



22/07/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 9

दस्त क्रमांक : 5191/2014

नोंदणी :

Regn:63m

गावाचे नाव : 1) कोंढवा खुर्द

- (1) विलेखाचा प्रकार खरेदीखत
 (2) मोबदला 14156327
 (3) बाजारभाव(भाडेपट्टयाच्या वाढितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 14156327
 (4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव:पुणे म.न.पा.इतर वर्णन :, इतर माहिती: गांव मौजे कोंढवा खुर्द येथील स.नं. 1अ/1/2 या मंजूर ले-आऊट मधील प्लॉट नं. 1,2 ते 13, 22, 47 ते 52,63 ते 65, 68 ते 70 आणि 80 ते 88 यांसी क्षेत्र 02 हेक्टर 87 आर, आणि स.नं. 60 हिस्सा नं. 1अ यांसी क्षेत्र 02 हेक्टर 87 आर, स.नं. 60 हिस्सा नं. 2ब यांसी क्षेत्र 00 हेक्टर 42 आर, स.नं. 61 हिस्सा नं. 2 यांसी क्षेत्र 00 हेक्टर 68 आर, स.नं. 61 हिस्सा नं. 3ब यांसी क्षेत्र 00 हेक्टर 88 आर, स.नं. 61 हिस्सा नं. 3अ यांसी क्षेत्र 00 हेक्टर 88 आर, स.नं. 60 हिस्सा नं. 2अ यांसी क्षेत्र 00 हेक्टर 42 आर, स.नं. 60 हिस्सा नं. 1ब/1/2 यांसी क्षेत्र 00 हेक्टर 03 आर, स.नं. 60 हिस्सा नं. 1ब/1/3 यांसी क्षेत्र 00 हेक्टर 03 आर, स.नं. 60 हिस्सा नं. 1ब/1/3 यांसी क्षेत्र 00 हेक्टर 03 आर, स.नं. 60 हिस्सा नं. 1ब/1/3 यांसी क्षेत्र 00 हेक्टर 03 आर, स.नं. 60 हिस्सा नं. 3/1/8 यांसी क्षेत्र 00 हेक्टर 02 आर, स.नं. 60 हिस्सा नं. 3/1/12 यांसी क्षेत्र 00 हेक्टर 06 आर, स.नं. 60 हिस्सा नं. 3/1/4 यांसी क्षेत्र 00 हेक्टर 02 आर, स.नं. 60 हिस्सा नं. 1ब/1/1 यांसी क्षेत्र 00 हेक्टर 12 आर, स.नं. 60 हिस्सा नं. 3/1/7 यांसी क्षेत्र 00 हेक्टर 01 आर, स.नं. 60 हिस्सा नं. 3/1/1 यांसी क्षेत्र 00 हेक्टर 04 आर, स.नं. 60 हिस्सा नं. 3/1/1/6 यांसी क्षेत्र 00 हेक्टर 04 आर यांसी एकूण क्षेत्र 09 हेक्टर 13.5 आर या एकूण मंजूर एकत्रीकरण ले-आऊट मधील क्षेत्र 1021.38 चौ. मी. ही मिळकत.((Survey Number : 1A/1/2 ;))

- (5) क्षेत्रफळ 1) 1021.38 चौ.मीटर

- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

1): नाव:-सौ. मेहफुजाबाई व्होरा व इतर स्वतसाठी व मेसर्स एस. के. इस्टेट तर्फे भागीदार म्हणून, श्री. श्रीकांत आंबेकर, श्री. बाळासाहेब बाबर व इतर, श्री. विलास पारेख व इतर, पल्लवी पारेख व इतर, श्री. नयन इसराणी व इतर, सौ. मिनाक्षी अहिरे, सौ. नेहा अहिर, सौ. भगवंती भवानी, श्री. शेख बसीत अंजुम, श्री. सय्यद सय्यदभाई डफेदार, श्री. इम्तियाज शेख व इतर, श्री. अशरफ अदबुल, श्री. शांतीलाल वडदासिया तर्फे कु.मु. असिफ सत्तार, सौ. हरविंदर आनंद व इतर, ब्रम्हाकॉर्प लि. तर्फे श्री. विनोदकुमार अगरवाल सर्वातर्फे कु.मु. म्हणून विनोदकुमार अगरवाल यांचेकरीता कबुली जबाबाचे नेमलेले कु.मु. श्री. अविनाश सदाशिव कांबळे वय:-38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 2335, न्यू मोदीखाना, कॅम्प, पुणे-, महाराष्ट्र, पुणे. पिन कोड:-411001 पॅन नं:-

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

1): नाव:-श्री. मेहमुद आप्पा औटी - वर्किंग ऍज प्रेसिडेंट ऑफ ली मायनॉरिटी पुणे एज्युकेशन सोसायटी वय:-60; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ब्रम्हा पॅरिडाईस को. ऑप. हौ. सोसा, 3 मंगलदास रोड, कॅम्प, पुणे-, महाराष्ट्र, पुणे. पिन कोड:-411001 पॅन नं:-ALJPA5747J

- (9) दस्तऐवज करुन दिल्याचा दिनांक 19/07/2014

Pre-Registration summary(नोंदणी पूर्व गोषवारा)

मंगळवार, 22 जुलै 2014 11:20 म.पू.

दस्त गोषवारा भाग-1

हवल9

दस्त क्रमांक: 5224/2014 988/9421

दस्त क्रमांक: हवल9 /5224/2014

बाजार मुल्य: रु. 3,41,55,000/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 15,52,500/-

दु. नि. सह. दु. नि. हवल9 यांचे कार्यालयात
अ. क्रं. 5224 वर दि. 22-07-2014
रोजी 10:54 म.पू. वा. हजर केला.

पावती: 6534

पावती दिनांक: 22/07/2014

सादरकरणाराचे नाव: भाडेकरू श्री. मेहमुद आप्पा औटी - वर्कींग ऍज
प्रेसिडेंट ऑफ ली मायनॉरिटी पुणे एज्युकेशन सोसायटी

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 3040.00

डाटा एन्ट्री रु. 20.00

पृष्ठांची संख्या: 152

दस्त हजर करणाऱ्याची सही:

एकुण: 33060.00

सह दुय्यम निबंधक, हवेली-9

कमी पडलेलं नां फी/पान फी रकम
रुपये 900 पा.क्र. ने वसूल केली

सह दुय्यम निबंधक, हवेली-9

सह. दु.नि. (वर्ग-2) हवेली क्र. ९-

दस्ताचा प्रकार: लीजडीड

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 22 / 07 / 2014 10 : 54 : 07 AM ची वेळ: (सादरीकरण)

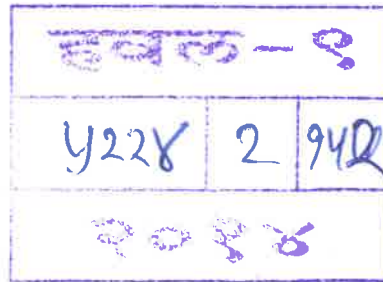
शिक्षा क्रं. 2 22 / 07 / 2014 10 : 55 : 38 AM ची वेळ: (फी)



CHALLAN
MTR Form Number-6

GRN	MH001864002201415E	BARCODE					Date	18/07/2014-17:41:47	Form ID	36	
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Non-Judicial Customer-Direct Payment				TAX ID (If Any)						
	Sale of Non Judicial Stamps IGR Rest of Maha				PAN No. (If Applicable)		ALJPA5747J				
Office Name	HVL23_HAVELI 23 JOINT SUB REGISTRAR				Full Name		MEHMOOD APPA AUTI				
Location	PUNE				Flat/Block No.		AREA 3000 SQ. MTRS				
Year	2014-2015 One Time				Premises/Building						
Account Head Details		Amount In Rs.		Road/Street		FROM PRIVATE LAYOUT OF SNO 32					
0030046401	Sale of NonJudicial Stamp		1552500.00		Area/Locality		PUNE				
				Town/City/District							
				PIN		4	1	1	0	4	8
				Remarks (If Any)							
				PAN2--PN=NEW HORIZON DEVELOPERS PVT							
				LTD--CA=31050000							
				Amount In		Fifteen Lakh Fifty Two Thousand Five Hundred Rupee					
Total		1552500.00		Words		s Only					
Payment Details				BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	REF No.	02300042014071832497	181222989				
Cheque/DD No				Date		18/07/2014-17:41:03					
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

Mobile No. : 9890440756

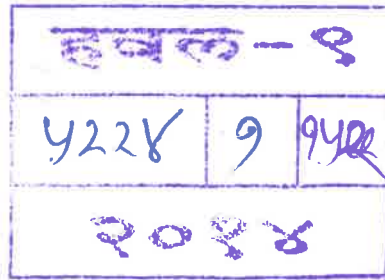




CHALLAN
MTR Form Number-6

GRN	MH001864157201415E	BARCODE					Date	18/07/2014-17:47:43	Form ID	36	
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Registration Fees			TAX ID (If Any)							
	Ordinary Collections IGR			PAN No. (If Applicable)		ALJPA5747J					
Office Name	HVL23_HAVELI 23 JOINT SUB REGISTRAR			Full Name		MEHMOOD APPA AUTI					
Location	PUNE			Flat/Block No.		AREA 3000 SQ. MTRS					
Year	2014-2015 One Time			Premises/Building							
Account Head Details		Amount In Rs.		Road/Street		FROM PRIVATE LAYOUT OF S. NO. 32					
0030063301 Amount of Tax		30000.00		Area/Locality		PUNE					
				Town/City/District							
				PIN		4 1 1 0 4 8					
				Remarks (If Any)							
				PAN2--PN=NEW HORIZON DEVELOPERS PVT							
				LTD--CA=31050000							
				Amount In		Thirty Thousand Rupees Only					
Total		30000.00		Words							
Payment Details			BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK					
Cheque-DD Details			Bank CIN		REF No.		02300042014071832518		181224679		
Cheque/DD No			Date		18/07/2014-17:46:54						
Name of Bank			Bank-Branch		BANK OF MAHARASHTRA						
Name of Branch			Scroll No. , Date		Not Verified with Scroll						

Mobile No. : 9890440756





22/07/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 9

दस्त क्रमांक : 5224/2014

नोंदणी :

Regn:63m

गावाचे नाव : 1) कोंढवा खुर्द

(1)विलेखाचा प्रकार	लीजडीड
(2)मोबदला	0.0
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	34155000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:पुणे म.न.पा.इतर वर्णन : , इतर माहिती: , इतर माहिती: गाव मौजे कोंढवा खुर्द येथील स. नं. ३२ या मंजूर खाजगी ले - आऊट मधील प्लॉट नं. १ ते ९ यांसी क्षेत्र ३००० चौ. मी. ही मिळकत.((Survey Number : 32 ;))
(5) क्षेत्रफळ	1) 3000 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:-भाडेकरू श्री. मेहमुद आप्पा औटी - वर्कींग एंज प्रेसिडेंट ऑफ ली मायनॉरिटी पुणे एज्युकेशन सोसायटी वय:-60; पत्ता:-, -, -, -, कॅम्प , पुणे, सी डी ए (ओ), MAHARASHTRA, PUNE, Non-Government. पिन कोड:-411001 पॅन नं:-ALJPA5747J 2): नाव:-संमती देणार - न्यू हेरॉयझन डेव्हलपर्स प्रा. ली. तर्फे अधिकृत संचालक श्री. विनोद कुमार बी. अगरवाल यांचे तर्फे वि कु मु म्हणून श्री. अविनाश कांबळे वय:-38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: कॅम्प , पुणे, . . पिन कोड:-411001 पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मालक सरलादेवी , हरीश मनषा , कर्नल कनवलजीत सिंग , मुकेश तनेजा , मधू जिली , वीणा सक्सेना व इतर , वीणा मलिक , लेफ्टनंट जी. एस मान , मीरा रमेश व इतर या सर्वांच्या तर्फे कु. मु. धारक म्हणून विनोदकुमार बी अगरवाल यांचे करिता कबुली जबाबाचे नेमलेले श्री. अविनाश कांबळे वय:-38; पत्ता:-, -, -, -, कॅम्प , पुणे, सी डी ए (ओ), MAHARASHTRA, PUNE, Non-Government. पिन कोड:-411001 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	21/07/2014
(10)दस्त नोंदणी केल्याचा दिनांक	22/07/2014
(11)अनुक्रमांक,खंड व पृष्ठ	5224/2014
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1552500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

(14)शेरा
मी नकल वाचली
मी रुजुवात घेतली

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला
अस्तित्वात हुकूम नकल

iSarita v1.3.0

सह.दु.नि(वर्ग-२) हवेली क्र.९

दस्तासोबतची नकल

श्री./सौ.

यांना दिली.

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

दिनांक 22/7/2014 2014



सह.दु.नि(वर्ग-२) हवेली क्र.९

Pre-Registration summary(नोंदणी पूर्व गोषवारा)



22/07/2014 11 19:35 AM

दस्त गोषवारा भाग-2

हवल9

दस्त क्रमांक:5224/2014 998/940

दस्त क्रमांक :हवल9/5224/2014

दस्ताचा प्रकार :-लीजडीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:भाडेकरू श्री. मेहमुद आप्पा औटी - वर्कींग ऍज प्रेसिडेंट ऑफ ली मायनॉरिटी पुणे एज्युकेशन सोसायटी पत्ता:-, -, -, कॅम्प , पुणे, सी डी ए (ओ), MAHARASHTRA, PUNE, Non-Government. पॅन नंबर:ALJPA5747J	भाडेकरू वय :-60 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित लीजडीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अड्वोकट विनायक वसंत काळगेकर वय:28 पत्ता:शनिवार पेठ , पुणे पिन कोड:411030		

खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	संमती देणार - न्यू हेरॉयझन डेव्हलपर्स प्रा. ली. तर्फे अधिकृत संचालक श्री. विनोद कुमार बी. :अगरवाल यांचे तर्फे वि कु मु म्हणून श्री. अविनाश कांबळे प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: कॅम्प , पुणे, , . मालक सरलादेवी , हरीश मनषा , कर्नल कनवलजीत सिंग , मुकेश तनेजा , मधू जिली , वीणा सक्सेना व इतर , वीणा मलिक , लेफ्टनंट जी. एस मान , मीरा रमेश व इतर या सर्वांच्या तर्फे कु. मु. धारक म्हणून :विनोदकुमार बी अगरवाल यांचे करिता कबुली जबाबाचे नेमलेले श्री. अविनाश कांबळे -, -, -, कॅम्प , पुणे, सी डी ए (ओ), MAHARASHTRA, PUNE, Non-Government.

सह दुय्यम निबंधक, हवेली-9

EPayment Details.



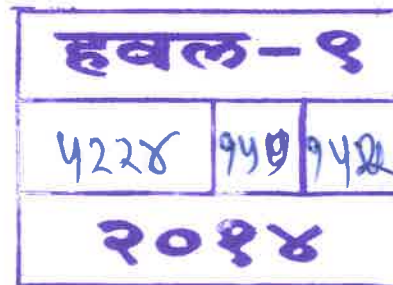
Pre-Registration summary(नोंदणी पूर्व गोषवारा)

sr.	Epayment Number	Defacement Number
1	MH001864157201415E	0001162613201415
2	MH001864002201415E	0001162612201415

5224 /2

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Pre-Registration summary(नोंदणी पूर्व गोषवारा)



22/07/2014 11 42:12 AM

दस्त गोषवारा भाग-2

हवल9

दस्त क्रमांक:5224/2014

949/942

दस्त क्रमांक :हवल9/5224/2014
दस्ताचा प्रकार :-लीजडीड

5224 /2

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:संमती देणार - न्यू हेरॉयझन डेव्हलपर्स प्रा. ली. तर्फे अधिकृत संचालक श्री. विनोद कुमार बी. अगरवाल यांचे तर्फे वि कु मु म्हणून श्री. अविनाश कांबळे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: कॅम्प , पुणे, , , पॅन नंबर:	मान्यता देणार वय :-38 स्वाक्षरी:-		
2	नाव:भाडेकरू श्री. मेहमुद आप्पा औटी - वर्कींग ऍज प्रेसिडेंट ऑफ ली मायनॉरिटी पुणे एज्युकेशन सोसायटी पत्ता:-, -, -, कॅम्प , पुणे, सी डी ए (ओ), MAHARASHTRA, PUNE, Non-Government. पॅन नंबर:ALJPA5747J	भाडेकरू वय :-60 स्वाक्षरी:-		
3	नाव:मालक सरलादेवी , हरीश मनषा , कर्नल कनवलजीत सिंग , मुकेश तनेजा , मधू जिली , वीणा सक्सेना व इतर , वीणा मलिक , लेफ्टनंट जी. एस मान , मीरा रमेश व इतर या सर्वांच्या तर्फे कु. मु. धारक म्हणून विनोदकुमार बी अगरवाल यांचे करिता कबुली जबाबाचे नेमलेले श्री. अविनाश कांबळे पत्ता:-, -, -, कॅम्प , पुणे, सी डी ए (ओ), MAHARASHTRA, PUNE, Non-Government. पॅन नंबर:	मालक वय :-38 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित लीजडीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:22 / 07 / 2014 11 : 39 : 33 AM

ओळख:-

मदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अॅडवोकेट विनायक वसंत काळगेकर वय:28 पत्ता:शनिवार पेठ , पुणे पिन कोड:411030		

शिक्का क्र.4 ची वेळ:22 / 07 / 2014 11 : 39 : 59 AM



iSarita v1.3.0

Pre-Registration summary(नोंदणी पूर्व गोषवारा)

सह दुय्यम निबंधक, हवेली-9

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH001864157201415E	0001162613201415
2	MH001864002201415E	0001162612201415

5224 /2

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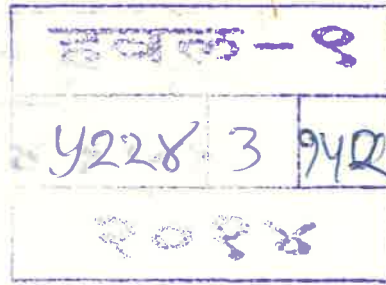
प्रमाणित करण्यात येते की,
या दस्तावेजाचा क्र. १५२ आहे.

सह.दुय्यम निबंधक (हवेली-९) हवेली क्र.९

पत्राचे क्र. ५२२४ हवेली जिल्हा.

सह.दुय्यम निबंधक (हवेली-९) हवेली क्र.९
दिनांक २२/०६/२०१४





LEASE DEE

This Lease Deed is made and executed on this ___ Day of July 2014 at Pune.

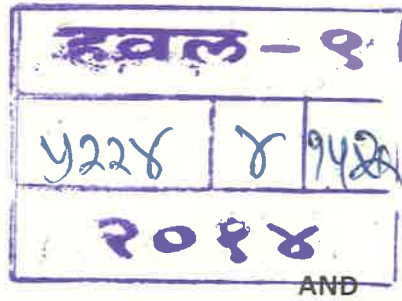
BETWEEN

- I. (A) Mrs. Sarla Dev, Age :- 86 Years, Occupation : House Hold, Residing at :- F – 5/12, Salunke Vihar, Pune – 411048
- I. (B) Mr. Harish Mansha, Age :- 58 Years, Residing at :- B -14, ShantiKunj, Opp. GPO, Pune – 411001.
- I. (C) Col. Mr. Kanwaljit Singh, Age :- 75 Years, Occupation :- Defense Service, Residing at :- 30/12, Shikshak Nagar, Near Sopan Baug, Pune – 411006.
- I. (D) Mr. Mukesh Taneja, Age : Adult, Occupation : Defense Service, Residing at :- D – 10/B, Vijay Nagar, New Delhi, 11009.
- I. (E) Mrs. Madhu Jolly, Age : 52 Years, Occupation : House Hold, Residing at :- B – 3 – B, Single Storey, Vijay Nagar, New Delhi, 11009.
- I. (F) (a) Mrs. Veena Saxsena, Age :- 62, Years, (b) Mr. Anil Kumar Saxsena, Age : 68 Years, Occupation : Defense Service, Both Residing at :- Flat No. 7, Sacred Heart Town, Wanawadi, Pune – 411040.
- I. (G) Veena Malik, Age : 51, Years, Occupation : House Hold, Residing at : Memory Garden, NIBM Road, Kondhwa Kh, Pune 411048.
- I. (H) LT. CDR. J. S. Mann, Age : 50 Years, Occupation : Defense Service, Residing at :- 313, Arlington Court No. 3, Clover Village, Wanawadi, Pune 411040.
- I. (I) Mrs. Meera Ramesh, Age :- 49 Years, Occupation : House Hold, Residing at : F- 5/12, Saluke Vihar, Pune – 411040. (b) Miss. Nadita Ramesh, Age :- 33 Years, Both residing at : F- 5/12, Saluke Vihar, Pune – 411040.

And hereinafter referred to as the “OWNERS” / “LESOOR” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors and administrators), and Owners/ Lessor No. I. (A) to I. (I), represented through their constituted attorney, Shri. Vinodkumar B. Agarwal, Age : Adult, Occupation : Business.

...OWNERS / LESSOR

--PARTY OF THE ONE PART



Mr. MEHMOOD APPA AUTI, Age: - 60 Years, Occupation :- Business, Residing at :- Flat No. H1/1 Bramha Paradise Co – Operative Housing Society, 3 Mangaldas Road, Pune – 411001, working as PRESIDENT OF LE MINORITIES PUNE EDUCATION SOCIETY, and hereinafter referred to as the 'LESSEE' (which expression shall unless it be repugnant to the context or meaning thereof, shall mean and include his successors, legal heirs and representatives, executors and assigns)

..... PARTY OF THE SECOND PART

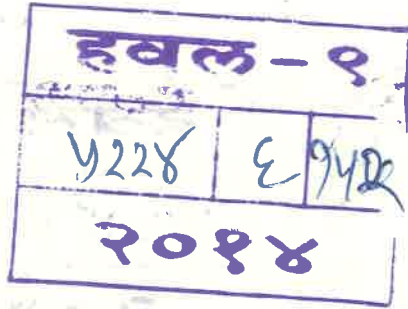
AND

NEW HORIZON DEVELOPERS PVT. LTD., a Private Limited Company through its Directors, 1. Mr. AMRUTA V. MHASKE and/or Mr. VINODKUMAR B. AGRAWAL having their office address at :- 3 Queen's Garden Road, Camp, Pune - 411001 and hereinafter referred to as the 'DEVELOPERS / CONSENTING PARTY' (Which expression shall unless it be repugnant to the context or meaning thereof, shall mean and include the said company, its successor's in title, its receivers, assigns, executors, official liquidators, or the company or companies in which the said company may be merged or amalgamated)

..... PARTY OF THE THIRD PART

WHEREAS the owners/ Lessor above named are the lawful owners of the properties bearing Plot Nos. 1 to 9 carved out of Private layout of Survey No. 32 area admeasuring 3000 Sq.mtrs, situated at revenue village Kondhawa Khurda, Taluka Haveli, District Pune, within the limit of Pune Municipal Corporation & within the Jurisdiction of Joint Sub – Registrar Haveli. XII, which is more particularly described in Schedule written hereunder & hereinafter referred to as the 'SAID PROPERTY'.

WHEREAS Party of the First Part above named have, by Development Agreement & Power of Attorney of their respected Plot, agreed to assign the said property for the purpose of development unto the consenting party. But it's realized that because some technical issues the Party of the Third Part unable to cause the construction over the said property. Hence, Party of the First Part desirous of providing the said property on lease term for getting some source of income. And for this purpose, party of the third part has agreed to join this Lease Deed as a Consenting Party.



handing over the possession of the said property to the lessee or from the date of signing this Agreement.

- 2) That the period of this lease agreement is finalized for 360 months and it has to be extended as per mutual agreement between the parties. The lessor agreed that the existence of this Lease Deed, for the said property, they will not enter in any transaction of the said property. That lessee will at expiration of the said term or sooner determination thereof peaceably and quietly surrender to the lessor the said property after removing any temporary structures made by him thereon unless the lessor shall express his willingness to purchase the same at a valuation in which case the lessee shall sell the same to the lessor at a valuation to be made by mutual consent.
- 3) **The Lessor covenants :** The lessor hereby enters into the following covenants with the lessee:-
 - i) The lessor is the owners of and otherwise seized and possessed of the said property and the lessor has full and absolute right to grant a lease in favor of the lessee.
 - ii) The lessee shall enjoy his rights over the said property free from disturbance from the lessor or their successors in title.
 - iii) The lessor shall not create any encumbrance or third party interest in respect of the said property, so as not to affect the enjoyment of the said property by the lessee or their successors in title or assignees.
 - iv) The lessee is running a School namely PEARL DROP SCHOOL and for the purpose of School Play Ground, lessee is acquiring lease rights of the said property. Lessee shall have right to do required things, for carrying school ground over the said property, subject to, that lessee shall do so strictly in accordance with the rules and regulations of prevalent laws, bylaws of appropriate authority. Lessee agreed for not erecting any permanent building structure and lessee shall not use any FSI of the said land, as said land is given on lease basis for exclusive use of play ground.

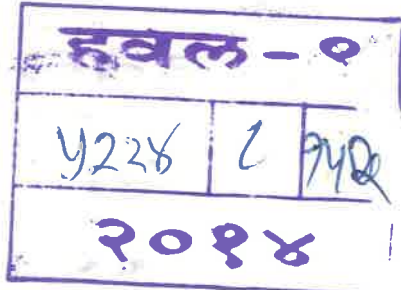


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v) It is specifically agreed by the lessee that for carrying school play ground on the said property they will obtain all required permissions, sanctions from Competent Authority, to carry-out and continue school play ground over the said property. All and entire efforts and responsibility for the same is agreed to be completed by the lessee and they will do the same as early as possible after execution of these presents. The lessor is ready to extend their cooperation to lessee by signing all those required applications, affidavits, indemnities, assurances, notices, letters etc. required for obtaining the permission from competent authority to start school play ground on the said property.

4) **The Lessee agrees that –**

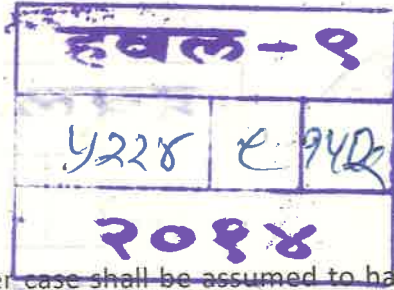
- i. **Purpose : To use the said property for School Play Ground.**
- ii. **Maintenance :** The lessee hereby undertakes to keep the said entire property, proposed temporary structures thereto under good conditions and repair, at their own cost, efforts and responsibility.
- iii. The lessee shall pay the rent punctually before 10th Day as agreed. Failure of Lessee to pay the rent for consecutive 3 months will automatically terminates this Lease and in such situation, the Lessee is liable to surrender his rights and needs to handover possession of said property back to the Lessor. It is also well informed by the Lessor to Lessee that failure of Lessee to follow and obey any terms of this deed, may lead the Lessor to terminate this Deed by giving 30 days Notice and after such notice Lessee is required to vacate the said property within 30 days.
- iv. **Payment of Common expenses and Taxes :** To pay all charges, taxes, local governing body maintenance expenses for the said property, Non-Agricultural Taxes, Grampanchayat Taxes and all necessary and applicable charges are to be paid by the lessee in name of Lessor and on behalf of lessor, provided that, the lessor shall pay the payable taxes and all other outgoings as on dated up to the execution of this lease deed for the said property and after that, all outgoings pertaining to the said property shall be borne and paid by the lessee. That during the said term, in name of Lessor and on behalf of Lessor, the lessee will



pay all rates, taxes and charges of every description now payable or hereafter become payable in respect of the said property.

- v. **New Structure** : If lessee required to make any easily detachable structure over the said property for carrying School Play Ground activity, then lessee can do so with prior written permission of the licensor or subject to entire responsibility and expenses for the same is to be fulfilled by the lessee. The lessor will never be held liable or responsible for any such activities or any mishaps or accidents over said property.
- vi. **Right of Lessor to Inspect the said property** : The lessor shall have the right by itself, to enter the said property at reasonable hours to inspect the status of the said property.
- vii. **Compliance** : The lessee agrees to perform, fully obey and comply with all ordinances, rules, regulations and laws of all public and government authorities, boards and officers relating to use and occupation of the said property.
- viii. **Waste** : The lessee agree that they will not permit any waste, garbage or nuisance caused because of it to the adjacent properties. The lessee agree to install a Waste Management Plant over the said property for better waste management. All expenses for the same are to be incurred by the lessee.
- ix. That the lessee shall not do any act affecting the title of the lessor to the said property.

- 5) **Service of notice** : - The parties hereby mutually agree that any demand for payment or notice requiring to be made upon or given to the lessee shall be sufficiently made or given if sent by the lessor or his agent through the post by registered letter addressed to the lessee at the demised premises (or, Flat No. H1/14, Bramha Paradise Co - Operative Housing Society, 3 Mangaldas Road, Pune - 411001) and that notice requiring to be given to the lessor shall be sufficiently given if sent by the lessee through post by registered letter addressed to the lessor at their usual or last known place of business (or, at 03, Queen's Garden Road, Camp, Pune - 411001) AND that any



demand or notice sent by post in either case shall be assumed to have been delivered in the usual course of post.

- 6) **Possession** : That the lessor has delivered the actual vacant possession of the said property to the lessee at the time of execution of this deed. The lessee is entitled to be in possession of the said property and also permitted by the lessor to use the said property as school play ground. Whatever newly constructed temporary structures will be held owned by the lessee and will be under management and ownership of the lessee. After expiration of this lease term, the same shall be disposed off as per 'Clause - 2', written herein above.
- 7) **Assignment & Sub-Lease** : The lessee is not allowed to sub-let any portion of the said property to any Sub-Tenant for any activities or purposes.
- 8) That in consideration of the lessee having paid the security deposit an amount of 5,00,000/- (Rupees Five Lakhs only) by Cheque / D.D. no. : 849585, Dated : 18/07/2014, drawn on the Bank of Maharashtra, Branch Camp Pune. And agreeing to pay rent, as aforesaid, the lessor does hereby grant and confer lease of the said property by putting the lessee in actual possession **TO HAVE AND TO HOLD** the same, till term of this lease or after extension of term of this lease. The extension of the term of this lease is to be effected by executing supplementary or fresh lease deed by the parties.
- 9) That all expenses towards the stamp duty, registration charges and incidental expenses thereto were agreed to be paid and borne by the lessee and accordingly they done so.

SCHEDULE REFERRED TO ABOVE

All that piece and parcel of property bearing Plot No's 1 to 9 totally area admeasuring 3000 Sq.mtr carved out of Private Layout of Survey No. 32, situated at revenue village Kondhawa Khurda, Taluka Haveli, District Pune, within the limit of Pune Municipal Corporation & within the Jurisdiction of Joint Sub – Registrar Haveli. XII. bounded as under :-

On or towards the East :- By Survey No. 31 Kondhwa Kh.

On or towards the South :- By Internal Road of Private Layout

On or towards the West :- By Survey No. 9 Kondhwa Kh.

On or towards the North :- By Survey No. 36 & 33 (Part) Kh.



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IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED HEREUNDER AT PUNE THE
 DAY OF JULY 2014.

SIGNED SEALED AND DELIVERED by the
 above named OWNERS/LESSORS through their
 Constituted Attorney, Shri. Vinodkumar B. Agarwal



[Handwritten signature]



OWNERS / LESSORS

SIGNED SEALED AND DELIVERED by the
 above named LESSEE



[Handwritten signature]



Mr. MEHMOOD APPA AUTI

LESSEE

SIGNED SEALED AND DELIVERED by the
 above named CONSENTING PARTY



[Handwritten signature]



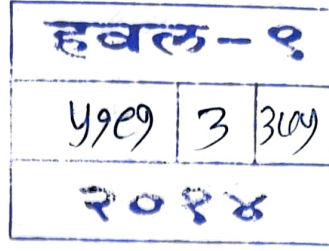
NEW HORIZON DEVELOPERS PVT. LTD.

CONSENTING PARTY

IN WITNESS OF

1. *[Signature]*
 SANTOSH GUNNAL
 1164 NANA
 PETH PUNE

2. *[Signature]*
 Mrs. Aika Rege
 Aundh 7



SALE – DEED

THIS DEED OF SALE / CONVEYANCE is made and executed at Pune on this 19 day of July 2014,

BETWEEN

I. (A). (a) Mrs. Mefuzabai Sajjadbhai Vohra, Adult, (b) Mrs. Mehru Hatim Zaveri, Adult, (c) Dr. (Mrs.) Farida Taher Chherwalla Nee Miss Farida Sajjadbhai Vohra, Adult, (d) Mrs. Shamshad Akbar Beguwalla Nee Miss Shamshad Sajjadbhai Vohra, Adult, (through her duly constituted attorney Dr. (Mrs.) Farida Taher Chherwalla), (e) Mrs. Farzana Moiz Bhaimia Nee Miss Farzana Sajjadbhai Vohra, Adult, all for self and as partners of M/s. S. K. Estates, a registered partnership firm, having its office at 1155, Saifee lane, Pune,

I. (B). Mr. Shrikant G. Ambekar, Age 58 years, Occupation Business /Agriculturist, residing at 1892, Sadashiv, Natubagh, Pune 411 030.

I. (C). (1) Shri. Balasaheb Dynoba Babar, Adult, (b) Sau. Shobha Balasaheb Babar, Adult, (c) Mr. Vishal Balasaheb Babar, Adult, (d) Kum. Harshal Balasaheb Babar, Minor, (minor through natural & legal guardian father i.e. No. 1 hereinabove), (2) Shri. Shivaji Dnyanoba Babar, Adult, (a) Sau. Sadhana Shivaji Babar, Adult, (b) Kum. Amar Shivaji Babar, Minor, (c) Kum. Amruta Shivaji Babar, Minor, (d) Kum. Pallavi Shivaji Babar, Minor, (Nos. 2. b, c, d minors through natural & legal guardian father i.e. No. 2 above named), (3) Shri. Prakash Dnyanoba Babar, Adult, (a) Sau. Lata Prakash Babar, Adult, (b) Kum. Pratima Prakash Babar, Minor, (c) Kum. Pratik Prakash Babar, Minor, (Nos. 3 b & c minors through natural & legal guardian father i.e. No. 3 hereinabove), (4) Smt. Babutai Dnyanoba Babar, Adult, (5) Shri. Pandurang Ramchandra Babar, Adult, (a) Sau. Baby Pandurang Babar, Adult, (b) Mr. Ganesh Pandurang Babar, Adult, (c) Ms. Komal Pandurang Babar, Adult, (d) Mr. Yuvraj Pandurang Babar, Adult, (6) Shri. Baliram Ramchandra Babar, Adult, (a) Sau. Jayshree Baliram Babar, Adult, (b) Mr. Sachin Baliram Babar, Adult, (c) Kum. Avinash Baliram Babar, Minor, (d) Kum. Sarika



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Baliram Babar, Minor, (Nos. 6 c & d minors through their natural & legal guardian father i.e. 6 hereinabove), **(7)** Shri. Mahadeo Ramchandra Babar, Adult, **(a)** Mrs. Smita Mahadeo Babar, Adult, **(b)** Kum. Archana Mahadeo Babar, Minor, **(c)** Kum. Mahesh Mahadeo Babar, Minor, **(d)** Kum. Aparna Mahadeo Babar, Minor, **(e)** Kum. Prasad Mahadeo Babar, Minor, (Nos. 7 b, c, d & e minors through their natural & legal guardian father i.e. 7 hereinabove), All resident of village Kondhava Khurd, Pune.

I. **(D)**. **(a)** Mr. Vilas Manilal Parekh, Age 58 years, Occupation Agriculturist / Business, residing at 322/21, Shankarseth Road, 'Apnapan', Fule Colony, Pune 411 042. **(b)** Mrs. Shashikala Vilas Parekh, Adult, **(c)** Mr. Amol Vilas Parekh, Adult,

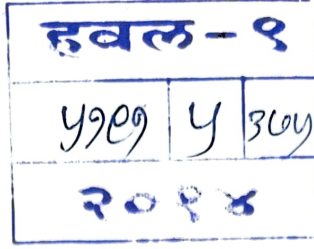
I. **(E)**. **(a)** Ms. Pallavi Prakash Parekh alias Snehalata Siddharth Shah, Age 50 years, Occupation Housewife, **(b)** Mr. Sachin Prakash Parekh Age 30 years, Occupation Business, **(c)** Ms. Seema d/o. Prakash Parekh, alias Seema w/o. Mahesh Shah, Age 26 years, Occupation Service, **(d)** Ms. Vaijanti Rajendra Parekh, Age 48 years, Occupation Business, **(e)** Mr. Vishal Rajendra Parekh, Age 25 years, Occupation Business, **(f)** Ms. Vaishali Rajendra Parekh, Age 28 years, Occupation Housewife, all residing at Shankershet Road, Pune.

I. **(F)** **(a)** Mr. Nayan Mithu Israni, Age :- 65 years, R/at :- Shanti Kunj, Sadhu Vaswani Chowk, Pune - 411001 **(b)** Mrs. Nirmala Mulchand Kaknani, Age :- 68, R/at 898, Bootee Street, Pune - 411001 **(c)** Mrs. Sunita Murlidhar Kaknani Age :- 66, R/at :- 389, Bhawani Peth, Pune - 411002 & **(d)** Mr. Gopal Mulchand Kulkarni Age :- 44, R/at :- 898, Bootee Street, Pune - 411001

I. **(G)**. Mrs. Meenakshi Dinesh Ahire, Age :- 51 years, occupation - House Hold, Address :- 1078, Butti Street, Camp, Pune - 411001.

I. **(H)**. Mrs. Neha Sunil Ahir, Age :- Adult, Occupation :- House Hold, Address :- 558/4, Nana Peth, Pune - 411002

I. **(I)**. Mrs. Bhagwanti Lilaram Bhavani, Age : Adult, Occup :- House Hold Address :- 437/A/10, Kunban Hsg. Society, Model Colony, Pune - 411016.



I. (J). Mr. Shaikh Arshad Basit Anjum, Age : Adult, 795/8, Bhavani Peth, Pune – 411042.

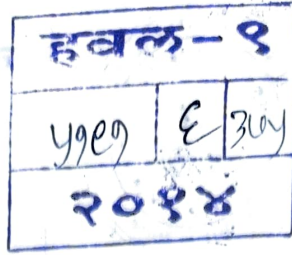
I. (K). Mr. Sayyad Jainalabuddin Sayyedbhai Dafedar, Age 64 years, Occupation - Business, Residing at 481, Rasta Peth, Pune - 411011.

I. (L) (a) Mr. Imtiaz Hussain Shaikh, Age 37 years, Occupation - Service, permanent resident of Mumbai and at S. No. 60, Kondhava Khurd, Pune, (b) Mr. Shaikh Hussain Shaikh Mehboob, Age 63 years, Occupation - Service, permanent resident of Mumbai and at S. No. 60, Kondhava Khurd, Pune.

I. (M). Mr. Ashraf Shaikh Abdul, Age 38 years, Occupation - Business, Residing at Bhavani Peth, Taluka Pune City, District Pune.

I. (N). **BRAMHACORP LIMITED** (formerly being a partnership firm registered under provisions of Indian Partnership Act, 1932 were known as 'M/s. BRAMHA BUILDERS', and subsequently as 'M/s. BRAMHACORP INFRASTRUCTURES' and thereafter, being a company formed and registered under provisions of Chapter / Part IX of Companies Act, 1956 were known as 'BRAMHACORP INFRASTRUCTURES PRIVATE LIMITED' and subsequently as 'BRAMHACORP PRIVATE LIMITED') a Public Limited Company incorporated and registered under the provisions of the Companies Act, 1956, having its registered office at 3, Queen's Garden Road, Pune 411001 and hereinafter referred to as the "PROMOTERS", PAN - AAFCB0273N, (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the said Company, it's successors in title, its receivers, assigns, executors, official liquidators, or the Company or Companies in which the said Company may be merged or amalgamated) through its Director, **MR. KARAN VINODKUMAR AGRAWAL**, Age : Adult, and/or Director, **MR. DINESH MAHENDRAKUMAR AGARWAL**, Age : Adult and/or its authorized signatory, **MR. VINODKUMAR B. AGARWAL**, Age : 55 years, occupation : Business.

I. (O). Shantilal Laxman Wadgasia, Age 44 years, Occupation - Service, residing at Kondhava, Pune, Through his Constituted Attorney, Mr. Asif Sayyed Sattar.



I. (P). Mrs. Harvinder Kaur Anand, Age 66 years, Occupation - Housewife, resident of Dwarka, New Delhi - 110075, (b) Mrs. Nirmala Ranvir Malhotra, Age 76 years, Occupation - Housewife, resident of Noida, Uttar Pradesh.


And hereinafter referred to as the "OWNERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors and administrators), and Owner No. I. (A) to I. (P), represented through their constituted attorney, Shri. Vinodkumar B. Agarwal, Age : Adult, Occupation : Business. ...OWNERS

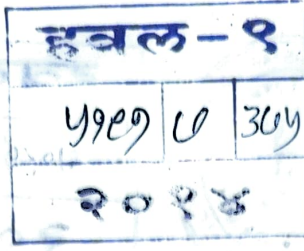
I. **BRAMHACORP LIMITED'** (formerly being a partnership firm registered under provisions of Indian Partnership Act, 1932 were known as 'M/s. BRAMHA BUILDERS', and subsequently as 'M/s. BRAMHACORP INFRASTRUCTURES' and thereafter, being a company formed and registered under provisions of Chapter / Part IX of Companies Act, 1956 were known as 'BRAMHACORP INFRASTRUCTURES PRIVATE LIMITED' and subsequently as 'BRAMHACORP PRIVATE LIMITED') a Public Limited Company incorporated and registered under the provisions of the Companies Act, 1956, having its registered office at 3, Queen's Garden Road, Pune 411001 and hereinafter referred to as the "PROMOTERS", PAN - AAFCB0273N, (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the said Company, it's successors in title, its receivers, assigns, executors, official liquidators, or the Company or Companies in which the said Company may be merged or amalgamated) through its (1) Director, **MR. HIMANSHU VINODKUMAR AGRAWAL**, Age : 26 years, and/or (2) Director, **MR. KARAN VINODKUMAR AGRAWAL**, Age : 24 years, and/or (3) Director, **MR. DINESH MAHENDRAKUMAR AGARWAL**, Age : 27 years and/or (4) its authorized signatory, **MR. VINODKUMAR B. AGARWAL**, Age : 55 years, occupation : Business.

... PROMOTERS

... PARTY OF THE ONE PART

AND


Mr. MEHMOOD APPA AUTI, Age: - Adult, Occupation :- Business, Residing at :- Flat No. H1/14, Bramha Paradise Co - Operative Housing Society, 3, PAN :



ALIPA5747J and working as PRESIDENT OF LE MINORITIES PUNE EDUCATION SOCIETY, and hereinafter referred to as **THE PURCHASERS**, (which expression shall, unless repugnant to the context, mean and include his heirs, executors administrators and assigns)

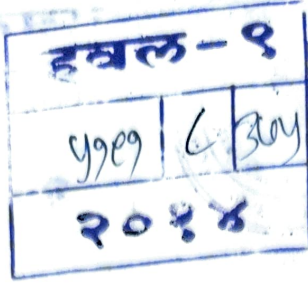
... PARTY OF THE SECOND PART.

AND

WHEREAS the owners above named are the lawful owners of the properties bearing Plot Nos. 1, 2, to 13, 22, 47 to 52, 63 to 65, 68 to 70 and 80 to 88 carved out of the sanctioned layout of Survey No. 1A/1/2 area admeasuring 26715 Sq.mtr i.e. 02 Hector 87.5 Aar, **AND**

Survey Numbers	Hissa Numbers	Area (mentioned in Hector - Aar)
60	1A	02 - 56
60	2B	00 - 42
61	2	00 - 68
61	3B	00 - 88
61	3A	00 - 88
60	2A	00 - 42
60	1B/1/2	00 - 03
60	1B/1/3	00 - 03
60	1B/1/3	00 - 03
60	1B/1	00 - 04
60	3/1/8	00 - 02
60	3/1/12	00 - 06
60	3/1/4	00 - 02
60	1B/1/1	00 - 12
60	3/1/7	00 - 01
60	3/1/1	00 - 04
60	3/1/1/6	00 - 04

Totally admeasuring 09 Hectares 12.5 Ares



WHEREAS the Owners above named hold lawful ownership of aforementioned properties totally admeasuring 09 Hectares 12.5 Ares, all situated at village Kondhava – Khurd, Taluka Haveli, District Pune, within the local limit of Pune Municipal Corporation and within the jurisdiction of Sub – Registrar Haveli No. XII, hereinafter jointly referred to as the “**SAID PROPERTY**”, is owned and possessed by the aforementioned owners.

WHEREAS the Owners submitted the said Property to Pune Municipal Corporation for approval of Amalgamation plan. And in pursuance of the same, Pune Municipal Corporation on 28/03/2001 sanctioned the Amalgamation Plan of said property bearing Order No. DPO/4704/VI/76, and same is revised on 15/05/2012 by commencement certificate no. CC/0472/12, and out of the said amalgamation plan the area admeasuring 1021.38 Sq.mtrs, i.e. 10,994 Sq.ft, which is known as PUBLIC BUILDING is a subject matter of the present indenture. Hereinafter referred to as ‘**SUBJECT PROPERTY**’.

WHEREAS the land property bearing Plot No’s. 1, 2, to 13, 22, 47 to 52, 63 to 65, 68 to 70 and 80 to 88 carved out of the sanctioned layout of Survey No. 1A/1/2 area admeasuring 02 Hector 85.5 Aar i.e. 26715 Sq.mtrs , originally owned & possessed by Shri. Tarachand Khanduji Babar & other family members. After perusal of the sale deed dated 14/01/1968, it’s appeared that Shri. Tarachand Khanduji Babar & other family members executed sale deed in favour of M/s. Palm Hill Estate, a registered Partnership firm, said sale deed is registered in the office of Sub – Registrar office Haveli No. II at serial No. 850/1968. That after obtaining ownership right of the said property M/s. Palm Hill Estate, submitted the plots Layout of the said property to Pune Municipal Corporation for approval. And in pursuance of the same, layout was sanctioned by Town Planning Office vide its order bearing no. TPC/5023 dated 31/07/1967. That after got the sanctioned of plots layout of the said property, the partners of M/s. Palm Hill Estate amicably dissolved the partnership firm and due to this dissolution property held by the firm was partitioned in two parts Group No. 1 & Group No. 2. And Group No. 2 partners namely 1. Mrs. Mehfuzabai Sajjadbhai Vhora, 2. Mrs. Mehra Hatim Zaveri & 3. Miss. Farida Sajjadbhai Vhora jointly allotted sanctioned layout plot of Survey No. 1A/1/2 of village Kondhava – Khurd, Taluka



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Haveli, Dist. Pune. That partition between the parties was recorded to the record of rights of the said survey No. 1A/1/2, which is approved by Circle officer, Hadapsar, Pune on 11/10/1973. It's appeared that Partners of the Group No. 2 formed new partnership firm named & styled as "M/s. S. K. Estates". That after forming the new partnership firm the partners of the said firm executed agreement of Lease in favour of Shri. Shrikant Ganesh Ambekar for Plot No. 1 from layout of Survey No. 1A/1/2, Lease deed was registered in the office of Sub – Registrar Haveli No. 1, at serial no. 833/1974. And hence the remark of Lease right held by Shri. Shrikant G. Ambekar was kept in the other rights of the said property, bearing Survey No. 1A/1/2.

That after getting the well defined share, the owners were having lawful title and possession over the said property. And hence, the owners agreed to assign the development rights of some part portion from the said property in favour of M/s. Rajesh Builders. And accordingly notarized Development Agreement and Power of Attorney executed in favour of Rajesh Builders. But it's appeared that due to non – performance from the Developers, a dispute started between the parties. As the developer M/s. Rajesh Builder was not able to perform his part, hence owners terminated Development Agreement vide notice dated 30/05/1995.

That after termination of Development Agreement with M/s. Rajesh Builders, Shri. Shrikant Ambekar lease holder of the Plot No. 1 from layout of Survey No. 1A/1/2, which area admeasuring 5650 Sq.ft. & owners of the remaining plots from layout of Survey No. 1A/1/2 agreed to assign the Development rights of the said Property in favour of Promoters herein And hence, on 19/12/1995, Shri. Shrikant Ambekar executed Development Agreement & Power of Attorney in favour of Promoters. Owners of the remaining plot also executed separate Development Agreement in favour of Promoters. And hence, Promoters become the sole proprietor of said property.

WHEREAS the land property bearing **Survey No. 60/1A and 60/2B** originally owned by Shri. Balasaheb Dynoba Babar and others, they granted the development rights of the said Property in favour of Siddhivinayak Bramha Associates, a registered partnership firm vide agreement dated 28/12/2001 and



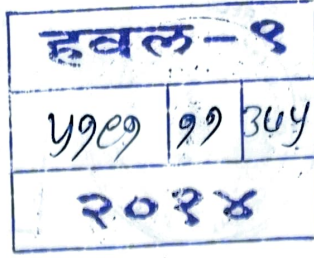
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upon the receipt of the NOC in form 37-1 from the Competent Authority constituted under the Income Tax Act 1961 dated 22/03/2001 under No. AHD/AA/PN-3754/4624/2001-02, the said Balasaheb Dynoba Babar and others have vide Deed of Confirmation dated 20/05/2002 confirmed the grant of development rights of the said property unto and in favour of the said Siddhivinayak Bramha Associates and the said Deed of Confirmation is duly registered at the office of the Sub-Registrar Haveli No. 3 at serial No. 2458/2002 the Owners have also executed Power of Attorney in favour of Mr. Ramkumar B. Agarwal and/or Mr. Rajesh Sankla. But its appeared that vide Deed of Retirement and Reconstitution dated 01/11/2004 two of the partners namely Rajesh N. Sankla & Ramesh Y. Kavedia retired from the said partnership firm, and the said firm continued with (1) M/s. Bramha Builders and (2) Mr. Ramkumar B. Agarwal. subsequently the Partners mutually dissolved the partnership firm vide Deed of Dissolution of Partnership dated 15/12/2004 whereby the Mr. Vishal Agarwal and Mr. Ramkumar Agarwal retired from the said Partnership firm and M/s. Bramha Builder become the sole proprietor of said property.

WHEREAS property bearing **Survey No. 61/2 & 61/3B** stands in the name of Mr. Vilas Manilal Parekh who has granted the development rights of property bearing Survey No. 61/2 in favour of the Promoters herein above vide Articles of Agreement dated 04/10/04 registered at the Office of the Sub-Registrar Haveli No. 12 at S. No. 4278/04. Further, on the same day development rights of Survey No. 61/3B also granted in favour of the Promoters herein vide Articles of Agreement dated 04/10/04 registered at the Office of the Sub-Registrar Haveli No. 12 at Serial No. 4280/2004. Subsequently, Power of Attorneys is also executed in favour of Promoters.

WHEREAS Part property from **Survey No. 61/3B** stands in the name of Ms. Pallavi Prakash Parekh alias Snehalata Parekh and 2 others who have granted the development rights of part property from Survey No. 61/3B in favour of the Promoters herein above vide Articles of Agreement dated 03/12/04 registered at the Office of the Sub-Registrar Haveli No. 12 at Serial No. 5305/2004 on the same day Power of Attorney also executed in favour Promoters.

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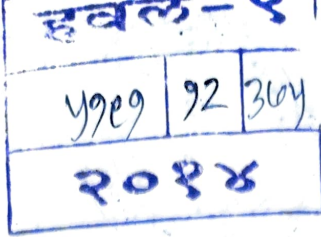


WHEREAS Part property from **Survey No. 61/ 3B** is held by Ms. Vijanti Rajendra Parekh and 2 others by virtue of Memorandum of Oral Partition inter-se between Ms. Pallavi Prakash Parekh alias Snehalata Parekh and 2 others (the Owners) of and the said Ms. Vijanti R. Parekh and 2 others who have granted the development rights of part property from survey no. 61/3B in favour of the Promoters herein above vide Articles of Agreement dated 03/12/04 registered at the Office of the Sub-Registrar Haveli No. 12 at Serial No. 5307/2004, and on the same day Power of Attorneys also executed in their favour.

WHEREAS Property bearing **Survey No. 61/3A** stand in the name of the Promoters herein, i.e. BramhaCorp Ltd. erstwhile, M/s. Bramha Builders, who have purchased and acquired the same from Mr. Ramesh Dhanraj Wadgaonkar and 13 others. The sale deed was executed by Mr. Ramkumar B. Agarwal constituted attorney of all owners in favour of BramhaCorp Ltd. erstwhile, M/s. Bramha Builders. The same is registered in the office of Sub – Registrar Haveli No. 11 at Serial No. 1870/2007 on 05/03/2007.

WHEREAS Property bearing **Survey No. 60/2A** stand in the name of (a)Mr. Nayan Mithu Israni, (b) Mrs. Nirmala Mulchand Kaknani, (c) Mrs. Sunita Murlidhar Kaknani & (d) Mr. Gopal Mulchand Kaknani each holding 1/4th well defined share in Survey No. 60/2A. These all owners granted the development rights of property of Survey No. 60/2A in favour of the Promoters herein above on the same day Power of Attorney also executed in their favour, which is registered at the Office of the Sub-Registrar Haveli No. 12 at Serial No. 550/2005 on the same day.

WHEREAS Property bearing **Survey No. 60/1B/1/2** stand in the name of Mrs. Meenakshi Dinesh Ahire, who have granted the development rights of Survey No. 60/1B/1/2 in favour of the Promoters herein above vide development Agreement dated 28/12/2005 registered at the Office of the Sub-Registrar Haveli No. 12 at Serial No. 8277/2005 on the same day Power of Attorney also executed in their favour, which is registered at the Office of the Sub-Registrar Haveli No. 12 at Serial No. 8278/2005 on the same day.

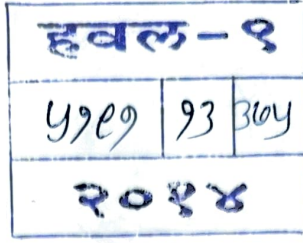


WHEREAS Property bearing **Survey No. 60/1B/1/3** stand in the name of Mrs. Neha Sunil Ahir, who have granted the development rights through her Power of attorney holder Mr. Javed Shamsheddin Kazi of Survey No. 60/1B/1/3 in favour of the Promoters herein above vide development Agreement dated 28/12/2005 registered at the Office of the Sub-Registrar Haveli No. 12 at Serial No. 8277/2005 on the same day Power of Attorney also executed in their favour, which is registered at the Office of the Sub-Registrar Haveli No. 12 at Serial No. 8278/2005 on the same day.

WHEREAS Property bearing **Survey No. 60/1B/1/3** stand in the name of Mrs. Bhagwanti Lilaram Bhavani, who have granted the development rights through her Power of attorney holder Mr. Javed Shamsheddin Kazi of Survey No. 60/1B/1/3 in favour of the Promoters herein above vide development Agreement dated 28/12/2005 registered at the Office of the Sub-Registrar Haveli No. 12 at Serial No. 8277/2005 on the same day Power of Attorney also executed in their favour, which is registered at the Office of the Sub-Registrar Haveli No. 12 at Serial No. 8278/2005 on the same day.

WHEREAS Property bearing **Survey No. 60/1B/1** stand in the name of Mr. Shaikh Arshad Basit Anjum, who have granted the development rights of Survey No. 60/1B/1 in favour of the Promoters herein above vide development Agreement dated 06/03/2006 registered at the Office of the Sub-Registrar Haveli No. 12 at Serial No. 485/2006 on the same day Power of Attorney also executed in their favour, which is registered at the Office of the Sub-Registrar Haveli No. 12 at Serial No. 486/2006 on the same day.

WHEREAS Part property from **Survey No. 60/3/1/8** stands in the name of Mr. Sayyed Jainlabudin Sayyedbhai Dafedar, who have granted the development rights of part property from Survey No. 60/3/1/8 in favour of the Promoters herein above vide development Agreement dated 12/12/2006 registered at the Office of the Sub-Registrar Haveli No. 12 at Serial No. 9959/2006 on the same day Power of Attorney also executed in their favour, which is registered at the Office of the Sub-Registrar Haveli No. 12 at Serial No. 9960/2006 on the same day.

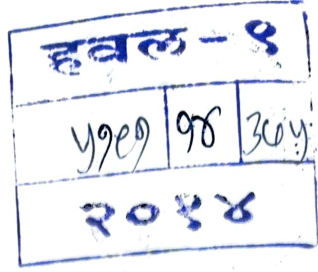


WHEREAS Part property from **Survey No. 60/3/1/12** stands in the name of Mr. Imtiyaz Hussain Shaikh and Mr. Shaikh Hussain Shaikh Mehboob, who have granted the development rights of part property from Survey No. 60/3/1/12 in favour of the Promoters herein above vide development Agreement dated 27/06/2005 registered at the Office of the Sub-Registrar Haveli No. 12 at Serial No. 3900/2005 on the same day Power of Attorney also executed in their favour, which is registered at the Office of the Sub-Registrar Haveli No. 12 at Serial No. 3901/2005 on the same day.

WHEREAS Part property from **Survey No. 60/3/1/4** stands in the name of Mr. Ashraf Shaikh Abdul who have granted the development rights of part property from Survey no. 60/3/1/4 in favour of the Promoters herein above vide development Agreement dated 18/09/2006 registered at the Office of the Sub-Registrar Haveli No. 12 at Serial No. 7348/2006 on the same day Power of Attorney also executed in their favour, which is registered at the Office of the Sub-Registrar Haveli No. 12 at Serial No. 7349/2006 on the same day.

WHEREAS Part property from **Survey No. 60/1B/1/1** stands in the name of the Promoter herein, i.e. BramhaCorp Ltd. erstwhile, M/s. Bramha Builders, who have purchased and acquired the same from 1] Mrs. Asha Suddhir Sarode, 2] Mr. Ravikiran Keshav Modak, 3] Mr. Vinayak Genuji Taware, 4] Mr. Surendra Revansiddha Bhadange, through his constituted Attorney, Mrs. Chanda Yashwant Patil, 5] Legal Heirs of Late Mr. Manikchand Rajbhan alias Chordia, (a) Mr. Vijay Manikchand Chordia, For himself and as Constituted Attorney for, (b) Mr. Dilip Manikchand Chordia, (c) Mr. Pravin Manikchand Chordia, (d) Mrs. Pushpalata Ashok Chordia, (e) Mrs. Snehlata Prakash Soniminde. The same is registered at the Office of the Sub-Registrar Haveli No. 11 at Serial No. 9265/2008 on 17/09/2008.

WHEREAS Part property from **Survey No. 60/3/1/7** stands in the name of Mr. Shantilal Laxman Wadgasia who through his constituted attorney, Mr. Asif Sayyad Sattar have granted the development rights of area admeasuring 00 Hecter 1 Are from the property bearing survey no. 60/3/1/7 in favour of the Promoter herein above vide development Agreement dated 04/10/2006 registered at the Office of the Sub-Registrar Haveli No. 12 at Serial No.

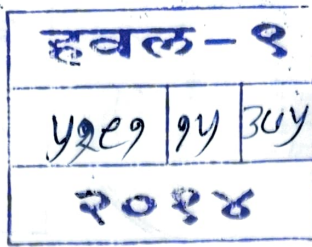


7773/2006 on the same day Power of Attorney also executed in their favour, which is registered at the Office of the Sub-Registrar Haveli No. 12 at Serial No. 7774/2006 on the same day.

WHEREAS Part property from **Survey No. 60/3/1/1** stands in the name of Mrs. Harvindar Kaur Anand and **Survey No. 60/3/1/1/6** stands in the name of Mrs. Nirmala Ranvir Malhotra, who have granted the development rights of part property from Survey No. 60/3/1/1 and Survey No. 60/3/1/1/6 in favour of the Promoters herein above vide development Agreement dated 25/05/2006 registered at the Office of the Sub-Registrar Haveli No. 11 at Serial No. 4045/2006 and on the same day Power of Attorney also executed in their favour, which is registered at the Office of the Sub-Registrar Haveli No. 12 at Serial No. 4046/2006 on the same day.

AND WHEREAS the Promoters herein by virtue of Development Agreement & Power of Attorney acquired development rights of the said property and thereby they sufficiently entitled to develop the said property. And hence, by virtue of development rights Promoters submitted the Amalgamation plan of said property to Pune Municipal Corporation for approval. It's appeared that on 28/03/2001 Pune Municipal Corporation sanctioned the Amalgamation Plan by order bearing no. DPO/4704/VI/76 and same is revised on 15/05/2012 by Commencement Certificate No. CC/0472/12.

AND WHEREAS after obtaining the Amalgamation Plan sanctioned from the Pune Municipal Corporation, promoters started the preparation of structural design and drawing of the proposed multistoried buildings which is going to be constructed on the said amalgamated property. But while making the preparation of proposed multistoried buildings on the amalgamated property, it's realized that for proposed development required large funding. Hence, promoters thought that to fulfill the needs and requirements of proposed construction they require to dispose off and sale the part portion from sanctioned amalgamated plan to intended Purchaser. Hence, promoter's intent to sale part land along with permissible FSI over the said Subject Property from sanctioned amalgamated plan area admeasuring 1021.38 Sq.mtrs, which known as Public Building Plot, which is more particularly described in Schedule I.



AND WHEREAS the purchaser above named approached the promoter with such proposal to purchase and acquire the subject property. That relying on the representations and assurances of the promoter, the purchaser has agreed to purchase the said subject property along with all titles and interests of the promoter/owners in the said subject property upon the terms and conditions enumerated herein below.

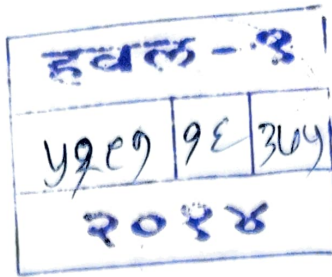
NOW THIS DEED WITNESSES as follows:

1] That the promoters hereby sell, transfer and convey the said subject property along with permissible FSI over the subject property from sanctioned amalgamated plan which is known as 'Public Building' in favor of the purchasers. Which is particularly described in the schedule hereunder, unto the purchaser TO HAVE AND TO HOLD the same FOR EVER as the owner thereof.

2] That the area of the said subject property is 1021.38 Sq.mtr, means 10,994.13 Sq. Fts. The Promoter is selling and the purchaser is purchasing this subject property along with permissible FSI which is also more particularly described in the property schedule written herein under, free from encumbrances and any further claims at the rate of Rs_____-/- (Rupees_____ only) per sq.mtr. amounting to Rs. 1,41,56,327/- (Rupees One Crore Fourty One Lakha Fifty Six Thousand Three Hundred Twenty Seven only). This consideration is agreed to be paid by the purchasers to respective owners in the following manner :

On execution and registration of this Deed, the purchasers have paid unto the promoters herein above an amount of Rs. 1,41,56,327/- (Rupees One Crore Fourty One Lakha Fifty Six Thousand Three Hundred Twenty Seven only) by Cheque / D.D. no. : 849584, Dated : 18/07/2014, drawn on the Bank of Maharashtra, Branch Camp Pune.

The receipt whereof the Promoters hereby acknowledge and separate receipt for the same shall not be necessary. And promoters hereby declare &



confirm that now nothing is due from the purchasers unto the promoters towards the consideration of subject property.

3] That the promoters have put the purchasers in actual possession of the said subject property at the time of execution of this Deed, and hereby confirm the same.

4] That the promoters hereby assures up to the purchasers that the said subject property or any part thereof is neither a subject matter of any acquisition or requisition, nor have they received any notice to that effect till today.

5] That the promoters have assured unto the purchasers that the said subject property is not a subject -matter of any dispute or pending litigation.

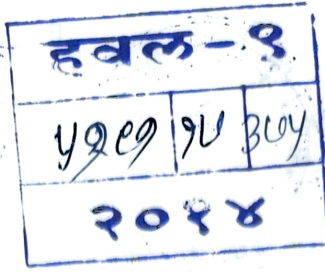
6] That the promoters hereby assures unto the purchasers that they have full and absolute authority to sell, transfer and convey the said property in favor of the purchasers.

7] That the promoters hereby assure unto the purchasers that the title of the promoters to the said subject property is clean, clear, and marketable and the same is free from encumbrances and the purchasers have verified the same.

8] That the purchasers having paid the entire agreed consideration, as aforesaid, the promoters does hereby sell, transfer and convey the said subject property in favor of the purchasers to **HAVE AND TO HOLD** the same absolutely and forever as true owner thereof.

9] That all taxes, cases and charges payable in respect of the said subject property have been paid by the promoters till this date, and all such payable charges and taxes, after execution of these presents shall be paid by the purchasers.

10] That the purchasers shall become the absolute owner of the said subject property from the day of paying all above mentioned consideration. After paying the entire consideration to the owners, the purchasers shall get their name



entered in the Record of Rights, and the vendors undertake to extend necessary cooperation in that behalf.

11] That all the expenses towards stamp duty, registration charges and incidental expenses thereto were agreed to be borne out by the purchasers and, accordingly they has done so.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

All that piece and parcel of subject property situated at village Kondhava – Khurd, Taluka Haveli, District Pune, within the local limit of Pune Municipal Corporation and within the jurisdiction of Sub – Registrar Haveli No. XII, respectively area of the subject property admeasuring 1021.38 Sq.mtr. i.e. 10,994.13 Sq.ft. along with permissible FSI from the sanctioned amalgamated plan of Survey No's mentioned herein above which is known as "Public Building", lying within Residential Zone, which is bounded as follows :-

On or towards the East :- Part Property of S. No. 60/1 & Bramha Avenue Building

On or towards the South :- Part Property of S. No. 60/4

On or towards the West :- Part Property of S. No. 60/3 & Internal Road

On or towards the North:-Part Property of S. No. 60/1 & Bramha Avenue Building

IN WITNESS WHEREOF the parties hereto have signed hereunder at Pune on this ...19...day of July 2014.



SIGNED SEALED AND DELIVERED by the
above named PROMOTERS for themselves
and as duly Constituted Attorney of the owners
LTD. above named.


FOR BRAMHACORP
DIRECTOR



हवल-९		
५२९९	९८	३०५
२०१४		



SIGNED SEALED AND DELIVERED by the
above named PURCHASER


PURCHASER



In the presence of

WITNESSES

1. Sign



Name

Mayur S. Bhosale

Address

Sr. No 49,

Dhanoni, Pune-15,

2.



KSHIRODAXENA
PUNE CAMP.