in the name of the Vendor as and towards the price of the said Plot receipt of the amount whereof, is hereby acknowledged by the Vendor.
Rs.2,20,50,000/-	The Purchaser paid the amount mentioned across hereto, by duly drawn crossed cheque No.101646 dated 16.10.2017 drawn on ICICI Bank, Raviwar Peth Branch, Pune, to and in the name of the Vendor as and towards the



૯૯૭૭		
૯૯૭૭	૬	૨૦
૨૦૧૭		

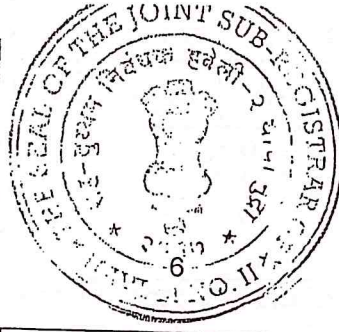
5



	price of the said Plot receipt of the amount whereof, is hereby acknowledged by the Vendor.
Rs.4,50,000/-	Amount equivalent to 1% of the entire price, is being deducted and being separately paid to the concerned authorities as and towards TDS under section 194-IA of the Income Tax Act 1961, in the name of the Vendor. The Purchaser shall issue TDS certificate to that effect to the Vendor forthwith.
Rs.3,96,00,000/-	The Purchaser paid the amount mentioned across hereto, by duly drawn crossed <i>post dated</i> cheque No. 101647 dated 09.04.2018 drawn on ICICI Bank, Raviwar Peth Branch, Pune, to and in the name of the Vendor as and towards the price of the said Plot receipt of the amount whereof, is hereby acknowledged by the Vendor.
Rs.4,00,000/-	Amount equivalent to 1% of the entire price, is being deducted and being separately paid to the concerned authorities as and towards TDS under section 194-IA of the Income Tax Act 1961, in the name of the Vendor. The Purchaser shall issue TDS certificate to that effect to the Vendor forthwith.
Rs.3,96,00,000/-	The Purchaser paid the amount mentioned across hereto, by duly drawn crossed <i>post dated</i> cheque No. 101648 dated 06.10.2018 drawn on ICICI Bank, Raviwar Peth Branch, Pune, to and in the name of the Vendor as and towards the price of the said Plot receipt of the amount whereof, is hereby acknowledged by the Vendor.
Rs.4,00,000/-	Amount equivalent to 1% of the entire price, is being deducted and being separately paid to the concerned authorities as and towards TDS under section 194-IA of the Income Tax Act 1961, in the name of the Vendor.



शिव ल - १		
७८९९	८	१०
२०२१		

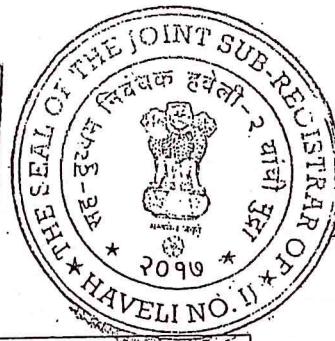


	The Purchaser shall issue TDS certificate to that effect to the Vendor forthwith.
Rs.3,96,00,000/-	The Purchaser paid the amount mentioned across hereto, by duly drawn crossed <i>post dated</i> cheque No. 101649 dated 04.04.2019 drawn on ICICI Bank, Raviwar Peth Branch, Pune, to and in the name of the Vendor as and towards the price of the said Plot receipt of the amount whereof, is hereby acknowledged by the Vendor.
Rs.4,00,000/-	Amount equivalent to 1% of the entire price, is being deducted and being separately paid to the concerned authorities as and towards TDS under section 194-IA of the Income Tax Act 1961, in the name of the Vendor. The Purchaser shall issue TDS certificate to that effect to the Vendor forthwith.
Rs.1,98,00,000/-	The Purchaser paid the amount mentioned across hereto, by duly drawn crossed <i>post dated</i> cheque No. 101650 dated 01.10.2019 drawn on ICICI Bank, Raviwar Peth Branch,, Pune, to and in the name of the Vendor as and towards the price of the said Plot receipt of the amount whereof, is hereby acknowledged by the Vendor.
Rs.2,00,000/-	Amount equivalent to 1% of the entire price, is being deducted and being separately paid to the concerned authorities as and towards TDS under section 194-IA of the Income Tax Act 1961, in the name of the Vendor. The Purchaser shall issue TDS certificate to that effect to the Vendor forthwith.
Rs.1,98,00,000/-	The Purchaser paid the amount mentioned across hereto, by duly drawn crossed <i>post dated</i> cheque No. 101651 dated 29.03.2020 drawn on ICICI Bank, Raviwar Peth Branch, Pune, to and in the name of the Vendor as



6099		
2	20	
2020		

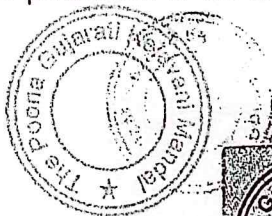
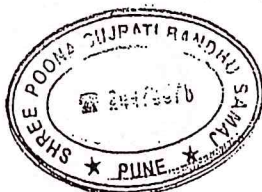
7



	and towards the price of the said Plot receipt of the amount whereof, is hereby acknowledged by the Vendor.
Rs.2,00,000/-	Amount equivalent to 1% of the entire price, is being deducted and being separately paid to the concerned authorities as and towards TDS under section 194-IA of the Income Tax Act 1961, in the name of the Vendor. The Purchaser shall issue TDS certificate to that effect to the Vendor forthwith.
Rs.1,98,00,000/-	The Purchaser paid the amount mentioned across hereto, by duly drawn crossed <i>post dated</i> cheque No. 101652 dated 25.09.2020 drawn on ICICI Bank, Raviwar Peth Branch,, Pune, to and in the name of the Vendor as and towards the price of the said Plot receipt of the amount whereof, is hereby acknowledged by the Vendor.
Rs.2,00,000/-	Amount equivalent to 1% of the entire price, is being deducted and being separately paid to the concerned authorities as and towards TDS under section 194-IA of the Income Tax Act 1961, in the name of the Vendor. The Purchaser shall issue TDS certificate to that effect to the Vendor forthwith.
Rs.22,50,00,000/-	Total amount (twenty two crore fifty lakh only) paid by the Purchaser to the Vendor.

3.

- (a) The Vendor hereby, granted, delivered and handed over, vacant and peaceful possession of the said Plot to the Purchaser.
- (b) The Purchaser hereby, confirmed and acknowledged to have received vacant and peaceful possession of the said Plot from the Vendor.

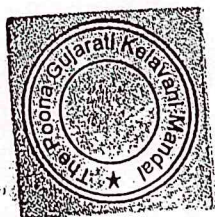


७८९९		
१०	२०	
२०१५		

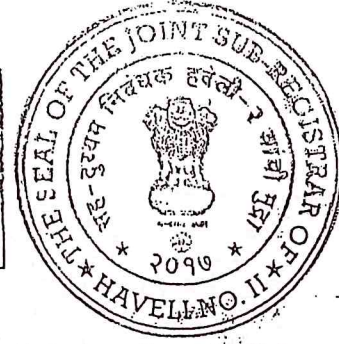


(c) The Purchaser thus, is now in occupation and possession of the said Plot as the absolute owner.

4. The Vendor hereby declared and assured the Purchaser that,
- the Vendor is perfectly entitled to hold, occupy and possess the said Plot, and except the Vendor, no other person has any right, title, interest or claims relating thereto,
 - all rights, title, interest and claims of the Vendor relating to the said Plot, are free from encumbrances and are perfectly marketable,
 - the said Plot or any of the rights, title, interest or claims of the respective Vendor therein, have not been mortgaged, nor hypothecated, nor pledged nor sold, nor transferred in any other manner, nor leased, nor subjected to any rights of any nature by the Vendor,
 - the Hon'ble Additional Charitable Commissioner Pune, under the provisions of Section 36 of the Maharashtra Public Trusts Act, *vide* its order dated 25.09.2017 passed in Application No.40/2017 (*which is annexed herewith*) permitted the Vendor to sell the said Plot unto and in favour of the Purchaser for the price as mentioned in this instrument,
 - there is no impediment or prohibitory orders of any nature under any concern statute, rule, regulation, order of any courts or any other statutory authority, for sale of the said Plot by the Vendor,
 - the Vendor has not done any act or omission resulting into or have neither mortgaged nor gifted nor sold nor leased nor parted possession with nor created any third party interest in or relating to or over the said Plot or any part thereof, nor agreed expressly or impliedly to do so,
 - the said Plot is neither requisitioned nor acquired nor reserved, for any other purposes, nor the notices thereof, have been received by the Vendor, nor the same have been notified for the same, under any of the statute,



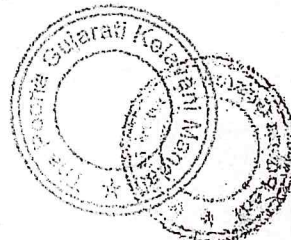
६८९९ - २०		
६८९९	९९	२०
२०१७		



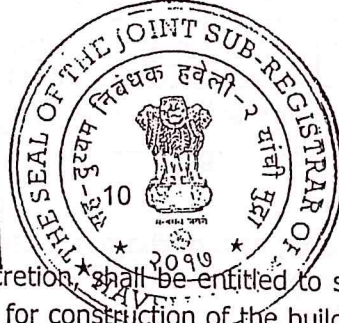
- (h) all outgoing such as taxes, cess or charges levied on the said Plot till today, under any statute/ enactment/ rules/ regulations/ any contract, by any statutory authority including the Municipal Corporation of the City of Pune till today have been satisfactorily paid by the Vendor,
- (i) in the event of any encumbrance or third party interest or arrears of any nature is found to have been levied and/or payable relating to the said Plot by the concerned Vendor, the Vendor undertake to pay and discharge the same at their own costs and expenses and in the event of the Purchaser is constrained to bear and pay the same, the Vendor undertake and agree to reimburse the same to the Purchaser forthwith,
- (j) the Purchaser shall be entitled to all the benefits available under any concerned statute in force or which would be in force from time to time *vis a vis* the said Plot, including the basic Floor Space Index ("FSI") originating from the area of the said Plot, any additional such FSI either by way of Transferable Development Rights ("TDR") or otherwise, and also the benefits pertaining to use the 'open space' of the layout in common with the Vendor.

5. The Vendor hereby further covenants that,

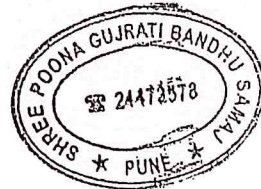
- (a) the Vendor shall, within a period of 30 (thirty) days, submit the sub-division plan of the said Larger Land for sanction to the Municipal Corporation of the City of Pune,
- (b) all expenses, charges including development charges, and fees as may be levied by the Municipal Corporation of the City of Pune, pertaining to drawing of the plans for sub-division of the said Larger Land or sanction thereof, shall be borne exclusively by the Vendor,
- (c) delay caused beyond 180 (one hundred and eighty) days in and/or failure on the part of the Vendor to seek approval and sanction to the sub-division layout of the Larger Land, shall entitle the Purchaser to get the same done on its own, at the cost and expenses of the Vendor,

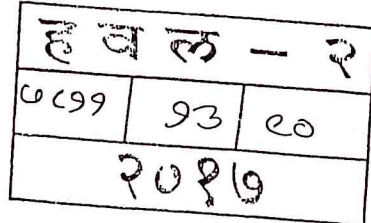


ह व ल - २		
७८९९	१२	२०
२०१७		



- (d) the Purchaser in its discretion, shall be entitled to seek permission or sanction to the plans for construction of the building on the said Plot together with permissible ground coverage pertaining to the said Plot in proportion to the Larger Land, treating the Larger Land as one plot, without in any way diluting the purchase of the said Plot by the Purchaser by this instrument,
- (e) the Purchaser shall also be entitled use the open space of the layout as may be sanctioned for its own use as may be permissible under concerned statute, rule or regulation, without any impediment of the Vendor or any person claiming through the Vendor,
- (f) the Purchaser shall also be entitled to effect any alteration, supplement, correction or confirmation, as may be found required incidental to sanction and/or non-sanction of the sub-division layout of the Larger Land, in this instrument as constituted attorney of the Vendor being separately executed by the Vendor consequent to this instrument.
- 6.
- (a) The Vendor doth hereby unconditionally and without any reservation, sell, assign, transfer and otherwise convey to the Purchaser the said Plot with all rights, title and interest therein.
- (b) The Vendor doth hereby grant, sell, assign, release, convey, assure, unto the Purchaser forever all that said Plot together with all the original deeds, documents, writings and other evidence relating to the said Plot and all the estate, right, title, interest, use, inheritance, property, benefit, claim and demand whatsoever at law and in equity of the Vendor in or upon the said Plot or any part thereof, to have and to hold all and singular the said Plot hereby granted, conveyed and assured to the Purchaser.
- (c) The Vendor doth hereby for itself its successors, administrators and assigns, covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any person claiming under it made, done, committed or omitted or knowingly suffered to the contrary in respect of the said Plot, the Vendor has in itself good title, full power and absolute authority to grant, convey and assure the said Plot hereby granted, conveyed and assured to the use of the said Purchaser.





11

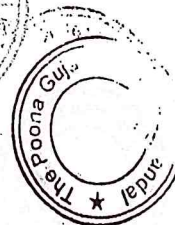
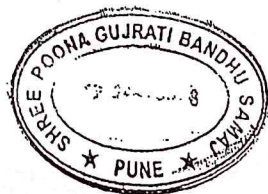
- (d) The Purchaser shall be entitled at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said Plot and to receive the rents, profits etc., there from without any suit, lawful eviction, claim or demand whatsoever from the Vendor or anybody claiming under it.
- (e) The Vendor hereby covenants to do all such acts, deeds and things as may be required to assure, full, complete and better title and to record the same accordingly in various records of the said Plot unto the Purchaser forever to have and to hold, at the cost of the Purchaser.
7. All expenses relating to this instrument, such as stamp duty, registration fees and incidental thereto, have been, as agreed, borne by the Purchaser exclusively.

0-0-0-0-0

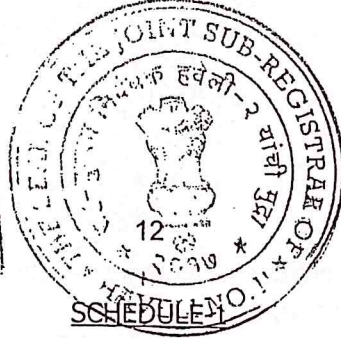
Stamp duty particulars

Location	The said Plot is located in village Kondhwa Budurk of Taluka Haveli, City of Pune, as mentioned in Sector 47/628 of Annual Ready Reckoner, 2017-18
Valuation: Prescribed value	Rs.15,970/- per sq.mt. prescribed rate x 7,441.00 sq.mt. = Rs.11,88,33,000=00
Agreed price	Rs.22,50,00,000=00
Stamp duty	The stamp duty @ 5% on the agreed price being more than the prescribed valuation under Article 25(b)(i) of Schedule-I to the Maharashtra Stamp Act, and 1% surcharge under section 149A of the Maharashtra Municipal Corporations Act, thus, aggregating to 6%, which comes to Rs.1,35,00,000=00 has been affixed herewith.

0-0-0-0-0



७८९९	१४	२०
१०५१		



(description of the said "LARGER-LAND")

All that land admeasuring "Hectare 02=40 Are", out of the land, bearing new Survey No.63, Hissa No.2, (old Survey No.99, Hissa No.2), in all admeasuring "Hectare 06=19 Are", (inclusive of Pot Kharaba Hectar 00=07 Ares), situate at village Kondhwa Budruk of City of Pune, Taluka Haveli, District Pune, within the limits of Registration District of Pune, Sub-Registration Taluka Haveli Pune, and the Municipal Corporation of the City of Pune, and which is bounded by

- On or towards east - By Kakade Nagar Road
- On or towards south - By Survey No.63 (part)
- On or towards west - Gangadham Shatrunjay road
- On or towards north - By Kakade Nagar Road

together with easements, appurtenances, ingress, egress and other incidental rights thereto.

0-0-0-0-0

SCHEDULE-2

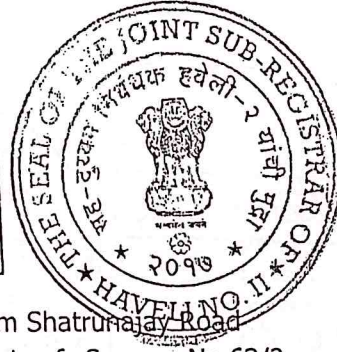
(description of the said "PLOT", which is the subject matter of this instrument)

All that triangular shaped Plot No.1, being net land admeasuring "Hectare 0.74.41 Are" (7,441.00 sq.mt.) lying on northern side, out of proposed sub-division layout of all that land admeasuring "Hectare 02=40 Are", out of the land, bearing new Survey No.63, Hissa No.2, (old Survey No.99, Hissa No.2), in all admeasuring "Hectare 06=19 Are" (including fallow "Hectare 00=07 Are"), situate at village Kondhwa Budruk of City of Pune, Taluka Haveli, District Pune, within the limits of Registration District of Pune, Sub-Registration Taluka Haveli Pune, and the Municipal Corporation of the City of Pune, and which is bounded by

- On or towards east - Portion out of Survey No.63/2 under 24 meter wide DP Road and thereafter Kakade Nagar Road
- On or towards south - Remaining land of Survey No.63/2



हवेली - १		
७६९९	९५	२०
१ २०१९		




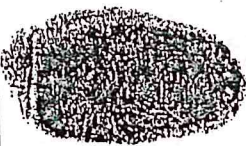
On or towards west - Gangadham Shatrunajay Road
 On or towards north - Portion out of Survey No.63/2 under 24 meter wide DP Road and thereafter junction of Gangadham Shatrunajay Road and Kakade Nagar Road

together with

- easements, appurtenances, ingress, egress, right to use the open space of the layout of the said Larger Land, in common with the Vendor, and
- all benefits available under any concerned statute in force or which would be in force from time to time *vis a vis* the said Plot, including the basic Floor Space Index ("FSI") originating from the area of the said Plot, additional FSI either by way of payment of premium or by way of Transferable Development Rights ("TDR") or otherwise, as may be permissible under concerned statute or regulations and
- incidental, consequential and other ancillary rights thereto, and
- as delineated in the map annexed herewith.

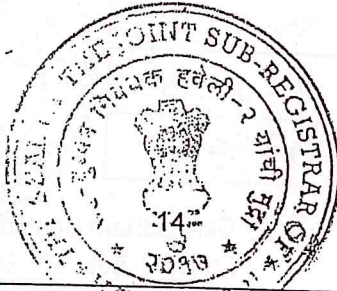
0-0-0-0-0

In witness whereof, the parties hereto have signed and executed this SALE DEED on the date and at the place herein before first mentioned.

Nitinbhai Raojibhai Desai (duly authorized President of and for Shri Poona Gujarati Bandhu Samaj)		
(Vendor)		
	LHTI 	Signature <i>N.R. Desai</i>



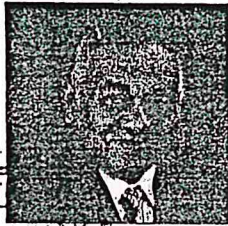
શ્રી પોના - ૨
 ૭૮૧ ૧૬ ૯૦
 ૨૦૩૦



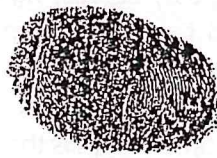
Bharat Keshavlal Shah
 (duly authorized Vice-President of and for Shri Poona Gujarati
 Bandhu Samaj)

(Vendor)

Photograph



LHTI



Signature

Bharat Keshavlal Shah



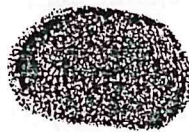
Harikrishna Ghanshyamdas Shah
 (duly authorized Trustee of and for The Poona Gujarati Kelavani
 Mandal)

(Purchaser)

Photograph



LHTI



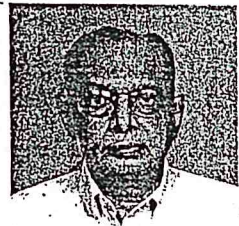
Signature

Harikrishna Ghanshyamdas Shah

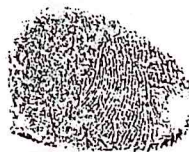


Kiritbhai Ramanlal Shah
 (duly authorized Chairman of and for The Poona Gujarati Kelavani
 Mandal)

(Purchaser)



LHTI

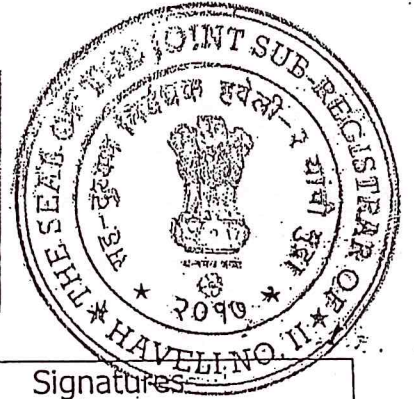


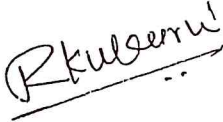
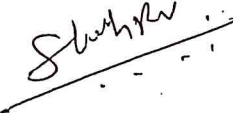
Signature

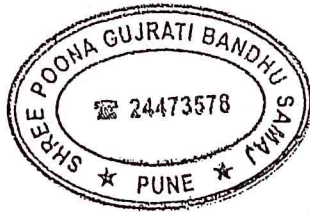
Kiritbhai Ramanlal Shah



६ ० ९ ९ - ०
 ०८९९ | ९६ | ००
 २०१९



Witnesses	Signatures
Rupali Kulkarni Katraj, Pune 46	
Rupesh vijay Kumar shah Pachnaroli Nagar H-139 Dhankawadi pune 3	





भूमिपत्र क्रमांक	भूभाषण क्रमांकाचा उपविभाग	न्यायशाखा पद्धती
६८	२	
गावस्थानिक नाव	७७९८	
लागवडीयोग्य क्षेत्र	हेक्टर	आर
	६-७२	
एकूण	६-७२	
पिकाखाल (लागवडीयोग्य नसलेले)		
वर्ग (अ)	०-००	
वर्ग (ब)	६-७९	
आकारणी	रुपये	पैसे
मुडी किंवा विशेष आकारणी ...	२२-५०	

७६२९ ७८ ६०

श्रीवाणी रोमरुड बाकडे

७९२९ ७०३९ २०२९ ०-७५-१८३

सैजीव माधव कुलकर्णी

शा.स. माधव - कुलकर्णी

०१०३ आर ७७७९

श्री पुना गुजराही बोधु

समाज तर्फे

कन्हेशालाल कामरंद हॉफ ३१८३

मुळजीभाई. पी. नंदु

७७९८ ७७९९ ७७९९ हे आर

२-४०

७२००० ५५२७९ ७२००७

७२००२ ७००५७

नितीनभाई रायजीमाई देसाई

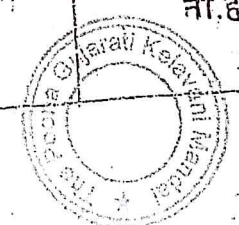
इतर अधिकार

सीमा आणि भूभाषण चिन्हे

३२२०५ [महाराष्ट्र जमीन महसूल अधिकार अधिनियम १९७९ यातील नियम २९]

पिकाखालील क्षेत्रांचा तपशील

वर्ग	हंगाम	मिश्र पिकाखालील क्षेत्र							निर्भळ पिकाखालील क्षेत्र			लागवडीसाठी उपलब्ध नसलेली जमीन		दिनांक	जमिनी मालकी	जमिनी मालकी		
		संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येकाखालील क्षेत्र			पिकाचे नाव	जल सिंचित	अजल सिंचित	रूप	क्षेत्र						
					पिकाचे नाव	जल सिंचित	अजल सिंचित											
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७	१८	
		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.	हे. आ.		हे. आ.						
११								५५										
११२								५०										
११३								५५										
११४								५५										
११५								५५										
११६								५५										



प्रमोशन होणेवर तयार ता. ६/१०/२५

तलाठी सैज. कात्रज ना. हवेली, जि. पुणे

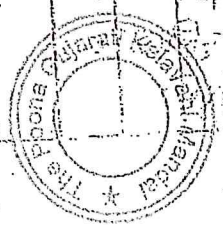
११/१२



भूमापन क्रमांक ६३१२	भूमापन क्रमांकाचा उपविभाग पुस्तक ७	भूधारणी पद्धती	भागवटादाराच नाव १७०४० १२००३ १२००४ १८३२०	खाली क्रमांक कुळाचे नाव
नैसर्गिक नाव	लागवडीयोग्य क्षेत्र	हेक्टर	आर	इतर अधिकार
एकूण टक्कराव (लागवडीयोग्य नसलेले)			१ गोपाळ सिलाराम मुंडडा २ गोविंद गोताळ मुंडडा ३ राम गोताळ मुंडडा ४ राधाकृष्ण गोताळ मुंडडा १२००५ ०-४० आर	३१५०
वर्ग (अ)	एकूण		१ रश्मीकांत जयलाल शहा २ राजेंद्रकुमार जयलाल शहा ०-२० आर १२१८	२८६०
वर्ग (ब)			लनेश ३ धवलकुमार होतेश शहा ०-०० आर १८३२ ३१८३८	सीमा आणि भूमापन चिन्हे
आकारणी जुडी किंवा विशेष आकारणी		रुपये	पैसे	
			१८१०४ १२४३४ १२४६४	

पिका मुंडडी नोंद ३१६०७ गाव नमुना बारा (पिकांची नोंदवही)
 [महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७२ यातील नियम २९]

वर्ग	हंगाम	पिकाखालील क्षेत्रांचा तपशील						लागवडीसाठी उपलब्ध नसलेली जमीन		साधन	जमीन करणाऱ्याचे नाव	शेता	
		मिश्र पिकाखालील क्षेत्र			निर्भेळ पिकाखालील क्षेत्र			खाल	क्षेत्र				
१	२	मिश्रपिका संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येकाखालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	खाल	क्षेत्र	१४	१५	१६
			हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.			
					पद्मावती खिडकी	तेज	मोसगाव			पुसा	३२६१	जे. ए. ए. ए.	
					१) तदित रेवमचंद	मोसगाव				तेज	२८६१		
					२) सड्डेग रेवमचंद	मोसगाव				१) हलपु	तेजरी गाव		
					३) विडम मि. रेवमचंद	जे. ए.				२) दिनेश	३) जे. ए. ए.		
					४) पुईरा मि. रेवमचंद	जे. ए.							
					५) रावगिरी								
					६) मरगा								
					७) विडम								



१८८९९ १९१००
२०१०



शुद्धी वृद्धक

पत्र क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती
६३१	२ पुरवणी २	
स्थानिक नाव		
लागवडीयोग्य क्षेत्र	हेक्टर	आर
एकूण		
वर्ग (अ)		
वर्ग (ब)		
एकूण		
रुपये		पैसे

भोगवटादादाचे नाव
 १) बाबाजी लक्ष्मणराव जाधव
 २) प्रसाद लक्ष्मणराव जाधव
 ३) ३२४६४ ०-०४ आर
 ४) ३२५२२
 ५) शब्दीर रोशनकुली बहरीनवाला
 ६) ०-००५५ आर
 ७) ३३७७७ २३७२५ २३६६४
 ८) ३३६२२ २२२३७
 ९) समरचंद हनुमानदास मुद्दाल
 १०) ३३८१५ ६० १/२ आर
 ११) ३३८०९
 १२) विजय लक्ष्मीलाल डागरा ०-०५ १/२ आर

खाली क्रमांक
 कुळाचे नाव

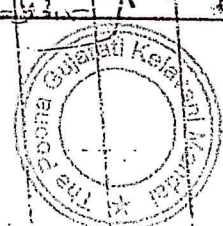


इतर अधिकार

सीमा आणि भूमापन चिन्हे

दादासाहेब रामराम शिलमकर मव नमुना बारा (पिकांची नोंदवही) ३१/११
 ०१/०५ आर
 [महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९, यातील नियम ३९]

वर्ग	हंगाम	पिकाखालील क्षेत्रांचा तपशील						लागवडीसाठी उपलब्ध नसलेली जमीन			साधन	सिंचनाचे जल	जमीन कारणाचे वर्ग	क्षेत्र
		मिश्र पिकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र	१४				
१	२	मिश्रपिकांचा क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येकाखालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	१२	१३	१४	१५	१६	
			हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.						
		३१६६३	३१६६३	३१६६३	३१६६३	३१६६३	३१६६३	३१६६३	३१६६३	३१६६३	३१६६३	३१६६३	३१६६३	
		३१६६३	३१६६३	३१६६३	३१६६३	३१६६३	३१६६३	३१६६३	३१६६३	३१६६३	३१६६३	३१६६३	३१६६३	
		३१६६३	३१६६३	३१६६३	३१६६३	३१६६३	३१६६३	३१६६३	३१६६३	३१६६३	३१६६३	३१६६३	३१६६३	



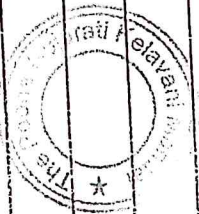
पिन क्रमांक	भूमापन क्रमांकाचा उपदिनांक	भूमापन पत्राची	नॉदवहीबाराचे नाव
६३१	२	पुरवणी ३	११६२१ [००१ भार] [१११/२ भार]
स्थानिक नाव			११६३२ १८५०८
लागवडीयोग्य क्षेत्र	हेक्टर	आ.	रमेश लालचंद राठी
			११६३३ १२१०१ १८४३९
			मिरन गोपाल परमार ०/०२
एकूण			१२१०२ २४४९
गाव (लागवडीयोग्य नसलेले)			नंदकुमार माफती जाधव
वर्ग (अ)	..		वैदा नंदकुमार जाधव
वर्ग (ब)	..		००३ १२१०३
एकूण	..	रुपये	पैसे
पणी	..		बालासाहेब नलनाथ पालके
किंवा विशेष आकारणी	..		०-०२ भार १८४३४

खाली क्रमांक
कुळाचे नाव
खंड
इतर अधिकार
सीमा आणि भूमापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम २९]

हंगाम	पिकाखालील क्षेत्रांचा तपशील										लागवडीसाठी उपलब्ध नसलेली जमीन	साधन	जमीन करणाराचे नाव	शेरा
	मिश्र पिकाखालील क्षेत्र					निर्मळ पिकाखालील क्षेत्र								
	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येकाखालील क्षेत्र			पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप				
३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	
		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.			



७८९९ / २९ / १०
२०१९



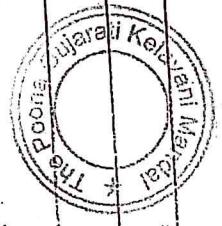
गाव नमुना क्रमांक	गावापन क्रमांकाचा उपांशभाग	भूधरापन पत्रां	नोंदव्याच्या बाबत	खाली क्रमांक
६३	५ पुरवणी	५२५३२	सो. [अनुसरा] पद्माकर	कुळाचे नाव
स्थानिक नाव				
लागवडीयोग्य क्षेत्र	हेक्टर	आर	जोशी ०-०७ ५२४०	इतर अधिकार
			श्री. रामदास रामचंद्र दासपती	
			५२४४० १/२	
एकूण			रामदास रामचंद्र दासपती	
गाव (लागवडीयोग्य नसलेले)			५२५९९ ०-०७	
वर्ग (अ)			गुरुदास विठ्ठल माधक कोलेहल्ली	
वर्ग (ब)			०-२ भांड	
एकूण			अ. अनिल दत्तात्रय शेडगे	
राणी	रुपये	पैसे	०-१	सीमा आणि भूमापन चिन्हे
किंवा विशेष आकारणी			सो. राजगावार्ड रविंद्र काशीदे	
			०-०७	



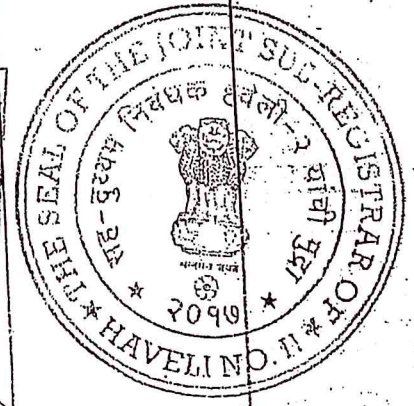
गाव नमुना बारा (पिकांची नोंदवही)

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

हंगाम	पिकाखालील क्षेत्रांचा तपशील							लागवडीसाठी उपलब्ध नसलेली जमीन	सापन	जल सिंचनाचे सापन	जमीन करणाऱ्याचे नाव	शेप
	मिश्र पिकाखालील क्षेत्र				निर्भळ पिकाखालील क्षेत्र							
	मिश्रपिका संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येका-खालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित					
२		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.				



७८९९ / २२ / ००
२०१७

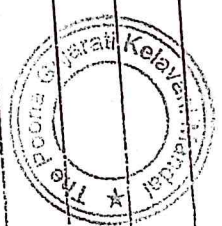


पिन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगदादाराचे नाव	खाते क्रमांक
६३	पुरवणी	५	श्री. सिधुदरी कोलमणे	३०६६
स्थानिक नाव			श्री. मो. राखी जयवंत जळगावकर	कुळाचे नाव
			२५७२	
लागवडीयोग्य क्षेत्र	हेक्टर	आरक्षण	१२६७ ००१	इतर अधिकार
			श्री. तोष वामन अडसूळ	
			०.०१ १२६० १३६४० २६६६२	
एकूण			श्री. शिवराव काशिनाथ जाधव	
गाव (लागवडीयोग्य नसलेले)			६०२ १५४६० १५६१६	
वर्ग (अ)			श्री. मुळशीभाई पांचारीया नंदू	
वर्ग (ब)			३५१५-६० चौमी	
एकूण			२७३१	
भाषणी			२२४३-५५	
किंवा विशेष आकारणी				



गाव नमुना बारा (पिकांची नोंदवही)
 [महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम २९]

हंगाम	पिकाखालील क्षेत्रांचा तपशील						लागवडीसाठी उपलब्ध नसलेली जमीन		साधन	जमीन करणाऱ्याचे नाव	शेरा					
	मिश्र पिकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र								
	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येकाखालील क्षेत्र	पिकाचे नाव	जल सिंचित						अजल सिंचित				
२	३	४	५	६	७	८	९	१०	११	१२	१३	१४				
		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.					



ह व ल
 ७९१ २३ २०
 २०१९



भूमापन क्रमांक	भूमापन इकायांचा उपविभाग	भूधारणा पद्धती	भोगवदादाराचे नाव
६३	२ पुरवणी	६	१९९०५ १९९०६ १९९२५ १९९२०
वैधानिक नाव			१९९२७ १९९२४ १९९०७
लागवडीयोग्य क्षेत्र	हेक्टर	अंतर	१९९२७ १९९२४ १९९०७
एकूण			बाशीलाल रामनाथ अन्नवाल चरितेबाल ट्रस्ट विश्वस्त राजकुमार बाशीलाल अन्नवाल ६.२० आर २०३४७ १९९४९
वर्ग (अ)	..		१९९०६
वर्ग (ब)	..		१९९६३
जाणी	हपये	पैसे	मीमती सरल काकासरी बरगीर ६.०२ १९९०२
किंवा विरोध आकारणी			

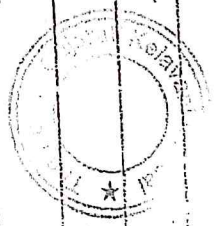
खाते क्रमांक
कुळाचे नाव
इतर अधिकार



गाव नमुना बारा (पिकांची नोंदवही)

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

हंगाम	पिकाखालील क्षेत्रांचा तपशील							लागवडीसाठी उपलब्ध नसलेली जमीन		साधन जल सिंचनाचे साधन	जमीन करणाऱे नाव	शेत.		
	मिश्र पिकाखालील क्षेत्र				निर्भेळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र					
	मिश्र पिकांचा क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येका-खालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित							
२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
	हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.			हे. आ.			



०८९९ २७ २०
२०१७



नोंदवही

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	पूरवारी पडली	भोगवटादाराचे नाव
६३	२ पुरवणी	७	हेनुवेल राहुजी खंडगळे ७/०२ १११२५
स्थानिक नाव			
लागवडीयोग्य क्षेत्र	हेक्टर	आर.	देवराज कानडीभाई पटेल पुरुषोत्तम त्रमजी पटेल चौ. मी ४११.२५ (१७०५७)
एकूण			रमेश मुलजीभाई पटेल सुरेश मुलजीभाई पटेल प्रविन मुलजीभाई पटेल ललीत मुलजीभाई पटेल ४११.२५ चौ. मी (१७०५७)
गाव (लागवडीयोग्य नसलेले)		रूपये	पैसे - रतीलाल करसन पटेल ४६८.१२ चौ. मी (१७०५७)
वर्ग (अ)			
वर्ग (ब)			
एकूण			
राणी			
किंवा विशेष आकारणी			

खाते क्रमांक
कुळाचे नाव. खंड
रु. प.

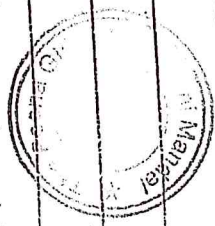
इतर अधिकार

सीमा आणि भूमापन चिन्हे

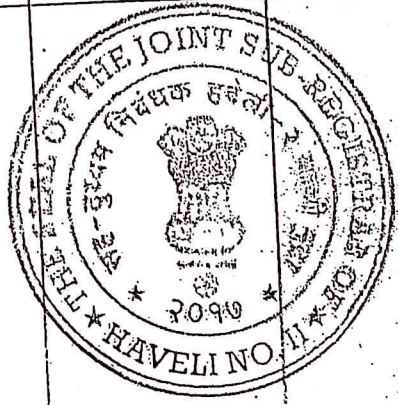
गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम २९]

हंगाम	पिकाखालील क्षेत्रांचा तपशील						लागवडीसाठी उपलब्ध नसलेली जमीन			साधन	जमीन कारणाचे नाव	शेप
	मिश्र पिकाखालील क्षेत्र			प्रिमेंड पिकाखालील क्षेत्र			स्वरूप	क्षेत्र				
	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पटक पिके व प्रत्येका-खालील क्षेत्र	पिकाचे नाव	जल सिंचित			अजल सिंचित			
२		हे. आ.	हे. आ.		हे. आ.	हे. आ.			हे. आ.			



७८९९ २५ २०
२०१७





पान क्रमांक	भूनापन क्रमांकाचा उपविभाग	भूखराणा पदवी	भागवटादाराचे नाव
६३	२ पुरवणी	८	चावुरलाल रतनशी पटेल पुरुषोत्तम रतनशी पटेल ३७०५७ ४००.८९ चौ.मी
स्थानिक नाव	लागवडीयोग्य क्षेत्र	हेक्टर	आर
			लक्ष्मण किसण सिसोदे मोती लक्ष्मिनारायण बोडी ०/३ आर ७६६६६
एकूण			७ मंगल सुरेश खटावकर २ प्रभावती सुनिल लावरे ०/२ आर ७५०८
गाव (लागवडीयोग्य नसलेले)			डॉ. एकनाथ शंकर कामडे ०/२ आर ७६६६६
वर्ग (अ)			सौ. कलावती मुरलीधर गोडारी ०/१/२ आर ७७०८५
वर्ग (ब)			
एकूण			
कारणी	रुपये	पैसे	
किंवा विशेष आकारणी			

जाते क्रमांक
कुळाचे नाव

अधिकार

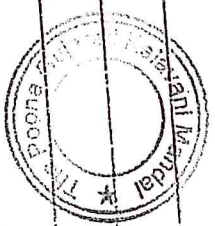
२६७८

धीमा आणि भूमापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवही)

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

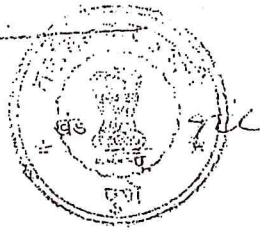
हंगाम	पिकाखालील क्षेत्रांचा तपशील										लागवडीसाठी उपलब्ध नसलेली जमीन	सिंचनाचे साधन	जमीन करणाऱ्याचे नाव	शेरा					
	मिश्र पिकाखालील क्षेत्र					निर्भळ पिकाखालील क्षेत्र									स्वरूप	क्षेत्र			
	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येकाखालील क्षेत्र			पिकाचे नाव	जल सिंचित	अजल सिंचित	हे. आ.							हे. आ.	हे. आ.	
३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६						
		हे. आ.	हे. आ.		हे. आ.	हे. आ.					७०९९	२६	६०						



दस्तावेज

मापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूखंडाचा पत्रांकी	भोगवटादाराचे नाव
E3	पुरतणी	3	श्री. शोभा शिवाजी साळुंके
स्थानिक नाव	लागवडीयोग्य क्षेत्र	हेक्टर	आर
एकूण			
खराब (लागवडीयोग्य नसलेले)			
वर्ग (अ)			
वर्ग (ब)			
एकूण			
काणी	रुपये	पैसे	
किंवा विशेष आकारणी			

खते क्रमांक
कुळाचे नाव



श्री. शोभा शिवाजी साळुंके
०-१/२] ०१/४ (१८०१६)

श्री. लालुराव भिडे (३२३५२)
०-१-५२ (१८०१७)

श्री. विनायक छत्रानुसाल किराड (०५१०५४)

श्री. एकनाथ शिंदे (१८०१३३)

१) श्री. शोभा प्रकाश साळुंके
२) श्री. सुरेन्द्र प्रकाश साळुंके
०-५ (१८००४)

श्री. सरफराज अहमद अब्दुल सात्तार

श्री. फजल रसूल ब्रामसुखोदी

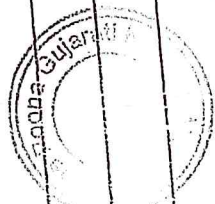
इतर अधिकार

सीमा आणि भूमापन चिन्हे

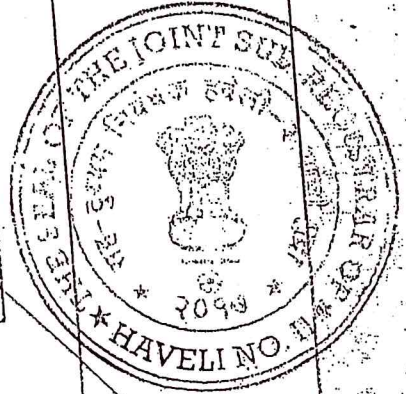
गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम २९]

क्र.	हंगाम	पिकाखालील क्षेत्रांचा तपशील										साधन	जिल्हा	जमीन कारणाचे नाव	१५	१६		
		मिश्र पिकाखालील क्षेत्र					निर्मळ पिकाखालील क्षेत्र										लागवडीसाठी उपलब्ध नसलेली जमीन	
		३	४	५	६		७	८	९	१०	११						१२	१३
२		हे. आ.	हे. आ.		हे. आ.	हे. आ.			हे. आ.	हे. आ.		हे. आ.						



०८९९ २० २०
२०१७



पत्र क्रमांक	पूरव्यापक उपविभाग	भूमापना पद्धती
८८	२ पूरवणी	१०
स्थानिक नाव		
लागवडीयोग्य क्षेत्र	हेक्टर	आर
एकूण		
गाव (लागवडीयोग्य नसलेले)-		
वर्ग (अ)		
वर्ग (ब)		
एकूण		
कारणी		
किंवा विशेष आकारणी		

रिया जुवडीन मादरे मे
 ०-०२ कार १०४८६
 १०८८७
 सुबोक्षा बाबनाशिव लालदारे
 मि. प्रमेश कमलाकर बाबनाशिव
 बाबदारे अ. पा. क
 कमलाकर बाबनाशिव लालदारे
 ००२-४०
 वारद मॅन्युवल् वॉडागळे
 २०१८-८० आर १८६६७
 रसुळ नवाक्ष चौधरी
 खानमजी नवाक्ष चौधरी

खाले क्रमांक
 कुळाचे नाव
 इतर अधिकार
 सीमा आणि भूमापन चिन्हे
 ३११३८

गाव नमुना बारा (पिकांची नोंदवही)

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

क्र.	हंगाम	पिकाखालील क्षेत्रांचा तपशील										लागवडीसाठी उपलब्ध नसलेली जमीन	साधन	जमीन करणाऱ्याचे नाव	शेरा	
		मिश्र पिकाखालील क्षेत्र						निर्भळ पिकाखालील क्षेत्र								
		मिश्र पिकांचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येका-खालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित					
१		हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.					

ह व ल - २
 ७८११ २८ ६६
 २०१७



तालुक

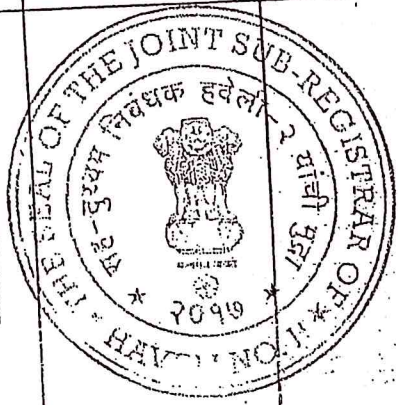
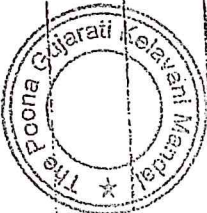
क्रमांक	भूसापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	धोब्याद्वाराचे नाव	खाते क्रमांक
२३	२ पुरवणी	७७	७८२४	कुळाचे नाव
स्थानिक नाव			विजयनंद आनंद शिंदे ०/०२	खंड
लागवडीयोग्य क्षेत्र	हेक्टर	आर	७८४५२	वे.
			७८४५३	
			९३७७ ७९६४	
एकूण			विष्णुलाल रामनाथ अमृतालाल	इतर अधिकार
गाव (लागवडीयोग्य नसलेले)			चंदिशंकर ट्रस्ट तर्फे विष्णुलाल	
वर्ग (अ)			राजकार विष्णुलाल अमृतालाल	
वर्ग (ब)			०/१० मार ७९७५	
एकूण			७९७६ ७९७७	
रुपये		पैसे	७९७८ ७९७९	सीमा आणि भूसापन चिन्हे
किंवा विशेष आकारणी			७९८० ७९८१	०/०२ मार

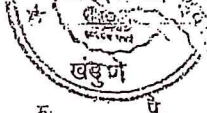
गाव नमुना बारा (पिकांची नोंदवही)

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

हंगाम	पिकाखालील क्षेत्रांचा तपशील						लागवडीसाठी उपलब्ध नसलेली जमीन		सिंचनाचे साधन	जमीन कारणाचे नाव	शेरा		
	मिश्र पिकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र					
	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येका-खालील क्षेत्र	पिकाचे नाव	जल सिंचित						अजल सिंचित	
२	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.			

ह व ल
७८११ २९ ९०
२०११



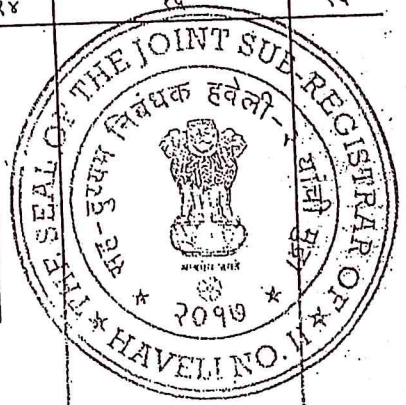
भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवट्याद्वाराचे नाव	खाते क्रमांक	
६३	२ पूरवणी	७२	(७२२५५) असीना गुलाबराव नुरुवाले ०/०२ आर (७२२५६)	कुळाचे नाव	
स्थानिक नाव	हेक्टर	आर	ललीता बाबन भोसे ०-०७ आर (२०४२७)	इतर अधिकार	
लोनवडीदोष क्षेत्र			लखमासी खड्गी ग्रेटल ट्रेसरी कन्व्हें कडवा पटीदार समाज तर्फे ०/१५ आर (२०७३०)		
एकूण			लालजी भानजी पटेल चैरिटेबल ट्रस्ट तर्फे पुसोत्तभाई लालजीभाई पटेल ०/१५ आर (२१०४७)		
रखत (लागवडीयोग्य नसलेले)			रुपये	पैसे	
वर्ग (अ)					
वर्ग (ब)					
एकूण					
कारणी					
ही किंवा विशेष आकारणी					
					सीमा आणि भूमापन चिन्हे
					३०२११
					०/०४ आर

गाव नमुना बारा (पिकांची नोंदवही) २१०७६

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम २९]

वर्ग	हंगाम	पिकाखालील क्षेत्रांचा तपशील							लागवडीसाठी उपलब्ध नसलेली जमीन		सिंचनाचे साधन	जमीन करणाऱ्याचे नाव	शेरा
		मिश्र पिकाखालील क्षेत्र			निर्भेद्य पिकाखालील क्षेत्र				स्वरूप	क्षेत्र			
		मिश्रपिकांचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव					
		हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.				

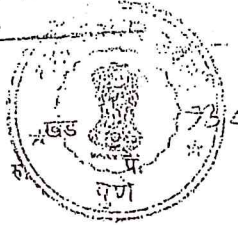
रु व ल
७६९९ ३० २०
२०१७



तारखेचा

दिनांक क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवट्यादाराचे नाव
६३	२ पुरवणी १३	२१८१९	आयशदानु इस्माईल पठान
वैस्थानिक नाव	लागवडीदोस्त क्षेत्र	हेक्टर	आर
			००१ भार २२२४१
			काठाराम भानुदास कांडे
			०१०३ भार २०१८०
			सौ. सांगिला नयनेश नंदू ००१ भार
			२१४३० २१८३१
			सौ. रविशुक्रिषा भोळ्याशक्ती
			मंजूर ०-०२-५ भार
			सौ. निगमळी हाजीन बीळाक शरी
			२१६५२ ७१०५ भार ३००६३
		रुपये	पैसे
			निगेश कामंडा मिसे ००१ भार
			२१८५४

खाते क्रमांक
कुळाचे नाव



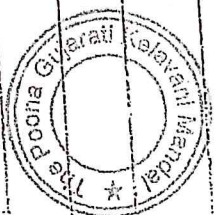
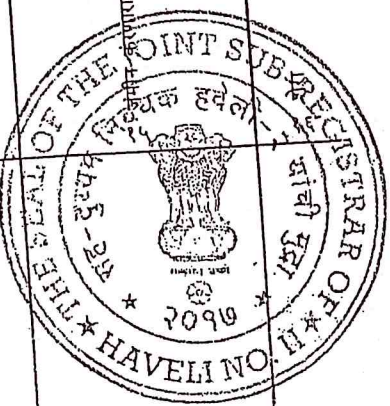
इतर अधिकार

सीमा आणि भूमापन चिन्हे

चंद्रिका नयनेश २१६०१० नाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन मंडळ अधिकार अधिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील							लागवडीसाठी उपलब्ध नसलेली जमीन	सिंचनाचे साधन			
		मिश्र पिकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र								
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येका-खालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित			पिकाचे नाव		
१	२		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.	हे. आ.		
									७८९९	३९	२०		
													२०१७



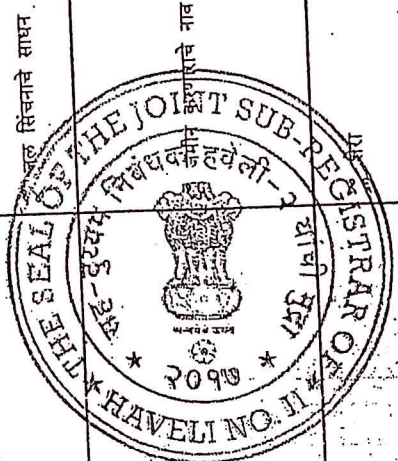
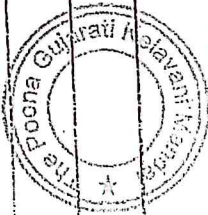


क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवट्यादाराचे नाव	खाते क्रमांक
६३	२ पुरतणी	१६	श्रीकांत शैफनअली अब्दुल रज्जक ०१० २ आर (२२१३४)	कुळाचे नाव.
व्यक्तिगत नाव			सो. सरीका राजेश डामले (२१८३५) ०१०२ आर	इतर अधिकार
लागवडीवर्ग-क्षेत्र	हेक्टर	आर	पिंपळू लिंबाया जाम् ०१०३३-आर (२११३२)	
एकूण			१) यमल शिव चव्हाण २) अली मोहम्मद अलाउद्दीन अन्वारी ०१०१ आर (१३६२३)	
खराब (लागवडीयोग्य नसलेले)			३) दिलीप लखनराव परदेशी ४) लखनराव मोहम्मदाल परदेशी ५) अनिल लखनराव परदेशी ६) सुनिल लखनराव परदेशी	सीमा आणि भूमापन चिन्हे
वर्ग (अ)				
वर्ग (ब)				
एकूण				
कारणी				
किंवा विशेष आकारणी				

गाव नमुना बारा (पिकांची नोंदवही)

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

हंगाम	पिकाखालील क्षेत्रांचा तपशील							लागवडीसाठी उपलब्ध नसलेली जमीन	
	मिश्र पिकाखालील क्षेत्र				निर्भळ पिकाखालील क्षेत्र			पिकाचे नाव	सिंचनाचे साधन
	मिश्राणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येका-खालील क्षेत्र	नाव	सिंचित	सिंचित		
२	३	४	५	६	७	८	९	१०	११
	हे. आ.	हे. आ.		हे. आ.	हे. आ.		०८९१	३२	२०
								२०१७	



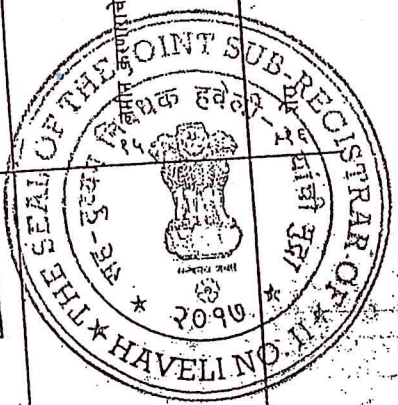
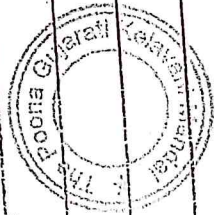


क्रमांक	भूमापन इकाईचा उपविभाग	भूमापना पद्धती	शोधवटादाराचे गाव	खाते क्रमांक
१३	२ पुरवणी	१५	०१००-५ आर (२३६६५)	कुळाचे नाव.
साधक, नाव			श्रीवादास (२) गोपाळदास नथमल	
लागवडीयोग्य क्षेत्र	हेक्टर	अर	३१३०५	इतर अधिकार
			२४५३२	
एकूण			२४६६०	
प्र. (लागवडीयोग्य नसलेले)			२४५३२	
वर्ग (अ)			२४६६०	
वर्ग (ब)			२४५३२	
एकूण			२४६६०	
रूपये	पैसे		२४६६०	
की			२४६६०	
किंवा विशेष आकारणी			२४६६०	

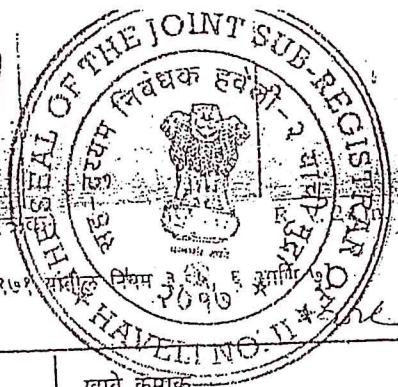
गाव नमुना बारा (पिकांची नोंदवही) २४६६० २४६६०

[महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम २९]

हंगाम	पिकाखालील क्षेत्रांचा तपशील							लागवडीसाठी उपलब्ध नसलेली जमीन			सिंचनाचे साधन	
	मिश्र पिकाखालील क्षेत्र				निर्भेद पिकाखालील क्षेत्र			एक	जुल	ह. आ.		
	मिश्राचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येका-खालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित					
२	३	४	५	६	७	८	९	१०	११	१२	१३	१४
		हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	६८९९	३३	२०			



ह व ल २
६८९९ ३५ २०



[महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम ३०९७ आणि ३०९८]

गाव कोंढवा बुद्रुक

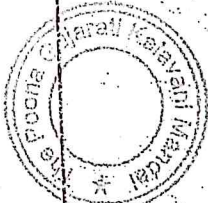
तालुका हवेली

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नाव	खाते क्रमांक
६३/२			श्री. आरविंद भारतीय कच्छ	कुळाचे नाव
मोताचे स्थानिक नाव	पु. २५०८-११०		कोंढवा पट्टेदार पट्टेदार परीवार	खंड
लागवडीयोग्य क्षेत्र	हेक्टर	आर	२२२०६ २२२०६	इतर अधिकार
एकूण			१) लक्षाभाई विमान पट्टेदार	
पोटखराव (लागवडीयोग्य नसलेले)			२) चंद्रकांत लक्ष्मण पट्टेदार	
वर्ग (अ)			३०२०९ ०-१५ काट	
वर्ग (ब)			विविध अहमद मेहबूब साब -	
एकूण			जाबुदार ०-०२-५ आर	
आकारणी			३००६३	
बुडी किंवा विशेष आकारणी			पुणे मध्य नगर पावडी का	सीमा आणि भूमापन चिन्हे
			डी. पी. रस्त्या - ३४०-४५ चे. १२	
			मो. ९८५५५५५५	

गाव नमुना बारा (पिकांची नोंदवही) ३०६०६

[महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम २९]

वर्ग	हंगाम	पिकाखालील क्षेत्रांचा तपशील						लागवडीसाठी उपलब्ध नसलेली जमीन		सिंचनाचे साधन	सिंचनाचे क्षेत्र	
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येकाखालील क्षेत्र			स्वरूप	क्षेत्र			
१	२	३	४	५	६	७	८	९	१०	११	१२	१३
		हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.
पाटल	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५
साणे	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५
जेवळ	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५
रोषे	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५
जेवळ	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५
जेवळ	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५	२०८५

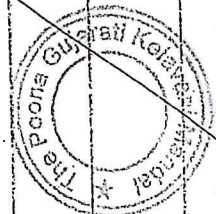


१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५
		ह. आ.	ह. आ.	ह. आ.	ह. आ.	ह. आ.	ह. आ.		ह. आ.	ह. आ.				
३	संगीत	विद्यार्थी	काठ											
५	अभि	विद्यार्थी	काठ											
		(3720)	(3720)											
		विकास	दीनार	राधा										
		(3720)	(3720)											

क्र. १००००००००००
 प्राचे नां
 या प्राप्ति
 कारण ति
 दिली ती

मिनिक
 लिय पु
 fi
 He
 in
 Cor
 her
 the

ह. व. ६९९
 ०९३७



क्र २७२४०/१७
न्यायलिपिक
२४.०७.१७

आधिकारक
सार्वजनिक न्याय नोंदणी कार्यालय
पुणे

Exh 1



कलम
नांव :-
आलाग हो विनांक
दि. :-
तो दि. :-

BEFORE THE HON'BLE JOINT CHARITY COMMISSIONER,
PUNE REGION, PUNE.

Application No. 40 / 2017

611018
हस्तक दाखल

In the matter of Shree Poona
Gujarati Bandhu Samaj,
Registered at P.T.R. No. F-
96/Pune.

पुणे नोंदणी
विभाग पुणे

Shri Poona Gujarati Bandhu Samaj,
A public religious trust registered under the
provisions of the Bombay Public Trusts Act
1950 at P.T.R. No. F-96/Pune,
Having its registered office at
953/1/3, Budhwar Peth, Pune 411002

filed

keep for
29/5

- Through its Board of Trustees :-
- 1(A) Mr. Nitinbhai Ravjibhai Desai (President)
Age Adult, Occupation Business
 - 1(B) Mr. Harikrishna Ghanshyamdas Shah (Trustee)
Age adult, occupation business

... APPLICANT

APPLICATION UNDER SECTION
36 (1) (A) OF MAHARASHTRA
PUBLIC TRUSTS ACT 1950

Passed, issue public notice
in daily news paper class-A
(one marathi & one english)
and wide circulation & call
sealed tenders.

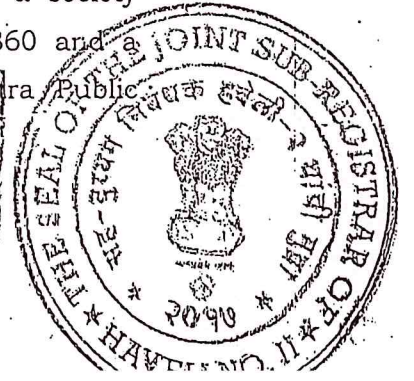
Dated 16.6.2012

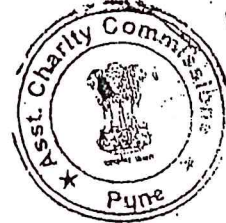
This Application on behalf of the Applicant above named begs to
submit most respectfully as under:

1. The Applicant submits that, (the Applicant is a society
registered under Societies Registration Act 1860 and
public trust registered under the Maharashtra Public

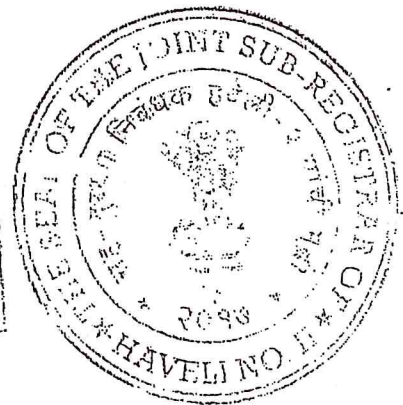


७८९९	३०	२०
२०१७		





૨૧૩-૨		
૯૯૯	૩૮	૯૦
૨૦૧૭		



Trusts Act, 1950, and is registered at P.T.R. No. F-96/Pune.)



2. (The Applicant submits that the Applicant Trust presently runs charitable and social activities established for the Gujarati community.)

Similarly, the Applicant Trust is running activities for providing a common platform to Gujarati community members in Pune by way of performing utsavs like Navratri, Diwali, Sharadotsav every year. By virtue of the same, the Applicant Trust is trying to create a pool between Maharashtrian people and the Gujarati community and to maintain harmony among the members.

Similarly, the Applicant Trust every year distributes prizes to meritorious Gujarati students from Pune who have secured good marks from 10th standard to post-graduation. By virtue of the same, the Trust tries to encourage those students to get higher education and support building of a concrete nation.

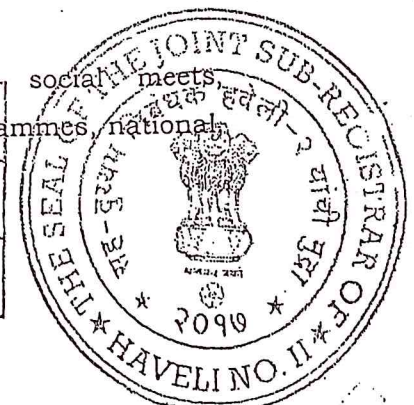
3. OBJECTS OF THE TRUST:

(The Objects of the Trust are mainly of Educational nature as follows:

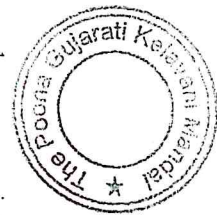
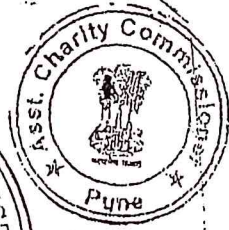
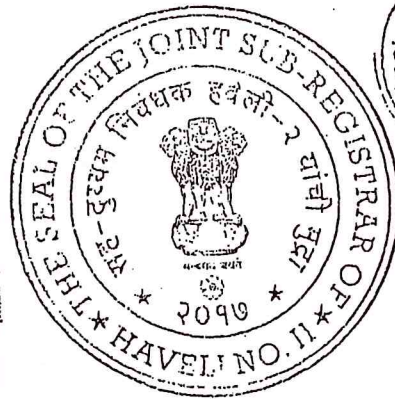
- a) For propagation of education and encouraging the young generation, the Trust shall construct hostels for students persuing studies, library, study-rooms, boarding house, sanatoriums, equipped with all facilities and amenities.
- b) To arrange seminars, meetings, lectures of renowned experts and personalities, in literatures, various sciences, developments, industries, cultural fields, arts etc. and make available auditoriums, meeting halls, offices, rest-house or any other facilities as and when found essential.
- c) To arrange cultural programmes, social meets, gatherings, friendly get-together programmes, national



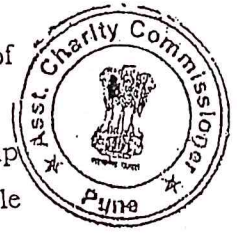
699	3e	eo
2026		



ह व ल - २		
७७७	४०	००
२०१७		



social, cultural festivals, competitions, matches of national and international games.



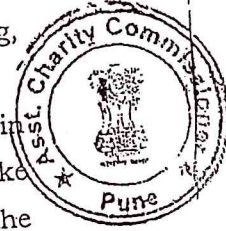
- d) To work for medical aid and to arrange check-up camps, collect and record blood-groups, make available ambulance and mobile-vans for transport up to the hospitals in emergencies, maintain a data bank about the ailments, blood- groups, family circumstances of the members of the Trust.
- e) For all- round upliftment of women, arrange their social groups, build-up and constitute charitable societies, arrange independent social, cultural programmes, debates etc.
- f) Considering the social and cultural aspects, celebrate national, historical, preachers functions as well as of experts and renowned personalities in literature, social work, devoted workers in enlightenment of removal of pollution, addiction to vices, blind faiths, national integrity, nutrition and those for other charitable objects for the benefit of the public at large.
- g) To make arrangements for providing vocational training, training centers for house-hold and small scale industries and those promoted by the Khadi and Village Industries Commission (KVIC) and the Council for Advancement of Peoples Action and Rural Technology (APART) so as to reduce unemployment.
- h) To give donations to other registered public charitable institutions (societies or Trusts) working for similar objects those of this Trust, which for want of sufficient funds or for any other causes or purposes cannot be undertaken by this Trust.
- i) To provide medical, financial aid to the orphans, disables, deserted persons. To provide ambulance and mobile medical service, conduct blood donations camps, set up first-aid centers or give any type of help for physical and mental infirmities.
- j) To extend financial and other kind of help at the time of natural calamities like earth-quake, deluge, typhoon, war like situation, arson, riots and the like.

ह व ल - २		
५८९९	४	२०
२०१७		



k) To provide and encourage the sports and games' activities and offer facilities for counselling, tournaments, kits etc.

l) To publish periodicals, books, conduct classes in various fields of fine and traditional arts and undertake schemes for carrying out any charitable purpose for the benefit of the public at large.



4. The Applicant submits that, in addition to the educational objects, the Trust desires to construct a Gujarat Bhavan and Atithi Bhavan wherein lodging and boarding facilities can be provided for Gujarati community people from all over India visiting Pune.

5. The Applicant Trust also wants to construct a community hall wherein various functions and festivals can be conducted with reasonable rates for members of the Gujarati community, and also wherein facilities of gathering, seminars, talks and recreational and leisure time activities can be provided for the members of the Trust.

6. The applicant submits that similarly the Trust desires to construct and run a hostel, study room, book bank and library for encouraging the young generation to pursue their studies and help poor students coming to Pune to pursue their studies by making available the hostel facilities for the same.

7. The Applicant submits that, with this object, the Applicant Trust had purchased the property bearing survey No. 63/2 Kondhwa Bk, Tal.Haveli, Dist.Pune. The said property was owned by various persons in part, and therefore the Applicant Trust purchased the same by way of executing in all six sale-deeds in the year 1994, and all the said sale-deeds are registered at the office of Sub-Registrar Haveli No.3, at serial Nos. 5001/1994, 5626/1994, 5698/1994, 5709/1994, 5754/1994 and 5772/1994.



જાણીતું સંસ્થાન		
૯૯૯૯	૪૨	૯૦
૨૦૧૭		



8. The total area of the said property is 24,072 sq.metres, i.e. 2,58,627 sq.ft.

9. The Applicant submits that, though the Applicant Trust had purchased the said properties in the year 1994, the Applicant Trust was not having sufficient financial resources, nor was it in a position to consider carrying out the activities of construction of any structure over the said property.

4/6 10. The Applicant submits that, in the Annual General Body meeting held on 13/4/2008, it was discussed about the use of the land at survey No.63/2, Kondhwa Bk., Pune, and it was held that the land should be used for development, upliftment and other useful social wellbeing purposes of Pune Gujarati community. It was also resolved that the trust should develop the land either from its own resources or should collaborate with other Gujarati social / educational institutes.

4/8 11. The Applicant submits that, in order to give a concrete idea of the said desire which was expressed in the Annual General Body meeting of 2008, particularly about construction of social and educational institutes for the Gujarati community, the members of the Trust started contributing by way of ideas as to how the said property can be utilised, and pursuant to the same, in the Annual General Body meeting dated 30/1/2011, it was resolved to construct an engineering college, a management college, vocational college, Gujarati Bhavan, commercial complex, and hostel on the said property.

12. The Applicant submits that, thereafter, the members of the Trust started discussing about construction of the educational college, and the predominant thought was of constructing the educational complex for Gujarati linguistic minority students.

At that time, the Applicant Trust received a letter from the Poona Gujarati Kelvani Mandal, which is a Gujarati

ह व म		
७८९९	२३	००
२०१७		



linguistic minority trust from Pune, expressing their requirement of an area of about 80,000 sq.ft. for construction of an educational complex for the wider interests of the Gujarati community in Pune.

The said subject was considered in the meeting of the Board of Trustees of the Applicant Trust held on 12th April 2015, and it was inter alia resolved to inform all the three Gujarati minority educational institutes in Pune to submit their expression of interest in construction of the educational complex in the portion of the land of the Applicant Trust at Kondhwa Bk.



4/10 13. The Applicant submits that, accordingly, the necessary letters were written by the Applicant Trust on 14/4/2015 to:- (1) The Poona Gujarati Kelvani Mandal, Kasba Peth, Pune; (2) Shri Gujarati Kelvani Hitavardhak Mandal, Pune Camp; and (3) Gujarati Shikshan Prasarak Mandal, Ravivar Peth, Pune.

4/11 14. The Applicant submits that, on 10/3/2016, the Poona Gujarati Kelvani Mandal responded with its expression of interest in construction of the educational complex by utilising 80,000 sq.ft. area out of the property belonging to the Applicant Trust. They also expressed their intention to purchase the said property.

15. The Applicant submits that, as resolved in the year 2011, the Applicant Trust also wanted to construct a Gujarat Bhavan, hostel and some commercial complex in the remaining portion in the said property, and therefore, in the meeting of the Board of Trustees of the Applicant Trust dated 6/6/2016, the Building Committee submitted the project-report to construct a commercial-complex on the said property on 01/09/2016.

16. The Applicant submits that a legal advice was obtained from advocates and the Statutory Auditor of the Trust, and accordingly informed that a property of the Trust cannot be used for construction of a commercial complex

6699	20	20
2020		



17. The Applicant submits that, in the light of the said opinions, the Board of Trustees of the Applicant Trust, in its meeting dated 10th November 2016, rejected the proposal of construction of a commercial complex, and it was insisted that the Trust should construct Gujarat Bhavan and Atithi Bhavan and community-hall, and the remaining area be exhausted for utilisation of the same for the educational complex.



Accordingly, it was decided to discuss on the proposal of the Poona Gujarati Kelvani Mandal to purchase land of 80,100 sq.ft. for its educational activities for Gujarati community members.

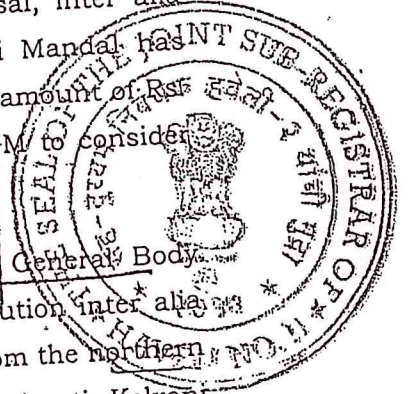
18. The Applicant submits that a meeting of its Board of Trustees was held on 28/1/2017, where the Committee gave its final report about the said proposal, inter alia informing that the Poona Gujarati Kelvani Mandal has agreed to purchase the said property for an amount of Rs. 22.50 crores and recommended to the AGM to consider the same.

19. The Applicant submits that the Annual General Body meeting held on 3/3/2017 passed a resolution inter alia accepting to sell an area of 80,100 sq.ft. from the northern side of the open plot, to the Poona Gujarati Kelvani Mandal, for a total consideration of Rs. 22.50 crores.

20. The Applicant submits that, in pursuance of the said resolution, a memorandum of understanding (M.o.U.) was entered into with the Poona Gujarati Kelvani Mandal to sell 80,100 sq.ft. land on the northern side for Rs. 22.50 crores. The said M.o.U. was executed on 1st April 2017.

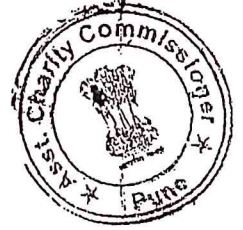
21. The Applicant submits that, as mentioned earlier, the Applicant Trust had resolved to construct a Gujarat Bhavan and Atithi Bhavan and a hostel building in the remaining area over the said land, pursuant to its object.

22. The Applicant submits that the architect of the Applicant Trust has given the valuation regarding construction of



the Gujarat Bhavan and Atithi Bhavan and the hostel and the facilities to be provided therein.

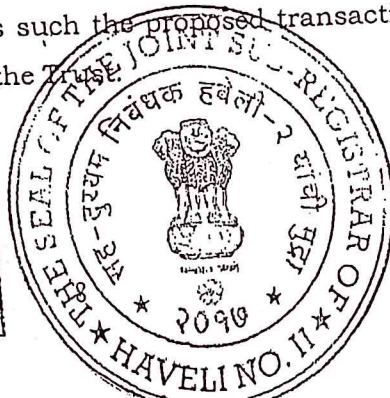
23. The Applicant submits that, by virtue of sale of the said property of 80,100 sq.ft. to the Pooa Gujarati Kelvani Mandal; to be used exclusively for educational purposes for the Gujarati minority linguistic members, the objects of the Applicant Trust are getting fulfilled, and at the same time the Applicant Trust is getting financial resources available for construction of the Gujarat Bhavan and Atithi Bhavan and the hostel.



24. COMPELLING NECESSITY OF PROPOSED ALIENATION:

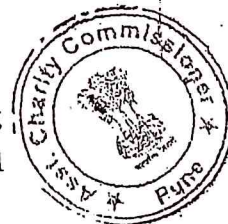
- (i) The Applicant craves leave to read the foregoing paragraphs Nos. 10 to 23 as reasons for the compelling necessity.
- (ii) The Applicant Trust desires to construct Gujarat Bhavan and Atithi Bhavan as well as hostel pursuant to its objects, and in fact, with this desire in mind, the Applicant Trust had purchased the said property in the year 1994. The dream of the trustees will be fulfilled now, only if the Applicant Trust gets the financial support, which the Applicant Trust can obtain by selling the portion of the property which is not utilised by the Applicant Trust.
- (iii) It will not be possible for the Applicant Trust to carry out the said construction of Gujarat Bhavan and Atithi Bhavan and hostel-building and develop the remaining property, unless the Applicant Trust received financial support, which can be obtained only by sale of the said property.
- (iv) As such, sale of a portion of the said property which is not utilised, is extremely essential for raising funds for construction over the remaining portion of the property, and as such the proposed transaction is in the interests of the Trust.

6099		
83	00	
2096		



(v) Presently the said property is lying vacant, and it is in the heart of the city, and there is every possibility of encroachment if the property or even a portion of it is kept vacant.

(vi) Therefore, alienation of the said property is in the interest of the Trust, and there is a compelling necessity to alienate the property as mentioned above.



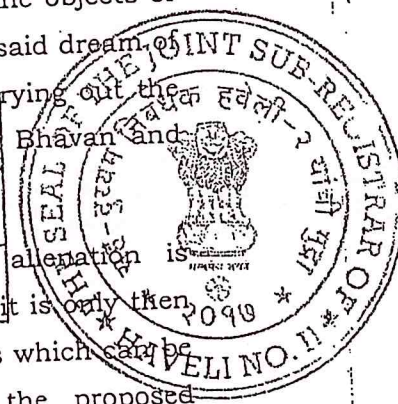
25. HOW THE PROPOSED ALIENATION IS IN THE INTEREST OF TRUST:

i. The Applicant Trust will utilise the said funds for the purpose of starting activities which are in pursuance of fulfilment of its objects.

ii. The Trust was striving hard for construction of the said structures for the purpose of fulfilment of the objects of the Trust since long, and it is now that the said dream of construction of Gujarat Bhavan and Atithi Bhavan and hostel-building

iii. This is possible only if the proposed alienation is permitted by this Hon'ble Authority, since it is only then that the Applicant Trust can use the funds which can be utilised for its objects and therefore the proposed alienation is in the-interests of the Trust.

0099	20	00
------	----	----



26. VALUATION OF THE PROPERTY:-

i) The Applicant submits that, out of the total property, the Applicant Trust shall be alienating (selling) a portion of the property admeasuring 7441 sq.metres, i.e. 80,100 sq.ft. area, which is more particularly described along with boundaries in the Schedule herein.

ii) The registered valuer has given the valuation of the same. Further, the ready reckoner is also produced



on record, and as such the consideration/ purchase price which Pune Gujarati Kelvani Mandal apprehends agreed to pay, is reasonable and fair market value.

- iii) However, as per the ready reckoner valuation, valuation of the 80,100 sq.ft. area i.e. _____ sq.metres, comes to Rs. _____, accordingly the present alienation of the said property for an amount of Rs. 22.50 crores is in the interest of the Applicant Trust.



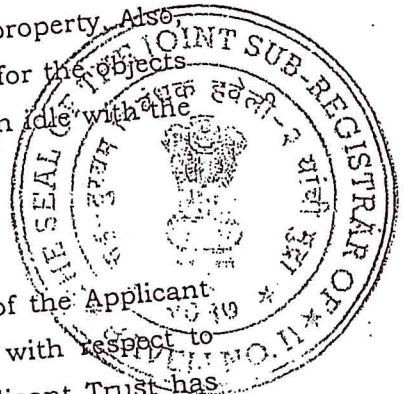
27. THE ANNUAL INCOME FROM THE PROPERTY: -

The trust receives no income from the said property. Also, the said property cannot be put to any use for the objects of the applicant trust and is likely to remain idle with the trust.

૫૮૭૭		
૭૮૭૭	૨૨	૨૦
૨૦૨૭		

28. RESOLUTIONS:

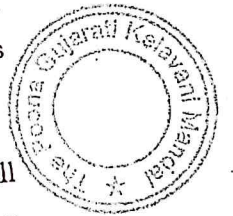
The Applicant submits that the trustees of the Applicant trust have passed necessary resolutions with respect to alienation of the said property. The Applicant Trust has produced the said resolutions on record with this application.



29. UTILISATION OF THE SALE PROCEEDS: -

The Applicant submits that, the proceeds received from the said alienation shall be utilised by the trustees for construction of Gujarat Bhavan and Atithi Bhavan & a hostel-building to be constructed pursuant to the objects of the trust.

30. Upon receiving the said amount, the Applicant Trust shall deposit the same in the form of a fixed deposit with a nationalised bank, and as and when the said amount will be required towards construction of the structures as desired and resolved by the Applicant Trust, and the same shall be utilised pursuant to the resolutions passed to that effect by the Governing Body.



31. The Applicant submits that, it is agreed that, the expenses such as stamp duty and registration fees for the proposed sell shall be borne by the purchasers.

32. The Applicant submits that, the proposed alienation of the said property is not prohibited under any law.

33. PRAYERS:

a. It is therefore prayed that, this Hon'ble Authority be pleased to grant permission for sale of the plot of land bearing survey No. 63/2 admeasuring 80,100 sq. ft. (7441 sq mtrs), situated at Kondhwa, Pune, in favour of The Poona Gujarathi Kelvani Mandal, for a consideration of Rs. 22.50 crores (Rs. 22,50,00,000 /--) (rupees twenty-two crores fifty lakhs only).

b. Any other just and fair order in the interest of justice be passed.

SCHEDULE

All that part and parcel of bearing survey No. 63/2 admeasuring 80,100 sq. ft. (7441 sq mtrs), situated at Kondhwa, Pune, (out of the total property admeasuring 24,072 sq.metres, i.e. 2,58,627 sq.ft.(24,027 sq. mtrs.), bearing survey no. 63/2 Kondhwa Pune and within the limits of Pune Municipal Corporation.

And which is bounded as follows:

On or towards north: Gangadham Shatrunjay road;

On or towards west: Gangadham Shatrunjay road

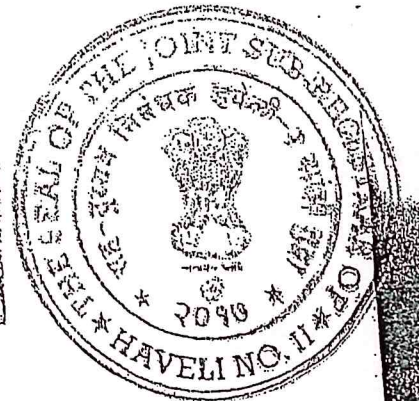
On or towards south: Remaining portion of the property plot 63/2

On or towards east: Kakade nagar Road

Pune

Dated: 26/04/2017

6	9	9
७	०	०
२०१७		



N.R. Desai

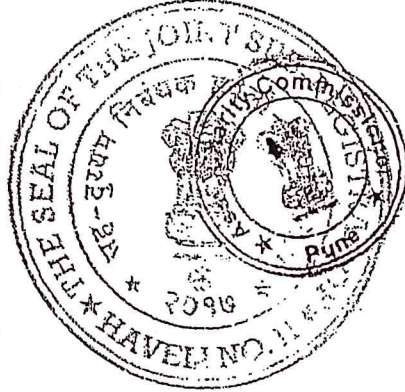
(Signature)

APPLICANTS

Advocate for Applicants
For Adv. N. R. Desai

99	50	00
2016		

VERIFICATION



I, Shri. Nitinbhai Ravjibhai Desai, Age: Adult, Occ. Business, the President of Applicant trust, do hereby state and verify that, the contents of above application are true and correct to the best of my knowledge, faith and factual information and hence I have signed the same today at Pune.

(Signature)
25/07/2016

अधिक्षक
सार्वजनिक म्गस नोंदणी कार्यालय
पुणे

N.R. Desai

Applicant No.1a)

VERIFICATION

I, Shri Harikrishna Ghanshyamdas Shah, Age: Adult, Occ.:Business, the trustee of Applicant trust, do hereby state and verify that, the contents of above application are true and correct to the best of my knowledge, faith and factual information and hence I have signed the same today at Pune.

(Signature)

अधिक्षक
सार्वजनिक म्गस नोंदणी कार्यालय
पुणे

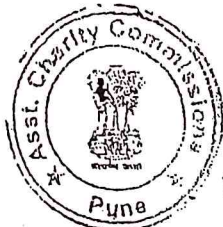
(Signature)
Applicant No.1b)

E:\client\Poona Gujarathi bandhu samaj\36a
36 PGBM 21-4-17-D final .doc

सही शिब्याची खरी नकल



मी नक्कल तयार केली
मी वाचली
मी रुजूकात केली



(Signature)
9/11/17

अधिक्षक
सार्वजनिक म्गस नोंदणी
कार्यालय पुणे विभाग पुणे



Appln. No. 40/2017, Sec. 36(1)(a)

BEFORE THE JOINT CHARITY COMMISSIONER,
PUNE REGION, PUNE.

Exh-30

क्र. 5061/17 कलम
अर्जदाराचे नांव :- ~~श्री अनाज वडेकर~~
नुकतेचा अर्ज आला तो दिनांक 8/10/17
नकल तयार दि.:- 9/10/17
नकल दिली तो दि.:- 9/10/17

Application No. 40/2017.

Under Section-36(1) (a) of
the Maharashtra Public
Trusts Act, 1950.

In the matter of trust known
as "Shree Poona Gujarati
Bandhu Samaj, Pune"
P.T. R. No. 96 (Pune).

ह व ल		
७८९९	५९	८०
२०१७		

"Shree Poona Gujarati Bandhu Samaj
Pune" through its Board of Trustees

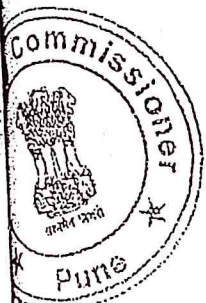
1. Mr. Nitinbhai Ravjibhai Desai.
(President)
Age - Adult, Occ. - Business.
2. Mr. Hari Krishna Ghanshyamdas Shah.
(Trustee)
Age - Adult, Occ. - Business. .. Applicants

Appearance :- Shri M. M. Wadekar, advocate for
applicants.

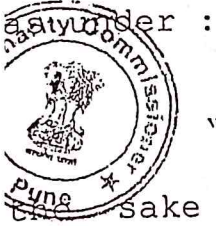
J U D G M E N T

(Delivered on 25-09-2017)

1. It is an application under Section-36(1)(a) of
the Maharashtra Public Trusts Act, 1950 (for short
'M.P.T. Act') seeking permission to sell the trust
property.



2. The brief facts of applicants case can be stated



under : "Shree Poona Gujarati Bandhu Samaj, Pune" (for

sake of brevity hereinafter referred to as the 'applicant trust') is a registered public religious trust bearing P.T.R.No. F-96 (Pune). It is contended that, the applicant trust runs charitable and social activities for the Gujarati community, which includes providing the common platform to Gujarati community members in Pune by way of performing utsavs like Navratri, Diwali, Sharadostav every year. It is contended that, the applicant trust is trying to create a pool between Maharashtrian people and the Gujarati community and to maintain harmony amongst the members. It is contended that, the applicant trust distributes prizes to meritorious Gujarati students from Pune who have secured good marks from 10th std. to Post Graduation. The applicant trust is trying to encourage those students to get higher education and support building of a concrete nation.

કચલ - ૨		
૯૯૯૯	૫૨	૯૦
૨૦૧૯		



3. The objects of the applicant trust are mainly of educational in nature, which includes as mentioned in Para No. 3 of the application.



Handwritten signature and date '20/10/19' on the right margin.



4. It is contended by the applicant trust that in addition to the educational objects, applicant trust desires to construct a Gujarat Bhavan and Atithi Bhavan, wherein lodging and boarding facilities can be provided for Gujarati community people from all over India visiting Pune. The applicant trust also wants to construct a community hall wherein various functions and festivals can be conducted with reasonable rates for the members of Gujarati community so also wherein facilities of gathering, seminars, talks and recreational and leisure time activities can be provided for the members of the trust.

हे व म - ५		
७७९	५३	२०
२०१९		



5. The applicant trust desire to construct and run a hostel, study room, book bank and library for encouraging the young generation to pursue their studies and help poor students coming to Pune to pursue their studies by making available the hostel facilities for the same.

109
25/09

6. It is contended by the applicant trust that, with these objects the applicant trust has purchased the property bearing Survey No. 63/2, Kondhwa Bk., Tal Haveli, Dist. Pune by way of executing in all six sale deeds in the year 1994, which are duly registered at the



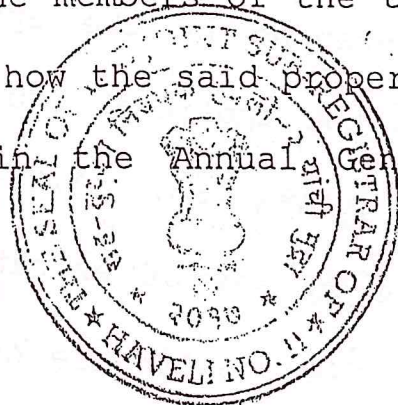
Office of Sub-Registrar, Haveli No. 3, the detailed description thereof are given in Para No. 7 of the application.

7. The total area of the said property is 24,072 sq. mtrs. i.e., 2,58,627 sq. ft.

8. It is contended by the applicant trust that, though the applicant trust has purchased the aforesaid property in the year 1994, but for want of sufficient financial resources, the applicant trust could not consider carrying out the activities of construction of any structure over the said property. It is contended that, in the Annual General Body Meeting held on 13-04-2008, it was discussed about the use of the land and it was held that, the land should be used for development, upliftment and other useful social wellbeing purposes of Pune Gujarati community. It was also resolved that, the applicant trust should develop the land either from its own resources or should collaborate with other Gujarati social/educational institutes. In pursuance of the desire, which was expressed in the Annual General Body Meeting of 2008, the members of the trust contributed by

way of ideas as to how the said property can be utilized, pursuant thereto in the Annual General Body Meeting,

६६३-३		
२८९९	५४	६०
२०१६		



Handwritten signature and date: 27/09/16

Vertical stamp: The Society Gujarati Kalyan Mandali



dated 30-01-2011 it was resolved to construct Engineering College, Management College, Vocation College, Gujarati Bhavan, Commercial Complex and host on the said property. Thereafter, the members of the applicant trust started discussing about the construction of the educational complex and predominant thought was constructing the educational complex for Gujarati linguistic minority students.

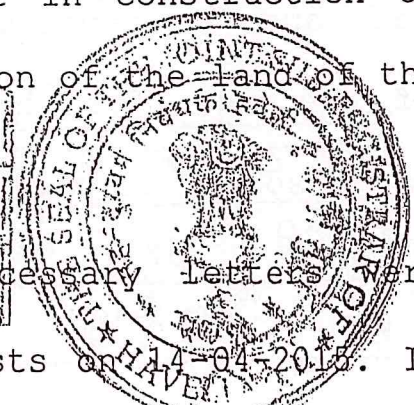
9. It is contended that, at the same time the applicant trust had received a letter from Poona Gujarati Kelvani Mandal, which is a Gujarati linguistic minority trust from Pune, expressing their requirement of an area of about 80,000 sq.ft. for construction of an educational complex for the wider interests of the Gujarati community in Pune. The said subject was considered in the meeting of Board of Trustees of the applicant trust held on 12-04-2015 and it was *inter alia* resolved to inform all the three Gujarati minority educational institutes in Pune to submit their expression of interest in construction of the educational complex in the portion of the land of the applicant trust at Kondhwa Bk.

Chari

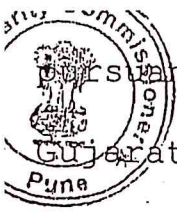
35/09



Handwritten text in a box: ६९९ ५५००



10. It is contended that, necessary letters were written to the aforesaid three trusts on 14-04-2015. It

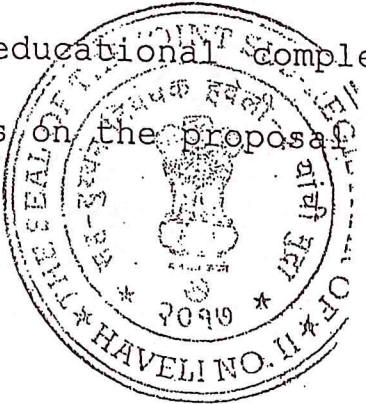


in pursuance of said letters on 10-03-2016, the Poona Gujarati Kelvani Mandal responded with its expression of interest in construction of the educational complex by utilizing 80,000 sq.ft. area out of the property belonging to the applicant trust. They have also expressed their desire to purchase the said property.

11. It is contended that, as resolved in the year 2011, the applicant trust also wanted to construct a Gujarat Bhavan, hostel and some commercial complex in the remaining portion of the property, and therefore, in the meeting of the Board of Trustees, dated 06-06-2016, the Building Committee submitted the project report to construct a commercial complex on the said property on 01-09-2016. It is contended that, after the legal advice it is found that, the property cannot be used for the commercial purpose. In view thereof the Board of Trustees of the applicant trust in the meeting, dated 10-11-2016 rejected the proposal of construction of a commercial complex and it was insisted that the trust should construct Gujarat Bhavan, Atithi Bhavan and community hall and the remaining area be exhausted for utilization of the same for the educational complex. Therefore, it

was resolved to discuss on the proposal of Poona Gujarati

૯૯૯	૫૬	૯૦
૨૦૧૭		



37/2
 Lt. Char...
 sioner



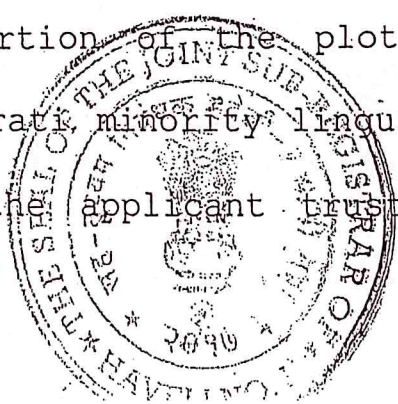
Kelvani Mandal to purchase land of 80,100 sq.ft. for its educational activities for Gujarati community members.

12. It is contended that, in the meeting of its Board of Trustees held on 28-01-2017, the final report submitted by the committee, *inter alia* informing that the Poona Gujarati Kelvani Mandal has agreed to purchase the said portion of the property for an amount of Rs. 22.50 Cr. and recommended to the Annual General Meeting to consider the same. In the Annual General Meeting held on 03-03-2017, it is resolved to sell an area 80,100 sq.ft. from the northern side of the open plot to the Poona Gujarati Kelvani Mandal for a total consideration of Rs. 22.50 Cr. In pursuance of the said resolution, MOU was executed between the applicant trust and Poona Gujarati Kelvani Mandal on 01-04-2017. It is contended that, by selling a portion of the property the applicant trust is getting financial resources, which can be utilized to construct the Gujarat Bhavan, Atit Bhavan and the hostel. At the same time the portion of the plot is to be sold to Poona Gujarati Kelvani Mandal

who agreed to use the said portion of the plot for educational purpose for the Gujarati minority linguist members. Thus, the objects of the applicant trust are



2017
2017
2017



Jt. Uha
itioner

Handwritten signature or initials.



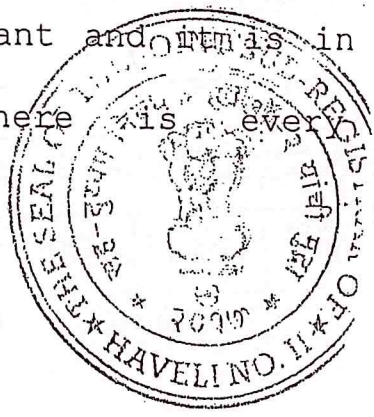
fulfilled and at the same time the applicant
 is getting financial resources available for the
 construction of Gujarat Bhavan, Atithi Bhavan and hostel.

13. It is contended that, since long it was the
 desire of the applicant trust to construct Gujarat
 Bhavan, Atithi Bhavan as well as hostel pursuant to its
 objects, with this desire in mind, the applicant trust
 had purchased the said property in the year 1994. If the
 applicant trust gets the financial support, its dream to
 have the aforesaid facilities will be fulfilled. It is
 further contended that, the applicant trust is not
 utilizing the said portion of the property. Unless the
 applicant trust get the financial support until then it
 is not possible for the applicant trust to construct the
 Gujarat Bhavan, Atithi Bhavan and hostel. Even after
 selling the portion of the property, the applicant trust
 has taken precaution that, the said portion of the plot
 is being utilized by the purchaser only for the
 educational purpose and that too for the Gujarati
 minority linguistic members, which is the object of the
 applicant trust. It is contended that, at present the
 property is lying vacant and it is in the heart of the

Handwritten signature or initials.

city. Therefore, there is every possibility of

5 2 10		
6099	yc	eo
2086		

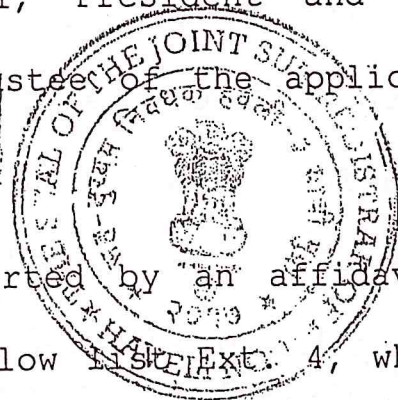




encroachment over the property or even a portion of it is kept vacant. It is therefore contended that, the alienation of the portion of the property is in the interest of the applicant trust. There is a compelling necessity to alienate the property.

14. It is contended that, the applicant trust will utilize the said fund for the purpose of starting activities, which are in pursuance of fulfillment of its objects. The applicant trust was striving hard for construction of the said structures for the purpose of fulfillment of the objects of the trust since long and it is now that, the said dream of the trust seems to be materializing by carrying out the construction of Gujarat Bhavan, Atithi Bhavan and the hostel building. This is possible only if the proposed alienation is permitted by this Authority. Hence, the present application is filed by Mr. Nitinbhai Ravjibhai Desai, President and Mr. Harikrishna Ghanshyamdas Shah, Trustee of the applicant trust.

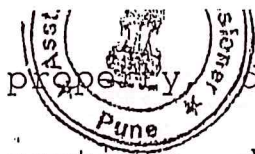
6099 ye eo
2019



15. The application is supported by an affidavit, Ext. 2 and the documents filed below in Ext. 4, which includes the copy of Scheme and Schedule-I of the applicant trust, sale deeds, 7 x 12 extracts of the



25/10/19



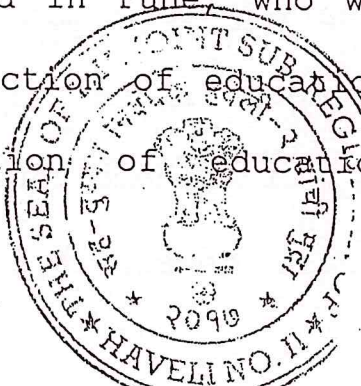
demarcation map of the property, minutes of meetings, dated 13-04-2008 and 30-01-2011, presentation report of commercial complex, resolutions of Board of Trustees Meeting, dated 10-11-2016, 28-01-2017 and 16-02-2017, letters given to the three trusts, letter issued by Poona Gujarati Kelvani Mandal, dated 30-12-2016, audit reports for the years 2013-14 to 2015-16, etc.

16. The applicant trust has also produced on record the valuation of the portion of the plot below list Ext. 4B, demarcation map, cost of construction, copy of change reports filed below list Ext. 6.

17. Heard the ld. advocate of the applicant trust at length.

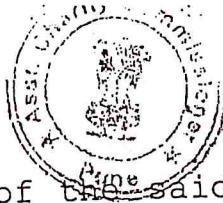
18. The public notice was issued in daily two newspapers having wide circulation namely, 'Loksatta' and 'Indian Express', the said newspapers are placed on record below list Ext. 12. The applicant trust has put a condition to sell the portion of the said plot in the tender notice itself that, the applicant trust has decided to sell the said property to a Gujarati linguistic trust based in Pune, who would be using the same only for construction of educational complex to be

६३	३	२
६०९९	६०	६०
२०१७		



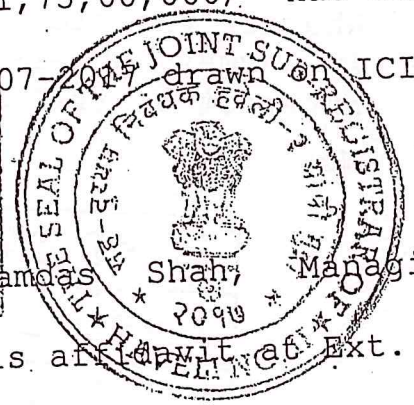
25/09

Registrar



language. In view of the said condition, only "The Poona Gujarati Kelvani Mandal", a registered trust bearing P.T.R. No. F-136 (Pune) submitted the tender at Ext. 25. The said trust has shown its desire to purchase the portion of the property at the valuation of Rs. 22.50 Cr. They undertake to utilize the said property to run the educational activities and auditorium for the school programme. It is also contended in the tender that, the applicant trust has already received an amount of Rs. 50/- Lakhs from the tenderer as per the MOU, dated 01-04-2017. The difference amount of Rs. 1,75,00,000/- has been submitted by way of D.D. dated 26-07-2017 drawn on ICICI Bank Ltd. along with tender.

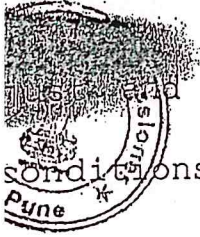
₹ 1,75,00,000/-		
4099	89	00
2017		



19. Shri Harikrishna Ghanshamdas Shah, Manojin Trustee of applicant trust filed his affidavit at Ext. 2 and justified the alienation of the trust property in favour of Poona Gujarati Kelvani Mandal for consideration of Rs. 22.50 Cr. as per the terms and conditions enumerated in the MOU, dated 01-04-2017. The Chairman of Poona Gujarati Kelvani Mandal has also filed his affidavit at Ext. 29 and justified how the consideration offered by its trust in favour of the applicant trust

Chairman
25/09



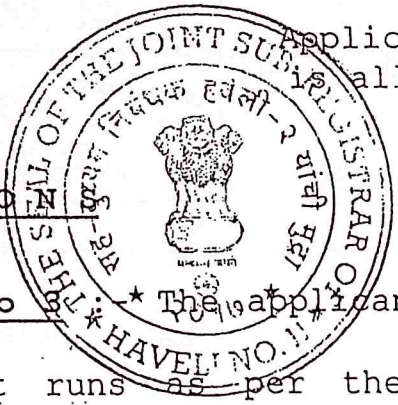


and reasonable taking into condition of terms and conditions of the MOU.

20. Herd the applicant trust, its advocate and the Poona Gujarati Kelvani Mandal. Following points arise for my consideration and I have recorded my findings thereon as under :

<u>POINTS</u>	<u>FINDINGS</u>
1. Whether there is a compelling necessity to justify the proposed alienation in question ?	Yes
2. Whether the proposed alienation is fair and just ?	Yes
3. Whether the proposed alienation, in anyway, adversely affects the interest of the trust ?	No
4. What order ?	Application allowed.

ह व ल - ?		
७८९९	६२	R E A S O N
		२०
२०१९		



21. As to Point Nos. 1 to 3 The applicant trust is duly registered trust, it runs as per the Scheme framed under section-50A(1) of the M.P.T. Act. The copy of the Scheme is placed on record at Ext. 4/1. On perusal of the same it appears that, the object of the applicant trust has been given in Clause-6 of the said Scheme, which includes educational, social, medical, etc. for all round upliftment of Gujarati community settled at Pune.



Seal of the Registrar



One of the objects of the applicant trust is to give donations to other charitable institutions working for similar objects those of this trust, which for want of sufficient funds or for any other causes or purpose cannot be undertaken by this trust. On perusal of the copy of sale deed filed on record at Ext. 4/3 it reveals that, in the year 1994, the applicant trust has purchased the property bearing Survey No. 63/2 at Kondhwa Bk., Tal Haveli, Dist. Pune by way of executing in all six sale deeds. On perusal of the 7 x 12 extracts filed at Ext 4/4 it reveals that, the said property has been recorded in the name of applicant trust. On perusal of the copy of Change Report Nos. 641/2003, 642/2003, 643/2003 and 697/2003 filed at Ext. 6 it reveals that, on the basis of sale deeds, the aforesaid property is recorded in Schedule-I. Thus, it clearly reveals that, the applicant

trust is the owner and possessor of the aforesaid property.

ह व म - २		
५८९९	६३	२०
२०१०		



22. On perusal of the copies of the audit reports of the years 2013-2014 to 2014-2015 and 2015-2016 filed on record at Ext. 4/17 it reveals that, the applicant trust do not have sufficient fund to carry out the constructive activities. On perusal of the various copies of minute

Handwritten signature and date 25/09



Vertical stamp: Director of Revenue



General Body Meeting, Board of Trustees Meetings

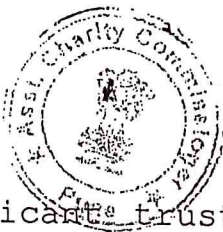
It is noted that, the applicant trust has discussed this subject thoroughly in the Board of Meeting as well as in the Annual General Body Meeting as regards to the use of the said property. In pursuance of the said discussion it appears that, the applicant trust had taken certain steps to develop the said property in various ways. One of the suggestion was to construct the commercial complex on the said property. However, the said proposal has been dropped, as the applicant trust being a charitable trust cannot utilize the said property for the commercial purpose. Therefore, the said subject was dropped. Then it was decided to sell some portion of the plot to the trust having similar objects to that of the applicant trust and who is willing to utilize the said portion of the property for educational complex and to advance the Gujarati language. Therefore, it is resolved to issue letters to the trusts namely, The Poona Gujarati Kelvani Mandal, Shri Gujarati Kelvani Hitvardhak Mandal and Gujarati Shikshan Prasarak Mandal. The copies of letters are produced on record at Ext. 4/10. In pursuance of the said letters, The Poona Gujarati Kelvani Mandal by its letter, dated 30-12-2016 shows the interest in purchasing

25/09

10099	૯૪	૨૦
૨૦૧૭		

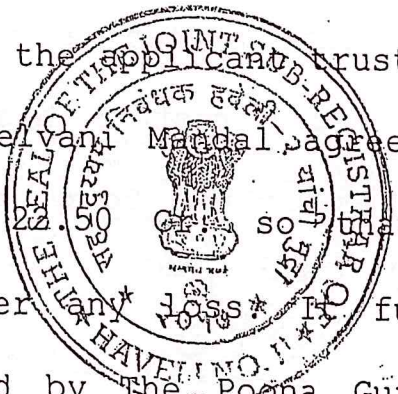


૨૫/૦૯



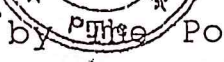
23. The applicant's trust had obtained the valuation of the portion of the said property from the approved Government, who valued the portion of the said property to the tune of Rs. 16.82 Cr. As per the Government's reckoner the valuation of the said property is Rs. 9.1 Cr. On perusal of the affidavits filed by the Managing Trustee of applicant trust and The Poona Gujarati Kelvar Mandal filed at Exts. 28 and 29 respectively it reveals that, after receipt of the offer from The Poona Gujarat Kelvani Mandal, there was negotiation in between the applicant trust and The Poona Gujarati Kelvani Mandal a regards to the consideration. It seems that, initially The Poona Gujarati Kelvani Mandal offered the price of Rs. 20/- Cr. However, being a charitable organization it become difficult to arrange such huge amount lump sum and therefore, request was made for installment in the payment. At the time of negotiation with the trustees of applicant trust it was expressed that, getting the amount in installment may cause loss to the applicant trust, and therefore, The Poona Gujarati Kelvani Mandal agreed for increasing the amount to Rs. 20.86 Cr. so that the applicant trust shall not suffer any loss. It further reveals that, the price offered by The Poona Gujarati Kelvani Mandal was found highly beneficial and to the

₹ 20.86 Cr.
2086



25/09

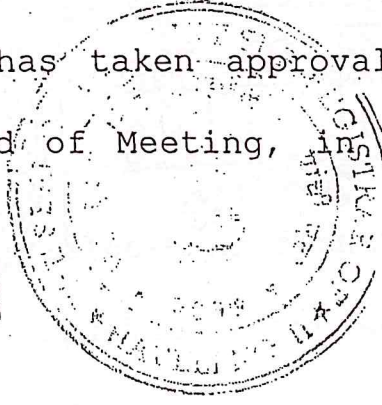
Joint Registrar

by  Poona Gujarati Kelvani Mandal was accepted, and thereafter, the present application is filed.

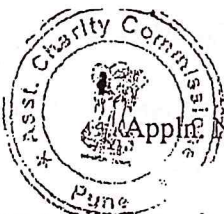
24. The applicant trust has purchased the aforesaid property to start the educational complex thereon, but for want of sufficient funds, it is not possible for the applicant trust to utilize the said property. The property is lying vacant. It is in the heart of the city. It is therefore contended that, the property is exposed to encroachment. The applicant trust though had desire to utilize the said property for educational complex, more particularly for the Gujarati students as per its aims and objects, but it is not possible for the applicant trust to use the said property for the purpose for which it was purchased. Therefore, the applicant trust has decided to sell the portion of the said property i.e., 80,100 sq. ft. and the amount received by selling the said property can be utilized to construct Gujarat Bhavan, Atithi Bhavan and the hostel building, which includes study room, book bank, library. From the documents placed on record it clearly appears that, the

Board of Trustees has taken approval to the resolution passed in the Board of Meeting, in Annual General Body

0699	EE	EO
2086		



Handwritten signature or initials



Meeting and the said resolutions have been approved by all the members except one.

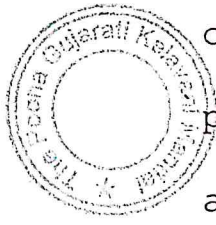
25. As per the usual practice in order to have better offer for the property proposed to be sold by the applicant trust, this Authority had given a public notice inviting the tenders. In the tender a condition was enumerated that, the property is decided to be sold to a Gujarati linguistic trust based in Pune, who would be using the same only for construction of education complex to be used for promotion of education and Gujarati language. The tender notice was published in daily newspapers "Loksatta" and "Indian Express", dated 02-07-2017, copies thereof are placed on record below list Ext.

12. In pursuance of the tender notice, The Poona Gujarati Kelvani Mandal submitted its tender vide Ext.

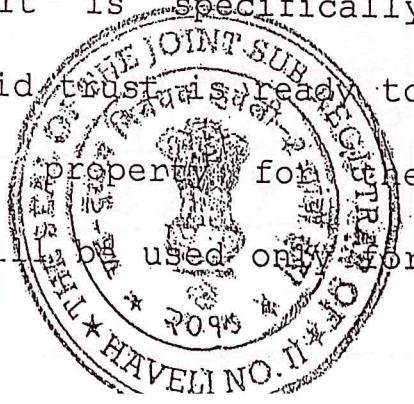
24. It was opened in presence of the applicant trust as well as in presence of the tenderers. The Poona Gujarati Kelvani Mandal stick up with its offer to purchase the said portion of the property for valuation of consideration of Rs. 22.50 Cr. It is specifically

contended in the tender that, the said trust is ready to purchase the said portion of the property for the aforesaid consideration amount. It will be used only for

E
25/09



2099	2090
2096	



the commercial complex and school activities, as per the terms and conditions enumerated in the MOU, dated 01-04-2017.



26. On perusal of the cost of construction report filed below list Ext. 4/3 it reveals that, the cost of construction of Gujarat Bhavan, Atithi Bhavan and the hostel building is around Rs. 25/- Cr. If the applicant trust is permitted to sell the portion of the said property, the applicant trust would get an amount of Rs. 22.50 Cr. as stipulated in the MOU, it can be utilized to carry out the construction of Gujarat Bhavan, Atithi Bhavan and the hostel building.

27. Here in this case, even if the portion of the property is sold, the nature of the property would remain same i.e., to say that, the property would remain as rust property. The object of both trusts appears to be identical. Both trusts have been registered to advance the educational activities for Gujarati community. The property sold is going to be utilized for educational purpose. The very object of the applicant trust is to advance the educational facilities to its Gujarati

5/15

community. On sale of the portion of the property, the same object is going to be fulfilled by the another

5 4 3	2099	EL	20
2096			





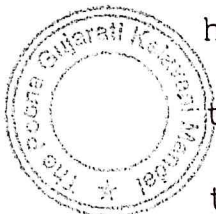
trust. Thus, even after the sale of the portion of the property, it will remain as the property of Gujarati community and it can be utilized in their wellbeing. Therefore, the sale of the portion of the property in favour of another trust having the same objects, is in the interest of the applicant trust. At the same time the applicant trust would get an amount of Rs. 22.50 Cr., it is too high as per the ready reckoner and the valuation report. This point is also in favour of the applicant trust. Therefore, it appears to me that, the applicant trust has shown the legal necessity to sell the portion of the property. The said sale is in the interest of the applicant trust. Therefore, I have recorded my findings to the aforesaid points accordingly.

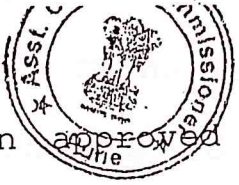
૨૨.૫૦		
૭૮૭૭	૯૯	૨૦
૨૦૧૭		



28. As to Point No. 4 : After filing this application, this Authority has received ~~no~~ objections, Shri Ashvin Wadilal Sheth, Ext. 15, Shri Dipak Ratilal Mehata, Ext. 17, Shri Girish G. Patel, Ext. 20 and Shri Rajendra Shaha, Ext. 21. However, all of them have made general allegations. In support of their contentions they have not placed on record any documentary evidence even though opportunity was being given vide Ext. 22. Beside this, the resolution passed by the Board of Trustees has

25/09



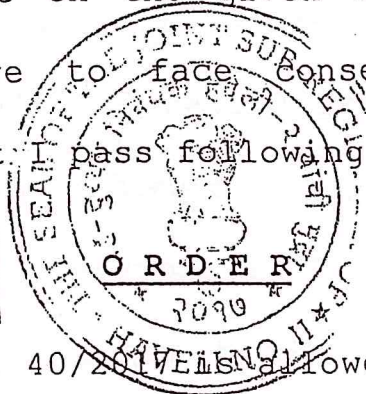


been approved in the Annual General Body Meeting. The Annual General Body has approved the resolutions passed in the meeting of Board of Trustees. Therefore, I find no substance in their objections. Therefore, all objections have been rejected.

29. On perusal of the terms of MOU, dated 01-04-2017, it appears that, the applicant trust would get the consideration amount by way of installment at a particular date as mentioned therein. However, in order to secure the interest of the applicant trust, it is just and necessary to pass stringent condition to the effect that, in case of failure of paying any of the installment on the given date, the permission granted would stand automatically revoked. By imposing such condition this Authority is ensuring that, the applicant trust would get consideration amount on the given dates, otherwise the

purchaser will have to face consequences. Hence, in answer to this point, I pass following order :

257-3		
6099	60	60
2099		



257/09

1. Application No. 40/2017 is allowed.
2. The sanction is hereby accorded under Section 36(1)(a) of the Maharashtra Public Trusts Act, 1950 to the trustees of "Shree Poona Gujarati Bandhu

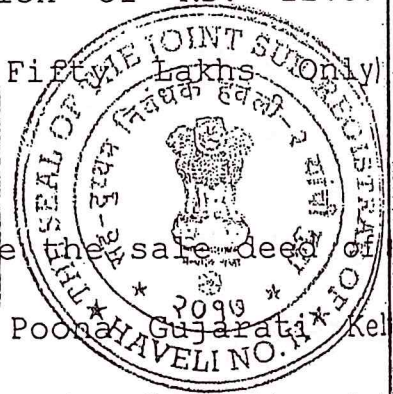


Samaj, Pune", bearing P.T.R.No. F-96 (Pune) to the plot of land bearing Survey No. 63/2, admeasur 80,100 sq. ft (7441 sq. mtrs.), more particular shown in map situated at Kondhwa Bk., Tal. Haveli Dist. Pune in favour of "The Poona Gujarati Kalyan Mandal, Pune" a registered trust, bearing P.T.R. F-136 (Pune) for consideration of Rs. 22.50

(Rupees ~~Twenty Two Crores Fifty Lakhs~~)

following conditions:

2099		
6	69	20
2099		



3. The applicant trust to execute the sale deed of premises in favour of "The Poona Gujarati Kalyan Mandal, Pune" within three months from the date of passing of this order.

4. The prospective purchaser to bear the cost of stamp registration fees and other ancillary charges.

5. The prospective purchaser shall pay the consideration amount as agreed in MOU, dated 01-04-2017 to the applicant trust. In default, the permission granted would come to an end.

6. The amount received by the applicant trust shall be utilized for the construction of Gujarat Bhawan, Atithi Bhavan and the hostel building. In case of any

mail : pgkr

RE

TH

CC

To

Sa

Tru

reg

Gu

lec

sha

Asl

Kel

Res

Cha

Sha

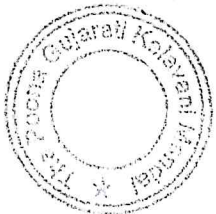
The

FOR

Tru



25/09



siphoning of amount for other purpose the trustees will be held responsible personally.

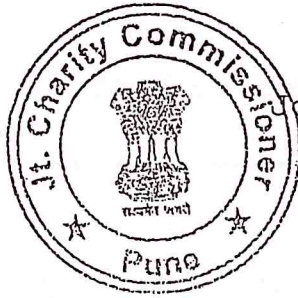
After completion of said transaction necessary change report be filed before concerned Authority.

This order is subject to the trustees complying all the provisions and prohibitions, if any, that are contained in any other laws for the time in force, which are applicable to this transaction.

Entry of this order be taken in Schedule-I of the Register of Public Trust.

0. Proceeding closed.

Place : Pune
Date : 25-09-2017



(Signature)
(S. B. Kachare)
Joint Charity Commissioner,
Pune Region, Pune.

सही शिक्ष्याची खरी नकल

(Signature)
मी नकल तयार केली
मी वाचली
मी रुजूवात केली

25	25
02	00
2017	



(Signature)
25/09/17.

बधीक्षक
सार्वजनिक न्यास नोंदणी
विभाग पुणे





THE POONA GUJARATI KELVANI MANDAL

PROF. J. P. TRIVEDI VIDYA BHAVAN

1433, KASBA PETH, PUNE - 411 011.

Mail : pgkmandalpune@gmail.com

www.pgkmandal.com

☎ : 02024577291

RESOLUTION PASSED IN THE MEETING OF THE BOARD OF TRUSTEES OF THE POONA GUJARATI KELAVANI MANDAL HELD ON 03-10-2017 AT THE CONERENCE HALL, RCM CAMPUS, PUNE AT 4.00 PM.

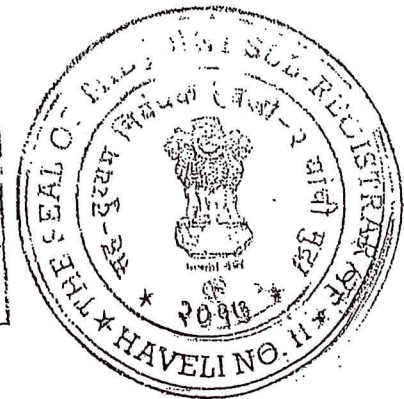
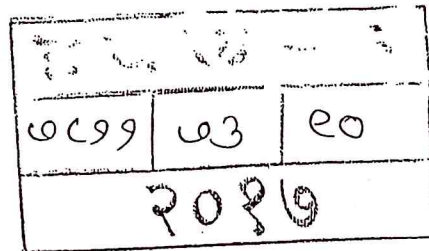
To decide about authorizing signatories to sale deed by Shri Poona Gujarati Bandhu Samaj and other relevant documents, as per order of The Charity commissioner

Trustee Haribhai Shah read out the order of the Jt Charity commissioner Pune region. After discussion it was decided to execute the sale deed by Shri Poona Gujarati Bandh Samaj at earliest to The Poona Gujarati Kelavani Mandal. It was decided to authorize any two of four trustees / office bearers viz. Trustee Haribhai shah, Chairman Kiritbhai Shah, Trustee Naliniben Gujarathi and Trustee Ashokbhai Shah to authorise to sign the deed on behalf of The Poona Gujarati Kelavani Mandal.

Resolved that any two of four trustees / office bearers viz. Trustee Haribhai shah, Chairman Kiritbhai Shah, Trustee Naliniben Gujarathi and Trustee Ashokbhai Shah be authorised to sign the sale deed by Shri Poona Gujarati Bandhu Samaj to The Poona Gujarati kelavani Mandal on behalf of the trust.

For The Poona Gujarati Kelavani mandal

Trustee Haribhai Shah





શ્રી પૂના ગુજરાતી બંધુ સમાજ

કાર્યાલય - સભાગૃહ :
શ્રી પોપટલાલ શાહ સ્મારક ટ્રસ્ટ બિલ્ડીંગ, ૯૫૩/૧/૩,
બુધવાર પેઠ, પુણે - ૪૧૧.૦૦૨. ફોન નં. : ૨૪૪૭૩૫૭૮

નિયોજિત ગુજરાત ભવન :
સ.નં. ૬૩/૨, (જુનો - ૯૯) કોઠવા બુદ્ધક,
કાકોવસ્તી પાસે, પુણે - ૪૧૧ ૦૪૮

RESOLUTION PASSED IN THE MEETING OF THE BOARD OF TRUSTEES OF SHRI POONA GUJARATI BANDHU SAMAJ HELD ON 29-09-2017 AT THE POONA GUJARATI KELAVANI MANDAL CONERENCE HALL, PUNE AT 5.00 PM.

To decide about executing sale deed and other relevant documents in respect of sale deed, as per order of The Charity commissioner and to authorize signatories to execute and sign the same

Managing trustee Haribhai Shah read out the order of the Jt Charity commissioner Pune region. After discussion it was decided to execute the sale deed with The Poona Gujarati Kelavani Mandal at earliest. It was decided to authorize any two of four trustees viz. Nitinbhai Desai, Bharatbhai Shah, Rajeshbhai Shah and Vinod Dedhia to sign the deed on behalf of Shri Poona Gujarati Bandhu Samaj.

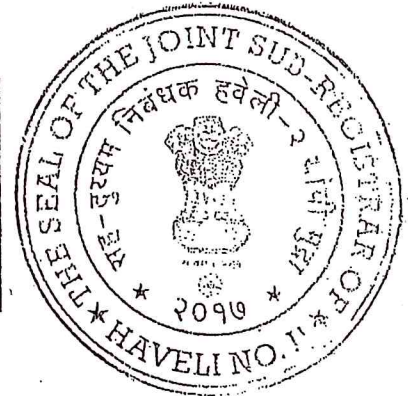
Resolved that any two of four trustees viz. Nitinbhai Desai, Bharatbhai Shah, Rajeshbhai Shah and Vinod Dedhia be authorised to sign documents for sale on behalf of Shri Poona Gujarati Bandhu Samaj.

For Shri Poona Gujarati Bandhu Samaj

Managing trustee



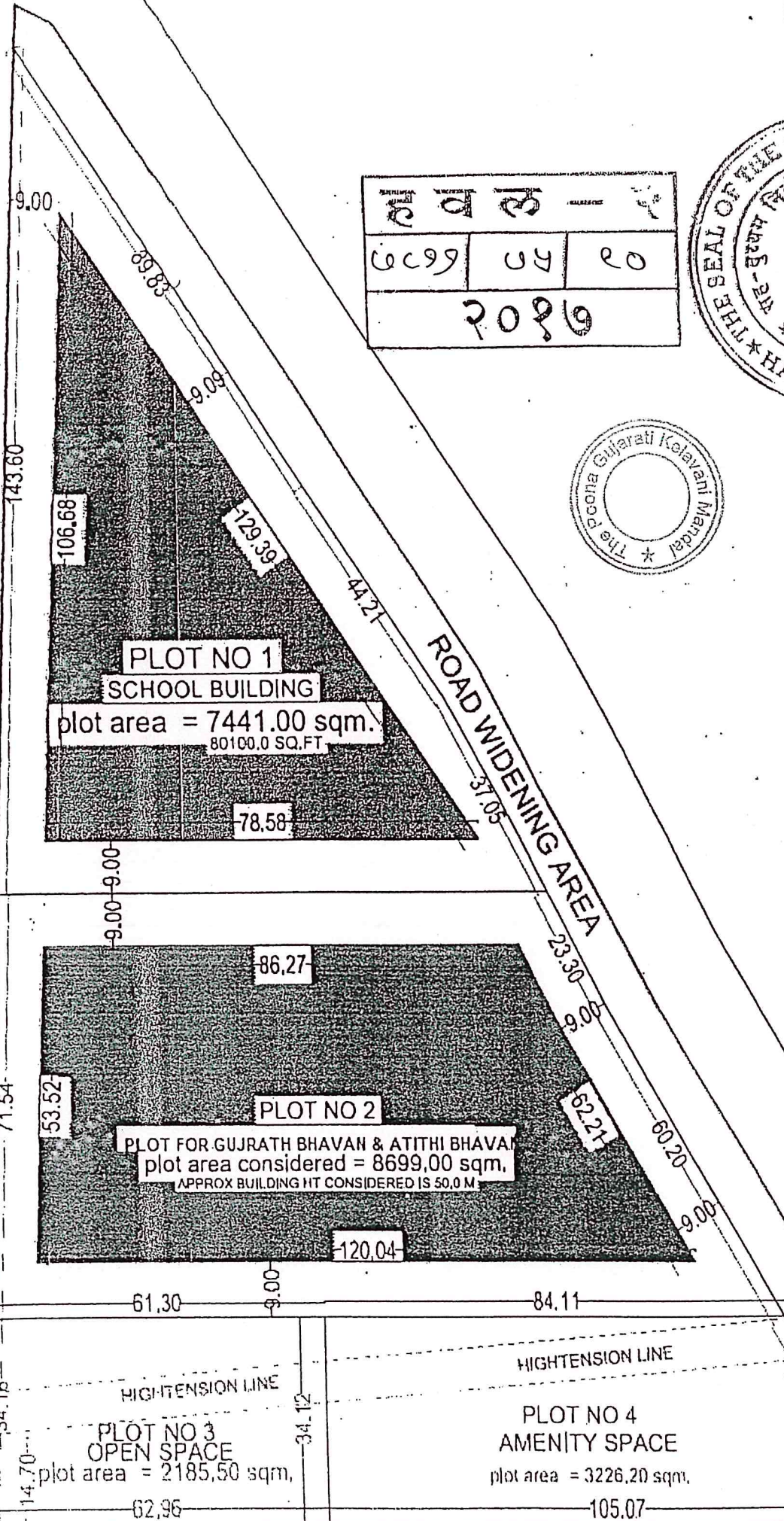
૬૯૭ - ૨		
૭૯૭	૭૪	૨૦
૨૦૧૭		



AREA STATEMENT		sq.m.
1. AREA OF THE PLOT AS PER PLAN		24077.08
2. REGULATIONS AREA (sq.m.)		
3. WAREHOUSE AREA OF THE PLOT (sq.m.)		
4. AREA OF THE PLOT (sq.m.)		
5. AREA OF THE PLOT (sq.m.)		
6. AREA OF THE PLOT (sq.m.)		
7. AREA OF THE PLOT (sq.m.)		
8. AREA OF THE PLOT (sq.m.)		
9. AREA OF THE PLOT (sq.m.)		
10. AREA OF THE PLOT (sq.m.)		
11. AREA OF THE PLOT (sq.m.)		
12. AREA OF THE PLOT (sq.m.)		
13. AREA OF THE PLOT (sq.m.)		
14. AREA OF THE PLOT (sq.m.)		
15. AREA OF THE PLOT (sq.m.)		
16. AREA OF THE PLOT (sq.m.)		
17. AREA OF THE PLOT (sq.m.)		
18. AREA OF THE PLOT (sq.m.)		
19. AREA OF THE PLOT (sq.m.)		
20. AREA OF THE PLOT (sq.m.)		
21. AREA OF THE PLOT (sq.m.)		
22. AREA OF THE PLOT (sq.m.)		
23. AREA OF THE PLOT (sq.m.)		
24. AREA OF THE PLOT (sq.m.)		
25. AREA OF THE PLOT (sq.m.)		
26. AREA OF THE PLOT (sq.m.)		
27. AREA OF THE PLOT (sq.m.)		
28. AREA OF THE PLOT (sq.m.)		
29. AREA OF THE PLOT (sq.m.)		
30. AREA OF THE PLOT (sq.m.)		
31. AREA OF THE PLOT (sq.m.)		
32. AREA OF THE PLOT (sq.m.)		
33. AREA OF THE PLOT (sq.m.)		
34. AREA OF THE PLOT (sq.m.)		
35. AREA OF THE PLOT (sq.m.)		
36. AREA OF THE PLOT (sq.m.)		
37. AREA OF THE PLOT (sq.m.)		
38. AREA OF THE PLOT (sq.m.)		
39. AREA OF THE PLOT (sq.m.)		
40. AREA OF THE PLOT (sq.m.)		
41. AREA OF THE PLOT (sq.m.)		
42. AREA OF THE PLOT (sq.m.)		
43. AREA OF THE PLOT (sq.m.)		
44. AREA OF THE PLOT (sq.m.)		
45. AREA OF THE PLOT (sq.m.)		
46. AREA OF THE PLOT (sq.m.)		
47. AREA OF THE PLOT (sq.m.)		
48. AREA OF THE PLOT (sq.m.)		
49. AREA OF THE PLOT (sq.m.)		
50. AREA OF THE PLOT (sq.m.)		
51. AREA OF THE PLOT (sq.m.)		
52. AREA OF THE PLOT (sq.m.)		
53. AREA OF THE PLOT (sq.m.)		
54. AREA OF THE PLOT (sq.m.)		
55. AREA OF THE PLOT (sq.m.)		
56. AREA OF THE PLOT (sq.m.)		
57. AREA OF THE PLOT (sq.m.)		
58. AREA OF THE PLOT (sq.m.)		
59. AREA OF THE PLOT (sq.m.)		
60. AREA OF THE PLOT (sq.m.)		
61. AREA OF THE PLOT (sq.m.)		
62. AREA OF THE PLOT (sq.m.)		
63. AREA OF THE PLOT (sq.m.)		
64. AREA OF THE PLOT (sq.m.)		
65. AREA OF THE PLOT (sq.m.)		
66. AREA OF THE PLOT (sq.m.)		
67. AREA OF THE PLOT (sq.m.)		
68. AREA OF THE PLOT (sq.m.)		
69. AREA OF THE PLOT (sq.m.)		
70. AREA OF THE PLOT (sq.m.)		
71. AREA OF THE PLOT (sq.m.)		
72. AREA OF THE PLOT (sq.m.)		
73. AREA OF THE PLOT (sq.m.)		
74. AREA OF THE PLOT (sq.m.)		
75. AREA OF THE PLOT (sq.m.)		
76. AREA OF THE PLOT (sq.m.)		
77. AREA OF THE PLOT (sq.m.)		
78. AREA OF THE PLOT (sq.m.)		
79. AREA OF THE PLOT (sq.m.)		
80. AREA OF THE PLOT (sq.m.)		
81. AREA OF THE PLOT (sq.m.)		
82. AREA OF THE PLOT (sq.m.)		
83. AREA OF THE PLOT (sq.m.)		
84. AREA OF THE PLOT (sq.m.)		
85. AREA OF THE PLOT (sq.m.)		
86. AREA OF THE PLOT (sq.m.)		
87. AREA OF THE PLOT (sq.m.)		
88. AREA OF THE PLOT (sq.m.)		
89. AREA OF THE PLOT (sq.m.)		
90. AREA OF THE PLOT (sq.m.)		
91. AREA OF THE PLOT (sq.m.)		
92. AREA OF THE PLOT (sq.m.)		
93. AREA OF THE PLOT (sq.m.)		
94. AREA OF THE PLOT (sq.m.)		
95. AREA OF THE PLOT (sq.m.)		
96. AREA OF THE PLOT (sq.m.)		
97. AREA OF THE PLOT (sq.m.)		
98. AREA OF THE PLOT (sq.m.)		
99. AREA OF THE PLOT (sq.m.)		
100. AREA OF THE PLOT (sq.m.)		



શ્રી વલ્લભજી
 ૦૯૦૭ ૦૫ ૨૦
 ૨૦૧૭

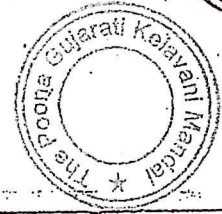


PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

VISHAL KALE & ASSOCIATES
 PLOT NO 27, ACE VIEW SOC, SUDHAGAR NAGAR
 KATRAJ PURVA CHIKOL
 MUMBAI - 400047

N.R. Desai

ह व ल -		
८८९९	८६	२०
२०१७		



Duplicate Certificate

Issued in lieu of old Registration Certificate No. F-136 (P) vide order dt. 1-3-46 in case - Appln. No. 367/196 of A.C.C. as per order dt. of the B.P.T. vide 1951. This certificate is issued in R.S.P.

Asstt. Charity Commissioner
Pune Region, Pune.

याद्वारे प्रमाणपत्र देण्यात येते की, खाली वर्णन केलेली सार्वजनिक विश्वस्तव्यवस्था ही आज, मुंबई सार्वजनिक विश्वस्तव्यवस्था अधिनियम, १९५० (सन् १९५० चा मुंबई अधिनियम क्रमांक २९) या अन्वये Poona Region, Poona येथील सार्वजनिक विश्वस्तव्यवस्था नोंदणी कार्यालयात योग्य रीतीने नोंदण्यात आलेली आहे.

सार्वजनिक विश्वस्तव्यवस्थेचे नाव The Poona Gujarathi Kelvani Mandal, 65 Ranwar Petn, Pune 2

सार्वजनिक विश्वस्तव्यवस्थांच्या नोंदणी पुस्तकातील क्रमांक F-136 (P).
Shri. Damodar. M. V. Desai यांस प्रमाणपत्र दिले.

आज दिनांक 21.5.1953 रोजी माझ्या सहीतरी दिले.

शिक्का

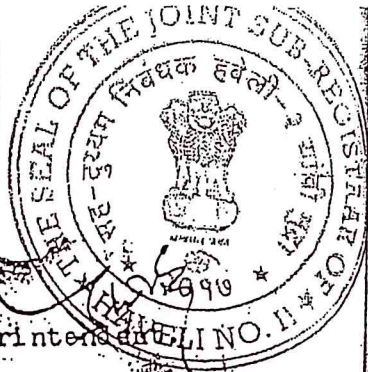


सही

X.X.X.X

Asstt. Charity Commissioner
Pune Region, Pune.

२०१७		
२०१७	००	००



87.
 Copying fee 00 = 25
 Comparing fee 00 = 06
 Paper charges 00 = 01
 Postage charge 00 = 00
 Extra charge 00 = 15
 00 = 48

Copy read

Superintendent.
 1968.
 Superintendent.

1968.
 Superintendent.



No. 9439

Certificate of Registration.

It is hereby certified that the Public Trust described below has this day been duly registered under the Bombay Public Trusts Act, 1950 (Bom. XXX of 1950) at the Public Trusts Registration Office, Poona Region, Poona.

Name of Public:- Poona Gujarati Bandhu Samaj.
 189/A, Raviwar Peth, Poona. 2.

Number in the register of Public Trusts:- F. 96.

Certificate issued to Shri. Punamchand Dahyabhai Anavati.

Given under my hand, this 28th day of Nov. 1958.

Signature I.S. Altekar.
 Designation. Assistant Charity Commissioner,
 Poona Region, Poona.



Copied by:- (U) Ategaonkar.
 Original compared by:- G. V. Madhikar.



True Copy.

Superintendent.
 Public Trusts Registration
 Poona Region, Poona.

F 96 Pune ही नोंद
मूळ नोंदी - पुस्तकां -

मुंबई सार्वजनिक विश्वस्त

सार्वजनिक विश्वस्त व्ययस्था नोंदणी कार्यालय
Pune Pune
विभाग जिददा



अनु
(नियम)

सार्वजनिक विश्वस्त व

अनुक्रमांक	विश्वस्त व्ययस्थेचे नाव	विश्वस्त आणि व्ययस्थाक यांची नावे व पदे	विश्वस्त आणि व्ययस्थाक यांच्या यादी दुसरे विश्वस्त व व्ययस्थाक येण्याची रीत
<p>16/Pune 3/1607/51</p> <p>अर्ज क्र. 2081/17 कलकत्ता अर्जाचा नाव :- पुणे सार्वजनिक विश्वस्त नजलेचा अर्ज आला तो दिनांक 10.1.7 नकल तयार दि.:- 9.10.17 नकल दिली तो दि.:- 9.10.17</p> <p>अर्ज 3/1607</p> <p>बरीवाक सार्वजनिक साम नोंदणी कार्यालय पुणे विभाग पुणे</p>	<p>Shri Pune Gujarati Bandhu Samaj Pune.</p>	<p>1) Shri V.K. Gaikhandi Chairman. Chaturvingi Road Saynani Bhawan Pune-4</p> <p>2) Devchandbhai Amarchand Shah Treasurer Gokhale Bungalow Ferguson Road Pune-4</p> <p>3) H.J. Wania Saraswar Colony Somwar Peth Pune-2 Members</p> <p>4) Nandlal A. Joshi Shukandar Peth Pune-2</p> <p>5) Chimanlal S. Sanghavi Saynani Bhawan-Chaturvingi Rd Pune-4</p> <p>6) Somabhai Patel 416 Raosahab Keelari Rd Pune Camp.</p> <p>7) Chandulal Mulechand Shah 40 M/s Central Stores Budhward Peth Pune</p> <p>8) Ambeprasad Karsanyi Wasli 40 Ratanen Chaudal High School 65 Raviwar Peth Pune-2</p> <p>9) Ramanlal M. Desai Dhonde Mansion Revenue Colony Pune-5</p> <p>10) Kamtilal Parikh 40 M/s Jupiter Paper Mart Raviwar Peth Pune-2</p> <p>11) Dindawala D.B. 40 Ratanen Chaudal High School 65 Raviwar Peth Pune-2 Rector</p> <p>Shri T.D. Kamdar Moti Memstori Main Street Camp</p> <p>" A.A. Wasawda Auditor 1182/12 Shivajinagar Pune-5</p> <p>" Sharadchandra & Premchand Mehta Secy 40 M/s Shamal and Co. 180 Budhward Peth Pune</p> <p>" Pravinchand Dahanlal Nannawadi Jr. Secy. 151/52 Raviwar Peth Pune-2</p> <p>" Pravin Shamtilal Parikh Librarian 40 Raviwar-Peth-Pune-2</p>	<p>By annual election.</p>



ह व ल
0099 00 00
2020

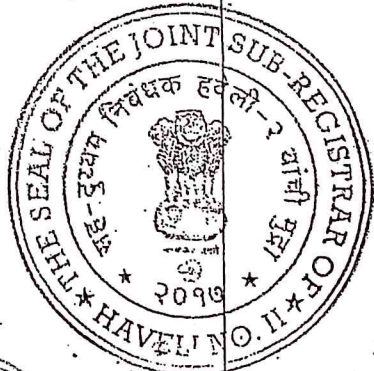


१२१०



विवस्त व्यवस्थेचे प्रदेय	विवस्त व्यवस्था निर्माण करणाऱ्या लेखांचे तपशील	विवस्त व्यवस्थेचा घगम क्रिया निर्मित पाष्या लेखाव्यतिरिक्त इतर तपशील	जंगम मालमत्ता	
			जंगम मालमत्ता (रोकड रकम विवस्त व्यवस्थेच्या भांडवलचा भाग वसेल तरच फक्त रोकड रकमेसंबंधीच्या नोंदी कराव्या.)	शिथी अंदाजे किमत
<p>To open open branches of the Institutions. wherever necessary. (6) To conduct libraries and reading rooms for the members of the institutions. (c) To organize one year one or more fairs, exhibitions and gatherings for diffusion of popular knowledge, encouragement of fine arts and outdoor sports and exhibitions of competitions among boys and girls for elocution, vocal and instrumental music, 'Kangali' embroidery and other fine arts. (d) To open a hostel for students studying at local colleges and for accommodating Gujarati travellers. (e) To inaugurate an educational trust. (f) To invite distinguished Gujarati gentlemen and to avail their lectures etc. To arrange lectures for the benefit of members for promotion of knowledge and development of oratorical powers.</p>	NIL	NIL	<p>Cash Certificate Current account Library books etc Cupboards Prize</p>	<p>Rs. 5700/- Rs. 5200/- Rs. 7000/- Rs. 1500/- Rs. 1000/- <u>Rs. 15,700/-</u></p>

ह व ल - १		
७८११	७६	६०
२०१७		



115



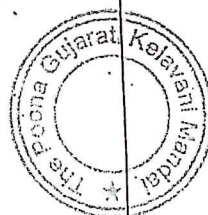
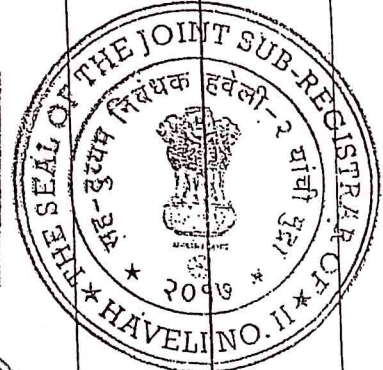
स्वानर मालमत्ता					घराघरी वापिक उत्पन्न					
गावात असेल ते गाव	सत्ता प्रक्रार	भूगापन क्रमांक (घर मूपापन क्रमांक) किंवा नगरपालिका क्रमांक	क्षेत्रफळ	आकार किंवा अडी	स्टॅम १२ यात उल्लेख केलेल्या प्रत्येक मालमत्तेची अदाजे किंमत	स्टॅम ८ व १२ मधील मालमत्तेपासून वेगळे घराघरी ठोक वापिक उत्पन्न	दर सापनापासून वेगळे घराघरी ठोक वापिक उत्पन्न	स्टॅम १६ व १७ पांची बेरीज	विश्वस्त किंवा उपस्थापक वापि पारिश्रमिक	नोकरवर्ग याच होणारा
१०	११	१२	१३	१४	१५	१६	१७	१८	१९	२०
						Rs. 500/-	-	Rs. 500/-		

NIL

Rs. 500/-

Rs. 500/-

ह व ल - ११
 ७८९९ ८० २०
 २०१७





ब नोंदणी पुस्तक

परासरो वारिक खर्च				विवस्त व्यवस्थेसंबंधीच्या योजनाचा कोणताही असा-त्यास तपशील	विवस्त व्यवस्थेच्या मालमतेवरील भाराचा तपशील	विवस्त व्यवस्थेच्या मालमते-संबंधातील माकरी हक्काच्या लेखाचा तपशील आणि जे ज्यांच्या कबजात असतील त्या विवस्तांची नावे	बरे
हेतुप्रत्यय	धर्मोदाय हेतुप्रत्यय	किरकोळ वारिप्रत्यय	संम १९ ते २१ यांची बरेज				

		Rs. 700/-	Rs. 700/-		Nil		<p>Address:- Secretary Purna Gyanprathi Bandhu Samaj 65 Raviwar Peth Purna-2</p> <p>Registered on:- 11-11-1952</p> <p>Entry made from R and P. Inspector Solapur. Camp :- Purna.</p>
--	--	-----------	-----------	--	-----	--	--

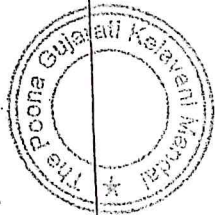


मी निकल तयार केली
मी वाचली
मी रुपवात केली

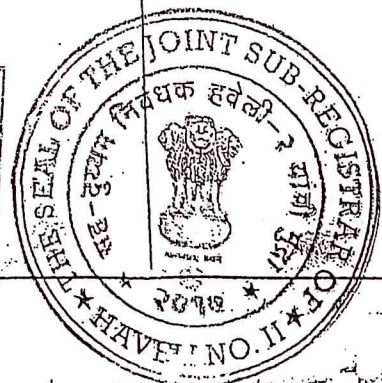
मही शिब्याची ख

११/११/५२

परीक्षक
सर्व
कार्यालय पुण विभाग पुणे



ह	व	ल	
७८९९	८९	२०	
२०१७			



भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

नितिन राजकुमार धुसारी

आयकर विभाग, दिल्ली

दस्तावेज

क्रमांक

दिनांक

३१/०३/२०११

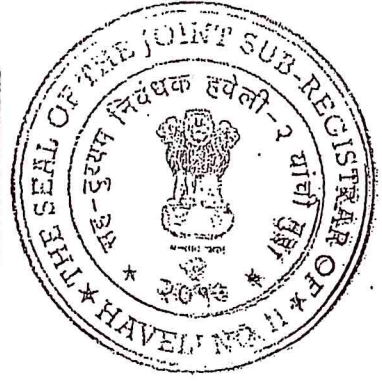
२०

७८९९ ८२ २०



02122011

ह व ल - १
 ७८९९ ८३ २०
 २०१७



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
 -ADWPS9391P

नाम: / NAME
 KIRIT RAMANLAL SHAH

पिता का नाम / FATHER'S NAME
 RAMANLAL TULSIDAS SHAH

जन्म तिथि / DATE OF BIRTH
 22-02-1945

हस्ताक्षर / SIGNATURE
K. Shah

आयकर न्यायक, पुणे
 Commissioner of Income Tax, Pune

K. Shah





૨૦૦૮		
૦૨	૨૭	૬૬૭૧
શ્રી - શ્રી		

સ્થાયી નેણાં સંખ્યા / PERMANENT ACCOUNT NUMBER
ADWPSS9390N

નામ / NAME
**HARIKRISHNA GHANSHYAMDAS
 SHAH**

પિતા ના નામ / FATHER'S NAME
GHANSHYAMDAS SHAH

તમા તારીખ / DATE OF BIRTH
30-04-1955

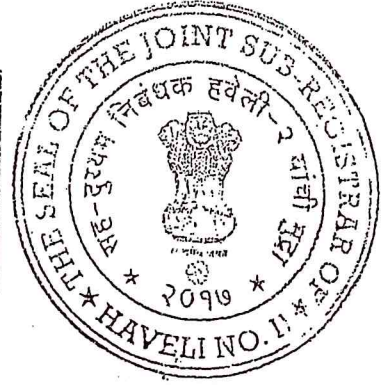
સ્થાપક / SIGNATURE

શ્રીમત્ સાર્વજનિક, પુણે
 Commissioner of Income-tax I, Pune

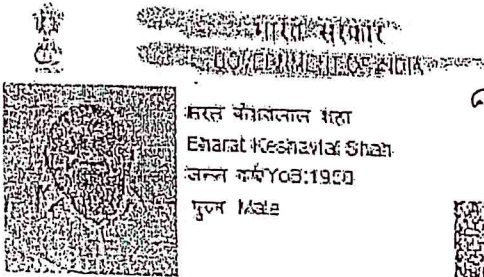
(Handwritten signatures)



दिनांक -
 ७८९९ | ८५ | २०
 २०१७



Bharat Keshavlal Shah



भारत केशवलाल शहा
 Bharat Keshavlal Shah
 जन्म वर्ष Year: 1960
 पुरुष Male

Bharat Keshavlal Shah



भारतीय विशिष्ट पहचान प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
 12 मुकुंद नगर सुजय
 गार्डन संगतो नं 27, पुणे
 सालास रोड, मुकुंद नगर
 पुणे शहर, मार्केट यार्ड, पुणे
 महाराष्ट्र, 411037

Address:
 12 Mukund Nagar Sujay Garden,
 Sanglow No 27, Pune Salara
 Road, Mukund Nagar, Pune City,
 Market Yard, Pune
 Maharashtra, 411037

3170 2451 9896

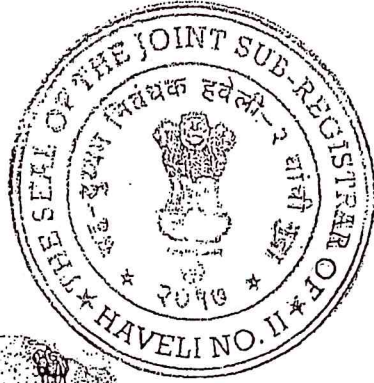
आधार - सामान्य माणसाचा अधिकार

Aadhaar - Aam Aadmi ka Adhikar

Bharat Keshavlal Shah



ह व र		
6099	CE	20
2086		



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAAT6313P

नाम / NAME
THE POONA GUJRATI KELVANI MANDAL

निगमन/बनने की तिथि / DATE OF INCORPORATION/FORMATION
23-08-1926

PR Sharma
आपकर आयकर (कंप्यूटर ऑपरेशंस)
Commissioner of Income-tax (Computer Operations)

Khur
[Signature]

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAATP7341P

नाम / NAME
POONA GUJRATI BANDHU SAMAJ SHRI POONA GUJRATI
BANDHU SAMAJ

निगमन/बनने की तिथि / DATE OF INCORPORATION/FORMATION
14-11-1973

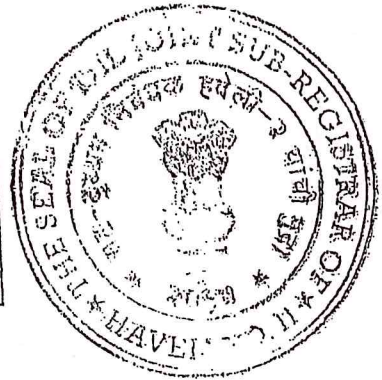
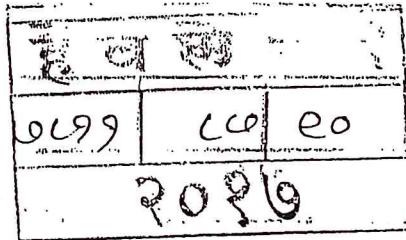
[Signature]
आपकर आयकर (कंप्यूटर ऑपरेशंस)
Commissioner of Income-tax (Computer Operations)

N.R. Desai
[Signature]



मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)					
Valuation ID : 201710165151					16 October 2017,05:55:30 PM
मूल्यांकनाचे वर्ष : 2017					
जिल्हा : पुणे					
तालुका : हवेली विभागाचे नाव : (वि.क्र.47)कोंढवे बुदुक (पुणे महानगरपालिका)					
उपमूल्य विभाग : 47/628-उर्वरीत क्षेत्रातील मालमत्ता निवासी					
क्षेत्राचे नांव : Pune Municipal Corporation					
मिळकतीचा क्रमांक : सर्व्हे नंबर#63					
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
15970	42380	43050	68810	0	चौ. मीटर
मिळकतीचे क्षेत्र 7441 चौ. मीटर					
Layout Plot					
1. 7441 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =15970/-					
7441 चौ. मीटर क्षेत्रासाठी मुल्यांकन = 7441*15970					
=118832770/-					
जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र 1 मूल्य + मिळकतीचे क्षेत्र 2 मूल्य					
=118832770 + 0					
= Rs.118832770/-					

Home Print



2/7811

सोमवार, 16 ऑक्टोबर 2017 6:00 म.नं.

दस्त गोषवारा भाग-1

हवल2 ८९९०

दस्त क्रमांक: 7811/2017

दस्त क्रमांक: हवल2 /7811/2017

वाजार मुल्य: रु. 11,88,32,770/- मोवदला: रु. 22,50,00,000/-

भरलेले मुद्रांक शुल्क: रु. 1,35,00,000/-

दु. नि. सह. दु. नि. हवल2 यांचे कार्यालयात

अ. क्रं. 7811 वर दि.16-10-2017

रोजी 5:47 म.नं. वा. हजर केला.

पावती:8164

पावती दिनांक: 16/10/2017

सादरकरणाराचे नाव: दि पुना गुजराथी केळवणी मंडळ तर्फे ट्रस्टी
हरीकृष्ण घनश्यामदास शहा - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1800.00

पृथांची संख्या: 90

एकुण: 31800.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, हवेली-2

सह दुय्यम निबंधक, हवेली-2

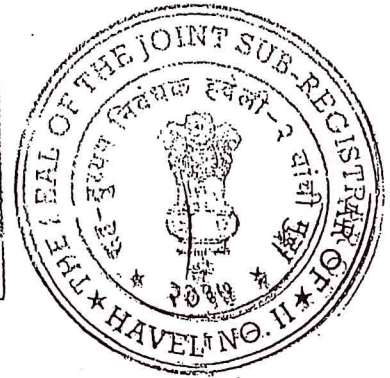
दस्ताचा प्रकार: सेल डीड

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

शिक्षा क्रं. 1 16 / 10 / 2017 05 : 47 : 27 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 16 / 10 / 2017 05 : 48 : 15 PM ची वेळ: (फी)

७८९९	८९९०
२०१७	





16/10/2017 6 05:31 PM

दस्त गोषवारा भाग-2

हवल 2 20/20

दस्त क्रमांक:7811/2017

दस्त क्रमांक :हवल2/7811/2017
दस्ताचा प्रकार :-सेल डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:दि पुना गुजराथी केळवणी मंडळ तर्फे ट्रस्टी हरीकृष्ण वनश्यामदास शहा -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 1433 कसबा पेठ पुणे, महाराष्ट्र, पुणे. पिन नंबर:AAATT6313P	लिहून घेणार वय :-62 स्वाक्षरी:-		
2	नाव:दि पुना गुजराथी केळवणी मंडळ तर्फे ट्रस्टी किरीट रमणलाल शहा -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 1433 कसबा पेठ पुणे, महाराष्ट्र, पुणे. पिन नंबर:AAATT6313P	लिहून घेणार वय :-72 स्वाक्षरी:-		
3	नाव:श्री पुना गुजराथी बंधू समाज तर्फे ट्रस्टी नितीनभाई रावजीभाई देसाई -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 953/1/3 बुधवार पेठ पुणे, महाराष्ट्र, पुणे. पिन नंबर:AAATP2754L	लिहून देणार वय :-73 स्वाक्षरी:-		
4	नाव:श्री पुना गुजराथी बंधू समाज तर्फे ट्रस्टी भरत केशवलाल शहा -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बुधवार पेठ पुणे, महाराष्ट्र, पुणे. पिन नंबर:AAATP2754L	लिहून देणार वय :-67 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत सेल डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:16 / 10 / 2017 05 : 51 : 51 PM

ओळख:-

सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटविताना
सह. दुय्यम निबंधक
छायाचित्र व हवेली क्र.२ अंगठ्याचा ठसा

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:अंड अमृतलाल - शहा
वय:57
पत्ता:शिवाजीनगर
पिन कोड:411005

स्वाक्षरी



शिक्का क्र.4 ची वेळ:16 / 10 / 2017 05 : 52 : 53 PM

शिक्का क्र.5 ची वेळ:16 / 10 / 2017 05 : 53 : 06 PM

पहिले नंबरचे पुस्तकाचे
नोंदणी पुस्तक / मध्ये नोंदणी जोरदला

सह. दुय्यम निबंधक, हवेली-2

EPayment Details.

सह. दुय्यम निबंधक हवेली क्र-२
दिनांक: १६/१०/२०१७



sr.	Epayment Number	Defacement Number
1	MH006245455201718M	0003545442201718

7811/2017

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

