

Sale Deed.

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/ Regn. 39 m.

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Shri Shri Ravi Shankar
Vidhya Mandir's,

NAME: Vidhya Mandir's
ADDRESS: Pune
THROUGH: _____
SIGNATURE: _____
RECEIPT NO.: 39788/106615

Axis Bank Ltd., Ground Floor,
Sai Capital, Opp. International
Conventional Center, Senapati
Bapat Marg, Pune - 411016.
D-5/STP(V)/C.R.1044/08/09/
917-920/09

भारत 39788
106615
R. 1050000/-PB6579
INDIA
SPECIAL ADHESIVE
JUN 19 2012
MAHARASHTRA
STAMP DUTY
17:27

FOR AXIS BANK LTD.

AUTHORIZED SIGNATORY BRANCH HEAD

(Signature of Debitors)	Registerable / Non Registerable
(Registration Details) N Registerable Name of S.R.O.	
(Franchising Unique No.)	39788/106615
(Priority Description in order)	
(Consideration Amount)	
(Stamp Purchaser Name)	Shri Shri Ravi Shankar Vidhya Mandir's
(Name of the other Party)	
(N through Name & Address)	
(Stamp Duty Amt.) (in words)	1050,000
(Authorized Person's full Signature & Seal)	

उपरोक्त फ्रान्किंग अक्षा कार्यालय तर्फ
खाली तपासलेख एक रुप. दर / फ्रान्कित प्राधिकृत
अधिकार्याशी दुरुळणी करणारा फ्रान्किंग साधुन
मक बाराबर आढळून आला
सहस्ररुप निवचक कंपनी-
मकशी २ (हिजवडी)

Customer Copy	
Deposit Slip, Pune	Date :
Pay to : AXIS BANK LTD. A/c Stamp Duty	
Franking Value	Rs. 10,50,000/-
Service Charges	Rs. 10/-
Total	Rs. 10,50,010/-
Name of Stamp duty paying party : Shri Shri Ravi Shankar Vidhya Mandir's	
DD / Cheque No. 17929	
Drawn on Bank ICICI Bank	
(For Bank's Use only)	
Tran ID	
Franking Sr. No.	
Officer	

FRANKING DEPOSIT SLIP Pune AXIS BANK LTD.

SALE DEED

This Sale Deed executed here at Pune, on _____ day of June month of the year 2012

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२०१२



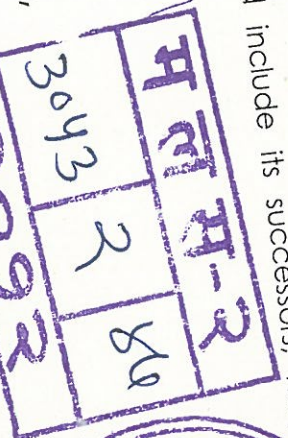
between

ATRIX DEVELOPERS PVT. LTD., [PAN: AACCM3752A], a company duly registered and incorporated under the Companies Act, 1956 having its registered office at 101, Somnath, CTS No. 988, Ram-mandir Road, Ville-Parle (E), 400 057 and having administrative office at PSC House, CTS No. 111+111/2, Anand Colony, off Prabhkar Road, Pune: 411 004, through its authorised signatory: S.P. PARANJAPE, age: 53 years, occupation: business, residing at : Deccan Gymkhana, Pune:411 004, ...hereinafter referred to as the "**VENDOR/ PROMOTER**", which expression, unless repugnant to the context or meaning thereof, shall mean and include its successors, administrators, executors, assigns ... of the FIRST PART, and

SRI SRI RAVI SHANKAR VIDYA MANDIR [PAN AACTS7611P], a public charitable trust, having its office at No.1897/A, 'Gulord', 26th Main, South End 'C' Cross Road, 9th Block, Jayanagar, Bangalore-560 069, through its trustee Commander K. SURESH, S/O Late Sri K. Damodaran, age: about 72 years, occupation: service, residing at 6C Marble Arch, Judges Avenue, Kaloor, Kochi 682017, ... hereinafter referred to as the "**PURCHASER**", which expression, unless repugnant to the context or meaning thereof, shall mean and include its successors, nominees, assigns ... of the SECOND PART,

W H E R E A S,
the Vendor/ Promoter purchased land admeasuring "Hectare 00.81.00 Are"

a) the Vendor/ Promoter purchased land admeasuring "Hectare 00.35.06 together with other lands, by two different sale deeds i) dated 20.02.2010, registered in the office of Sub.Registrar Mulshi (Paud), on the same day, at serial No.306/2010, in respect of land admeasuring "Hectare 00.45.94 Are" executed by BHARATI TANGADE ; and ii) dated 28.07.2010, registered in the office of Sub.Registrar Mulshi (II), on the same day, at serial No.2521/2010, in respect of land admeasuring "Hectare 00.45.94 Are" executed by SHASHANK PURUSHOTTAM PARANJAPE and two others , and as such the Vendor/ Promoter owns, seizes, possesses and otherwise



sufficiently entitled to the land admeasuring "Hectare00.81.00 Acre", hereinafter referred to as the said "**LAND**", as evidenced by the mutation entries No.6756 and 6823,

- b) as per an agreement to sell dated 22.10.2011, registered in the office of Sub.Registrar Mulshi (Paud) on 09.12.2011, at serial No.5804/2011, the Vendor/ Promoter agreed to sell, transfer assign and otherwise convey building for school admeasuring 57,000 Sq. Ft. built up with specifications as annexed (said "**SCHOOL**"), to be constructed on the said Land, together with the said Land; the said School building constructed on the said Land and the said Land shall hereinafter collectively referred to as the said "**PROPERTY**" more particularly described in the SCHEDULE written hereunder and delineated in the Map annexed herewith, unto and in favour of the said Purchaser herein under the terms and conditions mentioned therein and for and at the price of Rs.10,05,00,000/- (Rupees ten crores five lakhs only) (said "**PRICE**"), payable by the Purchaser to the Vendor/ Promoter, (the said "**AGREEMENT**"),

- c) as per the said Agreement the Purchaser has paid to the Vendor/ Promoter an amount of Rs.3,45,00,000/- (Rupees three crores forty-five lakh only) towards ~~paid payment of the said Price and balance of Rs. 6,60,00,000/-~~ (Rupees ~~six crores sixty lakhs only~~) ~~to be paid by the Purchaser to the Vendor/ Promoter~~ ~~as per the said Agreement the Purchaser was liable to pay the said Price upto June 2016~~ ~~and offer receipt of entire amount of the said price the Vendor/ Promoter was to execute and register a sale deed in respect of the said Property in favour of the Purchaser,~~



- e) the Promoter has completed construction of the said School as agreed,
- f) however, as per applicable rules/ regulations of the concerned government department/s, the Purchaser requires now to get the said Property conveyed in its favour and the Purchaser requested the Vendor/ Promoter to execute and register a sale deed in respect of the said Property in favour of the Purchaser proposing that the Vendor/ Promoter shall have first charge over the said Property equivalent to the balance price amount to be paid by the Purchaser, until the Purchaser pays the

entire said Price to the Vendor/ Promoter, and undertook that it shall pay to the Vendor/ Promoter the said Price amount as agreed/ to be agreed between the Parties promptly and without committing any default; and appreciating the inconvenience likely to be faced by the Purchaser, the Vendor/ Promoter principally accepted the proposal of the Purchaser,

- g) relying on the abovesaid assurances given by the Purchaser as to the payment of balance price amount to the Vendor/ Promoter promptly and without any default, the Vendor/ Promoter by this instrument sells, assigns, transfers and otherwise absolutely conveys the said Property unto and in favour of the Purchaser herein, for and at the said Price payable by the Purchaser to the Vendor/ Promoter, as hereinafter mentioned,



1. The Vendor/ Promoter relying on the abovesaid assurances given by the Purchaser as to the payment of balance price amount to the Vendor/ Promoter promptly and without any default, and subject to the first charge of the Vendor/ Promoter over the said Property equivalent to the balance price amount to be paid by the Purchaser to the Vendor/ Promoter as detailed herein below hereby sells, assigns, transfers, assures and otherwise absolutely conveys free from encumbrances but subject to its first charge for the unpaid purchase Price as detailed herein below the said Property (more particularly described in the SCHEDULE and delineated in the annexed map), TOGETHER WITH ALL AND SINGULAR the buildings, sewers, fences, drains, ways, paths, passages, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances thereof whatsoever to the said Property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto AND all that the estate, right, title, interest and inheritance, possession, property, benefit, claim and demand whatsoever at law and in equity of the Vendor/ Promoter, in to, out of or upon the said Property or any part thereof for and at the lump sum all inclusive price of Rs.10,05,00,000/- (Rupees ten crores five lakhs only) to be paid by the Purchaser to the Vendor/ Promoter as mentioned herein below, unto the Purchaser for ever

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TO HAVE AND TO HOLD all ~~and singular~~ ^{Property hereby granted} the said ~~Property hereby granted~~ ^{Property hereby granted} sold, conveyed, transferred, assured or intended or ~~expressed~~ ^{expressed} to be with its and every of its rights members, and appurtenances unto and to the use and benefit of the Purchaser absolutely forever, and the Purchaser accordingly, relying upon the assurances as to its title and marketability thereof *inter alia* given by the Vendor/ Promoter, acquired and purchased the same from the Vendor/ Promoter, AND the Vendor/Promoter doth hereby covenant with Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendor/Promoter or any person or persons lawfully or equitably claiming by, from through or under or in trust for the Vendor/Promoter made, done, committed or omitted or knowingly suffered to the contrary the Vendor/Promoter hereby declares that the Vendor/Promoter now hath in itself good right, title, full power and absolute authority to grant, sell, convey, transfer and assure the said Property hereby granted, sold, conveyed, transferred and/or assured or intended so to be as aforesaid AND THAT the Purchaser shall and may at all times hereafter peaceably and quietly enter upon, have occupy, possess and enjoy the said Property, and receive the rents, issues and profits thereof and of every part thereof for its own use and benefit without any suit, eviction, interruption, claim or demand (save and except for the unpaid purchase price and interest thereon in case payment is delayed) whatsoever from or by the Vendor/Promoter or any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for the Vendor/ Promoter AND THAT free and clear and freely and absolutely acquitted exonerated and forever discharged or otherwise by the Owner well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, title, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned or suffered by the Vendor/Promoter or by any other person or persons lawfully or equitably claiming or to claim, by, from, under or in trust for the Vendor/Promoter AND THAT the Vendor/Promoter and all persons having or lawfully or equitably claiming any estate, right, title and interest at law or in equity in the said Property hereby granted or any part thereof by, from, under or in trust for the Owner shall and will from time to time and at all times hereafter at the request and cost of the Purchaser execute or cause to be done and executed all such further and other



lawful and reasonable ~~acts, deeds matters and things~~ for the better further and more particularly assuring, conveying, granting and transferring the said Property and every part thereof hereby granted, sold, conveyed, transferred and/or assured unto and to the use of Purchaser in the manner aforesaid as shall or may be reasonably required by the Purchaser its successors and assigns or its / their counsel-in-law AND the Vendor/Promoter hereby covenants with the Purchaser that IT the Vendor/Promoter shall and will unless prevented by fire or some other inevitable accident from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser or any person or persons having or lawfully or equitably claiming by through under or in trust for the Purchaser its successors or assigns produce or cause to be produced to it or its Solicitors or agents or at any trial hearing commission or examination or otherwise as occasion shall require all or any of the deeds and writings relating to the said Property which relate as well to the said Property as to the other balance land hereditaments and premises belonging to the Vendor/Promoter for the purpose of showing its title to the said Property and will permit the same to be examined inspected or given in evidence AND will also at the like request and cost of Purchaser or any such other person or persons as aforesaid deliver or cause to be delivered to it such attested or other copies or abstracts of or extracts from the same deeds and writings respectively or any of them as it may require AND shall and will in the meantime unless prevented as aforesaid keep the same deeds and writings safe unobliterated and uncancelled.

2.

- (a) In consideration of said sale, assignment, conveyance and otherwise absolute transfer by the Vendor/ Promoter to the Purchaser the Purchaser has agreed to pay to the Vendor/ Promoter, an aggregate amount of Rs.10,05,00,000/- (Rupees Ten crores five lakhs only) as follows:

Amount (Rs)	Particulars
Rs.3,45,00,000/-	Paid by the Purchaser to the Vendor/ Promoter prior to the execution of this Sale Deed and the Vendor/ Promoter acknowledge receipt of the same.
	The balance price amount of Rs.6,60,00,000/- (Rupees six crores sixty

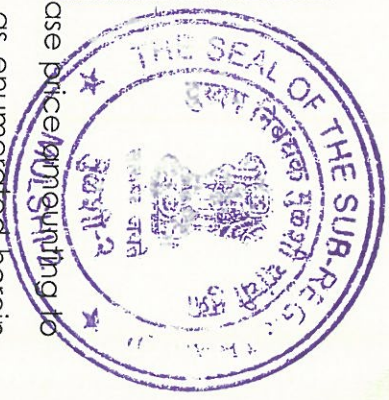
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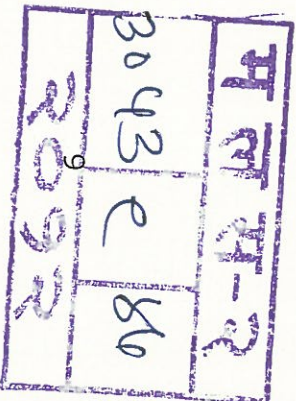
	lakhs only) shall be paid by the Purchaser to the Vendor/ Promoter in the following manner.
Rs.65,00,000/-	To be paid by the Purchaser to the Vendor/ Promoter on or before 30.06.2012.
Rs.50,00,000/-	To be paid by the Purchaser to the Vendor/ Promoter on or before 31.01.2013
Rs.65,00,000/-	To be paid by the Purchaser to the Vendor/ Promoter on or before 30.06.2013
Rs.1,44,00,000/-	In monthly installment of Rs.12,00,000/- with effect from July 2013 to June 2014
Rs.2,16,00,000/-	In monthly installment of Rs.18,00,000/- with effect from July 2014 to June 2015
Rs.1,20,00,000/-	In monthly installment of Rs.10,00,000/- with effect from July 2015 to June 2016
Rs.10,05,00,000/-	TOTAL

(b) If the Purchaser intends to develop and construct more area for the said School, over and above the 57,000 Sq. Ft., then the Purchaser shall communicate in writing its decision to the Vendor/ Promoter and the Vendor/ Promoter shall exclusively be entitled to construct such additional area for the Purchaser. Such additional construction shall be carried out by the Vendor/ Promoter for the Purchaser for a consideration equivalent to the cost of construction of that portion of the said School PLUS 10% of the said construction cost, payable by the Purchaser on mutually fixed terms and conditions. The Vendor/ Promoter is aware that the Purchaser is likely to need an additional 50,000 Sq.Ft. of built up area over and above the 57,000 Sq.Ft. referred to above. In case the Purchaser communicates to the Vendor/ Promoter that the Purchaser wants to construct for itself the further 50,000 sq. ft. of built up area then the Vendor/ Promoter shall construct such additional 50,000 sq. ft. of area for the Purchaser at cost of construction plus 10% thereof. The Vendor/ Promoter represents and warrants that the FSI on the said Land is sufficient to accommodate the 1,07,000 sq. ft. of built up area, but is subject to conditions and applicable rules and regulations of concerned government authorities. It has been expressly agreed that the Vendor/ Promoter shall have control on design and elevation of such additional area to be constructed as agreed above for the said School.

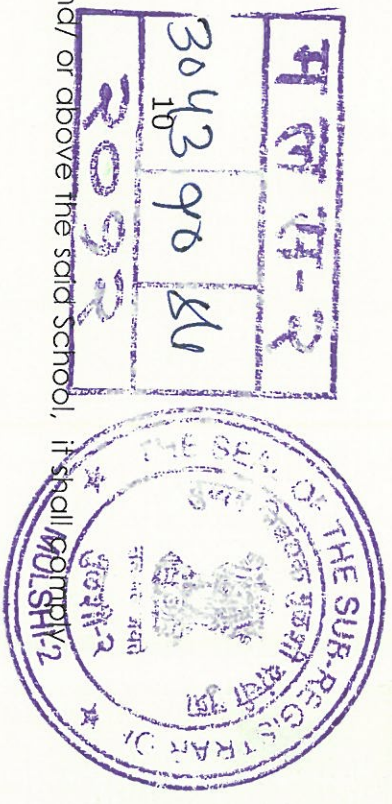
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- (c) The payment of the balance amount of the purchase price amounting to Rs.6,60,00,000/- (Rupees six crores sixty lakhs only) as enumerated herein before, by the Purchaser to the Vendor/ Promoter, shall be the essence of this transaction.
- (d) In case the Purchaser fails for any reason whatsoever to pay the balance amount or part thereof within the time agreed to herein, the Vendor/ Promoter shall be entitled to interest on the same @12% per annum from its due date till its realisation.
- (e) As agreed to hereinbefore and notwithstanding whatever stated in the clause 1 above, until the Purchaser pays the entire balance of Rs.6,60,00,000/- (Rupees six crores sixty lakhs only) to the Vendor/ Promoter together with applicable interest thereon in case of delay the Vendor/Promoter shall have the first charge equivalent to the said unpaid balance amount over the said Property; and till such period the Purchaser shall not be entitled to create any third party interest in the said Property or part thereof without prior written consent of the Vendor/ Promoter. On payment of the entire balance purchase price of Rs. 6,60,00,000 (Rupees six crores sixty lakhs only) together with interest in case payment is delayed, the charge of the Vendor/Promoter over the said Property shall stand fully satisfied and discharged.
3. The Vendor/ Promoter, granted, handed over and delivered actual, physical and vacant possession of the said Property to the Purchaser on 06.06.2012, and the Purchaser accepted the same from the Vendor / Promoter as the absolute owner, in full accord and satisfaction.
4. The Vendor/ Promoter declared and assured the Purchaser, and the Vendor/ Promoter also covenants that,
- (a) the Vendor/ Promoter alone is entitled to the said Land and to construct the said School thereon and to dispose the said Property (i.e. the said Land plus the said School) to and in favour of the Purchaser, and except the Vendor/ Promoter, no other person has any rights, title, interest or claims relating thereto, or any part thereof.



- (b) the Vendor/ Promoter has clear and marketable title to the said Property. In case it is later discovered for any reason that there is any clog on title, the Vendor / Promoter agrees to remove clog in, at its own cost.
- (c) the said Property is free from encumbrances and is marketable, except the collateral mortgage detailed herein below,
- (d) the Vendor/ Promoter 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 Property or any part thereof, nor agreed expressly or impliedly to do so.
- (e) the said Property is neither requisitioned nor acquired nor reserved, for any other purposes, nor any notices in respect thereof, have been received by the Vendor/ Promoter, nor has the same been notified under any of the statute,
- (f) there is no impediment or obstruction of any nature either by acts of the Vendor/ Promoter or under any statute, rules, regulations or orders of any courts for the Vendor/ Promoter to execute this Sale Deed,
- (g) all outgoings levied by any concerned authority under any statute/ enactment/ rules/ regulations/ any contract on the said Property till the date hereof, have been paid and discharged by the Vendor/ Promoter,
- (h) all such outgoings levied by any concerned authority under any statute/ enactment/ rules/ regulations/ bye laws of the said STP/ any contract shall be borne by the Purchaser after execution hereof,
- (i) the unutilized F.S.I. in respect of the said Land shall belong to the Purchaser alone.
5. In the premises and consideration herein, the Purchaser agrees, confirms and covenants in favour of the Vendor/ Promoter as follows:
- (a) The Purchaser has approved the plan of the said school and undertakes not to raise objection in that regard.
- (b) In the event the Purchaser wishes to carry on any additional construction

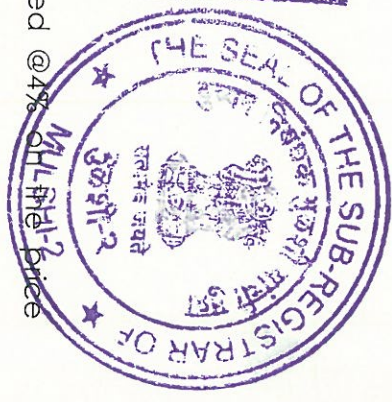
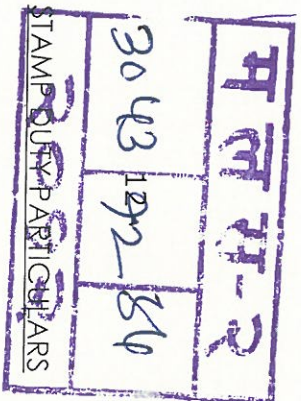


of its own in the said Land and/ or above the said school, it shall comply with Clause 2(b) above.

- (c) The Purchaser and the Vendor/ Promoter have mutually fixed the specifications of the said School as annexed hereto and the Purchaser agrees not to ask for any changes in the same.
- (d) The Purchaser shall get the entire interior decoration/ designing, fitouts and furniture et cetera of the said School at its own cost and at its own responsibility. The price of the said Property as envisaged under this Agreement does not include the said cost of interior decoration/ designing, fitouts and furniture et cetera of the said School.
- (e) Administration and management of the said School shall be the sole responsibility of the Purchaser.
- (f) The Purchaser alone shall be liable to bear entire cost inter alia of service tax, VAT and such other taxes applicable to this transaction of sale of the said Property.
6. The Purchaser further agrees, accepts and confirms that:
- (a) For a period of 10 (ten) years from the commencement of the said School the Purchaser shall allot/ reserve quota of 20 seats to the Vendor/ Promoter in admissions of students in the said School. The students recommended by the Vendor/Promoter shall pay the fees etc payable by other students. On the lapse of the said period of 10 (ten) years, the Purchaser may stop allotting/ reserving the said quota to the Vendor/ Promoter.
- (b) The Purchaser undertakes that it shall run the said School for a minimum continuous period of 10 (ten) years from 04.07.2011. If the Purchaser intends to close the said School and/or intends to sell the said School, then it is mandatory that the Purchaser shall sell the said Property only to the Vendor/ Promoter or its nominee, for the same price of Rs.10,05,00,000/- (Rupees ten crores and five lakh only) and the Vendor/ Promoter or its nominee shall bear cost of stamp duty, registration fees and incidental charges in respect of the same.



- (c) Simultaneously with the said Agreement the Vendor/Promoter specifically registered agreement to lease [dated 22.10.2011, registered on 09/12/2011 at the office of Sub.Registrar, Mulshi (Paud) vide registration No.5913/2011], has agreed to grant on lease certain adjoining land to the Purchaser for purpose of playground on the terms and conditions and for consideration mentioned therein. Simultaneously with sale of the said Property on part of the Purchaser in favour of the Vendor/ Promoter or its nominee as detailed in sub-clause 6(b) above, the Purchaser shall also surrender the said lease in respect of the said playground in favour of the Vendor/ Promoter or its nominee against refund of the entire premium paid by the Lessee.
7. The Vendor/ Promoter, subject to terms and conditions of hereof has made available service lines such as drainage, sewage, electricity, water at its own cost and expences, however the recurring costs for the usage and maintenance of the same shall be borne and paid by the Purchaser alone.
8. The Vendor/ Promoter has authorised its S.P. Paranjape to execute this Sale Deed for and on behalf of the Vendor/ Promoter vide its resolution dated 17.03.2012, copy of the same is annexed herewith.
9. Any disputes and differences whatsoever in respect of this Sale Deed, which could not be settled by Parties through negotiations, after the period of thirty 30 days from the service of a "Notice of Dispute", will be finally settled by arbitration in accordance with the Indian Arbitration and Conciliation Act, 1996. Vendor/ Promoter shall be entitled to nominate one arbitrator and the Purchaser shall nominate one arbitrator, and the two arbitrators so nominated shall together appoint a third arbitrator who shall be the Chairman of the arbitral panel. The venue of the arbitration shall be Pune, India. The language of arbitration shall be English.
10. All expenses of this sale deed, including the stamp duty, registration fees and incidentals thereto, have been borne by the Purchaser.



Stamp duty amounting to Rs.40,20,000/- calculated @4% on the purchase price consideration of Rs.10,05,00,000/- which is bigger than the prescribed value as provided in the ready reckoner, has been paid on the said Agreement. Hence stamp duty of Rs.100/- has been paid on this sale deed. Copy of Index II in respect of the said Agreement has been annexed herewith.

SCHEDULE I
(Description of said Property)

All that piece and parcel of land admeasuring "Hectare 00.81".00 Are" out of Survey No. 84/2, totally admeasuring "Hectare 05".03.06 Are", of village Bhugaoon, Taluka Mulshi, District Pune, within the limits of Zilla Parishad Pune, Panchayat Samiti Taluka Mulshi and in the Registration Sub-District Taluka Mulshi (Paud), District: Pune, and bounded by as under:

- On or towards East : Internal road and beyond that Survey No.84/2 (part) owned by Galkwad, Kale and Paranjape
- On or towards South : Survey No. 84/2, owned by Vendor/ Promoter
- On or towards West : Survey No.84/1 (part)
- On or towards North : Survey No.84/2, owned by Shashank Purushottam Paranjape and others

together with building admeasuring 57,000 Sq. Ft. built up for the said School, together with easements, appurtenances, ingress, egress, pathways, incidental and ancillary rights thereto, and as delineated in the map.

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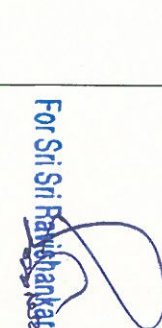
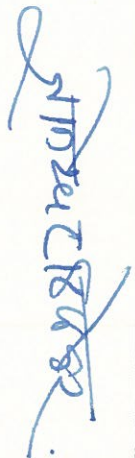

ANNEXURES

- A Village form No.VII/VIIA/XII
- B Map
- C Floor Plan of the said School
- D Specification of the said School
- E List of Amenities to be enjoyed by the Purchaser
- F Resolution of Vendor/ Promoter
- G Index II in respect of the said Agreement



H of H-2
 3043/1393
 84

In witness whereof, the parties hereto have executed this AGREEMENT TO SELL on the date and at the place herein before first mentioned.

Names of Parties	Signatures
S.P. Paranjape Authorised signatory Matrix Developers Pvt. Ltd. (Vendor/ Promoter)	
Commander K. Suresh Trustee of Sri Sri Ravi Shankar Vidya Mandir (Purchaser)	  For Sri Sri Hanuman, Vidya Mandir Trust Trustees
Witnesses	
1) Dnyaneshwar V. Tilkar 372, Hadapsar, Pune - 28	
2) MR. MADHU LAKSHMANAN FLAT 1D, SHRI SHRINIVAS C.H.S., RAMNAGAR, GAUDHAN PUNE - 411021	

विकासाचे ठिकाण :
 मातृगण रुद्रगावगेर
 कोल्हापूर, पुणे.
 No. 1429112/12

गा. न. क्र. ७, ७ अ व १२

गाव : धुजाव ता. सुळगी, जि. पुणे

धुमापन क्रमांक	हि. क्र.	धरणा प्रकार	गा. नं. क्र. ७	खाली क्रमांक
सर्व्हे नं. गट क्रमांक	२		भालकाचे नांव	कुळाचे नांव
८५			भालकाचे नांव	इतर माहिती
धुमापन क्रमांकाचे स्थानिक नांव	५२वली	२	शिकिता रमेश अंबा	
सोपावडी योग्य क्षेत्र	एकर	गुठे	अर्चना सोहिराम धुजे	
विवापत	हेक्टर	आर.	इवाली बाहुल रोडगे	
बागायत			अडिप कुळगाराय बाहुल	
मातुरोती			हेक्टर क्षेत्र ०-३५५अर	
			तिळिता रमेश अंबा	
			इवाली बाहुल रोडगे	
			क्षेत्र ०-०१२अर	
			०-०५५८अर	
			१०५०	
आकार	एकरा...			
जुडी अथवा विशेष आकार	पोट खाताब...			
पाण्याबाबत...	बां(अ)...			
	बां(ब)...			
	एकरा...			
गा. न. क्र. ७अ				

गाव नमुना क्र. ११

वर्ष	जमीन काढण्याचे नाव	सीत	सुभाम खरीप रब्बी	विकासातील क्षेत्र				विकासाबाहेर क्षेत्र				सोपावडीबाबत		शेरा	
				मिश्र विकासाचे क्षेत्र	मिश्र विकासाचे क्षेत्र	असिद्ध विकासाचे क्षेत्र	असिद्ध विकासाचे क्षेत्र	नसलेली जमीन	व्यवस्था	पाणीपुरवठ्याचे साधन	शेरा				
१				५	६	७	८	९	१०	११	१२	१३	१४	१५	१६

पुस्तकी १+२ = ३ असे

उत्कळा तयार तारीख: 26 MAR 2012

म ल स-२
 ३०५३ १६ ६७
 २०५२





दुय्यम निबंधक: मुळशी

दस्ताक्रमांक व वर्ष: 5804/2011

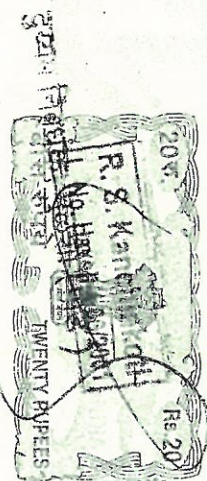
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सूची क्र. दोन INDEX NO. II

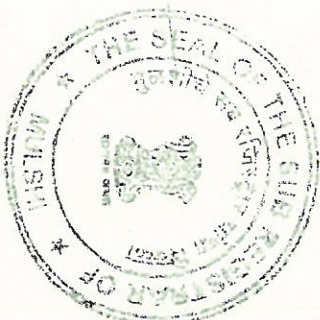
नोंदणी 03 म.
Regn. 63 m.e.

गावाचे नाव: भुगांव

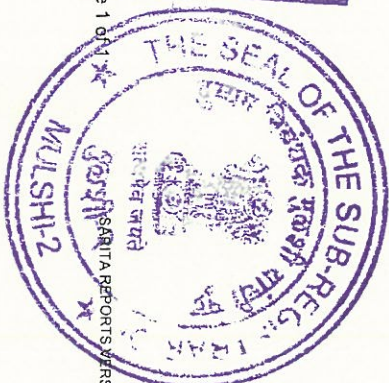
- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 100,500,000.00
वा.भा. रु. 85,504,000.00
- (2) भूमापन, पोटॅहिस्ता व परक्रमांक (असल्यास)
(1) वर्णानु प्रमावक्षेत्र मुल्यांकन विभागा क्र. 11 दर 3150/- प्रती चौ.मी. + बांधकाम दर 6500/- प्रती चौ.मी.
गाव मौजे भुगांव येथील स.नं. 84/2 यासी एकुण क्षेत्र 05 हे 03.06 आर पैकी क्षेत्र 00 हे 81 आर व त्यावरील बांधकाम 5297 चौ.मी. / 57000 चौ.फुट (शाळेसाठी)
(1)
- (3) क्षेत्रफळ
(1)
- (4) आकारणी किंवा जुळी देण्यात असेल तेव्हा
(1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
(1) मॅट्रीक्स डेव्हलपर्स प्रा.लि (AACCM/3752A)तर्फे संचालक अमित अनिल नाटेकर . . . ; घर/फ्लॅट नं. . . ; गल्ली/रस्ता: . . ; ईमारतीचे नाव: . . ; ईमारत नं. . . ; पेढा/वसाहत: 486 सिल्डर बर्वे, मॉडेल कॉलनी, शिवाजीनगर.; शहर/गाव: पुणे; तालुका: . . ; पिन: 16; पॅन नम्बर: ..
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
(1) श्री श्री रविशंकर विद्या मंदिर तर्फे दस्ती रविंद्र प्रसाद S/O जेबल्लप्पा . . . ; घर/फ्लॅट नं. . . ; गल्ली/रस्ता: . . ; ईमारतीचे नाव: . . ; ईमारत नं. . . ; पेढा/वसाहत: फॅरमाऊंट गार्डन्स, तलागट्टपुरा, कनकपुरा मेन रोड, बैंगलोर 560062; शहर/गाव: . . ; तालुका: . . ; पिन: 0; पॅन नम्बर: ..
- (7) दिनांक करून दिल्याचा नोंदणीचा
22/10/2011 09/12/2011
- (8) नोंदणीचा 5804 /2011
- (9) अनुक्रमांक, खंड व पुढ
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 4020000.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 300000.00
- (12) शेरा



अस्तऐवज दर मुद्रांक शुल्क
दुय्यम निबंधक, मुळशी (मंड)



म स र-२
30439184
२०१२



प्रादेशिक योजना - पुणे
मेट्रीक्स डेव्हलपर्स प्रा.लि. यांचा मौ.भूगाव
ता.मुळशी येथील प्रस्तावित विशेषनगर
वसाहत प्रकल्प म.प्रा. व न.र. अधिनियम
१९६६ चे कलम १८(३) अन्वये अधिसूचित
करण्याबाबत.

महाराष्ट्र शासन

नगर विकास विभाग,

मंत्रालय, मुंबई - ४०० ०३२

शासन निर्णय क्रमांक-टिपीएस-१८०७/१५८८/प्र.क्र.८५३/०७/निवि-१३
दिनांक :- २३.०४.२०१०

शासन निर्णय :- सोबतची शासकिय अधिसूचना महाराष्ट्र शासन राजपत्रामध्ये प्रसिद्ध करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,



(वि. म. रानडे)

अवर सचिव, महाराष्ट्र शासन.

प्रति,

विभागीय आयुक्त, पुणे विभाग, पुणे.

संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

आयुक्त पुणे महानगरपालिका, पुणे.

उपसंचालक नगर रचना, पुणे विभाग, पुणे.

सहाय्यक संचालक नगर रचना, पुणे शाखा, पुणे.

✓ व्यवस्थापक, येरवडा कारागृह मुद्रणालय, पुणे.

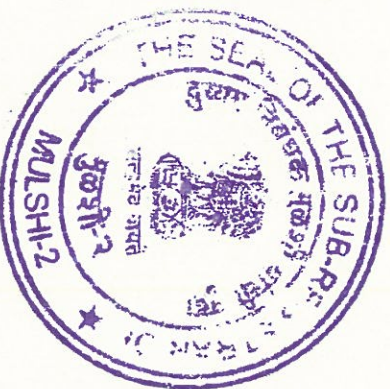
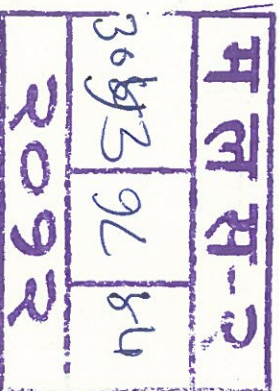
(त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्राच्या भाग-१, पुणे विभाग, पुणे पुरवणी भाग-१ मध्ये प्रसिद्ध करून त्याच्या प्रत्येकी ५ प्रती या विभागास, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, आयुक्त, पुणे महानगरपालिका, पुणे, उपसंचालक नगर रचना, पुणे विभाग, पुणे, सहाय्यक संचालक नगर रचना, पुणे शाखा, पुणे यांना पाठवाव्यात)

कक्ष अधिकारी (निवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सदर अधिसूचना शासनाच्या वेबसाईटवर प्रसिद्ध करावी.

निवडनस्ती (निवि-१३).

Repel Notification Dt.23.11.09



NOTIFICATION

**Government of Maharashtra
Urban Development Department,
Mantralaya, Mumbai 400 032.
Date - 23.04.2010**

Maharashtra
Regional &
Town Planning
Act 1966.

No.TPS-1807/1588/C.R.853/07/UD-13

Whereas, the Government in Urban Development Department vide its Notification No.1895/227/CR-26/ 1995/ UD-13, dated 25th November, 1997 has sanctioned the Regional Plan for Pune District (hereinafter referred to as "the said Regional Plan) under section 15 of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as "the said Act") and the said Regional Plan has been came into force with effect from 10th February, 1998.

And whereas, as per provisions of section 20 of the said Act, the rules for Special Township have been sanctioned vide Notification No. TPS- 1804/ Pune RP DCR/ UD-13 dated 16th November, 2005 and addendum No. TPS- 1804/ Pune RP DCR/ UD-13 dated 6th January, 2006 (hereinafter referred to as " the said Rules);

And whereas, Government is empowered to notify the Special Township Project as per the provisions of the Section 18(3) of the said Act.

And whereas, Matrix Developers Pvt.Ltd., Pune applied to Government for location clearance to the proposed Special Township Project at Bhugaon, Taluka -Mulshi, Dist.Pune.

And whereas, Matrix Developers Pvt.Ltd., Pune have entered into the Development Agreement/Power Attorney / Sale Deed/Co-developer agreement with owners of the 58.3955 hectare land under the proposed Special Township Project and has submitted an affidavit to the effect that development rights have been acquired and possession of the land is with the company.

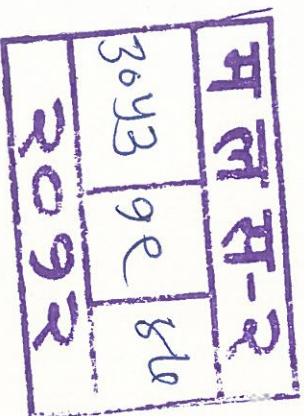
And whereas, the Environment Department & Irrigation Department has given NOC for the Special Township Project on certain conditions;

And whereas, Government is empowered to notify the Special Township Project as per the provisions of the Section 18(3) of the said Act.

And whereas, after consulting the Director of Town Planning, Pune Maharashtra State the Government is of the opinion that the proposed Special Township Project submitted by Matrix Developers Pvt.Ltd., Pune is as per the provisions of the Development Control Rules for the Special Townships;

Now therefore; in exercise of the powers conferred u/s 18(3) of the said Act, Government hereby notifies the Special

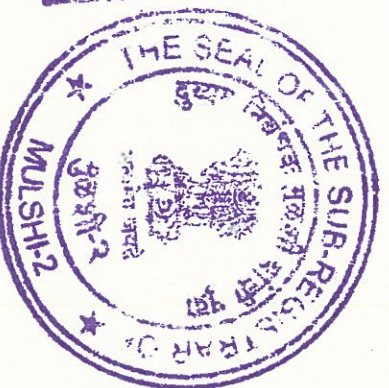
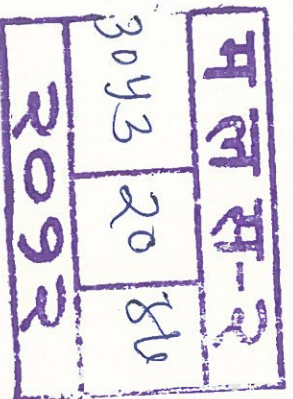
Repeat Notification Dt.23.11.09



Township Projects submitted by Matrix Developers Pvt.Ltd., Pune as notified Special Township Project, subject to the following conditions:-

- 1) The reservations of the public purpose & basic amenities for the population to be accommodated with this Special Township shall be shown in the project & shall also be implemented & developed by the developers at his own cost.
- 2) Applicant has informed that Co-Development right/Development rights for the land under Special Township have been acquired by them & lands are in possession with them. If it is found that the developer does not have development rights of any notified lands then the locational Clearance granted shall be cancelled.
- 3) Building permission shall be sanction after the 18 mt. wide approach road is available.
- 4) Conditions mentioned in Irrigation Departments No Objection letter shall be binding on the developer.
- 5) Developer shall provide minimum 12 mt. wide accesses to the lands which are surrounded by the lands under Special Township.
- 6) Developer shall make suitable arrangements for disposal of Solid waste, sewage and shall be abide by the provisions of the Act and Rules in that behalf and also as per conditions of Maharashtra Pollution Control Board.
- 7) Drinking water facility for township shall be made by the developer at his own cost.
- 8) Public road and other public rights in the lands under project shall be kept intact.
- 9) Development shall not be permissible on the lands having slope equal to or steeper than 1:5 if whether it is shown on plan or not and no FSI of such land will also be permissible.
- 10) Considering the stricter provision as the land bearing G.No.106, 112, 113 are included in aforestation zone, therefore any construction or F.S.I. on that land shall not be permissible.
- 11) The area of the land equal to or steeper than 1:5 slope shall be restricted to 40% of the gross area & such area shall be included in part of 50% area to be kept permanently open. But no development (Town level open amenities) such as playground, Gynasium, Stadium shall be permissible. Also cutting/leveling/filling shall not be allowed therein.
- 12) Development shall not be allowed on land having width less than 20 mt.
- 13) The ownership of land shall be with Developers before granting the building permission.
- 14) Permission for Environmental Department of Government of India as envisaged in Environmental Impact Assessment

Repet Notification Dt.23.11.09



Notification dtd. 14th September, 2006 shall be obtained before issue of Letter of Intent.

Note :

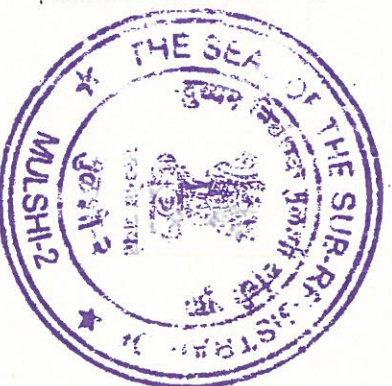
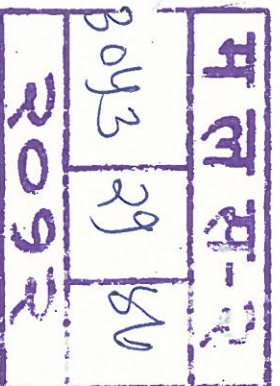
- 1) Details of the land under the Notified Special Township Project are given in annexure "A" appended herewith and plan showing the boundaries of the Special Township Project is given in annexure "B" appended herewith.
- 2) Details of land & Plan i.e. annexure "A" & "B" shall be available for the inspection of the general public during office hours on all working days at the following offices:
 - i. The Deputy Director of Town Planning, Pune Division, S.No.74/2, Sahakar Nagar, Pune - 411009.
 - ii. The Collector of Pune.
 - iii. The Assistant Director of Town Planning, Pune Branch, 283, Narayan Peth, Pune - 411030.

- 3) This Notification is also published on Government web site www.urban.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra,

V. M. Ranade

(V. M. Ranade)
Under Secretary to Government.

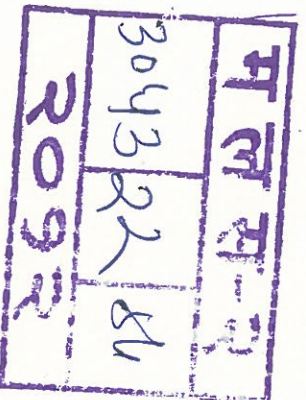


ANNEXURE "A"

(Accompaniment to Govt. No Notification. 1807/1588/C.R.853/
07/UD-13, Dt.23.04.2010) Detail of lands under under Notified
Special Township Project of Matrix Developers Pvt.Ltd., Pune
Mouje-Bhugaon, Tal.Mulshi, Dist.Pune

Sr.No.	Mouje	S.No.	Hissa No.	Area Purchased Sq.mt.
01.	Bhugaon	10	1	25660
02.	Bhugaon	16	1	4500
03.	Bhugaon	19	1	1500
04.	Bhugaon	19	1	4000
05.	Bhugaon	21	1	5100
06.	Bhugaon	21	1/2	600
07.	Bhugaon	35	2	1100
08.	Bhugaon	35	1	800
09.	Bhugaon	36	0	8900
10.	Bhugaon	36	0	2580
11.	Bhugaon	36	0	6300
12.	Bhugaon	36	0	8900
13.	Bhugaon	38	0	4440
14.	Bhugaon	40	1	2120
15.	Bhugaon	44	5	14300
16.	Bhugaon	83	0	61385
17.	Bhugaon	84	2	25700
18.	Bhugaon	84	2	8000
19.	Bhugaon	84	2	12500
20.	Bhugaon	85	2	10000
21.	Bhugaon	85	1B	1940
22.	Bhugaon	85	1B	8060
23.	Bhugaon	85	1A	11500
24.	Bhugaon	85	1A	11500
25.	Bhugaon	85	1A	13700
26.	Bhugaon	86	1A/2	13100
27.	Bhugaon	86	1/1	5160
28.	Bhugaon	86	1/1	16700
29.	Bhugaon	86	2	3500
30.	Bhugaon	86	2	500
31.	Bhugaon	86	2	26420
32.	Bhugaon	86	1A/2	8940
33.	Bhugaon	88	1A/1	5450
34.	Bhugaon	88	3	5840
35.	Bhugaon	88	2	450
36.	Bhugaon	90	2	17710
37.	Bhugaon	91	0	7000
38.	Bhugaon	92	2	3500
39.	Bhugaon	92	1	2400
40.	Bhugaon	93	2	6600
41.	Bhugaon	93	1	800
42.	Bhugaon	94	0	4200
43.	Bhugaon	95	0	1100
44.	Bhugaon	96	2	1100

Repel Notification Dt.23.11.09



45.	Bhugaon	96	1	1700
46.	Bhugaon	97	0	2100
47.	Bhugaon	97	0	2000
48.	Bhugaon	98	0	1800
49.	Bhugaon	99	3	3400
50.	Bhugaon	99	2	4100
51.	Bhugaon	99	1	3700
52.	Bhugaon	100	1/1	200
53.	Bhugaon	100	1/2	4200
54.	Bhugaon	100	1/1	4000
55.	Bhugaon	100	1/1	8300
56.	Bhugaon	100	2	4000
57.	Bhugaon	101	2	4000
58.	Bhugaon	101	2	4000
59.	Bhugaon	101	1	5350
60.	Bhugaon	101	1	3250
61.	Bhugaon	101	1	3250
62.	Bhugaon	101	1	3300
63.	Bhugaon	101	1	5750
64.	Bhugaon	101	1	2000
65.	Bhugaon	102	2	8800
66.	Bhugaon	102	5	700
67.	Bhugaon	102	3/1	1100
68.	Bhugaon	102	3/1	1300
69.	Bhugaon	102	1/3	500
70.	Bhugaon	102	4	8800
71.	Bhugaon	102	3/2 PART	800
72.	Bhugaon	102	3/2 PART	800
73.	Bhugaon	102	1/2	2700
74.	Bhugaon	102	1/1	4000
75.	Bhugaon	102	3/2	800
76.	Bhugaon	102	3/2	2000
77.	Bhugaon	103	3/1	2000
78.	Bhugaon	103	3	4200
79.	Bhugaon	103	3	4000
80.	Bhugaon	103	2	4100
81.	Bhugaon	103	1	2100
82.	Bhugaon	106	1/1B	2000
83.	Bhugaon	106	2c/4	4000
84.	Bhugaon	106	2c/3	4000
85.	Bhugaon	106	2c/2	4000
86.	Bhugaon	106	2B/4	4000
87.	Bhugaon	106	2B/3	4000
88.	Bhugaon	106	2B/2	4000
89.	Bhugaon	106	4	4000
90.	Bhugaon	112	3	4000
			0	49300
Total :				58,3955
				= 58.3955 Hector

Repet Notification Dt.23.11.09

म ल स-२	
३०५३	२३
२०९२	६७



अधिसूचना
नगर विकास विभाग
मंत्रालय, मुंबई-४०००३२
दिनांक :- २३.०४.२०१०

क्रमांक :- टिपीएस - १८०७/१५८८/प्र.क्र.८५३/०७/नवि-१३

महाराष्ट्र
प्रादेशिक व
नगररचना
अधिनियम
१९६६

ज्याअर्थी, पुणे जिल्ह्याची प्रादेशिक योजना (यापुढे "उक्त प्रादेशिक योजना" असे उल्लेखिलेली) महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ (यापुढे "उक्त अधिनियम") चे कलम-१५ मधील तरतुदीनुसार शासन नगर विकास विभागाची अधिसूचना क्र.१८९५/२२७/प्र.क्र.२६/९५/नवि-१३ दिनांक २५ नोव्हेंबर, १९९७ द्वारे मंजूर झाली असून उक्त प्रादेशिक योजना दिनांक १० फेब्रुवारी १९९८ पासून अंमलात आली आहे,

आणि ज्याअर्थी, उक्त अधिनियमांचे कलम-२० मधील तरतुदीनुसार अधिसूचना क्रमांक-१८०४/पुणे प्रा.यो.वि.नि.नि./नवि-१३ दिनांक १६.११.२००५ आणि पुरकपत्र क्र.टिपीएस-१८०४/पुणे प्रा.वि.नि.नि./नवि-१३ दिनांक ६.१.२००६ द्वारे विशेष नगर वसाहतीसाठीचे नियम (यापुढे "उक्त नियम" म्हणून उल्लेखिलेले) मंजूर केले आहेत.

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम-१८(३) मधील तरतुदीनुसार विशेष नगर वसाहत प्रकल्प अधिसूचित करण्याचे अधिकारी शासनाला आहेत,

आणि ज्याअर्थी, मेट्रीक्स डेव्हलपर्स प्रा.लि., पुणे यांनी शासनाला त्यांच्या मौ.भुगाव, ता.मुळशी, जि.पुणे येथील प्रस्तावित विशेष नगर वसाहत प्रकल्पाला लोकेशनल क्लीअरन्स मिळवे असा अर्ज सादर केला आहे,

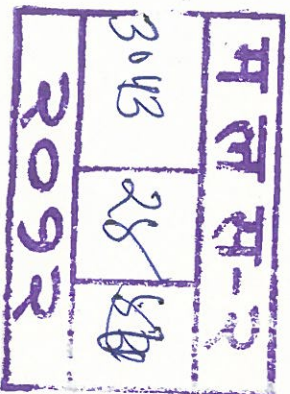
आणि ज्याअर्थी, मेट्रीक्स डेव्हलपर्स प्रा.लि., पुणे यांनी प्रस्तावित विशेष नगर वसाहत प्रकल्पाखालील ५८.३९५५ हेक्टर जमिनीच्या मालकांशी करार/को-डेव्हलपमेंट अॅग्रीमेंट केलेला आहे, आणि या जमिनीचे विकसन हक्क तसेच ताबा त्यांच्याकडे असल्याचे प्रतिज्ञापत्र सादर केले आहे.

आणि ज्याअर्थी मेट्रीक्स डेव्हलपर्स प्रा.लि., पुणे यांच्या विशेष नगर वसाहत प्रकल्पांसाठी पर्यावरण विभाग आणि पाटबंधारे विभागाने काही अटींवर ना हरकत प्रमाणपत्र दिले आहे,

आणि ज्याअर्थी संचालक नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत केल्यानंतर आणि आवश्यक ती चौकशी केल्यानंतर मेट्रीक्स डेव्हलपर्स प्रा.लि., पुणे यांनी सादर केलेला विशेष नगर वसाहती प्रकल्पासाठीचा प्रस्ताव विकास नियंत्रण नियमानुसार आहे आणि सदर प्रकल्प उक्त अधिनियमाचे कलम - १८(३) अन्वये अधिसूचित करण्यात यावा असे शासनाचे मत झाले आहे.

त्याअर्थी उक्त अधिनियमाचे कलम १८(३) मधील तरतुदीनुसार प्राप्त असलेल्या अधिकारान्वये शासन मेट्रीक्स डेव्हलपर्स प्रा.लि., पुणे यांनी सादर केलेल्या

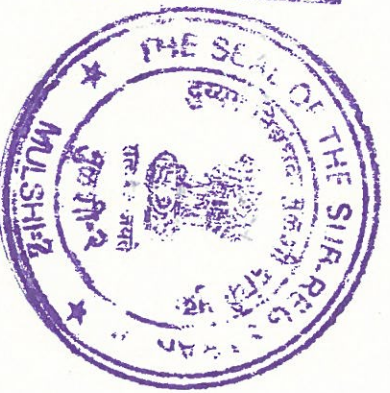
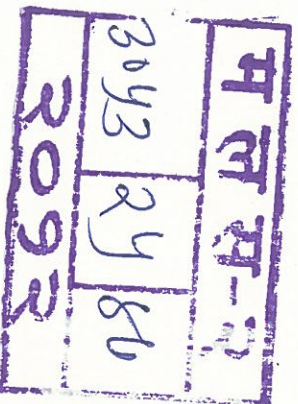
Repet Notification DI.23.11.09



विशेष नगर वसाहत प्रकल्पास अधिसूचित विशेष नगर वसाहत प्रकल्प म्हणून खालील अटीवर अधिसूचित करीत आहे,

अटी :-

- १) अर्जदारांनी विशेष नगर वसाहतीमध्ये समाविष्ट होणा-या लोकसंख्येसाठी आवश्यक असणारी सार्वजनिक प्रयोजनासाठी आरक्षण आणि मुलभूत सुविधा यांसाठी त्यांच्या प्रकल्पामध्ये स्वतंत्र आरक्षण/प्रस्ताव दर्शवून ती विकासकाने स्वयंचर्याने विकसित करावीत.
- २) अर्जदारांनी प्रकल्पाखालील जमिनी को-डेव्हलपर करार/विकासन हक्क/मालकी हक्काने संस्थेकडे असल्याचे कळविले आहे. अधिसूचित जमिनीवैकी कोणत्याही जमिनीच्या विकासाचा हक्क अर्जदारांकडे नसल्याचे निष्पन्न झाल्यास सदर लोकेशनल विलअरन्स रद्द करण्यात येईल.
- ३) प्रकल्पासाठी १८ मी. रुंदीचा रस्ता उपलब्ध झाल्यानंतरच बांधकाम नकाशांना मंजूरी देण्यात येईल.
- ४) जलसंपदा विभागाच्या ना हरकत प्रमाण पत्रामधील अटी बंधनकारक रहातील.
- ५) विशेष नगर वसाहतीच्या क्षेत्राने वेढलेल्या अन्य जमिनमालकांच्या किंवा शासकीय जमिनीसाठी १२ मीटर रुंदीचा पोचमार्ग विकासकाने उपलब्ध करून देणे आवश्यक राहिल.
- ६) प्रकल्पामुळे निर्माण होणा-या दैनंदिन घनकच-याची व सांडपाण्याची विल्हेवाटीची सोय अर्जदारांनी स्वतःच्या जबाबदारीवर आणि महाराष्ट्र प्रदूषण नियंत्रण मंडळाच्या निकषाप्रमाणे तसेच त्यासंबंधीच्या अधिनियमातील तरतुदी व नियमांनुसार करणे आवश्यक राहिल.
- ७) विशेष नगर वसाहतीसाठी पिण्याच्या पाण्याची सुविधा विकासकाने स्वयंचर्याने उपलब्ध करावी.
- ८) प्रकल्प क्षेत्राच्या जमिनीमधून जाणारे सार्वजनिक रस्ते अथवा इतर हक्क अबाधित ठेवण्यात यावेत.
- ९) प्रादेशिक योजना नकाशावर दर्शविले असेल अथवा नसेल तरीही कंटूर नकाशानुसार १:५ पेक्षा जास्त तिव्र उताराचे क्षेत्रावर कोणतेही बांधकाम अथवा चटई क्षेत्र निर्देशांक अनुज्ञेय राहणार नाही.
- १०) ग.नं.१०६, ११२ व ११३ या जागा कठोरतम तरतुदीनुसार वणीकरण विभागात समाविष्ट असल्याने या जागेवर बांधकाम अथवा त्याचा कोणताही मोबदला चटई क्षेत्र निर्देशांक अनुज्ञेय राहणार नाही.
- ११) १:५ पेक्षा तीव्र उताराचे क्षेत्र एकूण क्षेत्राच्या ४०% मर्यादित विशेष नगरवसाहतीत अंतर्भूत करण्यात येईल व सदर क्षेत्र ५०% खुल्या ठेवावयाच्या क्षेत्रामध्ये समाविष्ट करता येईल मात्र अशा क्षेत्रावर जमीनीचे कटींग/लेव्हलींग/फिलींग होईल अशा स्वरूपाचे शहर स्तरावरील खुल्या वापराच्या सुविधा उदा.क्रिडांगण, जिम्नॅशियम



स्टडिअम इ. प्रस्तावित करता वेणार नाही.

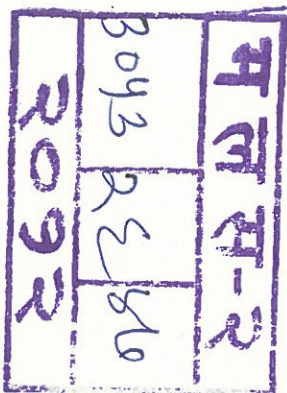
- १२) २० मी. पेक्षा अरुंद पट्टी स्वरुपातील शेती विभागात विकस अनुज्ञेय रहाणार नाही.
- १३) बांधकाम नकाशांना परवानगी देणे पुर्वी प्रस्तावामधील सर्व क्षेत्राची मालकी अर्जादाराची असणे आवश्यक आहे.
- १४) भारत सरकारच्या पर्यावरण विभागाची Environmental Impact assessment अधिसूचना दिनांक १४ सप्टेंबर २००६ नुसार स्वतंत्रपणे पर्यावरण विभागाची अनुमती Letter of Intent च्या आधी प्राप्त करून घेणे आवश्यक राहिल.

टिप :- अधिसूचित विशेष नगर वसाहत प्रकल्पाखालील जमिनींचा तपशिल सोबत जोडलेल्या प्रपत्र-"अ" मध्ये दिलेला आहे आणि अधिसूचित विशेष नगर वसाहतीच्या हद्दी दर्शविणारा नकाशा सोबत जोडलेल्या पत्र "ब" मध्ये दिला आहे.

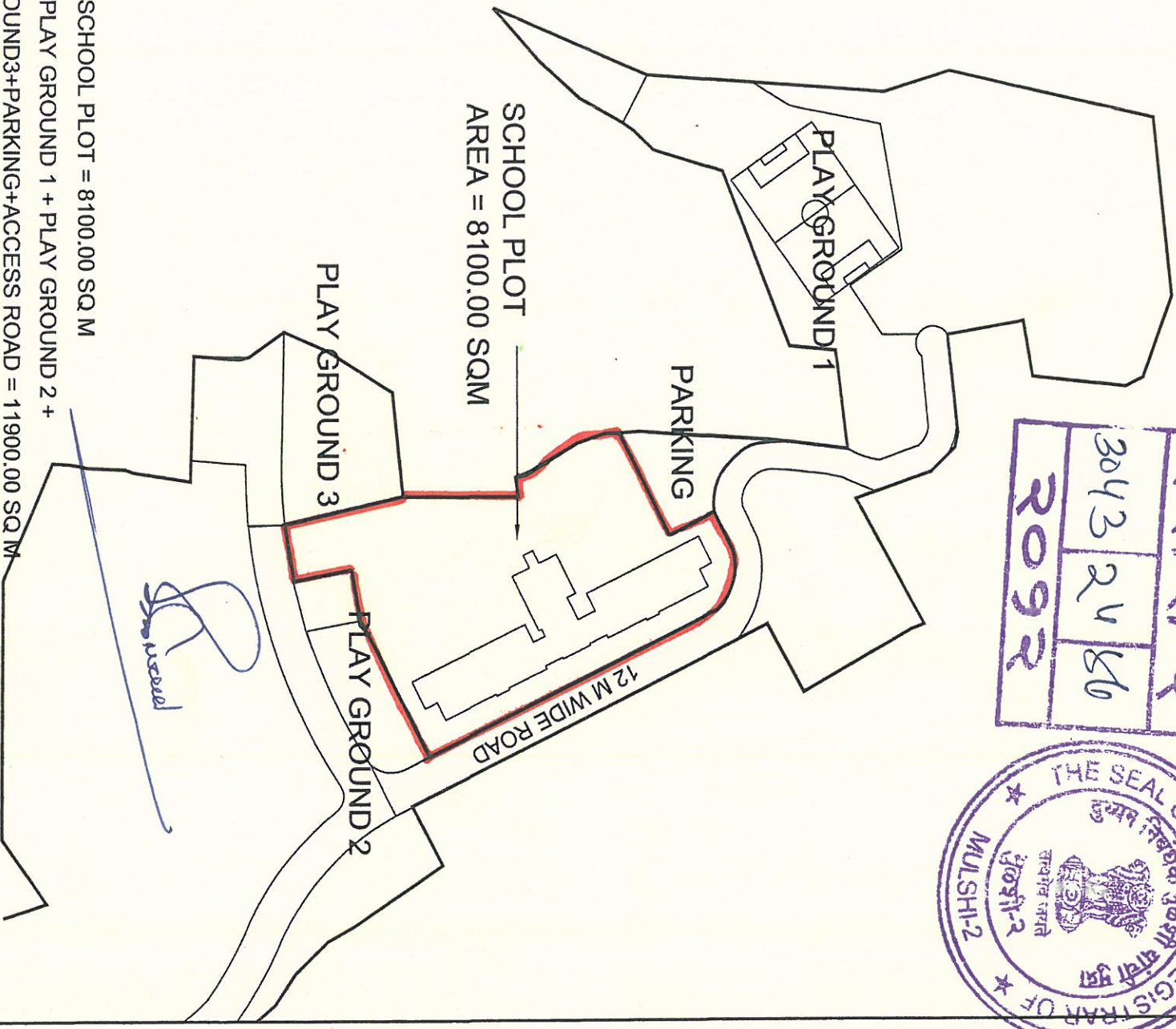
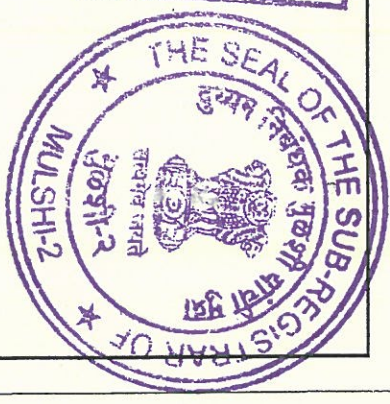
सदर मंजूर फेरबदलाची अधिसूचना शासनाचे वेवसाईट www.urban.maharashtra.gov.in. वर प्रसिध्द करण्यात आली आहे. महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने.


(वि.म.रानडे)

शासनाचे अवर सचिव, महाराष्ट्र राज्य

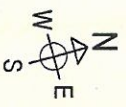


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 २०१२

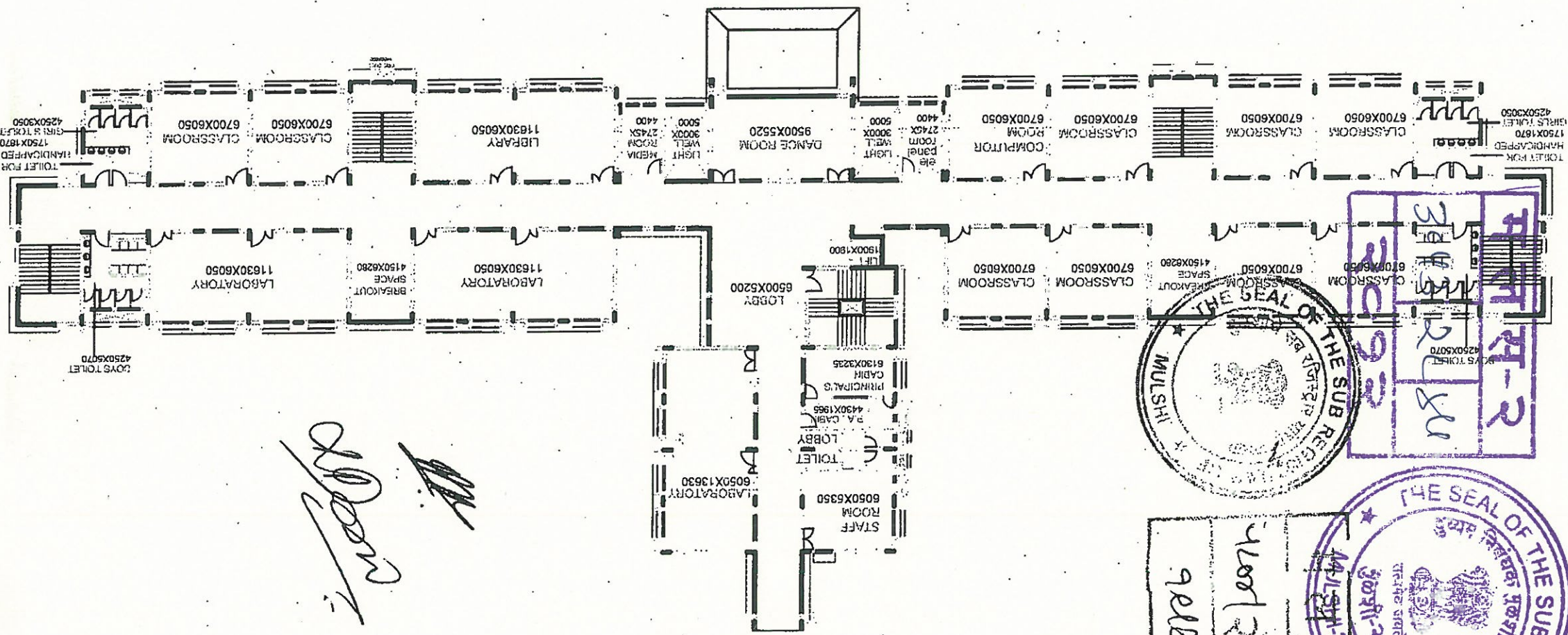


PROJECT :
 FOREST TRAILS - SCHOOL
 PLOT NOS :
 AT S.No. 84/2
 AT VILLAGE: BHUGAON, TALUKA : MULSHI, DIST : PUNE

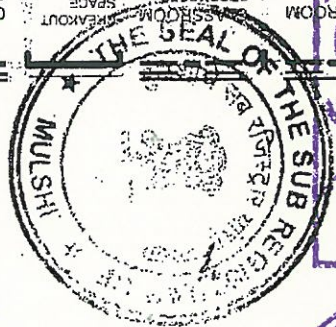
DRAWING :
 LAYOUT PLAN
 SCALE: N.T.S.



FIRST FLOOR LEVEL PLAN

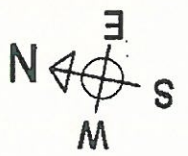


Handwritten signatures and initials.

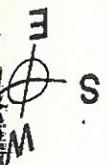
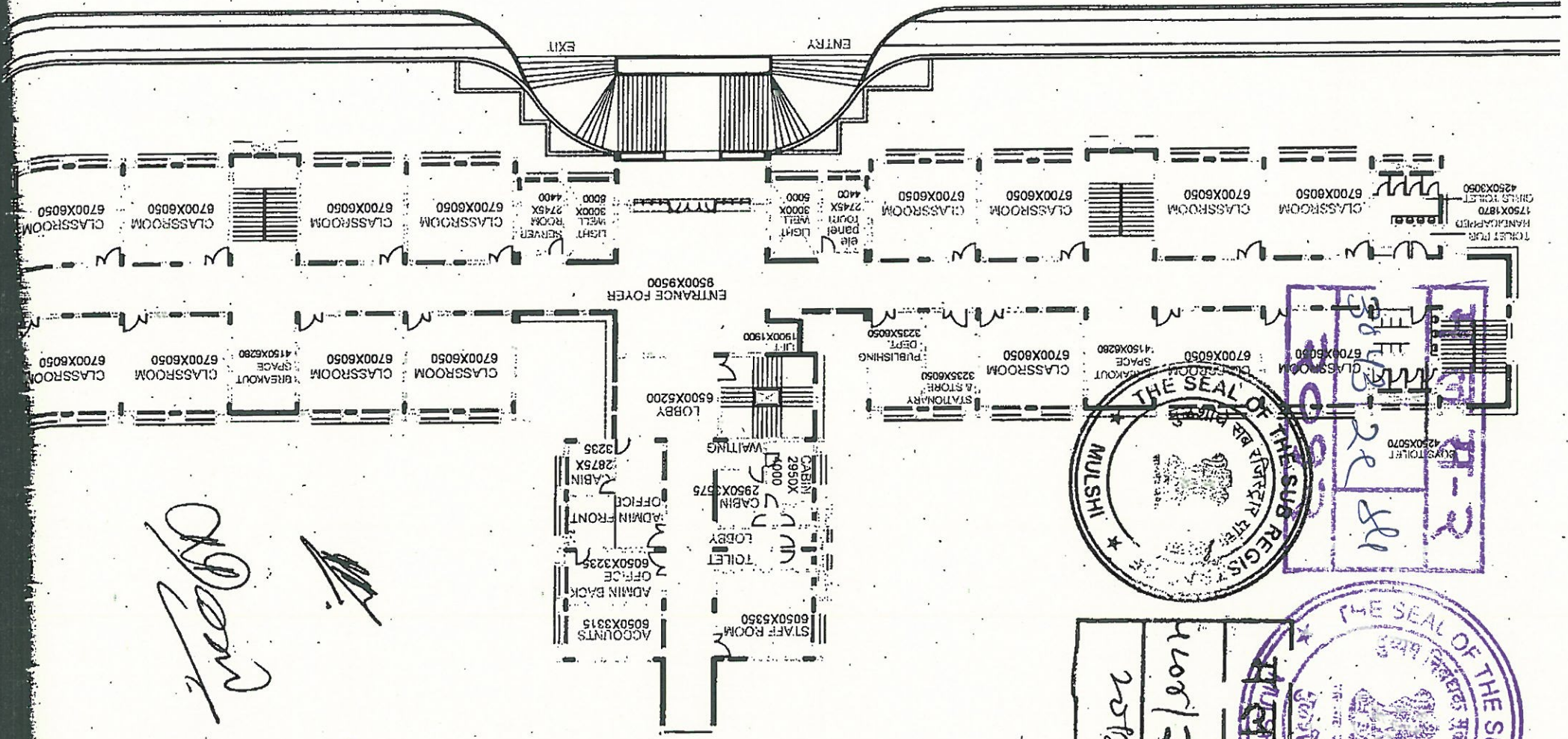


441-SPH-24
30/01-2
92189

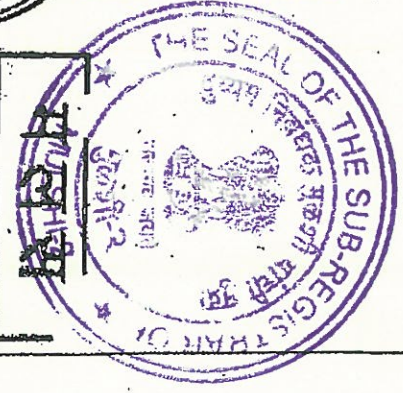
PROJECT :	FOREST TRAILS - SCHOOL	AT S.No. 84/2	AT VILLAGE: BHUGAON, TALUKA: MULSHI, DIST: PUNE
DRAWING :	FIRST FLOOR LEVEL PLAN	SCALE: 1:400	



ENTRY LEVEL PLAN

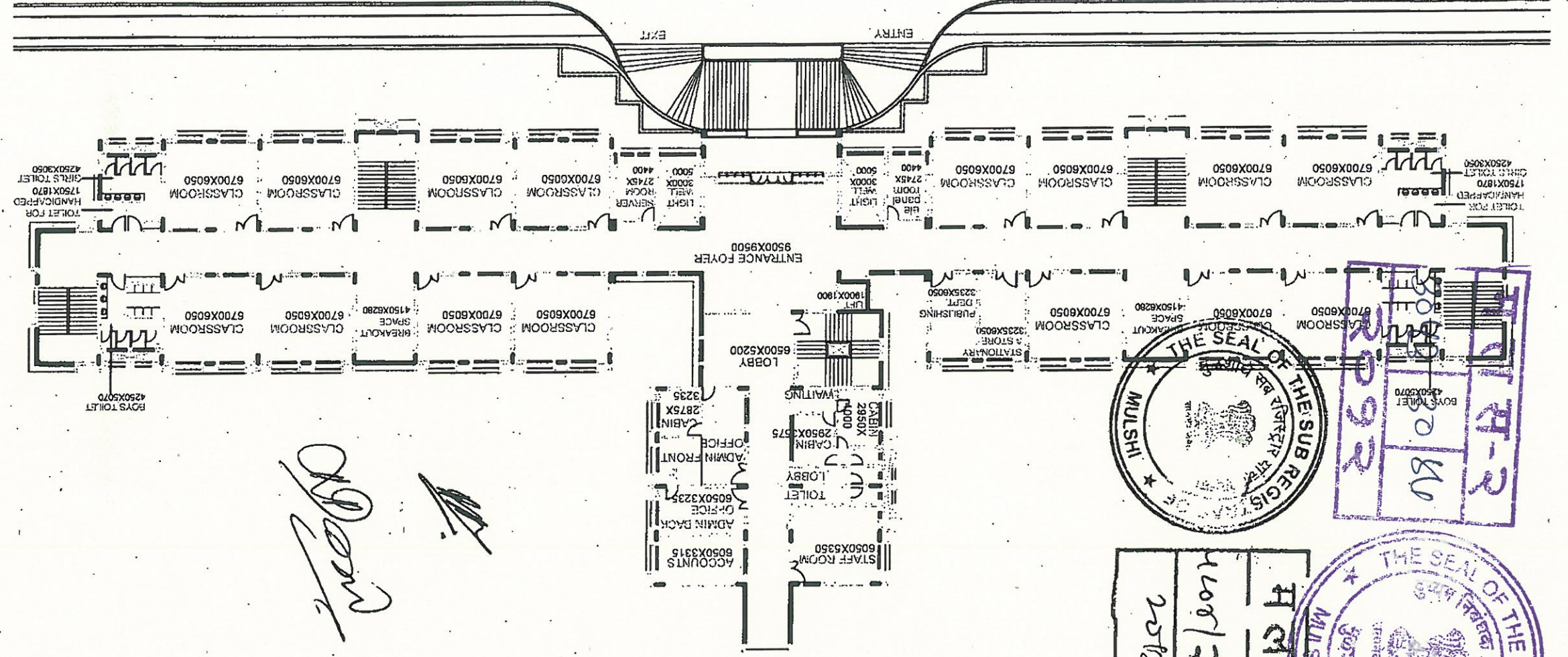


PROJECT :	SCHOOL - OREST TRAILS -	LOT NOS :	T S.No. 84/2	T VILLAGE: BHUGAON, TALUKA : MULSHI, DIST: PUNE
DRAWING :	ENTRY LEVEL PLAN	SCALE: 1:400		

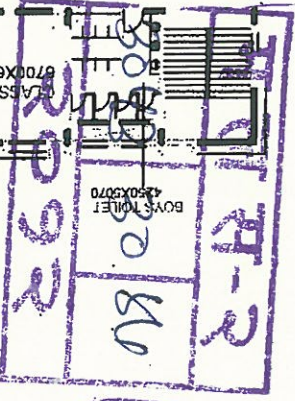
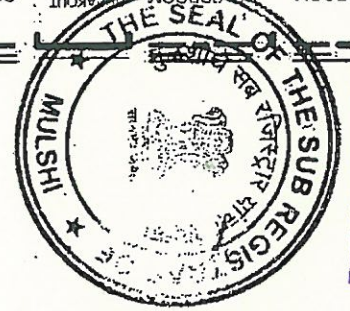


Handwritten signature and initials in black ink.

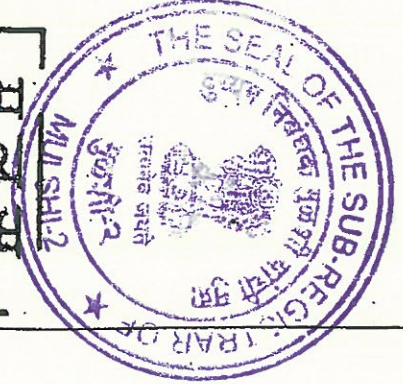
ENTRY LEVEL PLAN



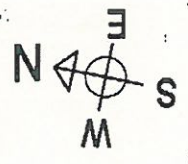
Handwritten signature and initials.






Handwritten text in a box: '4006/2029' and '25/8-9'.

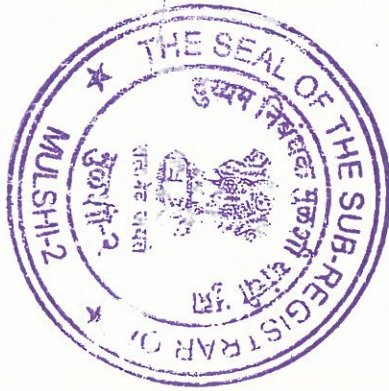


<p>PROJECT : FOREST TRAILS - SCHOOL</p> <p>PLOT NOS : AT S.No. 84/2</p> <p>AT VILLAGE: BHUGAON, TALUKA : MULSHI, DIST : PUNE</p>	<p>ENTRY LEVEL PLAN</p> <p>SCALE: 1:400</p>
	<p>DRAWING :</p>



आयकर विभाग
 INCOME TAX DEPARTMENT
K SURESH
 KOLLERITHARA DAMODARAN
 06/06/1940
 Permanent Account Number
AKRPS4777K
 Signature 

भारत सरकार
 GOVT. OF INDIA

 01032008

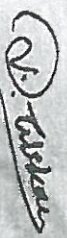


स ल स-२
 3042 39 86
२०१२



आयकर विभाग
 INCOME TAX DEPARTMENT
MADHU LAKSHMANAN
 MAMBAKKAM SUBRAMANIAN
 LAKSHMANAN
 17/01/1967
 Permanent Account Number
ACLPL9050G
 Signature 

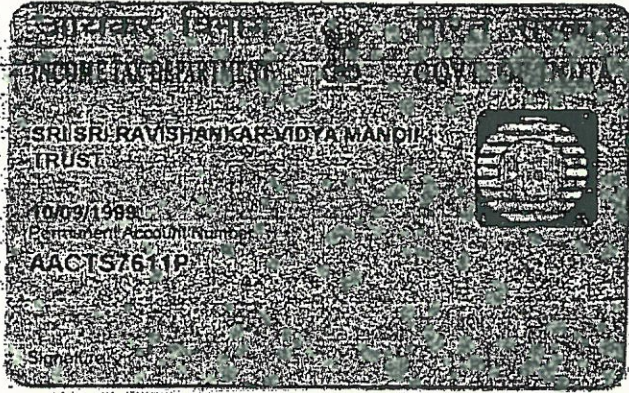
भारत सरकार
 GOVT. OF INDIA

 01022006

आयकर विभाग
 INCOME TAX DEPARTMENT
TILEKAR DNYANESHWAR V
 VITTHAL SHRIPATI TILEKAR
 28/06/1970
 Permanent Account Number
AFBPT5404M
 Signature 

भारत सरकार
 GOVT. OF INDIA

 07092006



शतपत्र	
१४०१२०९९	
२३/३-९	



शतपत्र-२		
३०५३	३२	४७
२०१२		



Saturday, April 07, 2007
11:34:15 AM

मल स-२	३०५३	३३	४७
२०९२			



पावती

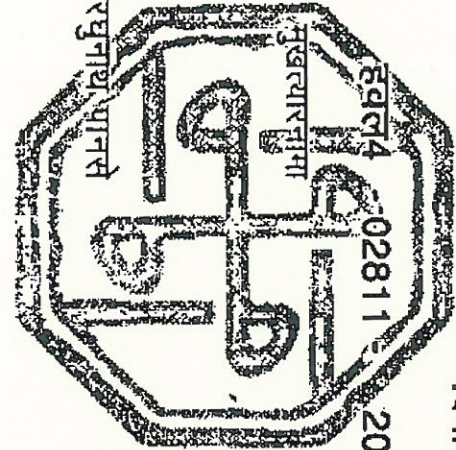
पावती क्र.: 2825

दिनांक 07/04/2007

गावाचे नाव कोथरुड

दस्तऐवजाचा अनुक्रमांक

दस्ता ऐवजाचा प्रकार



सादर करणाराचे नाव: प्रमोद रघुनाथ पानसे

नोंदणी फी

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

रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (8)

एकूण रु.

260.00

आपणास हा दस्त अंदाजे 11:48AM ह्या वेळेस मिळेल


मुख्यमनिबंधक
हवेली (कोथरुड)

बाजार मुल्य: 0 रु.

मोबदला: 0 रु.

भरलेले मुद्रांक शुल्क: 100 रु.



Monday, April 09, 2007

10:00:40 AM

स ल स-२	3042	36	80
२०९२			



पावती

पावती क्र. : 2862

दिनांक 09/04/2007

गावाचे नाव कोथरुड

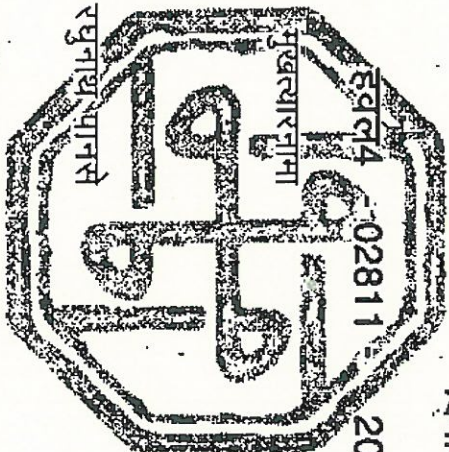
दस्ताऐवजाचा अनुक्रमांक

हवेली 4

02811

2007

दस्ता ऐवजाचा प्रकार



सादर करणाराचे नाव: प्रमोद रघुनाथ पानसे

नक्कल (अ. 11(1)), पुस्तिकासाठी नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (10)

एकूण रु.

40.00

आपणास हा दस्त अंदाजे 10:15AM ह्या वेळेस मिळेल

PM

दुय्यम निबंधक

हवेली 4 (कोथरुड)

बाजार मुल्य: 0 रु.

मोबदला: 0 रु.

भरलेले मुद्रांक शुल्क: 100 रु.

Paid Bill Amt



महाराष्ट्र MAHARASHTRA

AH 211458

नं. 485 100/-

दिनांक 5 APR 2007

श्री. Matnix Developers Pvt Ltd

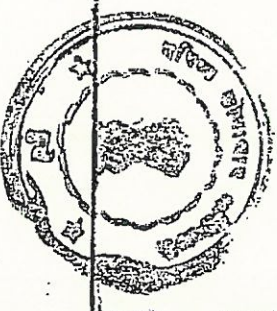
श्री. Sandanawana June 4

श्री. Walikhar H. शरीर

श्री. डी. डी. ११६, विठ्ठल सोसा.

कार्यसंग रस्ता, पुणे-४ (पुराक विकला)

श्री. व. शबली/II/42/1995 Ok



27 MAR 2007

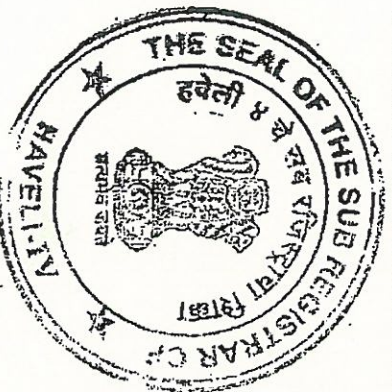
उपस्थानक अधिकाारी
कोसगाव, पुणे कारिका

म त स-२		
3043	By	Ku
२०१२		

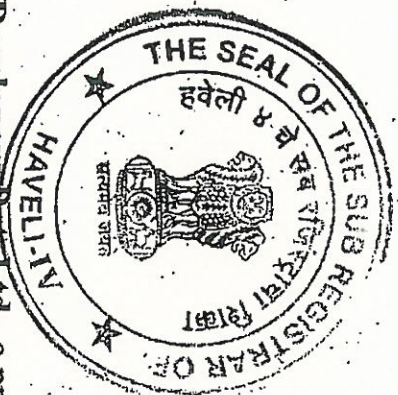


SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME,



ह त स - ४		
२६११	१	१०
२००७		



२०१९ - ४	
२०१९	२१०
२००७	

We,
Matrix Developers Pvt. Ltd., a private limited company incorporated and registered under the Companies Act, 1956 having its office at 30, Yashoda, Kalanagar, Bandra (East), Mumbai 400 051, through its Directors:

1. Mr. Shrikant Purushottam Paranjape,
Age: 50 years, occupation: Business,
Residing at: 759/23, Ashish Apartments,
Deccan Gymkhana, Pune 411 004
2. Mr. Shashank Purushottam Paranjape,
Age: 45 years, Occupation: Business,
Residing at: 759/33, Rajat Apartments,
Deccan Gymkhana, Pune 411 004.

SEND GREETINGS:

That we have acquired development rights in respect of lands situated at village: Bhugaon, Taluka Mulshi, District Pune from the respective owners thereof.

And for that purpose we have executed various Development Agreements and Power of Attorneys as the Developer with the respective owners/vendors of the lands at village Bhugaon.

And that in due course we will be executing various other deeds and documents in respect of the lands at village Bhugaon, as the Developer or otherwise.

And that we have to present/lodge the Agreements, the Power of Attorneys as well as other deeds and documents executed by us as the Developer or otherwise, for registration and to admit the execution of all the documents as aforesaid before the Sub-Registrar, at Paud, Taluka Mulshi, District Pune or any other registration authority.

And that due to our pre-occupations and other engagements we will be unable to personally present / lodge the aforesaid deeds and documents for registration and to admit the execution thereof as the Developer or otherwise before the Sub-Registrar, Taluka Mulshi (Paud), or any other registration authority, we thought it fit to appoint Mr. Pramod Raghunath Panse, Age: 54 Years, Occupation: Business, Residing at: "Suramya", 19, Lokmanya Colony, Paud Road, Pune and / or Mr. Rajendra Anil Karve, Age: 32 Years, Occupation: Business, Residing At: D/6, Sudam Park, Sinhgad Road, Pune, as our



2199	3	90
२००७		

Constituted ~~Attorneys~~ ^{HAVELIAN} to act for us and on our behalf and to do, execute and perform necessary acts, deeds and things for us and on our behalf, individually, for the limited purpose of registration of the aforesaid documents executed or to be executed by us in respect of the lands situated at village Bhugaon, Taluka Mulshi, District Pune.

NOW KNOW YE AND THESE PRESENTS WITNESSETH AS FOLLOWS:

We, M/s. Matrix Developers Pvt. Ltd. through its Directors 1. Mr. Shrikant Purushottam Paranjape and 2. Mr. Shashank Purushottam Paranjape, do hereby appoint, nominate and constitute said Mr. Pramod Raghunath Panse and Mr. Rajendra Anil Karve as our lawful Attorneys to act for us and on our behalf and to do, execute and perform the following limited acts, deeds and things either jointly or independently, for us and on our behalf i.e. to say:

To appear before the Sub-Registrar Mulashi (Paud), Taluka Mulshi, District Pune or any other appropriate registration authority and to present and lodge for registration and/ or admit the execution for us and on our behalf of the agreements, Power of Attorneys, deeds and documents as aforesaid which are executed or to be executed by us from time to time as the Developer or otherwise, in respect of the various lands situated at village Bhugaon, Taluka Mulshi, District Pune and to complete registration thereof in all respects.

And to do, execute and perform all or any acts, deeds, matters and things which ought to be done and performed by us for the limited purpose of the registration of aforesaid documents executed or to be executed by us as the Developer or otherwise, in respect of the lands situated at village Bhugaon, Taluka Mulshi, District Pune, as fully and effectually ~~in all respects as ourselves could have done if personally present.~~

And we hereby specifically confirm that our said attorneys shall do, execute, perform all the aforesaid acts, deeds and things either jointly or independently.

And we hereby ratify and confirm and agree to ratify and confirm all and whatsoever our attorney/s shall lawfully do or purport to do under or by virtue of these presents.

IN WITNESS WHEREOF we have executed this Special Power of Attorney at Pune on this 6th day of April, 2007.

Witnesses:

1. 

AMIT NATARIKAR
F.P. 486, CTS III,
MODEL COLONY,
PUNE - 16

Matrix Developers Pvt. Ltd.

through it's Directors

1. Mr. Shrikant Purushottam Paranjape



2. Mr. Shashank Purushottam Paranjape
Executant



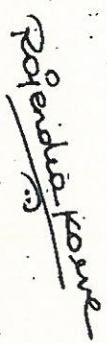


Subodh Appte
B-18, Nandiket,
Karve Nagar,
Pune - 411 002

We accept the powers



1. Mr. Pramod Raghunath Panse

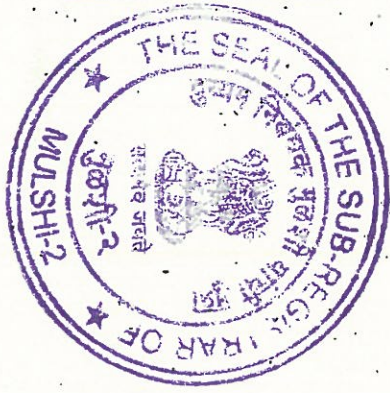


2. Mr. Rajendra Anil Karve
Power of Attorney Holder



हवेली - ४		
२८११	४	१०
२००७		

५१५-२		
३०५३	३८	४५
२०१२		





दस्त गोषवारा भाग-1

हवेली 4

दस्त क्र 2811/2007

3190

07/04/2007

दुय्यम निबंधक:

11:25:15 am

हवेली 4 (कोषखंड)

दस्त क्रमांक : 2811/2007

दस्तावा प्रकार : मुखत्यारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

ज्याघिन

अंगाज्याचा ठसा

1 गाव: प्रमोद रघुनाथ पानसे

लिहून घेणार

पत्ता: धर/फ्लॅट नं. -

वय 54

गल्ली/रस्ता: सुरम्य लोकमान्य कॉलनी

सही

ईमारतीचे नाव: -

सही

ईमारत नं. -

पेट/वसाहत: पौड रोड



शहर/गाव: पुणे

तालुका: -

पिन: -

पॅन नम्बर: -

2 गाव: राजेंद्र अनिल कर्वे

लिहून घेणार

पत्ता: धर/फ्लॅट नं. -

गल्ली/रस्ता: -

वय 32

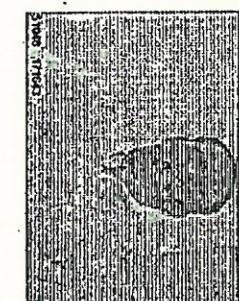
ईमारतीचे नाव: -

सही

ईमारत नं. -

पेट/वसाहत: विठ्ठलवाडी

शहर/गाव: पुणे



तालुका: -

पिन: -

पॅन नम्बर: -

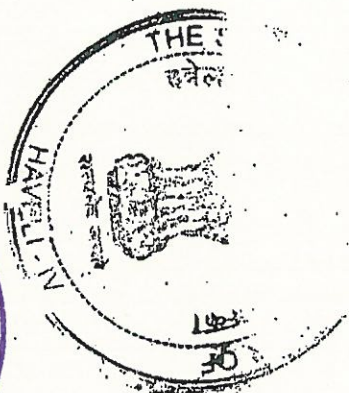
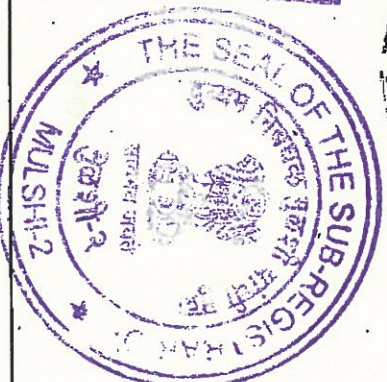
खालील 2 पक्षकारांची कबुली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव

3 मॅट्रीक्स डेव्हलपर्स प्रा.लि. जायरेक्टर श्रीकांत पुजोरात्म परांजणे

4 मॅट्रीक्स डेव्हलपर्स प्रा.लि. जायरेक्टर शशांक पुजोरात्म परांजणे

म ल स-२
3043 3E&U
२०१२





दस्ता गोषवारा भाग - 2

हवल4
दस्ता क्रमांक (2811/2007)
९१९०

दस्ता क्र. [हवल4-2811-2007] चा गोषवारा
बाजार मुल्य : 0 गोषदला 0 भरलेले मुद्रांक शुल्क : 100

दस्ता हजर केल्याचा दिनांक : 07/04/2007 11:29 AM

निष्पादनाचा दिनांक : 07/04/2007

दस्ता हजर करणा-याची सही :

दस्ताचा प्रकार : 48) मुख्यारनामा

शिरका क्र. 1 ची वेळ : (सादरीकरण) 07/04/2007 11:29 AM

शिरका क्र. 2 ची वेळ : (फी) 07/04/2007 11:34 AM

260: एकूण

100 : नोंदणी फी
160 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

ओळख :
दुय्यम निबंधक यांच्या ओळखीचे इसम असे निवेदीत करतात वकीलने-दस्ताऐवजकरून देणा-यांना द. निबंधकाची सही, हवेली 4 (कोषरुड)
व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताने.

1) अँड आनंद दिगांबर काळे 120/9, नवराग अपार्टमेंट, कोषरुड पुणे - 38 - , घर/प्लॉट नं.

गल्ली/रस्ता: -

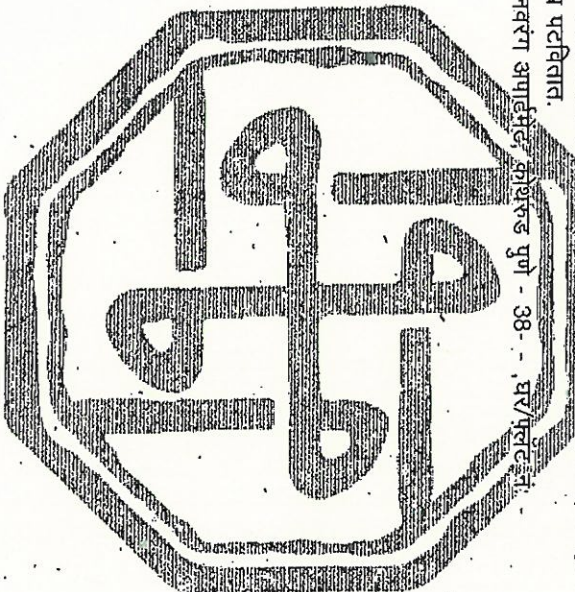
ईमारत नं: -

पेट/वसाहत: -

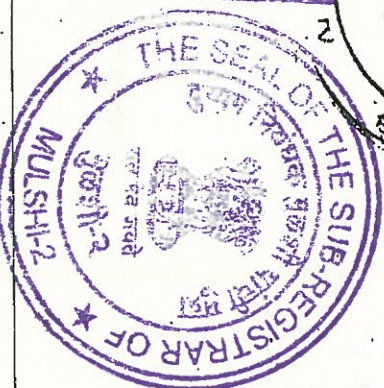
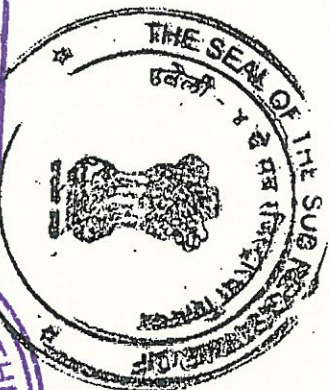
शहर/गाव:-

तालुका: -

दिन: -



द. निबंधकाची सही
हवेली 4 (कोषरुड)



म	स	-	२
3043	80	80	
२०९२			



दस्त गोषवारा भाग-1

हवल4

दस्त क्र 2811/2007

07/04

07/04/2007

दुय्यम निबंधक:

हवेली 4 (कोथजड)

दस्त क्रमांक : 2811/2007

दस्तावा प्रकार : मुखत्यारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकारावा प्रकार

छायाचित्र

अंगठ्यावा ठसा

4 पुर्णोत्तम पराजपे

लिहून देणार

पत्ता: धर/फ्लॉट नं: 759/33

वय 45

गल्ली/रस्ता: -

ईमारतीचे नाव: रजत अपार्टमेंट

सही

ईमारत नं: -

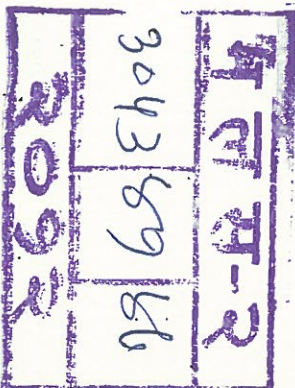
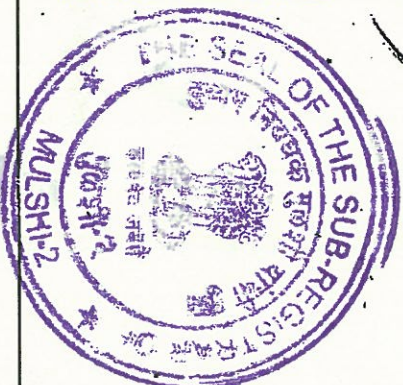
पेट/वसाहत: डेक्कन जिमखाना



खालील 1 पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव

3 मर्दीफस डेक्कलपर्स प्रा.लि. जावरक्टर श्रीकांत पुर्णोत्तम पराजपे





दस्ता गोषवारा भाग - 2

हवेली 4
दस्ता क्रमांक (2811/2007)
196

दस्ता क्र. [हवेली-2811-2007] चा गोषवारा
बाजार मुल्य : 0 मोबदला 0 भरलेले मुद्रांक शुल्क : 100

पावती क्र.:2825 दिनांक:07/04/2007
पावतीचे वर्णन
नाव: प्रमोद रघुनाथ पानसे

दस्ता हजर केल्याचा दिनांक :07/04/2007 11:29 AM
निष्पादनाचा दिनांक : 07/04/2007
दस्ता हजर करणा-याची सही :

100 :नोंदणी फी
160 :नक्कल (अ. 11(1)), पुस्त्यांकनाची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

दस्ताचा प्रकार :48) मुखत्यारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 07/04/2007 11:29 AM
शिकका क्र. 2 ची वेळ : (फी) 07/04/2007 11:34 AM

260: एकूण

ओळख :

दुयाम निबंधक यांच्या ओळखीचे इसम असे निवेदीत करतात.की-ते-दस्ताखेवजा करून देणा-यांना द. निबंधक्याची सही, हवेली 4 (कोषरुळ)

व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितान्त.

1) अँड आनंद दिगांबर काळे 120/9, नवरंग अपार्टमेंट, कोणरुड पुणे - 38 - , पर/पलट

गल्ली/रस्ता: -

ईमारतीचे नाव: -

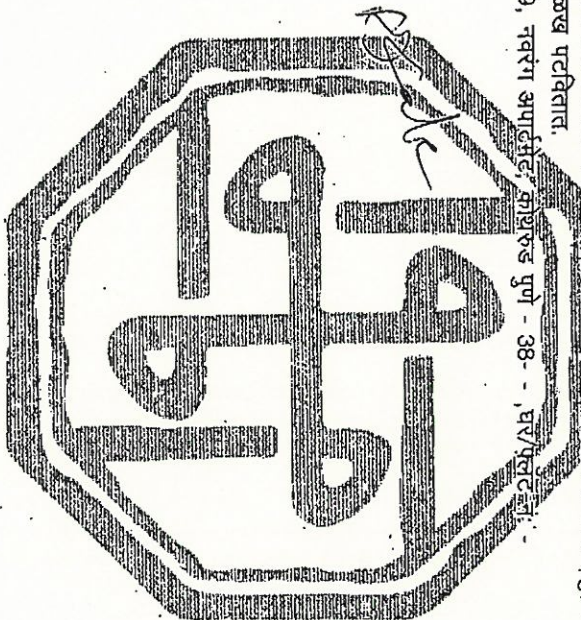
ईमारत नं: -

पेट/वसाहत: -

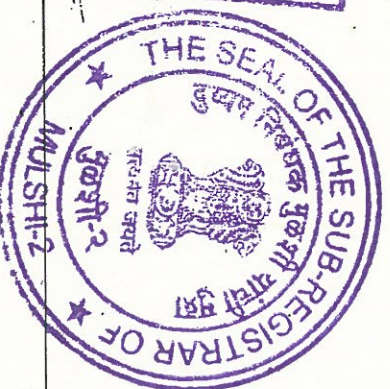
शहर/गाव:-

तालुका: -

दिन: -



द. निबंधक्याची सही
हवेली 4 (कोषरुळ)





दस्त गोषवारा भाग-1

हवला 4

दस्त क्र 2811/2007

2196

09/04/2007

दुय्यम निबंधक:

10:01:02 am

हवली 4 (कोथरुड)

दस्त क्रमांक : 2811/2007

दस्तावा प्रकार : मुखत्यारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

जायाघिन

अंगाव्याचा वसा

3 पुरुषोत्तम परांबाचे
नाम: मॅट्रीक्स डेव्हलपर्स प्रा.लि. जायरेक्टर श्रीकांत

लिहून देणार

पत्ता: धर/फ्लॅट नं: 759/23

वय 50

गल्ली/रस्ता: -

सही

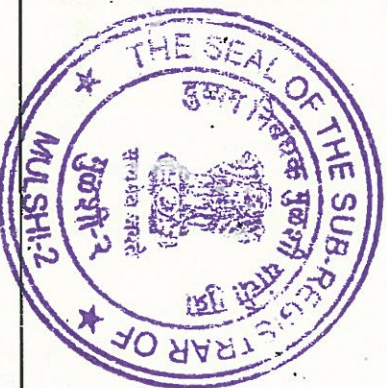
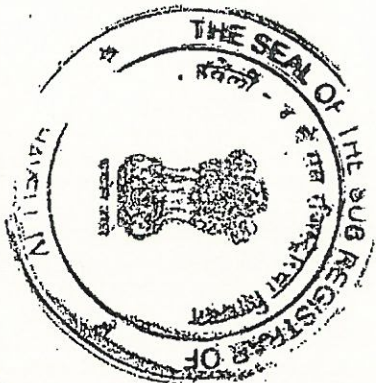
ईमारतीचे नाम: आशिव अपार्टमेंट

ईमारत नं: -

पेठ/वसाहत: डेक्कन जिमखाना

शहर/गाव:पु

S. P. Parab



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3043	83	86
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दस्ता गोषवारा भाग - 2

हवल4
दस्ता क्रमांक (2811/2007)
90/96

दस्ता क्र. [हवल4-2811-2007] चा गोषवारा
 बाजार मूल्य : 0 मोबदला 0 भरलेले मुद्रांक शुल्क : 100
 दस्ता हजर केल्याचा दिनांक : 07/04/2007 11:29 AM
 निष्पादनाचा दिनांक : 07/04/2007
 दस्ता हजर करणा-याची सही :

पावती क्र.:2825 दिनांक:07/04/2007
 पावतीचे वर्णन
 नांव: प्रमोद रघुनाथ पानसे

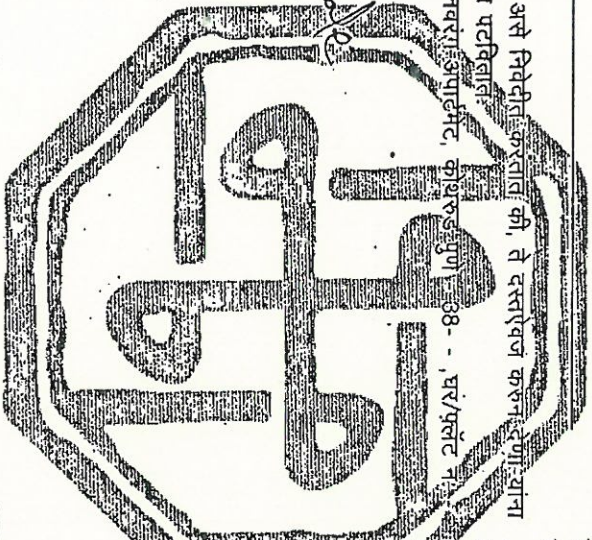
100 :नोंदणी फी
 160 :नक्कल (अ. 11(1)), पुष्टांकनाची नक्कल (अ. 11(2)),
 रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
 एकत्रित फी

दस्ताचा प्रकार :48) मुख्यारनामा
 शिक्का क्र. 1 ची वेळ : (सादरीकरण) 07/04/2007 11:29 AM
 शिक्का क्र. 2 ची वेळ : (फी) 07/04/2007 11:34 AM(कार्याची पूर्ण)
 शिक्का क्र. 3 ची वेळ : (कबुली) 09/04/2007 10:00 AM
 शिक्का क्र. 4 ची वेळ : (ओळख) 09/04/2007 10:00 AM

260: एकूण

पावती क्र.:2862 दिनांक:09/04/2007
 पावतीचे वर्णन
 नांव: प्रमोद रघुनाथ पानसे

40 :नक्कल (अ. 11(1)), पुष्टांकनाची नक्कल (अ. 11(2)),
 रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
 एकत्रित फी
 40: एकूण



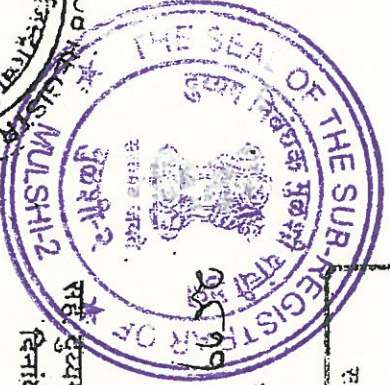
दु. निबंधकाची सही, हवेली 4 (कोथळज)
Bengikar

ओळख :
 दुय्यम निबंधक यांच्या ओळखीचे इंसम असे निवेदीकरणाला की, ते दस्तऐवज करून देणाऱ्यांना व्यक्तींशी ओळखतात, व त्यांची ओळख पटवितात.
 1) अॅड आनंद दिगंबर काळे 120/9, नवरात्री अपार्टमेंट, कोथळज(पुणे) - 38 - पर/पुलट न. गल्ली/रस्ता:
 ईमारतीचे नाव: -
 ईमारत नं: -
 पेट/वसाहत: -
 शहर/गाव:-
 तालुका: -
 पिन: -

Bengikar
 दु. निबंधकाची सही
 हवेली 4 (कोथळज)

प्रमाणित करण्यात येते की, या दस्तऐवजामध्ये एकूण 90 पुष्टे आहेत
 दु. निबंधकाची सही, हवेली क्र. 4
Bengikar

मल स-२
 3043 48880
 2092



नंतराचे मुद्रांकनाचे
 नंदाची मोहरना
 सह दुय्यम निबंधक, हवेली क्र. 4, पुणे
 दिनांक 0 / 9 / 2007



Annexure - K.



Paranjape Schemes (Construction) Limited
AN ISO 9001, 14001 & OHSAS 18001 COMPANY

The Spirit Of New India

Corporate Off - PSC House, Anand Colony, Off Prabhkar Road, Nr. Old Kamataka High School,
Erandavane, Pune 41 004. Ph.: +91-20-30223344 / 25440986 Fax - +91-20-25460986
Email : info@pscl.in • Web Site : www.pscl.in



Matrix Developers Pvt. Ltd.
Bungalows, Villas, Resorts

TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF MATRIX DEVELOPERS PRIVATE LIMITED HELD ON 27TH DAY OF MARCH 2012 AT THE OFFICE OF THE COMPANY AT MUMBAI.

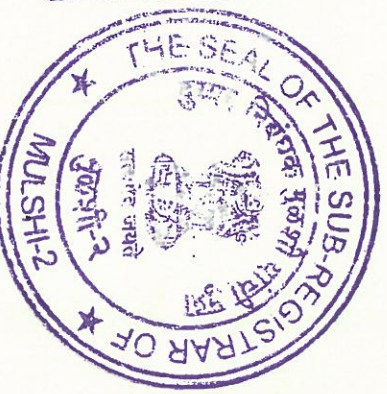
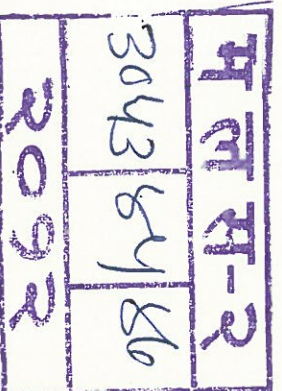
Authority in favour of Mr. Shrikant P. Paranjape and Mr. Shashank P. Paranjape

"RESOLVED THAT Mr. Shrikant P. Paranjape and Mr. Shashank P. Paranjape be and are hereby nominated as authorised persons to sign, execute agreements including Development Agreement, Agreement to Sell, Conveyance Deed, Sale Deed, Correction Deed, Mortgage Deed, Confirmation Deed, Consent Deed, Release Deed, Power of Attorneys or any documents in respect of purchase, transfer, sale, conveyance, lease for and in respect of land or rights in land or any residential or commercial unit to be constructed thereon including bungalows, flats, shops, offices or any other establishment for and on behalf of the company and that they be and are hereby authorised to present the said documents for registration and to appear before the Registrar of Assurances or any other officer to get the said document registered under the Registration Act and to do all such act, deeds and things as may be required to be done in this regard"

Certified True Copy
For Matrix Developers Private Limited

Mr. Shriram Bapat
Director

Date: May 8, 2012
Place: Pune



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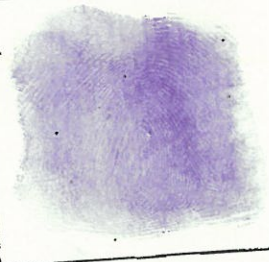


दुय्यम निबंधक मुळशी क्र.२

दरत गोषवारा भाग - १

मलस : २

दरत क्र :- 3043/2012

दरताचा प्रकार :- ~~क्यायदादा~~ प्रोदीयन

अ.क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
१.	मे. मॅट्रीक्स डेव्हलपर्स प्रा. लि. तर्फे संचालक श्री. <u>राहुल पी. चव्हाण</u> तर्फे वि.क्र.मु. <u>प्रमाणे इंदोराय पंचायत</u> <u>रा. - काथान, पत्रे ३६.</u>	लिहून देणार सही		
२.	<u>श्री. श्री. रवी शंकराविषय लिहून देणार.</u> <u>गदोद गळी इट्टी</u> <u>कामंडर को. इरूरुवा</u> <u>आठ ८२ / वीजवारी</u> <u>श. - कामंडर, पत्रे १-१५.</u>	सही		
३.		लिहून सही		
४.		लिहून सही		
५.		लिहून सही		

वरील दरतरेवज करून देणार / घेणार तथाकथित प्रोदीयन दरतरेवज करून दिल्याचे कबुल करतात.

मुगाव

सूची क्रमांक दोन INDEX NO.II

गावाचे नांव

ता. मुळशी, जि. पुणे



नोंदणी ६३ म. व इ.
Regn. 63 M. & E.

गा व घर वास) vision (If any)	क्षेत्रफळ Area		आकारणी किंवा जुडी देण्यात येत असेल तेव्हा Assessment or Judi when given		दस्तावेज करून देणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव Name of the executing party or in case of a Decree or Order of Civil Court, of Defendant	दस्तावेज करून घेणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव Name of the claiming party or in case of a decree or order or Civil Court, of Plaintiff	दिनांक Dates of		अनुक्रमांक, खंड व पृष्ठ Serial No. Vol. & page	शेरा Remarks	मुद्रांक रु.	नो. फी. रु.
	हेक्टर H	आर A	रु. Rs.	पै. P.	करून दिल्याचा Execution	नोंदणीचा Registration						
					मॅट्रिकल जेव्हापस सा. लि.	श्री श्री शंभूशंकर विद्यामंदीर	३०/६	२०/६	३०५३/२०१२	-	१०,५०,०००/-	१००/-
४/२	०५=०३.०६	आर था			PAN- AA CCM 3752 A	तर्फे वृद्धी-	२०१२	२०१३				
१०/२	००=८९	आर वल्थ-			तर्फे शंभूशंकर-	कमांडर के. शंभूशंकर						
वाड्याकाम	५००००	चौ. १२			सब. पी. परांजपे	पत्ता- १८९०/४, उल्लोरा-	नकल वाचली		कस्तासोबतची नकल			
प क्षेत्र- (शाळेबादी)					पत्ता- ९८८, शा. मंदीर रोड,	या ४ थ रंग, शा. मंदीर रोड,	रुजूवात घेतली		श्री. श्रीमती. कमांडर के. शंभूशंकर			
					चिमे पार्ले (वस्तु)- ४०००५०.	जयानगर, वेगळोरा- ५६००६६	रसलवर हुकुमनाम		पानी दिली रागास			
									दिनांक २०/६/१२			
									सह. द. नि. मुळशी क. २/दिजवडी			



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दस्त गौणवारा भाग - २

मलस : २
दस्त क्र. ३०५३/२०१२

दस्तावेज अंकमांक : ३०५३/२०१२

सन २०१२ चे २० वे दिनांकस २० ते २० दरम्यान

दुय्यम निबंधक मुळशी क्र. २ यांचे कार्यालयात समक्ष आणून दिनां. श्री. Bawshankar Vidya Mahalkar मुं.शु.

की घेतली ती रु १०० पै.
नोंदणी की : २००
पाने की :

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.....
.....

दुय्यम निबंधक, मुळशी क्र. २

प्रमाणित करण्यात येते की, दस्तांनवये एकूण ५५ पाने आहेत.

दुय्यम निबंधक, मुळशी क्र. २

पहिले / नंबरचे बुकात ३०५३ नंबरी नोंदविला आहे.

दिनांक २० माहे २० सन २०१२

दुय्यम निबंधक, मुळशी क्र. २

हे वरील दस्तावेज करून देणारेस स्वतः ओळखत असल्याचे सांगतात व त्यांची ओळख देतात.

१. श्री. शितलकुमार नंदकुमार देशपांडे, रा. वडगांव बु.॥, पुणे - ४१
सही.....
.....

२.
.....
.....
सही.....

दुय्यम निबंधक, मुळशी क्र. २
दि. २०/६/२०१२

