



Tuesday, October 07, 2014
2:23 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5629 दिनांक: 07/10/2014

गावाचे नाव: वडगांव

दस्तऐवजाचा अनुक्रमांक: मवल २-5166-2014

दस्तऐवजाचा प्रकार : खरेदीखत

सादर करणाऱ्याचे नाव: पोदार एज्युकेशन ट्रस्ट तर्फे जनरल मॅनेजर उमेशकुमार जी कोटीअन - -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 980.00

डाटा एन्ट्री रु. 20.00

पृष्ठांची संख्या: 49

एकूण: रु. 31000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 2:34 PM ह्या वेळेस मिळेल

दुर्यम निबधक श्रेणी-१

बाजार मूल्य: रु. 9067685/-

भरलेले मुद्रांक शुल्क : रु. 1510000/-

मोबदला: रु. 3019919

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 30000/-

सीडी/घनादेश/पे ऑर्डर क्रमांक: MH003104115201415S दिनांक: 29/09/2014

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रकम: रु 1000/-

गावाचे नाव : वडगाव

(1) विलेखाचा प्रकार	खरेदीखत
(2) मोबदला	रु.30,199,195/-
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते	रु.9,067,685/-
(4) भू-मापन, पोटहिस्सा व धरक्रमांक(असल्यास)	105, पालिकेचे नाव, पुणे इतर वर्णन : इतर माहिती : इतर माहिती: गाव मोजे वडगाव, ता. मावळ, पुणे येथील स नं 105/1 ते 5 अॅमेनिटी स्पेस सी यासी एकूण क्षेत्र 1645 चौ.मी. आकार 79 रु 96 पे व स नं 103/2 अॅमेनिटी स्पेस बी यासी एकूण क्षेत्र 1907.69 चौ.मी. ही मिळकत 1,645.00 चौ.मीटर
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असलेले तेंव्हा	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:- मे.आर.एम. असोसिएट्स तर्फे भागीदार मिलीट सुहास गिते व राकेश चंद्रभान अंगरवाल तर्फे कबुलीजबाबाकरिता अशोक दादू भेगडे - - वय: 30; पत्ता :- प्लॉट नं. -, साळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. तळेगाव दाभाडे, मावळ, पुणे, महाराष्ट्र, PUNE. पिन कोड:- 410507 पॅन नंबर: AAIFR9298P 2) नाव:- आरएसबी इंडस्ट्रीज लि तर्फे श्रीकृष्ण करमुडी - - वय: 50; पत्ता :- प्लॉट नं. -, साळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. वि नं ए 5, प्लॉट नं 604, कुमार समृद्धी हौ सोसा, एअरपोर्ट रोड विश्रान्तवाडी, पुणे, महाराष्ट्र, पुणे. पिन कोड:- 411015 पॅन नंबर: AAACN5647H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:- पोदार एज्युकेशन ट्रस्ट तर्फे जनरल मॅनेजर उमेशकुमार जी कोटीअल - - वय: 53; पत्ता:-, -, पोदार सेंटर, 85, चमर बाग, पोस्ट ऑफीस लेन, परेल, मुंबई. BEST Staff Quarters, MAHARASHTRA, MUMBAI Non-Government;; पिन कोड:- 400012; पॅन नं:- AAATP9120G;
(9) दस्तऐवज करून दिल्याचा दिनांक	07/10/2014
(10) दस्त नोंदणी केल्याचा दिनांक	07/10/2014
(11) अनुक्रमांक, खंड व पृष्ठ	5166/2014
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.1,510,000/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(14) रोरा	

दुय्यम निबंधक
मावळ-२



मुल्यांकनासाठी विचारात घेतलेला तपशील -

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995



दुय्यम निबंधक श्रेणी-१
मावळ-२

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

14051068219471

Bank/Branch: IBKL - 6910139/Mumbai - Lalbaug
Pmt Txn id : 49278557 Stationery No: 14051068219471
Pmt DtTime : 29-Sep-2014@13:37:17 Print DtTime : 29-Sep-2014@14:32:07
ChallanIdNo: 69103332014092950766 GRAS GRN : MH003104115201415S
District : 2201-PUNE Office Name : IGR046-MVL2_MAWAL 2 SUB

StDuty Schm: 0030046401-75/STAMP DUTY
StDuty Amt : R 15,10,000/- (Rs One Five, One Zero, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : A25-Conveyance/Sale/Transfer/Assignment Deed
Prop Mvblty: Immovable Consideration: R 3,01,99,195/-
Prop Descr : SN 105 103,VILLAGE VADGAON,MAVAL,,,PUNE,Maharashtra,412106

Duty Payer: PAN-AAATP9120G,PODAR EDUCATION TRUST
Other Party: PAN-AAIFR9298P,R M ASSOCIATES

Bank official1 Name & Signature

M.S. Chawhan

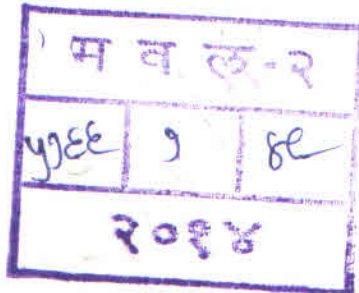


N.A. Pradhan

Pradhan

Bank official2 Name & Signature

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





|| SHREE ||

SALE DEED

This INDENTURE OF SALE made and executed at Vadgaon Maval, this 7th day of October, 2014;

BETWEEN

M/s R. M Associates

A Registered Partnership Firm,
Having its office at - Shop No. 7, Upper Ground Floor,
Agarwal Garden , Sec. No. 25, Near IDBI Bank,
Bhel Chouk, Pradhikaran Nigdi, Pune -411 044.

PAN - AAIFR9298P

through its Partners

1) Mr. Milind Suhas Gitay

Age 42 Years, Occupation : Business

R/at Suhasini Bunglow, Plot No 35, Devghar Housing So.

Chinchwad, Pune -411 033.

PAN : ABHPQ32487G

2) Mr Rakesh Chandrabhan Agarwal

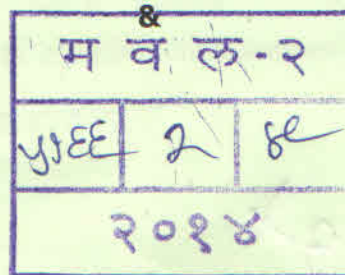
Age 40 Years, Occupation : Business

R/at. Chandravilla Bunglow Sector 25, Nigadi

Pradhikaran Pune 411 044

PAN - ADJPA8634N

(Hereinafter referred to as "THE OWNER/VENDOR which term and expression shall be deemed to mean and include the said Partnership firm it's Partners and their respective legal heirs, successors, survivors, representatives and assigns etc.) **PARTY OF THE FIRST PART;**





PODAR EDUCATION TRUST,

Registered under the Trust Act,
Having office at Podar Centre, 85,
Chamarbaug Post Office Lane, Dr. Ambedkar Road, Parel,
Mumbai – 400 012, Maharashtra,
Through Its General Manager

Mr. Umeshkumar G. Kotian

Age – 54 Years, Occupation : Service
Having office at Podar Centre, 85,
Chamarbaug Post Office Lane, Dr. Ambedkar Road, Parel,
Mumbai – 400 012, Maharashtra,

.....Hereinafter referred to as the **"THE PURCHASER"** (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its partners and their respective heirs, executors, administrators, assigns and successors etc.)

PARTY OF THE SECOND

PART;

AND

R.S.B INDUSTRIES LIMITED

a Company registered under the Indian Companies Act, 1956 and having its registered Office at :

Having office at – Ubale Nagar, Pune- Nagar Road,
Wagholi, Pune – 412207.

PAN – AAACN5647H

Through its Authorised Representative

Mr. Shrikrishna Karmudi

Age – 50 Years, Occupation : Business
R/at – Building No. A- 5, Flat No. 604,
Kumar Samrudhi Housing Society, Airport Road
Vishrantwadi, Pune – 411015

(Authorised by Resolution passed by its board of director on _____)

hereinafter referred to as the **"CONSENTING PARTY"**

(which expression shall unless repugnant to the context or contrary to the meaning thereof shall mean and include its Board of Directors, successors, executors, representatives, assigns, administrators, etc.,)

PARTY OF THE THIRD PART;

१९८८ ४ ४८
३२०४४



WHEREAS the Owner/Vendor is owner and in possession of property bearing Amenity Space of Survey No 105/1 to 5 (C) area admeasuring 1645 Sq. Mtrs assessed 79 Rupees 96 Paise situated in village Vadgaon, Tal- Maval, Dist- Pune more particularly described in **Schedule I** hereunder and also the property bearing Amenity Space of Survey No 103/2 (B) area admeasuring 1907.69 Sq. Mtrs situated in village Vadgaon, Tal- Maval, Dist- Pune more particularly described in **Schedule II** hereunder. (**Schedule I & II** both the properties collectively hereinafter referred as the said "**PROPERTY**").

AND WERHEAS the said property described in Schedule I is a part of Survey No 105/1, 105/2, 105/3, 105/4, 105/5. The said Survey No. Previously belonged to Dashrath Baburao Mahalaskar, Ashok Baburao Mahalaskar, Bhaskar Baburao Mahalaskar, Kisan Baburao Mahalaskar & Sopan Baburao Mahalaskar.

AND WHEREAS the said Mr. Sopan Baburao Mahalaskar sold his share on 7/2/1994 by the sale Deed registerd at Serial No 459/1994 in the office of Vadgaon Maval to the said Mr. Hemant Ramchandra Soman and others.

AND WHEREAS the said Mr. Kisan Baburao Mahalaskar sold his share on 7/2/1994 by the sale Deed registered at Serial No 460/1994 in the office of Vadgaon Maval to the said Mr. Hemant Ramchandra Soman and others.

AND WHEREAS the said Mr. Dashrath Baburao Mahalaskar sold his share on 7/2/1994 by the sale Deed registered at Serial No 461/1994 in the office of Vadgaon Maval to the said Mr. Hemant Ramchandra Soman and others.

AND WHEREAS the said Mr. Bhaskar Baburao Mahalaskar sold his share on 7/2/1994 by the sale Deed registered at Serial No 462/1994 in the office of Vadgaon Maval to the said Mr. Hemant Ramchandra Soman and others.

AND WHEREAS the said Mr. Ashok Baburao Mahalaskar sold his share on 7/2/1994 by the sale Deed registered at Serial No 463/1994 in the office of Vadgaon Maval to the said Mr. Hemant Ramchandra Soman and others.

AND WHEREAS the layout was sanctioned on the said properties of Survey No 105 of Vadgaon Maval by Assistant Director of Town Planning Pune by their letter outward No A.D.T.P/ No/N.A.B.P/ Layout/ Survey No 105/ 1 to 5 /Vadgaon

५१६६	५	६६
२०२४		



Maval/ S.S.P/ 912 dated 30/4/1994. Thereafter the said layout was sanctioned by The Additional Collector, Pune by the letter outward No P.R.A/ N.A/S.R/ 56/ III/94 dated 18/7/1994 and the said land was converted to Non- Agriculture use thereafter.

AND WHEREAS the said layout was revised by No 2336 dated 1/11/1994 and accordingly the N.A order was also revised on 17/11/1994 from the same authorities. Accordingly the T.L.R issued the demarcation Plan by its registered No 95 dated 23/12/1994 of the said layout. And the entire thing was sanctioned by the Tashildar Maval by his letter outward No 1257/1994 dated 26/7/1994.

AND WHEREAS the said property described in Schedule I came into existence which was initially known as "Amenity Plot No 'C' " area admeasuring 1645 Sq. Mtrs.

AND WHEREAS the said property thereafter was sold by the said Hemant Ramchandra Soman for Self and as a POA holder of other 22 by a Sale Deed to Mr. Milind Parshuram Abhyankar and Satish Ganesh Joshi. The said Sale Deed is registered in the office of Vadgaon Maval at serial No 3717/1996 dated 23/8/1996.

AND WHEREAS the said Mr. Kalyan Kamalakar Kinkar has purchased the said property described in Schedule I from its previous owner Mr. Milind Parshuram Abhayankar and Satish Ganesh Joshi by a Gift Deed which is registered in the office of Sub Registrar Vadgaon Maval at Serial No.6777/2011 dated 25/10/2011. By virtue of the said Gift Deed Mr. Kalyan Kamalakar Kinkar has obtained ownership rights in the said property described in Schedule I. and the v Mr. Kalyan Kamalakar Kinkar is in the actual valid and legal physical possession of the said property described in Schedule I i.e. **S. No. 105/1 to 5 "Amenity Plot No 'C' "**

AND WERHEAS the said property described in Schedule II is a part of Survey No 103/2. The said Survey Number previously belonged to Chindhu Rama Savale. After the demise of the said Chindhu Rama Savale the said Survey No 103/2 was devolved on to his legal heirs Mr. Khanu Chindhu Salvale, Satybhama, Popat Gholap, Milan, Baban Garade, Shanta Natha Khongde, Nababai Chindhu Salvale.



AND WHEREAS the said Mr. Khanu Chindhu Salvale, Satybhama Popat Gholap, Milan Baban Garade, Shanta Natha Khongde, Nababai Chindu Salave agreed to sale the said Survey No 103/2 to Mr. Hemant Ramchandra Soman & others 18 by an Agreement for Sale dated 22/2/1995 registered in the office of Vadgaon Maval at Serial No 730. Thereafter the said property was sold by the original owners in favour of Mr. Hemant Ramchandra Soman & others 18 by a Sale Deed registered in the office of Maval at Serial No 4467/1995 dated 21/10/1995.

AND WHEREAS the layout was sanctioned on the said properties of Survey No 103/2 of Vadgaon Maval by Assistant Director of Town Planning Pune by their letter outward No A.D.T.P/ No/N.A.B.P/ Layout/ Survey No 103/2/Vadgaon/ S.S.P/ 1061 dated 21/6/1995. Thereafter the said layout was sanctioned by The Additional Collector, Pune by the letter outward No P.R.A/ N.A.S.R/ 117/95 dated 02/11/1995 and the said land was converted to Non- Agriculture use thereafter.

AND WHEREAS the T.L.R issued the demarcation Plan by its registered No 29/95 dated 6/2/1995 of the said layout. And the entire thing was sanctioned by the Tashildar Maval by his letter outward dated 25/5/1996. Accordingly the Mutation entry was carried out by No 5174.

AND WHEREAS the said property described in Schedule II came into existence which was initially known as "Amenity Plot No B" area admeasuring 1907.69 Sq. Mtrs.

AND WHEREAS the said property described in Schedule II thereafter was sold by the said Hemant Ramchandra Soman and others 18 through there POA holder Mr. Ajay Yashwant Paranjpe by a Sale Deed to Mr. Kalyan Kamalakar Kinkar and Kalika Kamalakar Kinkar. The said Sale Deed is registered in the office of Maval at serial No 3714/1996 dated 16/8/1996.

AND WHEREAS the said Kalika Kamalakar Kinkar being the sister of the Mr. Kalyan Kamalakar Kinkar. Kalika Kamalakar Kinkar gifted her share in s. no. 103/2 to her brother Mr. Kalyan kamalakar Kinkar by a Gift Deed. The said gift deed is registered in the office of Vadgaon Maval at Serial No.6776/2011 dated 25/10/2011. By virtue of the said Gift Deed Mr. Kalyan Kamalakar Kinkar has obtained ownership rights in the said property described in Schedule II, and the

2028



Kalyan Kamlakar Kinkar is in the actual valid and legal physical possession of the said property described in Schedule II.

AND WHEREAS Mr. Kalyan Kamlakar Kinkar by an agreement dated 28/11/2011 have agreed to sell to R.M. Associate i.e. Owner/Vendor herein sale the said i.e. a) Survey No. 103/2 Amenity Plot 'B' total area admeasuring 1907.69 Sq. Meter., and b) Survey No. 105/ 1 to 5 Amenity Plot 'C' total area admeasuring 1645 Sq. Meter., which property more particularly described in Schedule I and II written herein under and hereinafter collectively referred to as "the said Property" the said Agreement is registered in office of Sub – Registrar Maval , Dist. Pune at Sr. No. 7463/2011.

AND WHEREAS after receipt of the consideration price said Mr. Kalyan Kamlakar Kinkar executed a Sale Deed in favour of the R.M. Associate i.e. Owner/Vendor herein on 15/10/2012 which is Registered in the office of Sub-Registrar Maval at Sr. No. 6050/2012 by virtue of the aforesaid Sale Deed the R.M. Associate i.e. Owner/Vendor herein became the owner of **a) Survey No. 103/2 Amenity Plot 'B' total area admeasuring 1907.69 Sq. Meter., & b) Survey No. 105/ 1 to 5 Amenity Plot 'C' total area admeasuring 1645 Sq. Meter. of village Vadgaon Pune** which property is more particularly described in the Schedule – I and II written herein under and hereinafter referred to as the said property. By virtue of the said Sale Deed the Owner/Vendor has obtained ownership rights in the said property described in Schedule I and II and the Owner/Vendor is in the actual valid and legal physical possession of the said property described in Schedule I and II.

AND WHEREAS as such the Owner/Vendor herein is in possession of the said property being purchased thereof and are fully entitled to deal with and dispose off the same as per their desire.

AND WHEREAS the Owner/Vendor herein due to their legal and sufficient reasons decided to sell, transfer and assign all the rights, title, interests in respect of the Said property.

AND WHEREAS the Consenting Party herein expressed its desire to purchase the said property in course of their business and accordingly the negotiations took place between the R.M. Associate i.e. Owner/Vendor and R.S.B INDSRIUES

म व ल-२		
५१६६	L	६६
७ २०१४		



LIMITED i.e. the Consenting Party herein and the R.M. Associate i.e. Owner/Vendor agreed to sell and also empowered to sale the said property for the total Consideration Price of **Rs. 1,83,76,512/- (Rupees One Crore Eighty Three Lacks Seventy Six Thousand Five Hundred Twelve Only)** and the Consenting Party herein paid only Rs. 15,00,000/- (Rupees Fifteen lacks only)consideration against Schedule property and remaining amount to be paid at the time of agreement.

AND WHEREAS the Consenting Party herein could not undertake the sale of the said property due to its pre-occupation in other projects and as such the Consenting Party decided to assign their rights with the consent of the Owner/Vendor herein entrust in respect of the property bearing **a) Survey No. 103/2 Amenity Plot 'B' total area admeasuring 1907.69 Sq. Meter., and b) Survey No. 105/ 1 to 5 Amenity Plot 'C' total area admeasuring 1645 Sq. Meter. of village Vadgaon** acquired by it under the aforesaid Memorandum of Understanding dated 22.11.2013 from the Owner/Vendor as aforesaid, to some other Promoter /Developer/Purchaser.

AND WHEREAS The Owner/Vendor and the Consenting Party found the said offer given by the Purchaser to be the highest amongst the offers till date received by them and accepted the same.

AND WHEREAS The Owner/Vendor & Consenting Party & the Purchaser in furtherance of the aforesaid offer and acceptance thereof, negotiated inter-se the terms and conditions of the proposed transaction, and the said negotiations culminated in execution of this sale deed.

AND WHEREAS, the Owner/Vendor having found the said offer being good and marketable and as per the market rates now prevailing in the said area, agreed to sell the said property to the Purchaser at a lump sum price of **Rs.3,01,99,195/- (Rupees three Crore One Lacks Ninety Nine Thousand One Hundred Ninety Five Only)** and upon the terms and conditions discussed and agreed between the parties.

WEE e se
२०१४



8

AND WHEREAS, As per terms and conditions agreed between the parties the Owner/Vendor execute MOU dated 30.12.2013 and Purchaser paid some consideration of the property to the Owner/Vendor therefore as such, these presents, as under;

AND WHEREAS, hence the parties have executed this **SALE DEED** in favour of the Purchaser herein.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

That the Owner/Vendor doth hereby convey and transfer by way of Sale unto the Purchaser all that piece and parcel of ground or land together with all the appurtenant land and rights more particularly described in **SCHEDULE I and II** hereunder written herein referred as the said properties TOGETHER WITH the right of ingress and egress for approaching the said properties TOGETHER WITH all the proportionate things permanently attached thereto or standing thereon and all the proportionate privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said properties or any part thereof belonging or anywise appertaining thereto, and all the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the Owner/Vendor to the said property hereby conveyed and every part thereof TO HOLD the same unto and to the use and benefit of the Purchaser and / or their successors-in-title for ever, subject to the payment of rents, rates, taxes, assessments, dues and duties chargeable and payable as on this date and that may become chargeable and payable from time to time hereafter in respect of the same to the Government or the Talathi of Village Vadgaon, or any other public body or local authority in respect thereof. The 7/12 extract of the land more particularly described in the Schedule I & II hereunder written has been annexed herewith. That by way of total Consideration for the said sale, transfer and conveyance he purchaser had paid **Rs.3,01,99,195/- (Rupees Three Crore One Lacks Ninety Nine Thousand One Hundred Ninety Five Only)** which is paid by the Purchaser time to time to the Owner/ Vendor as follows:-

Amount	Particulars
35,00,000/-	Paid by cheque bearing no. 085749 dated 15/11/2013 drawn on IDBI Bank Malad West Branch in favour of Owner/Vendor at the time on signing of MOU receipt whereof, is hereby acknowledged, admitted and confirmed

	by the Owner/Vendor,
1,84,77,203/-	Paid by cheque bearing no 118012 dated 06/10/2014 drawn on The IDBI bank Ltd, Malad West Branch in favour of Owner/Vendor receipt whereof, is hereby acknowledged, admitted and confirmed by the Owner/Vendor.
	Paid for the TDS of 1% (Tax Deducted at Source) under section 194-IA as per Notification No. 39/2013, <i>vide</i> (1) Challan Serial No. _____ of Rs. 3,01,991/- dated _____, (2) Challan Serial _____ of Rs. _____/- dated _____ (Copies of the same are enclosed herewith this document). Receipt of the amount whereof, is hereby acknowledged and admitted by the Owners/Vendors. For the whole transaction amount i.e. Rs. 3,01,99,195/- , 1% TDS, receipt whereof, is hereby acknowledged, admitted and confirmed by the Owners/Vendors
79,20,000/-	Paid by cheque bearing no 118015 dated 06/10/2014 drawn on The IDBI bank Ltd, Malad West Branch in favour of Consenting Party. (RSB INDUSTRIES ^{ltd.}) receipt whereof, is hereby acknowledged, admitted and confirmed by the Consenting Party.
3,01,99,195/-	(Rupees Three Crore One Lacks Ninety Nine Thousand One Hundred Ninety Five Only)

That the Owner/Vendor has received the entire consideration, in the form of cheques mentioned in the payment schedule mentioned above is correct and reasonable price of the said property & the said is accordingly more than the market rate in the Vicinity.

1. The Owner/Vendor hereby, granted, handed over and delivered the actual and physical possession of the said Property to the Purchaser today, and the Purchaser accepted the same from the Owner/Vendor as the absolute Owner/Vendor, in full accord and satisfaction and the Consenting Party hereby given consent to the same,
2. The Owner/Vendor, declared, assured the Purchaser, and the Owner/Vendor also covenants that,

म व ल-२		
५३६६	११	१८
२०१४		



10

- (a) The Owner/Vendor alone is entitled to the said Property and to dispose the same of, by this indenture to and in favor of the Purchaser, and except the Owner/Vendor, no other person has any rights, title, interest or claims relating thereto, or any part thereof,
- (b) The said Property as shown in the map annexed herewith has been continuously in occupation and possession of the Owner, so also the predecessor-in-title of the Owner/Vendor.
- (c) The said Property is not subject matter of any dispute as to its title, possession, tenancy rights, license, boundary, encroachment or any matter of any nature in any courts, tribunals or authorities or even otherwise with any person.
- (d) The said Property is free from encumbrances and is perfectly marketable.
- (e) The Owner/Vendor has not done any act or omission resulting into or have neither mortgaged nor gifted nor sold nor leased nor parted possession with nor created any third party interest in or relating to or over the said Plot Property or any part thereof, nor agreed expressly or impliedly to do so.
- (f) The said Property is neither requisitioned nor acquired nor reserved, for any purposes, nor the notices thereof have been received by the Owner/Vendor, nor have the same been notified for the same, under any of the statute.
- (g) There is no impediment or obstruction of any nature either by acts of the Owner or under any statute, rules, regulations or orders of any courts for the Owner to execute this indenture.
- (h) All the outgoing levied on the said Property till today, under any statute/ enactment/ rules/ regulations/ any contract, till today have been satisfactorily discharged and paid by the Owner/Vendor.
- (i) The Purchaser shall be entitled to all the benefits available in any concerned statute in force or which would be applicable *vis a vis* the said Property.
- (j) In the event of encumbrance and any dues of any nature found if any, on and in respect of the said Property, the Owner/Vendor does covenant to remove and discharge the same entirely at their own cost, and to the satisfaction of the Purchaser.

म व ल-२		
५१६६	१२	६६
२०१४		



3.

- (a) The Owner/Vendor does hereby confirm that the said Plot Property now is exclusively owned, seized and possessed without any reservations, to have and to hold forever by the Purchaser.
- (b) The Owner/Vendor does hereby grant, sell, assign, release, relinquish, convey, transfer all their rights, titles, interests in the said Property and all the rights relating thereto, together with all the singular covenants and hereditaments, advantages or any parts thereof belonging to or in any way appertaining to the said Plot Property as well as Property and all the respective estates, rights, title, interest at law and equity of the Owner/Vendor.
- (c) The Owner/Vendor does hereby confirm unto the Purchaser, that the said Property to hold peaceably and quietly and to occupy, enter upon, have possession and enjoy the said Property together with all its appurtenances and to receive, collect, measure, and to make use and add for its benefit without any suit, eviction, interruption, claim and demand whatsoever, from or any other person claiming through or under the Owner/Vendor.
- (d) The Owner/Vendor further hereby, covenant with the Purchaser that the Owner/Vendor has not done, omitted or knowingly or willingly or willfully, suffered or being a party or privy to act, deed, thing, claim, dispute whereby the Owner/Vendor is prevented from granting or selling or conveying the said Property in the manner aforesaid or whereby the same or any part thereof, is or can be or may be charged, encumbered or prejudicially affected in estate, title, claim or otherwise howsoever from any acts, deeds, things which the Owner/Vendor have been doing at present in consideration of making this indenture of sale of the said Plot Property.
- (e) The Owner/Vendor covenants to do all such acts, deeds and things as may be required to assure, full, complete and better title and to record the same accordingly in various revenue records unto the Purchaser forever, at the cost of the Purchaser.

All the expenses for this instrument, such as stamp duty, registration fees and incidentals thereto, as agreed, have been borne and paid by the Purchaser exclusively.

STAMP DUTY PARTICULARS**Location:**

The said Property is located at village **Vadgaon** of Pune District, as described in Sector No.9.9 of the Ready Reckoner, 2014, prescribed by the Town Planning and Valuation Department of Pune.

Valuation:

Area of the Land admeasuring **1645 Sq. Mtrs +1907.69 Sq. Mtrs**
thus total area admeasuring =3552.69 sq. mt. =

Rs. 90,67,685/-

Agreed consideration of **Rs.3,01,99,195/-**

Market Value- **Rs. 90,67,685/-**

Thus agreed consideration of **Rs.3,01,99,195/-** is higher than Market Value of Property and therefore Stamp duty on Agreed Consideration i.e. **Rs. 15,10,000/-**

0-0-0-0-0

~~93~~ 82

म व ल - २		
५६६	९३	८६
२००५		



SCHEDULE- I

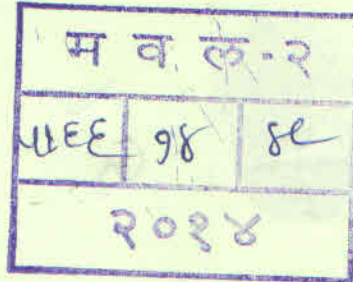
All that piece and parcel of land bearing Amenity Plot bearing Survey No **105/1 to 5 (C)** area admeasuring **1645 Sq. Mtrs** assessed 79 Rupees 96 Paise situated in village **Vadgaon**, Tal- Maval, Dist- Pune and laying within the limits of the Registration Dist. Pune and Sub-Registration Dist. Vadgaon Maval within the limits of Grampanchayat Vadgaon and which is bounded as follows;

On Or Towards East : Plot No. 20 & 21 and colony road
 On Or Towards West : S.no. 99/2/5
 On Or Towards South : S.no. 106/1
 On Or Towards North : Open space

SCHEDULE -II

All that piece and parcel of land bearing Amenity Plot bearing Survey No **103/2 (B)** area admeasuring **1907.69 Sq. Mtrs** situated in village **Vadgaon**, Tal- Maval, Dist- Pune and laying within the limits of the Registration Dist. Pune and Sub-Registration Dist. Vadgaon Maval within the limits of Grampanchayat Vadgaon and which is bounded as follows;

On Or Towards East : Plot no. 20 & 22
 On Or Towards West : S. no. 100
 On Or Towards South : Open space
 On Or Towards North : S. no. 103



IN WITNESS WHEREOF, THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBE THEIR RESPECTIVE HANDS AND SEALS THE DAY AND YEAR FIRST THEREIN ABOVE MENTIONED.

NAME OF THE PARTIES	L.H.T.I.	SIGNATURES	PHOTOGRAPH
<p>M/s R. M Associates Through its Partner Mr. MILIND SUHAS GITAY (Owner/Vendor)</p>			
<p>M/s R. M Associates Through its Partner Mr. RAKESH CHANDRABHAN AGARWAL (Owner/Vendor)</p>			
<p>PODAR EDUCATION TRUST Through its General Manager Mr. Umeshkumar G Kotian (Purchaser)</p>			
<p>RSB INDUSTRIES LIMITED Through its Authorised Representative Mr. SHRIKRISHNA KARMUDI (CONSENTING PARTY)</p>			
WITNESSES-1		WITNESSES-2	
<p>Signature  Name प्रविणकुमार मंगरठाळ खण्णा Address विपरीत पुणे.</p>		<p>Signature  Name राहुळ जगन्नाथ इच्छर Address सोडु येड.</p>	

गाव वडगाव

तालुका मावळ



भूमापन क्रमांक <u>से. ०१</u> <u>१०५/१०५</u>	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नाव <u>श्री. मिहिंदे परशुराम जम्पंगकर</u> <u>५०३६</u>	खाते क्रमांक
शेताचे स्थानिक नाव <u>क. अंमिनीदी फॉट</u>	लागवडीयोग्य क्षेत्र	हेक्टर <u>१६६५</u>	अर <u>००</u>	कुळाचे नाव
मोटखरान (लागवडीयोग्य नसलेले)-	एकूण	<u>१६६५</u>	<u>००</u>	इतर अधिकार
वर्ग (अ)	रुपये	पैसे	<u>२६४४</u>	सीमा आणि भूमापन विद्दे
वर्ग (ब)	<u>७९</u>	<u>९९</u>		
आकारण				
जुडी किंवा विशेष आकारणी				

गाव नमुना वारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ बालीक नियम ११]

वर्ष	हंगम	पिकाखालील क्षेत्रांचा तपशील										लागवडीसाठी उपलब्ध नसलेली जमीन		जमीन करणाराचे नाव	शेरा	
		मिश्र पिकाखालील क्षेत्र					विभक्त पिकाखालील क्षेत्र					स्वरूप	क्षेत्र			
		मिश्राचा संकेत	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येकाखालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित					
२०८९		हे. आ.	हे. आ.		हे. आ.	हे. आ.										
२०९०					अंमिनीदी फॉट											
२०९०					अंमिनीदी फॉट											
२०९१					अंमिनीदी फॉट											
२०९२					अंमिनीदी फॉट											
२०९३					अंमिनीदी फॉट											
२०९४					अंमिनीदी फॉट											

असल नक्कल तयार तारिख - 1 SEP 2014

के. व्ही. मोहमारे
कामगार तलाठी वडगाव

म व ल - २
५१६६ १६ ६९



[महाराष्ट्र जमीन महसूल अधिकार अशिलेख आणि नोंदवह्या (द्वयार करणे व सुस्थितते ठेवणे) नियम, १९७९ यातील नियम ३, ५, ६ आणि ७]

गाव वडगाव

तालुका भावल

भूमापन क्रमांक	भूमापन क्रमांकाचा उ-विभाग	भूधारणा पद्धती
१०३१२	अंमिनीटी	खोर्त
शेताचे स्थानिक नाव		
ब		
लागवडीयोग्य क्षेत्र	हेक्टर	आर
	१९०७	६९
एकूण	१९०७	६९
पोटखराब (लागवडीयोग्य नसलेले)-		
वर्ग (अ)		
वर्ग (ब)		
एकूण	१९०७	६९
आकारणी	रुपये	पैसे
जुडी किंवा विशेष आकारणी		

भोगवटादाराचे नाव
५१७४
 कल्याण कर्माळकर किंकर
५३७३
 कालीका कर्माळकर किंकर
६३३८
 मे. आर. एम. असो लफे भागीदार
 मिलिंद सुहास गिते व
 राकेश चंद्रराज सायबराळ
९७४४

खते क्रमांक
 कुळाचे नाव
 इतर अधिकार
 सीमा आणि भूमापन चिन्हे



गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अशिलेख आणि नोंदवह्या (द्वयार करणे व सुस्थितते ठेवणे) नियम, १९७९ यातील नियम २९]

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन	मिळविलेले साधन	जमीन करणाऱ्याचे नाव	शेरा		
		मिश्र पिकाखालील क्षेत्र					निर्भेद पिकाखालील क्षेत्र									
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येका-खालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित					अजल सिंचित	
२००८			हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.				
२०१०																
२०११																
२०१२																
२०१३																

अस्सल नक्कल तयार तारिख = 1 SEP 2014

के. व्ही. मोहम्मद
 कामगार तलाठी कार्यालय

म व ल - २
 ५९६६ १७ ६६
 २०१४



Read :- (1) Application dated 6/6/1995

From Shri Kanhu C.

Sawale & Others

District Pune.

(2) Correspondence ending with the Asstt. Director of Town Planning and Valuation Department, Pune Division, Pune No NABP/Layout/S, No.103/2/Vadgaon/SSP/1061, Dt.21/6/95.

Collectorate, Pune

Revenue Branch

No. PRA/NASR/117/95,

Pune.

Dt. 2 / 11 / 1995.

ORDER

The land comprised in S. No. 103/2 of village Vadgaon
Taluka Mawal District Pune admeasuring 54/74 -
Sq. Metre 18,300 belongs to Shri Kanhu C. Sawale & Others
of Vadgaon Taluka Mawal District Pune has applied that
Non-Agricultural permission may be granted to him to use an area measuring
54/74 Sq Metre 18,300 out of the said land for the Non-Agricultural
purpose of Residential.

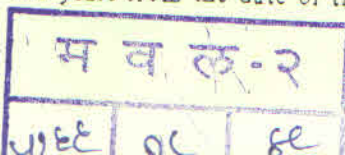
2. In exercise of the powers vested to him under Section 44 of the M. L. R. Code, 1966 the Additional Collector of Pune is pleased to grant Shri Kanhu C. Sawale, & Others of Vadgaon Taluka Mawal District Pune the Non-Agricultural permission to use an area measuring 18,300 Sq Metre -- out of S. No. 103/2 of village Vadgaon Taluka Mawal District Pune for the Non-Agricultural purpose of Residential subject to the following conditions :-

(1) The grant of permission shall be subject to the provision of the Code and Rules made thereunder;

(2) That the grantee shall use the land together with the building and other structure thereon only for the purpose for which the land is permitted to be used and shall not use it or any part of the land or building thereon for any other purpose without the previous written permission to that effect from the Collector Pune, for that purpose the use of a building shall decide the use of the land;

(3) That the grantee shall not sub-divide the plot or sub-plots if any approved in this order, without getting the sub-division previously approved from the authority granting these permissions;

(4) That the grantee shall develop the land strictly in accordance with the sanctioned lay-out plan within a period of two years from the date of this order by (a) construction



२०१४

(5) That if the plot is sold or otherwise disposed of by the grantee, it shall be the duty of the grantee to sell or otherwise dispose of the plot subject to the conditions mentioned in this order and to make a specific mention about this in the deed to be executed by him;

(6) That the grantee shall be bound to obtain the requisite building permits from the Addl. Collector, Pune before starting construction of the proposed building structure if any;

(7) That the grantee shall get the building plans approved by the competent authority, where the building is to be erected in that authority and in conformity therewith prepare the building plans strictly conforming to the provisions of the bye-laws appended to the Maharashtra Land Revenue Code, 1957 and the Maharashtra Building Rules, 1967 and get them approved by the competent authority in accordance with the sanctioned plans;

(8) That the grantee shall commence the N. A. use of the land within the period of two years from the date of this order unless the period is extended from time to time failing which the permission shall be deemed to have been cancelled;

(9) That the grantee shall communicate the date of commencement of that N. A. use of the land and/or change in the use of the land to the Tahsildar Mawal within one month failing which he shall be liable to be dealt with under Rule 6 of the M. L. R. (conversion of use of land and N. A. A.) Rules, 1967;

(10) That the grantee shall pay the N. A. assessment in respect of the land at the rate of Rs. 0.04.8 per Sq. mtr. i.e. Rs. 878.40 from the date of commencement of the N. A. use of the land for the purpose for which the permission is granted. In the event of any change in the use of the land, the rate to be levied on the different use respectively of the land shall be the rate of the N. A. assessment already levied is yet to expire;

(11) That the N. A. A. shall be guaranteed for the period ending 31-7-2001 after which it shall be liable to revision at the revised rate, if any;

(12) That the grantee shall pay the measurement fees within one month from the date of commencement of the N. A. use of land;

(13) That the area and N. A. roads mentioned in this order and the Sanad shall be liable to be altered in accordance with the actual area found on measurement of the land by the Survey Department;

(14) That the grantee shall construct substantial building and/or structure in any in the land within a period of three years from the date of commencement of the N. A. use of the land. This period may be extended by the Collector, Pune in his discretion on payment by the grantee such fine/premium as may be imposed as per Government orders;

(15) That the grantee shall not make any additions or alterations to the building already constructed as per sanctioned plan without the previous permissions of and without getting the plans thereof approved by the Collector, Pune;

(16) All the plots laid down in layout shall be used only for the purpose of _____

Residential.

(17) That the layout shall get demarcated on site and demarcated area of each plot shall not be less than as shown in layout plan, width of road and the area under open space shall not be less than the width of road shown in the layout plan.

(18) That the roads and gutters shall be constructed before disposal of any plot.
(19) The grantee shall make his own arrangements to secure water and electricity if village Panchayat is not ready to provide water and electricity.

(20) The roads and open space provided in the layout shall be mentioned by the applicant otherwise they should be handed over to the village panchayat for maintenance and same shall be open to the public. All the Roads and open space shown in the layout shall be open to the adjacent holder.

(21) The Roads in the layout shall be allowed to be used by the applicant for the purpose of access and secure proper coordination of Road.

म व ल-२		
U/E/E	20	8e
२०२४		



(22) That the grantee shall be bound to execute a Sanad in form as prescribed in Schedule IV or V appended to the Maharashtra L. R. (conversion of use of land and N. A. A.) Rules, 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of N. A. use of the land

- (a) If the grantee contravenes any of the conditions mentioned in this order and those in the Sanad, the Collector, Pune may without prejudice to any other penalty to which he may be liable under the provisions of the code continue the said land/plot in the occupation of the applicant on payment of such fine and assist as he may direct
- (b) Notwithstanding anything concerned in clause (a) above, it shall be lawful for the Collector, Pune to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as is specified in that behalf by the Collector and if such removal or alteration is not being carried out within the specific time, he may cause the same to be carried out and recover the costs of carrying out the same from the grantee as a part of land revenue.
- (c) The grant of this permission is subject to the provisions of any other laws for the time being in force and that may be applicable to the relevant other facts of the case, e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Maharashtra Village Panchayat Act, the Municipal Act, etc.



Sd/- (Sujata Saunik)

Additional Collector, Pune

To

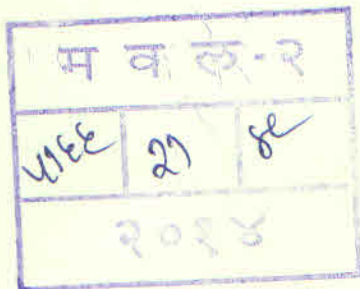
✓ Shri Kanhu C. Sawale & Others,
C/o. Ajay Y. Paranjape (P.A.H.)
1398, Sadashiv Peth, Paranjape Apartment,
Pune - 411030.

Copy with the case papers (in One file) forwarded to the Tahsildar Maw
for information and necessary action.

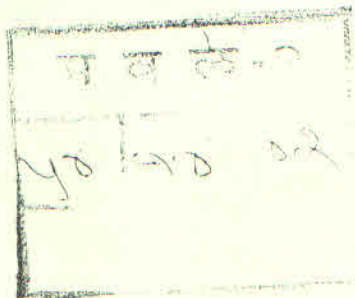
2. He is requested to watch the report from the grantee about commencement
the N. A. use of the land in time. On receipt of that report, he should take steps
necessary notes in T. F. IV and V. F. IV. No. A note-book to effect of the N. A. to
grantee, and to get a Sanad executed. If the occupant pays the measurement fee
should inform the District Inspector of Land Record, Pune, and the
sanctioned plan and extracts from Record of Rights in respect of the
Taluka

3. Advance copy forwarded to the Deputy Inspector of Land Record, Pune
for information.

4. The Asstt. Director of Town Planning the Valuation Department, Pune Division
(W. Cs.) for information.



for Additional Collector, Pune



✓ To

Shri Hemant Ramchandra Soman ,
P.A.M. A/6, Sahakar Niwas,
B. S. Road, Dader, Bombay -400 028.

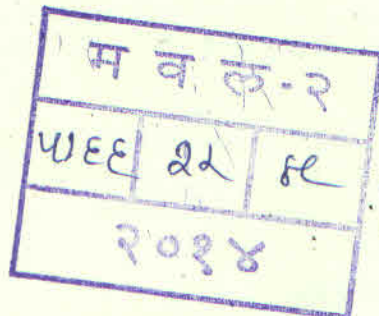
Copy with the case papers (in One file) forwarded to the Tahsildar Maawal for information and necessary action.

2. He is requested to watch the report from the grantee about commencement of the N. A. use of the land in time. On receipt of that report, he should take steps to keep necessary notes in T. F. IV and V. F. IV. No. A note-book to effect of the N. A. from the grantee, and to get a Sanad executed. If the occupant pays the measurement fees he should inform the District Inspector of Land Record, Pune, accordingly along with the sanctioned plan and extracts from Record of Rights in respect of the land in question.

3. Advance copy forwarded to the District Inspector of Land Record, Pune for information.

4. The Asstt. Director of Town Planning the Valuation Department, Pune Division. Pune (W. Cs.) for information.

2
for Additional Collector, Pune



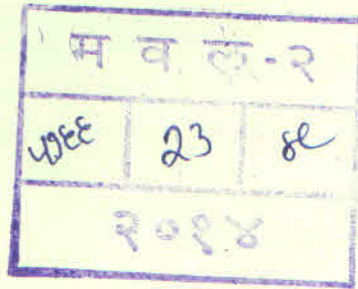
(3)

(18) That the roads and gutters shall be constructed before disposal of any plot.

(19) The grantee shall make his own arrangements to secure water and electricity if village Panchayat is not ready to provide water and electricity.

(20) The roads and open space provided in the layout shall be mentioned by the applicant otherwise they should be handed over to the village panchayat for maintenance and same shall be open to the public. All the Roads and open space shown in the layout shall be open to the adjacent holder.

(21) The Roads in the layout shall be allowed to be used by the adjoining holder for the purpose of access and secure proper coordination of Road.



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

(a) If the grantee contravenes any of the conditions mentioned in this order and those in the Sanad, the Collector, Pune may without prejudice to any other penalty to which he may be liable under the provisions of the code continue the said land/plot in the occupation of the applicant on payment of such fine and assist as he may direct

(b) Notwithstanding anything concerned in clause (a) above, it shall be lawful for the Collector, Pune to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as is specified in that behalf by the Collector and on such removal or alteration not being carried out within the specific time, he may cause the same to be carried out and recover the costs of carrying out the same from the grantee as an arrears of land revenue.

(c) The grant of this permission is subject to the provisions of any other laws for the time being in force and that may be applicable to the relevant other facts of the case, e. g. the Bombay Tenancy and Agricultural Lands Act, 1948. the Maharashtra Village Panchayat Act, the Municipal Act, etc.



Sd/-(Shivajirao Deshmukh)
Additional Collector, Pune

(+) 7) That the layout sanctioned vide this office order Dt.18/7/94 is treated as cancelled.

--2--

3) That the roads and gutters shall be constructed before disposal of any plot.

4) The grantee shall made his own arrangement to secure water and electricity if Village Panchayat is not ready to provide water and electricity.

5) The roads and open space provided in the layout shall be mentioned by the applicant otherwise they should be handed over to the village panchayat for ~~saintaince~~ maintenance and same shall be open to the public. All the roads and open space shown in the layout shall be open to the adjacent holder.

6) The roads in the layout shall be allowed to be used by the adjoining holder for the purpose of access and secure proper coordination of

7) (+)



(Shivajirao Deshmukh)

Addl. Collector Pune.

Copy to :- Shri Hemant R. Soman, P.A.H.
A/6, Sahakar Niwas, B.S. Road,
Dadar, Bombay- 400 028.

- 2) The Tahsildar Mawal with case paper in one file for information and necessary action.
- 3) The Asstt. Director of Town Planning Pune for information.

M. M. M.
For Addl. Collector, Pune



Reas:- 1) Application dt. 12/10/94 from Shri Hemant Soman

2) N.A. permission issued vide this office Order

No. PRA/NA/SR/56/III/94, Dt. 18/7/94,

3) A.D.T.P. L. Order No. NABP/Layout/CS No. 105/Wadgaon Mawal/
SSP/2336, Dt. 1/11/94

Collectorate Pune,
Revenue Branch,
No. PR A/NA/SR/208/III/94
Pune, Dt. 17/11/94.

Subject :- Grant of Revised layout
of Village Wadgaon Taluka Mawal.
7/17 / S.No. 105/1, 105/2, 105/3, 105/4, 105/5,

ORDER

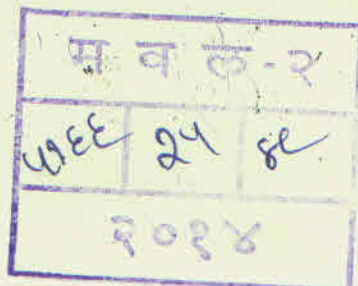
Shri Hemant Ramchandra Soman, P.A.H.
has applied for grant of revised layout permission in area
admeasuring 22500 Sq. Mtrs out of 7/17 / S.No. 105/1, 105/2, 105/3
Village Wadgaon Taluka Mawal. 105/4, 105/5

The revised layout plan has been recommended by the
Asstt. Director of Town Planning Pune under his letter No.
NABP/Layout/S.No. 105/Wadgaon Mawal/SSP/2336, Dt. 1/11/94.

The Additional Collector Pune is pleased to
sanctioned revised layout plan in favour Mr H.R. Soman
Pune for the purpose of Residential use out of 7/17 / S.No. 105/1 to
Village Wadgaon Taluka Mawal on following conditions. 105/5

- 1) All the plots laid down in layout shall be used
only for the purpose of Residential
- 2) That the layout shall get demarcated on site and
demarcated area of each plot shall not less than as shown in
layout plan width of road and the area under open space shall
not be less than the width area shown in the layout. It there
will be any discrepancy after actual measurement the revised
plan shall be got approved from the A. dl. Collector so far any
development is carried out.

..2



AREA UNDER OPEN SPACE CALCULATION

A = $22.25 \times 22.50 \times 60.72 = 1039.25$
 B = $20.00 \times 19.10 \times 4.10 / 2 = 803.55$
PROVIDED OPEN SPACE = 1832.80 SQ.M
 REQUIRED OPEN SPACE 10% = 1839.00 SQ.M

AREA UNDER AMENITY SPACE CALCULATION

A = $20.00 \times 20.00 \times 27.75 / 2 = 655.00$
 B = $29.50 \times 28.00 \times 16.10 / 2 = 1960.17$
PROVIDED AMENITY SPACE = 2745.37 SQ.M
 REQUIRED AMENITY SPACE 15% = 2745.00 SQ.M

AREA UNDER INTERNAL ROAD CALCULATION

90M WIDE ROAD = $90 \times 3.000 = 317.40$ SQ.M
 60M WIDE ROAD = $60 \times 3.600 = 216.00$
AREA UNDER CALCULATED CHAMFER = 459.557
100.00
3490.00 SQ.M

PLOT AREA CALCULATION

□ AREA = $594.95 \times 62.10 \times 301.00 / 2 = 18300.00$ SQ.M

STAMP OF APPROVAL



APPROVED BY: *[Signature]*
 DATE: 28/05/2015
 PROJECT NO: 10033 RT 50M

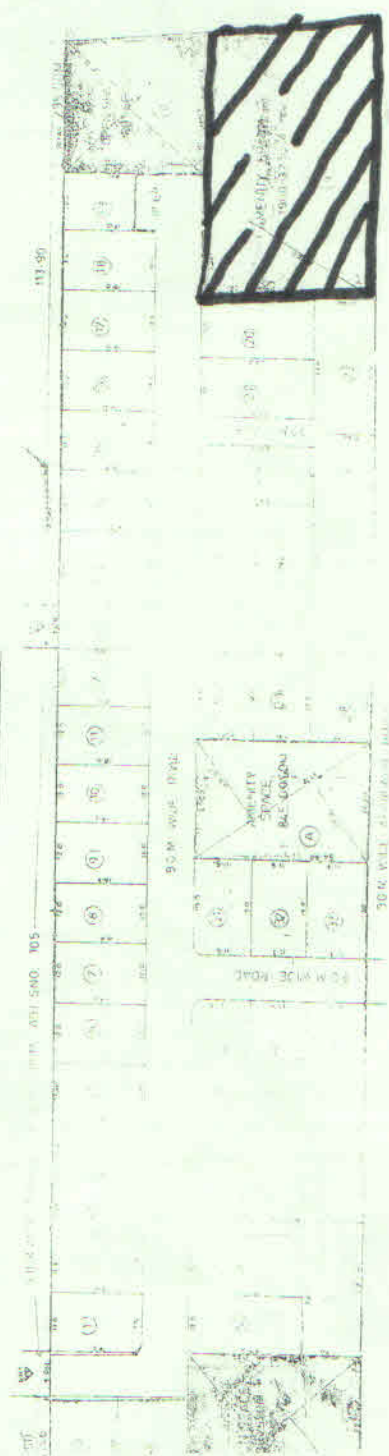
AREA STATEMENT		IN SQ.M
1	AREA OF THE PLOT	18300.00
2	RESERVED OPEN SPACE 10%	1830.00
3	PROVIDED OPEN SPACE	1647.00
4	REQUIRED AMENITY SPACE	2745.00
5	PROVIDED AMENITY SPACE	2745.37
6	AREA UNDER INTERNAL ROAD	3490.00
7	AREA UNDER LAYOUT	10233.89
8	AREA UNDER PLOT	3024.93

LEGEND
 PLOT BOUNDARY —
 OPEN SPACE —
 AMENITY SPACE —

PROJECT
 PROPOSED LAYOUT OF PLOTS IN 5 NE 103 HNO, VADGAON MAVAL, DIST. PUNE.

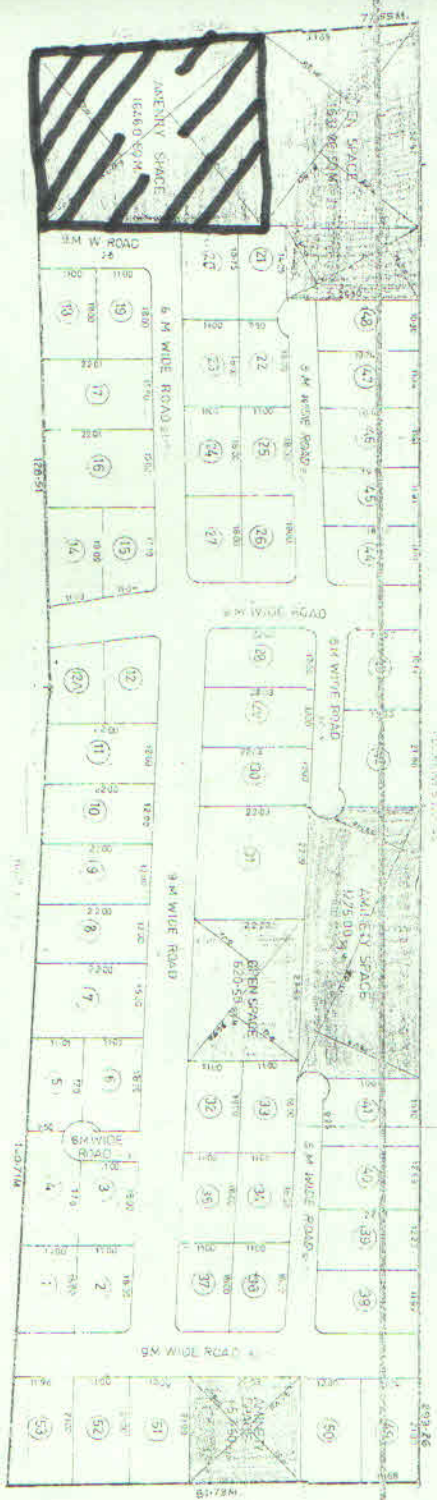
ARCHITECT
 MR. RAJESH K. SHINDE
 10033 RT 50M
 VADGAON MAVAL, DIST. PUNE.

PLOT AREA STATEMENT		
PLOT NO.	AREA OF PLOT	AREA OF PLOT
1	211.00	211.00
2	215.70	215.70
3	205.20	205.20
4	205.20	205.20
5	205.20	205.20
6	205.20	205.20
7	205.20	205.20
8	205.20	205.20
9	205.20	205.20
10	205.20	205.20
11	205.20	205.20
12	205.20	205.20
13	205.20	205.20
14	205.20	205.20
15	205.20	205.20
16	205.20	205.20
17	205.20	205.20
18	205.20	205.20
19	205.20	205.20
20	205.20	205.20
TOTAL AREA UNDER PLOTS	10233.89	10233.89

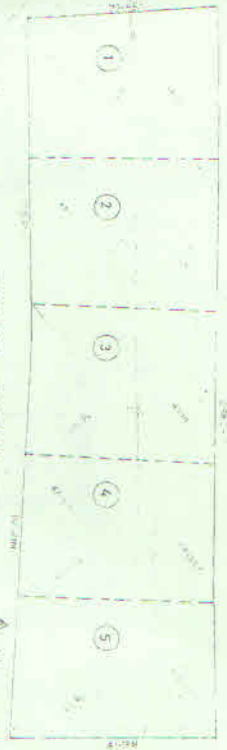


म व ल-२
 11/11/2015





LAYOUT PLAN SCALE: 1:500 N.A.



PLOT AREA KEY PLAN SCALE: 1:100 N

TOTAL PLOT AREA = MISSA NORTH MISSA NORTH MISSA NO. 1 + MISSA NO. 2 + MISSA NO. 5
 = 4530 + 4500 + 4500 + 4500 + 4500
 TOTAL PLOT AREA = 22500



LOCATION PLAN

AREA UNDER OPEN SPACE = 4530 SQ M = 22.65% SQ M
 AREA UNDER AGRI SPACE = 12500 + 4500 + 4500 + 4500 + 4500 = 26500 SQ M
 AREA UNDER INTERNAL ROAD = 22500 SQ M
 AREA UNDER CALDSACK = 30 SQ M SQ M
 TOTAL 4355 SQ M

NOTE
 1. This plan is prepared in accordance with the provisions of the Maharashtra Building Regulation, 1967 and the Maharashtra Building (Amendment) Regulation, 1974.
 2. The area under the plan is 4355 SQ M.
 3. The area under the plan is 4355 SQ M.
 4. The area under the plan is 4355 SQ M.
 5. The area under the plan is 4355 SQ M.

PLOT NO.	AREA IN SQ M	PLOT NO.	AREA IN SQ M
1	182.72	28	186.52
2	188.25	29	186.52
3	188.25	30	186.52
4	223.12	31	186.52
5	200.00	32	186.52
6	182.72	33	186.52
7	182.72	34	186.52
8	182.72	35	186.52
9	182.72	36	186.52
10	182.72	37	186.52
11	182.72	38	186.52
12	182.72	39	186.52
13	182.72	40	186.52
14	182.72	41	186.52
15	182.72	42	186.52
16	182.72	43	186.52
17	182.72	44	186.52
18	182.72	45	186.52
19	182.72	46	186.52
20	182.72	47	186.52
21	182.72	48	186.52
22	182.72	49	186.52
23	182.72	50	186.52
24	182.72		
25	182.72		
26	182.72		
27	182.72		
28	182.72		
29	182.72		
30	182.72		
31	182.72		
32	182.72		
33	182.72		
34	182.72		
35	182.72		
36	182.72		
37	182.72		
38	182.72		
39	182.72		
40	182.72		
41	182.72		
42	182.72		
43	182.72		
44	182.72		
45	182.72		
46	182.72		
47	182.72		
48	182.72		
49	182.72		
50	182.72		
TOTAL PLOT AREA	22500.00		



STAMP OF APPROVAL

Stamp of Approval
 Date: 20/08/2018
 Signature: [Signature]



म व ल - २
 ५४६ २०/८
 २०१४

REVISED LAYOUT OF PLOTS IN S.NO. 105 (1703) WADGAON TAL. MAVAL DIST. PUNE.
 ARCHITECT: SHRI PAD PUDHVE, 48/1, SHUKRAWAR BEH, SHAMBPURA, PUNE - 411002.



महाराष्ट्र MAHARASHTRA

M 604549

अनुक्रमांक : ८९७२ दिनांक : २०/०२/१२ रुपये : ५००/-
 मुद्रांक कोषाच्या कारणासाठी वापरण्याचा आहे : पुस्तकधारा ५४
 मुद्रांक अधिनियम १९५८ चे अनुच्छेद क्र. :
 मुद्रांक वापरणाऱ्याचे संपूर्ण नांव : अशोक दादू भैरडे
 संपूर्ण पत्ता : वाल्हेकावडी सिव्हर ३३
 हस्ते व्यवहारीचे संपूर्ण नांव : दिलीप
 पत्ता : गिरडी ५४

म व ल - २
 WEE २८ ९८
 २०१४



7 FEB 2012

उप कोषाचार्य अधिकारी
 कोषाचार्य पुणे जिल्हा

मुद्रांक धारकाची / हस्ते ज्येष्ठताची सही

स्वाक्षरी Sm
 श्री. सुभाष मुध्वा
 मुद्रांक विक्रेता
 परवाना क्र. : HVL-V/53/1998
 परवान्याची मुदत ३१/३/२०१२
 पत्ता : सिध्देश्वर सन्यासिक, आकुडी, पुणे-१५.
 फोन :

// Shree Gajanan Prasanna //

POWER OF ATTORNEY

This General Power of Attorney is made and executed at Pune on
 this 27th day of February 2012



ह व ल - ५
 ४ ००९ ९ २३
 २०१२

SUBHASH NUTHA
STAMP VENDER
Lic No. MVL-18399
Siddeshwar Classic, 2nd Floor,
Flat No. 19, Akurdi, Pune-35.

दि 20/2/2012

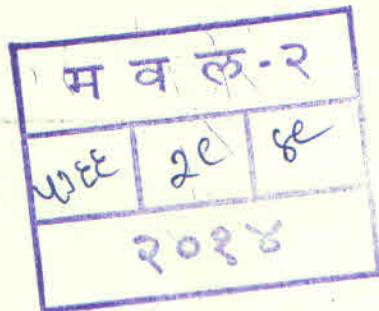
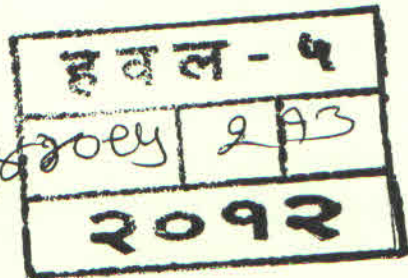
साथ शिवाजी 404 मी 215
पत्ता साहेबवाडी-2, मिरा-बेळगाव पूर्व 33
मसुमा 5502 दि 20/2/2012 को यूपी
एच युल लालुय (प्रियंका)

एक हजार अठसत्या 2000
एक पाचशे
पन्नास
५०००

// Shree Gajanan Prasanna //

POWER OF ATTORNEY

This General Power of Attorney is made and executed on this 27th day of February 2012.



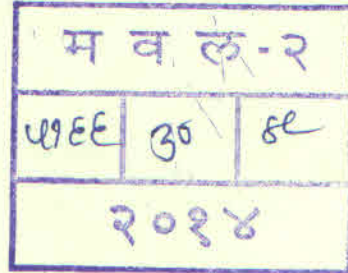
KNOW YE ALL THESE PRESENTS THAT, WE, THE
UNDERSIGNED, DO STATE AS FOLLOWS -

1. Mr. Suhas Dattatray Gitay
Age - 73 Years, Occ. Business
Plot No.35, Suhasini Bungalow,
Deoghar Housing Society,
Chinchwad, Pune - 411 033.
PAN No.ABHPG3134B.
2. Mrs. Suhasini Suhas Gitay
Age - 68 Years, Occ. Business
Plot No.35, Suhasini Bungalow,
Deoghar Housing Society,
Chinchwad, Pune - 411 033.
PAN No.AHXPG8966B.
3. Mr. Milind Suhas Gitay
For himself and Karta of HUF
Age - 43 Years, Occ. Business
Plot No.35, Suhasini Bungalow,
Deoghar Housing Society,
Chinchwad, Pune - 411 033.
PAN No.AAKHM6390R.
4. Mr. Chandrabhan Choturam Garg (Agarwal)
Age - 65 Years, Occ. Business
Plot No.18, Sector No.27, Chandra Villa,
Nigdi Pradhikaran, Pune - 411 044.
PAN No.AAYPG3092L.
5. Mrs. Nirmala Chandrabhan Agarwal
Age - 61 Years, Occ. Business
Plot No.18, Sector No.27, Chandra Villa,
Nigdi Pradhikaran, Pune - 411 044.
PAN No.AARPA2448R.
6. Mr. Rakesh Chandrabhan Agarwal
For himself and Karta of HUF
Age - 38 Years, Occ. Business
Plot No.18, Sector No.27, Chandra Villa,
Nigdi Pradhikaran, Pune - 411 044.
PAN No.ADJPA8634N.

WHEREAS We are the friends and well-acquainted with each other. All of us are in the Business of Real Estate and Development of the Properties. We are Partner/s in various Partnership firms jointly and severally and also Director/s in various Companies and due to our busy schedule, we are unable to attend the offices of the Sub-Registrar's for registration of the documents executed by us jointly or severally, in individual capacity or as Partner/s of firm or Director/s of the Company. Hence, we have decided to appoint one of our employees to do and carry out all acts, deeds and things mentioned hereinbelow.

We therefore hereby NOMINATE, CONSTITUTE and APPOINT,

2092



Mr. Ashok Dadu Bhegade

Age : 27 Years , Occ : Service

R/at : S. No.121, Walhekarwadi, Chinchwad, Pune - 411 033.

as our true and lawful Attorney to carry out all acts mentioned hereinbelow.

1. To lodge the documents executed by us jointly or severally in our individual capacity or as Partner/s of any firm or as Director/s of any Company with the proper Registrar of Assurances and to admit the execution in respect thereof and to do and carry out all acts, deeds and things necessary for the registration of such documents.
2. To receive the original documents after registration of the same.
3. To represent us by signature or otherwise before the competent officers of State Government, Central Government and local Authorities for obtaining various permissions for the transactions, in our name and on our behalf and for the same to sign and execute all applications, forms, undertakings and to comply with the legal formalities.
4. To represent us before the Revenue Authority for mutation/deletion of our names in respect of the properties, we have purchased or sold and to do and carry out all acts, deeds and things necessary for the same.

To do all such acts, deeds and things as may be necessary for due and effective execution of the powers hereby conferred on my said attorney.

We hereby declare that all such acts, deeds and things as may be lawfully done by our said attorney by virtue of the powers hereby conferred on him shall be construed acts, deeds and things as if done by us personally and We undertake to ratify the same.

IN WITNESS WHEREOF we have hereunto set our hands at this 27th
day of February 2012

WITNESSES

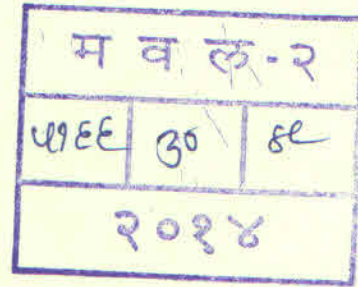
1. Patil V. H.
Vasant Limbaji Patil
Walhekarwadi,
Lwin Unwad, Pune-33.

Gitay
Mr. Suhas Dattatray Gitay



KNOW YE ALL BY THESE PRESENTS THAT, WE, THE
UNDERSIGNED, DO STATE AS FOLLOWS -

1. Mr. Suhas Dattatray Gitay
Age - 73 Years, Occ. Business
Plot No.35, Suhasini Bunglow,
Deoghar Housing Society,
Chinchwad, Pune - 411 033.
PAN No.ABHPG3134B.
2. Mrs. Suhasini Suhas Gitay
Age - 68 Years, Occ. Business
Plot No.35, Suhasini Bunglow,
Deoghar Housing Society,
Chinchwad, Pune - 411 033.
PAN No.AHXPG8966B.
3. Mr. Milind Suhas Gitay
For himself and Karta of HUF
Age - 43 Years, Occ. Business
Plot No.35, Suhasini Bunglow,
Deoghar Housing Society,
Chinchwad, Pune - 411 033.
PAN No.AAKHM6390R.
4. Mr. Chandrabhan Choturam Garg (Agarwal)
Age - 65 Years, Occ. Business
Plot No.18, Sector No.27, Chandra Villa,
Nigdi Pradhikaran, Pune - 411 044.
PAN No.AAYPG3092L.
5. Mrs. Nirmala Chandrabhan Agarwal
Age - 61 Years, Occ. Business
Plot No.18, Sector No.27, Chandra Villa,
Nigdi Pradhikaran, Pune - 411 044.
PAN No.AARPA2448R.
6. Mr. Rakesh Chandrabhan Agarwal
For himself and Karta of HUF
Age - 38 Years, Occ. Business
Plot No.18, Sector No.27, Chandra Villa,
Nigdi Pradhikaran, Pune - 411 044.
PAN No.ADJPA8634N.



WHEREAS We are the friends and well-acquainted with each other. All of us are in the Business of Real Estate and Development of the Properties. We are Partner/s in various Partnership firms jointly and severally and also Director/s in various Companies and due to our busy schedule, we are unable to attend the offices of the Sub-Registrar's for registration of the documents executed by us jointly or severally, in individual capacity or as Partner/s of firm or Director/s of the Company. Hence, we have decided to appoint one of our employees to do and carry out all acts, deeds and things mentioned hereinbelow.

We therefore hereby NOMINATE, CONSTITUTE and APPOINT,

2. Hanyazi SS.

Sanjay Kumar
Shivsharan Hanyazi
Nigdi Pradhikaran,
Pune. 44.



श्री सुहासि सुहास गिते
Mrs. Suhasini Suhas Gitay



(Signature)



Mr. Milind Suhas Gitay
For himself and Korta of HUF



(Signature)

Mr. Chandrabhan Choturam Garg (Agarwal)



ह व ल - ५
२०१५ ५ २३
२०१२



(Signature)

Mrs. Nirmala Chandrabhan Agarwal



(Signature)

Mr. Rakesh C. Agarwal
Executants For himself and Korta of HUF



म व ल - २
२०१६ ०२ १६
२०१४



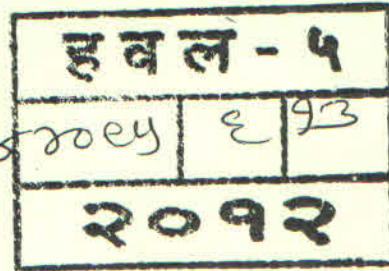
I ACCEPT THE POWERS



(Signature)

Mr. Ashok Dadu Bhegade





स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABHPG3134B

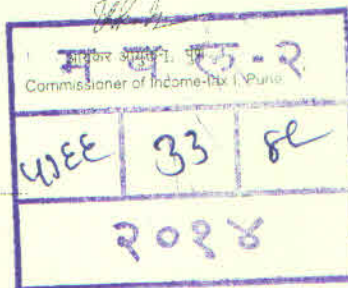
नाम /NAME
SUHAS DATTATRAYA GITAY

पिता का नाम /FATHER'S NAME
DATTATRAYA TRYMBAK GITAY

जन्म तिथि /DATE OF BIRTH
01-03-1941



हस्ताक्षर /SIGNATURE
Gitay

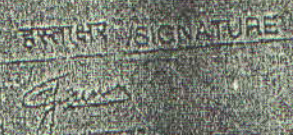


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAYPG3092L

नाम / NAME
CHANDRABHAN CHOTURAM GARG

पिता का नाम / FATHER'S NAME
CHOTARAM BHAKTORAMAL GARG

जन्म तिथि / DATE OF BIRTH
16-01-1947

हस्ताक्षर / SIGNATURE


आयकर अधिकारी, पुणे
 Commissioner of Income-tax I, Pune

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AARPA2448R

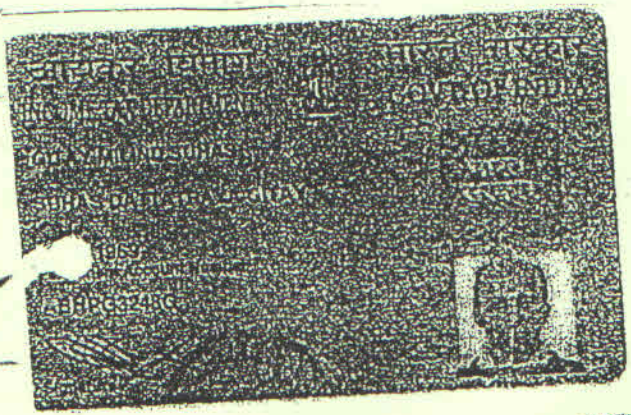
नाम / NAME
NIRMALA CHANDRABHAN AGARWAL

पिता का नाम / FATHER'S NAME
SHREECHAND NEKIRAM GUPTA

जन्म तिथि / DATE OF BIRTH
28-08-1951

हस्ताक्षर / SIGNATURE



आयकर अधिकारी, पुणे
 Commissioner of Income-tax I, Pune



आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

HAKESH C AGARWAL
 CHANDRABHAN CHHOTARAM
 AGARWAL
 Permanent Account Number
 AADJPA8634N



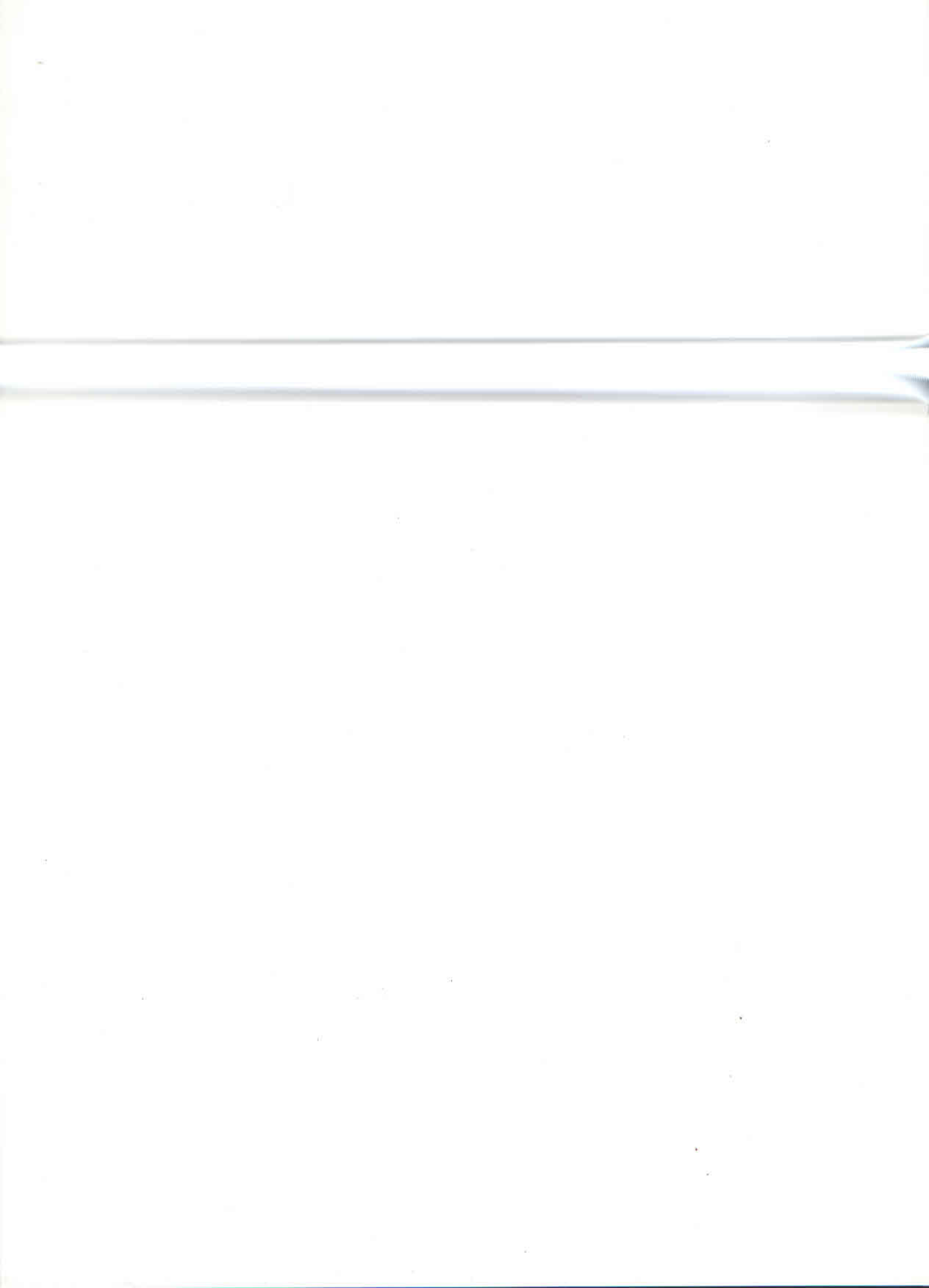

हवल - ५

2004 | 6 | 23

२०१२

म. प्र. ए. र.





18/04/2012

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

दस्त क्र 4095/2012

3:46:27 pm

हवेली 5 (पिपरी)

५९३

दस्त क्रमांक : 4095/2012

दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: अशोक दादू भेगडे
पत्ता: घर/फ्लॅट नं: बाल्हेकरवाडी चिंचवड पुणे -33
गल्ली/रस्ता:
ईमारतीचे नाव:
ईमारत नं:
पेट/वसाहत:
शहर/गाव:-
तालुका:-
पिन:-
पॅन नम्बर:-

लिहून घेणार
वय 27
सही



2 नाव: सुहास दत्तात्रय गिते
पत्ता: घर/फ्लॅट नं: चिंचवड पुणे -33
गल्ली/रस्ता:
ईमारतीचे नाव:
ईमारत नं:
पेट/वसाहत:
शहर/गाव:-
तालुका:-
पिन:-
पॅन नम्बर:-

लिहून देणार
वय 73
सही



3 नाव: सुहासिनी सुहास गिते
पत्ता: घर/फ्लॅट नं: सदर
गल्ली/रस्ता:
ईमारतीचे नाव:
ईमारत नं:
पेट/वसाहत:
शहर/गाव:-
तालुका:-
पिन:-
पॅन नम्बर:-

लिहून देणार
वय 68
सही श्री प्रदा प्रदा गिते



4 नाव: मिलिंद सुहास गिते व (कर्ता HUF)
पत्ता: घर/फ्लॅट नं: सदर
गल्ली/रस्ता:
ईमारतीचे नाव:
ईमारत नं:
पेट/वसाहत:
शहर/गाव:-
तालुका:-
पिन:-
पॅन नम्बर:-

लिहून देणार
वय 48
सही



5 नाव: चंद्रमान छोटुराम अगरवाल (गर्ग)
पत्ता: घर/फ्लॅट नं: निगडी पुणे -44
गल्ली/रस्ता:
ईमारतीचे नाव:
ईमारत नं:
पेट/वसाहत:
शहर/गाव:-
तालुका:-
पिन:-
पॅन नम्बर:-

लिहून देणार
वय 65
सही



म व ल - २		
५९६	७६	५८
२०१४		



18/04/2012

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

हवल5

दस्त क्र 4095/2012

3:46:27 pm

हवेली 5 (पिंपरी)

90193

दस्त क्रमांक : 4095/2012

दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

6 नाव निर्मला चंद्रमान अगरवाल -
पत्ता: घर/फ्लॅट नं: सदर
गल्ली/रस्ता:-
इमारतीचे नाव:-
इमारत नं:-
पेठ/वसाहत:-
शहर/गाव:-
तालुका:-
पिन:-
पॅन नम्बर:-

लिहून देणार

वय 61

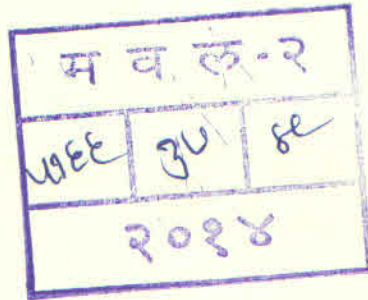
सही M.C. Agarwal



खालील 1 पक्षकारांची कबुली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव

7 राकेश सी. अगरवाल व (कर्ता HUF) -



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BHEGADE ASHOK DADU
DADU MARUTI BHEGADE

08/11/1985
Permanent Account Number
ARHPB1897N

Bhegade

Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAKESH C AGARWAL HUF

18/10/2002
Permanent Account Number
AAAL185004

म व ल - २
५९६ ३५ से
२०१४



ADVOCATE
BAR COUNCIL OF
MAHARASHTRA & GOA
HIGH COURT, BOMBAY
☎ : 2267 3371 / 2265 6567



NAME: Sarjerao Namdeo Gaikwad
RESIDENCE: Chinchwad, Pune.
ROLL No.: Mah/1347 / 2004
ENROLLED ON: 16.06.2004
DATE OF BIRTH: 06.09.1953

[Signature]
SECRETARY



ह व ल - ५
५०९५ ८९३
२०१२



99193

दस्त क्र. [हवेली-4095-2012] चा गोषवारा
बाजार मुल्य : 0 मोबदला 0 भरलेले मुद्रांक शुल्क : 500

दस्त हजर केल्याचा दिनांक : 18/04/2012 03:37 PM
निष्पादनाचा दिनांक : 27/02/2012
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार : 48) मुखत्यारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 18/04/2012 03:37 PM
शिक्का क्र. 2 ची वेळ : (फी) 18/04/2012 03:39 PM

ओळख :

दुय्यम निबंधक यांच्या ओळखीचे इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना
व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात:

1) अॅड.सर्जेराव नामदेव गायकवाड - - , घर/फ्लॅट नं. वाल्हेकरवाडी विंचवड पुणे 33

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं.: -

पेठ/वसाहत: -

शहर/गाव:-

तालुका: -

पिना: -

पावती क्र.: 4136 दिनांक: 18/04/2012
पावतीचे वर्णन
नांव: अशोक दादू भेगडे - -

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

340: एकूण

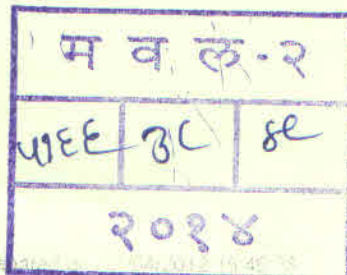
पावती क्र.: 4137 दिनांक: 18/04/2012
पावतीचे वर्णन
नांव: अशोक दादू भेगडे - -

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

20: एकूण

दु. निबंधकाची सही, हवेली 5 (पिंपरी)

दु. निबंधकाची सही
हवेली 5 (पिंपरी)



21/04/2012

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

हवल5

2:38:56 pm

हवेली 5 (पिंपरी)

दस्त क्र 4095/2012

92/92

दस्त क्रमांक : 4095/2012

दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

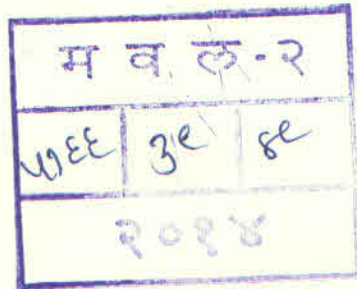
अंगठ्याचा ठसा

7 नाक राकेश सी. अग्रवाल व (कर्ता HUF) -
पत्ता: घर/फ्लॅट नं: सदर
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -
पॅन नम्बर: -

लिहून देणार

वय 38

सही





दस्त गोपवारा भाग - 2

हवेली 5

दस्त क्रमांक (4095/2012)

93793

दस्त क्र. [हवेली-4095-2012] चा गोपवारा
बाजार मूल्य : 0 मोबदला 0 भरलेले मुद्रांक शुल्क : 500

पावती क्र.: 4136 दिनांक: 18/04/2012
पावतीचे वर्णन
मात्र अशाक दाद भंगड

दस्त हजर केल्याचा दिनांक : 18/04/2012 03:37 PM
निष्पादनाचा दिनांक : 27/02/2012
दस्त हजर करणा-याची सही :

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

20: एकूण

दस्ताचा प्रकार : 48) मुखत्यारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 18/04/2012 03:37 PM
शिक्का क्र. 2 ची वेळ : (फी) 18/04/2012 03:37 PM (कार्यवाही पूर्ण)
शिक्का क्र. 3 ची वेळ : (कबुली) 21/04/2012 02:39 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 21/04/2012 02:39 PM

पावती क्र.: 4137 दिनांक: 18/04/2012
पावतीचे वर्णन
मात्र अशाक दाद भंगड

दस्त नोंद केल्याचा दिनांक : 21/04/2012 02:39 PM

20 नकासल (अ. 11(1)), पृष्ठांकनाची नकासल
(अ. 11(2)).
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

20: एकूण

ओळख :
दुय्यम निबंधक यांच्या ओळखीचे इसम असे निवेदीप करतात की, ते दस्तऐवज करून देणा-याना
व्यक्तीस ओळखतात, व त्यांची ओळख पटवतात.
1) अॅड. सर्जेराव नामदेव गायकवाड - घर/पत्तं: न. बाल्हेकरवाडी चिंचवड पुणे 33
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/पसाहत: -
शहर/गाव: -
तालुका: -
पिन: -

दु. निबंधकाची सही, हवेली 5 (पिंपरी)

दु. निबंधकाची सही
हवेली 5 (पिंपरी)

असे प्रमाणित करण्यात येते की,
सदर दस्तऐवजात एकूण 93 पाने आहेत.

सह. दुय्यम निबंधक
हवेली क्र. 5

पहिले नंबरचे पुराव्याचे
जवळी बळकता

सह. दुय्यम निबंधक हवेली
दिनांक 29/2/12



म व ल - 2
WEE 80 se
2012



घोषणापत्र

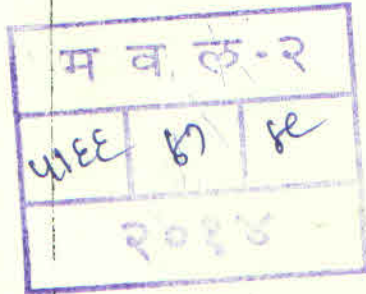
मी श्री. अशोक दादू भेगडे रा. चिचवड घोषित करतो की, दुय्यम निबंधक तळेगावता. मावळ यांचे कार्यालयात घोषणापत्र रद्द या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. राकेश चंद्रभान अगरवाल व श्री. मिलिंद सुहास गिते यांनी दि. रोजी हवेली क्र. ५ येथे दस्त क्र. ४०९५/२०१२ या दस्ताअन्वये मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सादर दस्त नोंदणीस सादर केला आहे. निष्पादीत करून कबुलीजवाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही. किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८९ अन्वये शिक्षस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक :-

(श्री. अशोक दादू भेगडे)

कुलमुखत्यारपत्रधारकाचे नाव व

सही



PODAR EDUCATION TRUST

Podar Centre, 85, Chamarbaug Post Office Lane, Dr. Ambedkar Road, Parel, Mumbai - 400 012.

EXTRACT OF THE MINUTES OF THE MEETING OF THE BOARD OF TRUSTEES HELD ON 15TH SEPTEMBER 2014. AT 11.00 A.M. AT THE BOARD ROOM, PODAR CENTER 85, CHAMAR BAUG POST OFFICE LANE, PAREL, MUMBAI – 400 012

Mr.Gaurav Podar briefed the Trustees of the proposal for Purchasing Plots at Village Vadgaon, Taluka Maval, District Pune admesuring 38,226.83 sq.ft.

Above plots to be purchased for construction of School Building and play ground, proposed draft of Sale Deed was placed before the Board Trustees.

The Board deliberated on the new proposal and was accorded sanction for the same unanimously

It was RESOLVED that “The Trust be and hereby accorded approval for commencement of procedures of purchase of Plots and Open Space at above mentioned address. Dr. Pavan Podar is authorized to appoint such team of Engineers, Officers, Finance personal and Legal Professionals and provide such facilities to set up the School.

It is RESOLVED that “ The Sale Deed for purchase of Plots at above mentioned address tabled for approval is hereby approved. Dr. Pavan Podar is hereby authorized to take such steps found necessary for the Purchase of said Plots.

It is further RESOLVED that “ Dr. Pavan Podar or Mr.Umeshkumar G. Kotian, General Manager be and hereby authorized to sign the above mentioned Sale Deed and all connected documents for and on behalf of the Trust and shall execute the Registration of Sale Deed on behalf of the Trust.”

CERTIFIED TRUE COPY.

For and on behalf of the Board of Trustees
Podar Education Trust

Dr. Pavan Podar
(Trustee)



(Signature of Mr.Umeshkumar G. Kotian)



म व ल-२
 WEE ४३ ४८
 २०१४



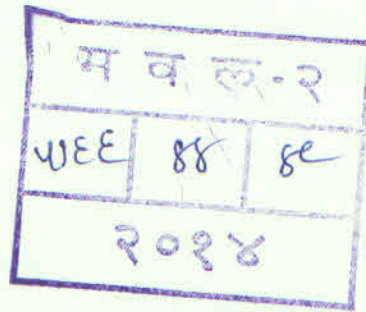
आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 R M ASSOCIATES
 27/12/2005
 Permanent Account Number
 AAIFR9298P

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 PODAR EDUCATION TRUST
 03/11/2004
 Permanent Account Number
 AAATP9120G
 Signature

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 RAKESH C AGARWAL
 CHANDRABHAN CHHOTARAM
 AGARWAL
 27/08/1972
 Permanent Account Number
 ADJFA8634N

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 GITAY MILIND SUHAS
 SUHAS DATTATRAYA GITAY
 03/02/1969
 Permanent Account Number
 ABHPG3248G
 Signature

PERMANENT ACCOUNT NUMBER
 AAAPK9568P
 JAMES SHIRMAJI DINDAKARAN



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABQPK4143D



नाम /NAME

SHRIKRISHNA LAXMAN KARMUDI

पिता का नाम /FATHER'S NAME

LAXMAN KESHAV KARMUDI

जन्म तिथि /DATE OF BIRTH

26-10-1963

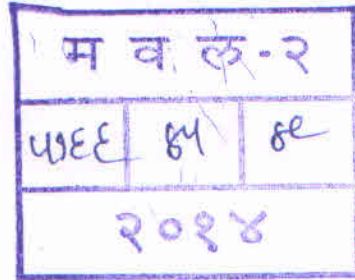
हस्ताक्षर /SIGNATURE

आयकर आयुक्त-1, पुणे
Commissioner of Income-tax I, Pune

Valuation ID : 20141007685

मवलर

मूल्यांकनाचे वर्ष	2,014	
जिल्हा	पुणे	खुल्या जमिनीचे मूल्यांकन पत्रक
गावाचे नाव	वडगाव मावळ	
क्षेत्राचे नाव	B and C Class Palika AND Influence Area	
सुद्धे नंबर	11/11.4/-	
तालुक्याचे नाव	मावळ	
मिळकतीचा प्रकार	खुली	
मिळकतीचे क्षेत्र	1907.6 चौ. मीटर	Bulk Land
वार्षिक मूल्य दर तकल्यानुसार जमिनीचा दर :-		Rs. 2,750.00 /-
1.	500 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दराच्या 100 % दर = 2750	
	500 चौ. मीटर क्षेत्रासाठी मूल्यांकन = 500 * 2750	
	= 1375000	
2.	1407.6 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दराच्या 90 % दर = 2475	
	1407.6 चौ. मीटर क्षेत्रासाठी मूल्यांकन = 1407.6 * 2475	
	= 3483810	
एकत्रित अंतिम मूल्य	= मिळकतीचे क्षेत्र 1 मूल्य + मिळकतीचे क्षेत्र 2 मूल्य	
	= 1375000 + 3483810	
	= 4858810 /-	



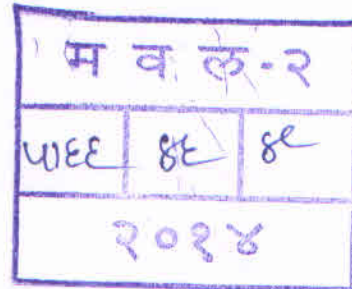
दुय्यम निबधक श्रेणी-१

मावळ-२

Valuation ID : 20141007678

मवलर

मूल्यांकनाचे वर्ष	2,014	
जिल्हा	पुणे	खुल्या जमिनीचे मूल्यांकन पत्रक.
गावाचे नाव	वडगाव मावळ	
क्षेत्राचे नाव	B and C Class Palika AND Influence Area	
सर्व्हे नंबर	11/11.4/-	
तालुक्याचे नाव	मावळ	
मिळकतीचा प्रकार	खुली	
मिळकतीचे क्षेत्र	1645 चौ. मीटर	Bulk Land
वार्षिक मूल्य दर तक्रियानुसार जमिनीचा दर :-	Rs. 2,750.00 /-	
1.	500 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दराच्या 100 % दर = 2750	
	500 चौ. मीटर क्षेत्रासाठी मूल्यांकन = 500 * 2750	
	= 1375000	
2.	1145 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दराच्या 90 % दर = 2475	
	1145 चौ. मीटर क्षेत्रासाठी मूल्यांकन = 1145 * 2475	
	= 2833875	
एकत्रित अंतिम मूल्य	= मिळकतीचे क्षेत्र 1 मूल्य + मिळकतीचे क्षेत्र 2 मूल्य	
	= 1375000 + 2833875	
	= 4208875 /-	



दुय्यम निबंधक श्रेणी-१
मावळ-२

454/5166

मंगळवार, 07 ऑक्टोबर 2014 2:26

म.नं.

दस्त गोषवारा भाग-1

मवलर

दस्त क्रमांक: 5166/2014

दस्त क्रमांक: मवलर /5166/2014

बाजार मूल्य: रु. 90,67,685/- मोबदला: रु. 3,01,99,195/-

भरलेले मुद्रांक शुल्क: रु.15,10,000/-

दु. नि. सह. दु. नि. मवलर यांचे कार्यालयात

पावती:5629

पावती दिनांक:

अ. क्र. 5166 वर दि.07-10-2014

07/10/2014

रोजी 2:12 म.नं. वा. हजर केला.

सादरकरणाचे नाव: पोदार एज्युकेशन ट्रस्ट तर्फे
जनरल मॅनेजर उमेशकुमार जी कोटीअन - -

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु.

980.00

डाटा एन्ट्री

रु.

20.00

पृष्ठांची संख्या: 49

एकुण: 31000.00

दस्त हजर करणाऱ्याची सही:

दुय्यम निबधक श्रेणी-१

MVL2

मावळ-२

दुय्यम निबधक श्रेणी-१

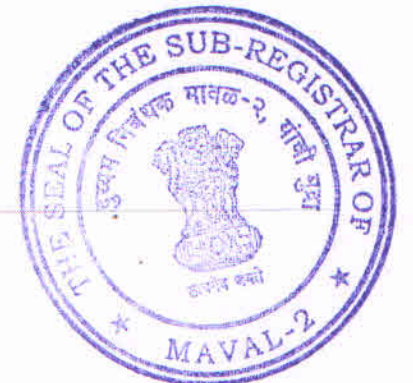
मावळ-२

दस्ताचा प्रकार: खरेदीखत

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥विकास प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण् प्रभाव क्षेत्रात.

शिकका क्रं. 1 07 / 10 / 2014 02 : 12 : 48 PM ची वेळ: (सादरीकरण)

शिकका क्रं. 2 07 / 10 / 2014 02 : 14 : 01 PM ची वेळ: (फी)





07/10/2014 2 25:54 PM

दस्त गोषवारा भाग-2

मवलर ४८४८

दस्त क्रमांक:5166/2014

दस्त क्रमांक :मवलर/5166/2014

दस्ताचा प्रकार :-खरेदीखत

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:पोदार एज्युकेशन ट्रस्ट तर्फे जनरल मॅनेजर उमेशकुमार जी कोटीअन - - पत्ता:-, -, -, पोदार सेंटर, 85, चमर बाग, पोस्ट ऑफीस लेन, परेल, मुंबई , BEST Staff Quarters, MAHARASHTRA, MUMBAI, Non- Government. पॅन नंबर:AAATP9120G	लिहून देणार वय :-53 स्वाक्षरी:-		
2	नाव:मे आर एम असोसिएट्स तर्फे भागीदार मिलींद सुहास गिते व राकेश चंद्रभान अगरवाल तर्फे कबुलीजबाबाकरिता अशोक दादू भेगडे - - पत्ता:फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: तळेगाव दाभाडे, मावळ, पुणे , महाराष्ट्र, PUNE. पॅन नंबर:AAIFR9298P	लिहून देणार वय :-30 स्वाक्षरी:-		
3	नाव:आरएसबी इंडस्ट्रीज लि तर्फे श्रीकृष्ण करमुडी - - पत्ता:फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: वि नं ए 5, फ्लॉट न 604, कुमार समृद्धी हौ सोसा, एअरपोर्ट रोड विश्रान्तवाडी, पुणे , महाराष्ट्र, पुणे. पॅन नंबर:AAACN5647H	मान्यता देणार वय :-50 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत खरेदीखत चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:07 / 10 / 2014 02 : 15 : 23 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:प्रदिपकुमार नंदलाल खन्ना वय:49 पत्ता:पिंपरी पुणे पिन कोड:411017		
2	नाव:राहुल जगन्नाथ ठाकूर - - वय:23 पत्ता:साेळ, खेड, पुणे पिन कोड:412105		

शिक्का क्र.4 ची वेळ:07 / 10 / 2014 02 : 15 : 59 PM

Summary-2(दस्त गोषवारा भाग - २) *sette*

शिक्रा क 5 ची वेळ 07/10/2014 02:16:07 PM नोंदणी पुस्तक 1 मध्ये

दुय्यम निबंधक श्रेणी-१

MVL2

मावळ-२

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH003104115201415S	0001933542201415

5166 /2014

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print and mini-CD of scanned document along with original document, immediately after registration.

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

प्रमाणित करण्यात येते की,

या दस्तामध्ये

एकूण....६...पाने आहेत

शिवराज

दुय्यम निबंधक श्रेणी-१

मावळ-२

पहिले नंबरचे पुस्तकाचे

U.E.E. नंबरची नोंदला

शिवराज

दुय्यम निबंधक श्रेणी-१

मावळ-२

दिनांक - ७ ११० २०१४





पावती

Original/Duplicate

Monday, September 22, 2014

12:22 PM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 5359 दिनांक: 22/09/2014

गावाचे नाव: वडगांव

दस्तऐवजाचा अनुक्रमांक: मवल२-4914-2014

दस्तऐवजाचा प्रकार : लीजडीड

सादर करणाऱ्याचे नाव: पोदार एज्युकेशन ट्रस्ट तर्फे अधिकृत स्वाक्षरीकरीता उमेशकुमार जी कोटीअन - -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1020.00

डाटा एन्ट्री रु. 20.00

पृष्ठांची संख्या: 51

एकूण: रु. 31040.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 12:35 PM ह्या वेळेस मिळेल.

दुय्यम निबधक श्रेणी:- १

बाजार मूल्य: रु.6000000/-

मोबदला: रु.3000000/-

भरलेले मुद्रांक शुल्क : रु. 272500/-

भावळ-२

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002929468201415S दिनांक: 19/09/2014

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 1040/-

गावाचे नाव वडगाव

- (1) विलेखाचा प्रकार
(2) मोबदला
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)

लीजडी

₹.3,000,000/-

₹.6,000,000/-

- (5) क्षेत्रफळ
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षाकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

105. पालिकेचे नाव: पुणे इतर वर्णन : इतर माहिती : इतर माहिती गाव मोजे वडगाव, ता. मावळ पुणे येथील स.नं 105/1 ते 5 यासी एकूण क्षेत्र 2253.75 चौ.मी. पैकी मोकळी जागा क्षेत्र 1633.36 चौ.मी. व स.नं 103/2 यासी एकूण क्षेत्र 1833.25 चौ.मी. पैकी मोकळी जागा क्षेत्र 804 चौ.मी. असे एकूण दोन्ही मोकळ्या जागा क्षेत्र 2437.36 चौ.मी ही मिळकत (मूल्यांकन विभाग 11.4) 2,437.36 चौ.मीटर

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

1) नाव:- पोदार एज्युकेशन ट्रस्ट, तर्फे अधिकृत स्वाक्षरीकरीता उमेशकुमार जी कोटीअन -- वय: 53;

पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं: पोदार सेंटर, 85, चमर बाग, पोस्ट ऑफीस लेन, परेल, मुंबई, महाराष्ट्र, MUMBAL पिन कोड:- 400012

पॅन नंबर: AAAPK9568K

2) नाव:- मे.आर.एम. असोसिएट्स तर्फे भागीदार मिलीद सुहास गिते व राकेश चंद्रभान आगरवाल तर्फे कबुलीजबाबदारीता कुमु न्हणुन अशोक दादु भगडे -- वय: 32;

पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं: तळेगाव दाभाडे पुणे, महाराष्ट्र, पुणे पिन कोड:- 410506

पॅन नंबर: AAIFR9298P

- (9) दस्तऐवज करून दिल्याचा दिनांक
(10) दस्त नोंदणी केल्याचा दिनांक
(11) अनुक्रमांक, खंड व पृष्ठ
(12) बाजारभावाप्रमाणे मूद्रांक शुल्क
(13) बाजारभावाप्रमाणे नोंदणी शुल्क
(14) शेर

22/09/2014

22/09/2014

4914/2014

₹.272,500/-

₹.30,000/-



मूल्यांकनासाठी विचारात घेतलेला तपशील -

मूद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



श्री विवेकानंद
दुय्यम निबंधक श्रेणी-१
मावळ-२

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बैंक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14051065945633



Bank/Branch: IBKL - 6910139/Mumbai - Lalbaug
Pmt Txn id : 48776064 Stationery No: 14051065945633
Pmt DtTime : 19-Sep-2014@13:42:05 Print DtTime : 19-Sep-2014@15:08:15
ChallanIdNo: 69103332014091950537 GRAS GRN : MH002929468201415S
District : 2201-PUNE Office Name : IGR046-MVL2_MAWAL 2 SUB

StDuty Schm: 0030046401-75/STAMP DUTY
StDuty Amt : R 2,72,500/- (Rs Two, Seven Two, Five Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : 36- lease for term exceeding one year
Prop Mvblty: Immovable Consideration: R 30,00,000/-
Prop Descr : SN 105 103, VADGAON, TAL MAVAL, , , , PUNE, Maharashtra, 412106

Duty Payer: PAN-AAATP9120G, PODAR EDUCATION TRUST
Other Party: PAN-ADLPS5205K, HEMANT RAMCHANDRA SOMAN

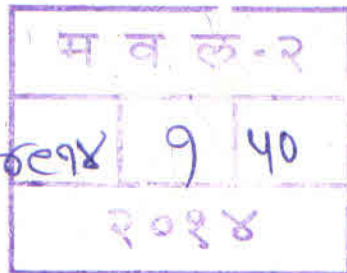
H.S. Chowhan

Bank official1 Name & Signature

N.A. Pradhan

Bank official2 Name & Signature

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



2088



LEASE DEED

THIS DEED OF LEASE made and executed at ..22nd..... on this Monday day of Sep....., 2014,

BETWEEN

1. MR. HEMANT RAMCHANDRA SOMAN
(Other 22 through its Power Of Attorney Holder)

PAN NO. ADLPS5205K
Age - 57 years, Occ - Business
R/at - 403 B, Building , Raddhika
Co, Hsg. Society, Singhgad Road,
Pune - 411053

2. MR. AJAY YESHWANT PARANJPE
(Other 18 through its Power Of Attorney Holder)

PAN NO: AAUPP3133F
Age: 51 Occ.: Business
Residing at: 767/10, "Sanjeevan",
Off. Bhandarkar Road, Deccan Gymkhana,
Pune - 411 004.

HEREINAFTER REFERRED TO AS "THE LESSOR"

(Which expression shall unless it be repugnant to the context or meaning thereof, shall deemed to mean and include their heirs, executors, administrators and assignees)

PARTY OF THE ONE PART

AND

M/s. R. M. ASSOCIATES
Registered Partnership Firm
Registered Under Indian Partnership Act 1932
Having its office at - Shop No.7, Upper Ground Floor,
Agarwal Garden Sec. No.25, Plot No.5 near IDBI Bank, Bhel Chouk
Nigdi, Pradhikaran, Pune -44.

Through its Partners
PAN - AAIFR9298P

1. MR. MILIND SUHAS GITAY
Age: 43 years, Occupation: Business.
PAN : ABHPG 3248G
Residing at - Plot No. 35 Suhasini Bungalow,
Chinchwad, Pune 411033.

2. MR. RAKESH CHANDRABHAN AGARWAL

Age: 41 years, Occupation: Business.

PAN : ADJPA 8643 N

Residing at – Chandra Villa, S. No 27, Plot no 18,

Nigdi, Pradhikaran, Pune 44.

HEREINAFTER REFERRED TO AS "CONSENTING PARTY"

(Which expression shall unless it be repugnant to the context or meaning thereof, shall deemed to mean and include present and future partner their respective heirs, executors, administrators and assigns) **PARTY OF THE SECOND PART**

AND.....

Podar Education Trust,

Registered under the Trust Act,

Having office at Podar Centre, 85,

Chambarbaug Post Office Lane, Dr. Ambedkar Road, Parel,

Mumbai – 400 012, Maharashtra,

The Trust represented Mr.Umeshkumar G. Kotian

Age – 53 Years, Occupation : Service

Having address : Podar Center, 85, Chamar Baug,

Post office Lane, Parel, Mumbai – 400 012

HEREINAFTER REFERRED TO AS "THE LESSEE"

(Which expression shall unless it be repugnant to the context or meaning thereof, shall deemed to mean and include present and future trustees their respective heirs, executors, administrators and assigns) **PARTY OF THE THIRD PART.**

PREMISES

- a) The Lessor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the piece of land situated at Vadgaon, Tal. Maval, Dist. Pune and more particularly described in the schedule hereunder written, 1) S. No. 105/1 to 5 Open Space admeasuring about 1633.36 sq.mtr. out of total 2253.75 Sq. mtrs , 2) S.No.103/2 Open Space admeasuring about 804 sq.mtr. out of total 1833.25 Sq. mtrs. thus both open space plot totally admeasuring 2437.36 sq. mtrs situated at village Vadgaon, Taluka Maval, Dist. Pune. (Both the properties jointly referred as the said properties hereinafter)

9088



- b) **AND WHEREAS** the said property described in Schedule I is a part of Survey No 105/1, 105/2, 105/3, 105/4, 105/5. The said Survey No. Previously belonged to Dashrath Baburao Mahalaskar, Ashok Baburao Mahalaskar, Bhaskar Baburao Mahalaskar, Kisan Baburao Mahalaskar & Sopan Baburao Mahalaskar.
- c) **AND WHEREAS** the said Mr. Sopan Baburao Mahalaskar sold his share on 7/2/1994 by the sale Deed registered at Serial No 459/1994 in the office of Vadgaon Maval to the said Mr. Hemant Ramchandra Soman and others.
- d) **AND WHEREAS** the said Mr. Kisan Baburao Mahalaskar sold his share on 7/2/1994 by the sale Deed registered at Serial No 460/1994 in the office of Vadgaon Maval to the said Mr. Hemant Ramchandra Soman and others.
- e) **AND WHEREAS** the said Mr. Dashrath Baburao Mahalaskar sold his share on 7/2/1994 by the sale Deed registered at Serial No 461/1994 in the office of Vadgaon Maval to the said Mr. Hemant Ramchandra Soman and others.
- f) **AND WHEREAS** the said Mr. Bhaskar Baburao Mahalaskar sold his share on 7/2/1994 by the sale Deed registered at Serial No 462/1994 in the office of Vadgaon Maval to the said Mr. Hemant Ramchandra Soman and others.
- g) **AND WHEREAS** the said Mr. Ashok Baburao Mahalaskar sold his share on 7/2/1994 by the sale Deed registered at Serial No 463/1994 in the office of Vadgaon Maval to the said Mr. Hemant Ramchandra Soman and others.
- h) **AND WHEREAS** the layout was sanctioned on the said properties of Survey No 105 of Vadgaon Maval by Assistant Director of Town Planning Pune by their letter outward No A.D.T.P/ No/N.A.B.P/ Layout/ Survey No 105/Vadgaon Maval/ S.S. P/ 912 dated 30/4/1994. Thereafter the said layout was sanctioned by The Collector, Pune by the letter outward No P.R.A/ N.A/S.R/ 56/ 3 /94 dated 18/7/1994 and the said land was converted to Non- Agriculture use thereafter.
- i) **AND WHEREAS** the said layout was revised by No 2336 dated 1/11/1994 and accordingly the N.A order was also revised on 17/11/1994 from the same authorities. Accordingly the T.L.R issued the demarcation Plan by its registered No 95 dated 23/12/1994 of the said layout. And the entire thing was sanctioned by the Tashildar Maval by his letter outward No 1257/1994 dated 26/7/1994.

- j) AND WHEREAS the said property described in Schedule I came into existence which was initially known as "Open Space" area admeasuring 2253.75 Sq. mtrs.
- k) AND WERHEAS the said property described in Schedule II is a part of Survey No 103/2. The said Survey No previously belonged to Chindhu Rama Savale. After the demise of the said Chindhu Rama Savale the said Survey No 103/2 was devolved on to his legal heirs Mr. Khanu Chindhu Salvale, Satybhama, Popat Gholap, Milan, Baban Garade, Shanta Natha Khongde, Nababai Chindu Salave.
- l) AND WHEREAS the said Mr. Khanu Chindhu Salvale, Satybhama Popat Gholap, Milan Baban Garade, Shanta Natha Khongde, Nababai Chindu Salave agreed to sale the said Survey No 103/2 to Mr. Hemant Ramchandra Soman & others 18 by an Agreement for Sale dated 22/2/1995 registered in the office of Vadgaon Maval at Serial No 730. Thereafter the said property was sold by the original owners in favour of Mr. Hemant Ramchandra Soman & others 18 by a Sale Deed registered in the office of Vadgaon Maval at Serial No 4467/1995 dated 31/12/1995.
- m) AND WHEREAS the layout was sanctioned on the said properties of Survey No 103/2 of Vadgaon Maval by Assistant Director of Town Planning Pune by their letter outward No A.D.T.P/ No/N.A.B.P/ Layout/ Survey No 103/2Vadgaon Maval/ S.S. P/ 1061 dated 21/6/1995. Thereafter the said layout was sanctioned by The Collector, Pune by the letter outward No P.R.A/ N.A/S.R/ 117/95 dated 21/11/1995 and the said land was converted to Non- Agriculture use thereafter.
- n) AND WHEREAS the T.L.R issued the demarcation Plan by its registered No 29/95 dated 6/2/1995 of the said layout. And the entire thing was sanctioned by the Tashildar Maval by his letter outward dated 25/5/1996. Accordingly the Mutation entry was carried out by No 5174.
- o) AND WHEREAS the said property described in Schedule II came into existence which was initially known as "Open Space" area admeasuring 1833.25 Sq. mtrs
- p) AND WHEREAS The Lessor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the piece of land situated at Vadgaon, Tal. Maval, Dist. Pune and more particularly described in the schedule hereunder written, 1) S. No. 105/1 to 5 Open Space admeasuring about 1633.36 sq.mtr. out of total 2253.75 Sq. mtrs , 2) S.No.103/2 Open Space admeasuring about 804

sq.mtr. out of total 1833.25 Sq. mtrs. . thus both open space plot totally admeasuring 2437.36 sq.mtrs situated at village Wadgaon, Taluka Maval, Dist. Pune.

- q) Mr. Hemant Ramchandra Soman , 2) Mr. Ajay Yeshwant Paranjpe i.e. the Owners/ Vendors/lessor herein have entrusted to sell the Schedule- property to and in favour of R.M. Associate i.e. the Confirming Party herein by the MOU to that effect on 10/12/2013. As per the said mou of the Schedule property, 1. Mr. Hemant Ramchandra Soman , 2) Mr. Ajay Yeshwant Paranjpe i.e. the Owners/ Vendors/lessor herein have received the only Rs. 3,00,000/- (Rupees Three lacks only) as a token amount against Schedule property and remaining amount to be paid to 1. Mr. Hemant Ramchandra Soman , 2) Mr. Ajay Yeshwant Paranjpe i.e. the Owners/ Vendors/lessor at the time of agreement But due to some reason R.M. Associate i.e. the Confirming party is not completed agreement. At that time party of the second part i.e. Podar Education Trust, through The Trust represented Dr. Pavan Podar who is interested in Schedule property. And with the consent of the R.M. Associate i.e. the Confirming Party i.e. and 1. Mr. Hemant Ramchandra Soman , 2) Mr. Ajay Yeshwant Paranjpe i.e. the Owners/ Vendors/lessor sell the said property.
- r) The Lessee has approached the Lessors to take on lease the said land for the purpose of play ground for their school.

TERM

The Lessors agrees to demise to the Lessee and the Lessee agrees to take on lease the said piece of land situated at Wadgaon, Tal. Maval, Dist. Pune and more particularly described in the Schedule hereunder written for period of **99 years** commencing from the date of the deed of lease to be executed as hereinafter mentioned.

COMPENSATION

Lessee agrees to pay without demand to consenting Party as rent for above land the sum **Rs. 30,00,000/- (Rs. Thirty Lacs only)** a full and final onetime payment for 99 years at the time of registration of this lease deed. Cheque to be issued in the name of R.M. Associates, Mr. Hemant Ramchandra Soman , 2) Mr. Ajay Yeshwant Paranjpe i.e. the Owners/ Vendors/lessor have no objection to Lessee making payment of Rs.30,00,000 (Rupees thirty lakh only) to M/s R.M. Associates.



QUIET ENJOYMENT

Lessor agrees not to interfere in the quiet and peaceful possession of the lessee unless there is a breach of this agreement by the lessee. The Lessee shall be using the Leased Premises as play ground for their school. The Lessor shall not interfere with the same the lessee is allowed to do as it deems fit with the land and use the said land as play ground for their school as required . However, the lessor shall be responsible for obtaining permissions for consideration upon the leased premises.

UTILITIES AND TAX

The Lessor shall be responsible for property taxes and any other taxes relating to the leased premises till date of this agreement and agrees to pay them promptly.

DISPLAY OF SIGNS

The Lessor shall allow the lessee to display signs around and upon the property relating to the institutions opened therein. The lessor shall not be allowed to put any signs upon the /leased premises during the term of this lease agreement.

SURRENDER OF PREMISES

At the expiration of the lease, lessee shall quit and surrender the leased premises in as is where is condition, subject to reasonable wear and tear and damages due to lapse of time.

SEVERABILITY

If any part or parts of this lease shall be held unenforceable for any reason the remainder of this agreement shall continue in full and effect.


STAMP DUTY

The lessee shall bear the cost of the stamp duty and other registration expenses upon this agreement.

GOVERNING LAW

This lease agreement shall be bound by the laws of India and all state and local Laws/Regulations that are applicable to the leased Premises.

२०१४



IN WITNESS WHEREOF the parties have put their respective hands the day and year first hereinabove written.

THE "SCHEDULE - I" ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL OF property bearing S. No. 105/1 to 5 Open Space admeasuring about 1633.36 sq.mtr. out of total area 2253.75sq.mtr. at Wadgaon , Tal Maval, Dist. Pune and within Registration Sub District of ~~Maval~~ District Pune, and within the jurisdiction of the Sub Registrar ~~Maval-2~~ and within the limits of Pimpri Chinchwad Municipal Corporation and which property is bounded as under :

- On or towards **East** : Plot No. 21 and Colony Road
On or towards **South** : Amenity Space C
On or towards **West** : S.No.100
On or towards **North** : S.NO.103/2 Open Space

THE "SCHEDULE - II" ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL OF property bearing S.No.103/2 Open Space admeasuring about 804 sq.mtr. out of total 18500 Sq. mtrs. at Vadgaon , Tal Maval, Dist. Pune and within Registration Sub District of ~~Maval~~ District Pune, and within the jurisdiction of the Sub Registrar ~~Maval-2~~ and within the limits of Pimpri Chinchwad Municipal Corporation and which property is bounded as under :

- On or towards **East** : Plot No. 19 and Colony Road
On or towards **South** : S. No. 105/1 to 5 Open Space
On or towards **West** : S.No.100
On or towards **North** : S. No. 103 Amenity Space B

Together with all rights, liberties, easements, privileges, hereditaments and appurtenances thereto

In witnesses whereof the parties hereto have hereunto set and subscribed their respective hands and seal of the date, month and the year first hereinabove written.

Signed, Sealed and The Trust represented Mr.Umeshkumar G. Kotian

Age – 53 Years, Occupation : Service

Having address : Podar Center, 85, Chamar Baug,

Post office Lane, Parel, Mumbai – 400 012

By LESSOR

IN WITNESSE WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEAL OF THE DATE , MONTH AND THE YEAR FIRST HEREINABOVE WRITTEN.

SIGNED, SEALED AND DIEVERED BY

LESSOR

MR. HEMANT RAMCHANDRA SOMAN
(Other 22 through its Power Of Attorney Holder)



Heman



MR. AJAY YESHWANT PARANJPE
(Other 18 through its Power Of Attorney Holder)



Aj. Paranjpe



Party of the first Part

in the Presence of:-

Suwal Yadav
1) *Suwal Yadav*
Kanhe. maval

2) *PrabhNandan Singhetti*
KhatKopar member
SIGNED, SEALED AND DIEVERED by the



PrabhNandan

Named Lessee Podar Education Trust,
Through its *Authorized signatories*
Mr. Umeshkumar G. Kotian



Party of the Second Part

SIGNED, SEALED AND DIEVERED by the

Named Consenting Party

M/s. R. M. ASSOCIATES through its Partner

MR. MILIND SUHAS GITAY



Consenting Party

MR. RAKESH CHANDRABHAN AGARWAL

In the Presence of:-



Rakesh



(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम ३)

गाव वडगाव

तालुका मावळ



भूमापन क्रमांक स-० १०५/१९७५	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती
शेताचे स्थानिक नाव <u>मोकळी जागा</u>		
लागवडीयोग्य क्षेत्र	हेक्टर	आर
.....	२२५३-७५	
.....		
.....		
एकूण	२२५३-७५	
रोटखराव (लागवडीयोग्य नसलेले)-		
वर्ग (अ)	..	
वर्ग (ब)	..	
एकूण	२२५३-७५	
आकारग	रुपये	पैसे
जुडी किंवा विशेष प्राकरणी	-	-

भोगवटादाराचे नाव
हेमंत रामचंद्र सोमण
व इतर इसम २२

५०३६

खाते क्रमांक *
कुळाचे नाव

इतर अधिकार

सीमा आणि भूमापन दिग्दे

गाव नमुना द्वारा (पिकांची नोंदवही)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम ११)

वर्ष	गाव	पिकाखालील क्षेत्रांचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	जमीन कपाणाचे नाव	शेरा
		मिश्र पिकाखालील क्षेत्र					निर्मळ पिकाखालील क्षेत्र				स्वरूप	क्षेत्र			
		जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येका-खालील क्षेत्र			पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचित					
३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६		
		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.				
२००६	२०१०														
२०१०	२०११														
२०११	२०१२														
१२	१३														
१३	१४														

असरास मोकळी तयार तारिख

21 SEP 2014

के.व्ही. कामगार

स. नं. २
२०१४ ११ ५०



२०२४ १० ५०

२०२४



२३३

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

पत्र २३३/१०

तालुका मावळ

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती
१०३१२	-	-
शेताचे स्थानिक नाव		
मोकळी जागा		
लागवडीयोग्य क्षेत्र	हेक्टर	आर
	१८३३-२५	मी
एकूण	१८३३-२५	
पोटखराब (लागवडीयोग्य नसलेले)		
वर्ग (अ)		
वर्ग (ब)		
एकूण	१८३३-२५	
आकारणी	रुपये	पैसे
जुडी किंवा विशेष आकारणी	-	-

भोगवटादाराचे नाव
अजय अश्वंत परांजपे
व इतर - १८

खाते क्रमांक
कुळाचे नाव



इतर अधिकार

सीमा आणि भूमापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवही)

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

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	जमीन करणाऱ्याचे नाव	शेरा	
		पिछ पिकाखालील क्षेत्र					निर्मळ पिकाखालील क्षेत्र				रुप	क्षेत्र				
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व पुरत्येका-खालील क्षेत्र		पिकाचे नाव	जल सिंचित	अजल सिंचित	हे. आ.						हे. आ.
२०१०			हे. आ.	हे. आ.		हे. आ.	हे. आ.				हे. आ.					
२०११																
२०१२																
२०१३																

अखेरचा नक्कल तयार तारीख - 1 SEP 2014

के. व्ही. मोहमारे

(2) Correspondence ending with the Asstt. Director of Town Planning and Valuation Department, Pune Division, Pune No. NABP/Layout/S, No.103/2/
Vadgaon/SSP/1061, Dt.21/6/95.

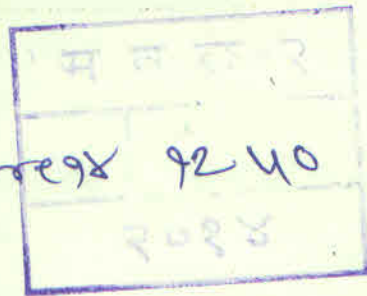
Collectorate, Pune

Revenue Branch

No. PRA/NASR/117/95,

Pune.

Dt. 2 / 11 / 1995.



The land comprised in S. No. 103/2 of village Vadgaon
Taluka Mawal District Pune admeasuring 54/74 -
Sq. Metre 18,300 belongs to Shri Kanhu C. Sawale & Others
of Vadgaon Taluka Mawal District Pune has applied that
Non-Agricultural permission may be granted to him to use an area measuring
54/74 -- Sq. Metre 18,300 out of the said land for the Non-Agricultural
purpose of Residential.

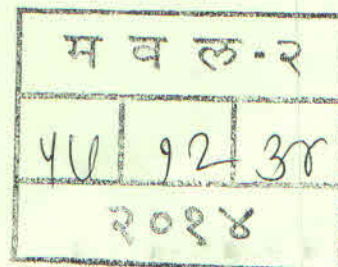
2. In exercise of the powers vested to him under Section 44 of the M. L. R. Code, 1966 the Additional Collector of Pune is pleased to grant Shri Kanhu C. Sawale, & Others of Vadgaon Taluka Mawal District Pune the Non-Agricultural permission to use an area measuring 18,300 Sq Metre -- out of S. No. 103/2 of village Vadgaon Taluka Mawal District Pune for the Non-Agricultural purpose of Residential subject to the following conditions :-

(1) The grant of permission shall be subject to the provision of the Code and Rules made thereunder;

(2) That the grantee shall use the land together with the building and/or structure thereon only for the purpose for which the land is permitted to be used and shall not use it or any part of the land or building thereon for any other purpose without obtaining the previous written permission to that effect from the Collector Pune, for this purpose the use of a building shall decide the use of the land;

(3) That the grantee shall not sub-divide the plot or sub-plots if any approved in this order, without getting the sub-division previously approved from the authority granting these permissions;

(4) That the grantee shall develop the land strictly in accordance with the sanctioned lay-out plan within a period of two years from the date of this order by (a) construction of roads, drains etc. to the satisfaction of the Collector and the concerned Municipal



(5) That if the plot is sold or otherwise disposed of by the grantee, it shall be the duty of the grantee to sell or otherwise dispose of the plot subject to the conditions mentioned in this order and Sanad and to make a specific mention about this in the deed to be executed by him;

(6) That the grantee shall be bound to obtain the requisite building permission from the Addl. Collector, Pune before starting construction of the proposed building or structure if any;

(7) That the grantee shall get the building plans approved by the competent authority, where the building control vests in that authority and in other cases he shall prepare the building plans strictly according to the provisions contained in schedules II appended to the Maharashtra Land Revenue (conversion of use of land and N. A. A.) Rules, 1969 and get them approved by the Collector Pune and construct the building according to the sanctioned plans;

(8) That the grantee shall commence the N. A. use of the land within the period of two years from the date of this order unless the period is extended from time to time failing which the permission shall be deemed to have been cancelled;

(9) That the grantee shall communicate the date of commencement of that N. A. use of the land and/or change in the use of the land to the Talisildar Mawal within one month failing which he shall be liable to be dealt with under Rule 6 of the M. L. R. (conversion of use of land and N. A. A.) Rules, 1969;

(10) That the grantee shall pay the N. A. assessment in respect of the land at the rate of Rs. 0.04.8 per Sq. mtr. i. e. Rs. 878.40 from the date of commencement of the N. A. use of the land for the purpose for which the permission is granted. In the event of any change in the use of the land the N. A. shall be liable to be levied at the different rate irrespective of the fact that the guarantee period of the N. A. assessment already levied is yet to expire;

(11) That the N. A. A. shall be guaranteed for the period ending 31-7-2001 after which it shall be liable to revision at the revised rate, if any;

(12) That the grantee shall pay the measurement fees within one month from the date of commencement of the N. A. use of land;

(13) That the area and N. A. assessment mentioned in this order and the Sanad, shall be liable to be altered in accordance with the actual area found on measurement of the land by the Survey Department;

(14) That the grantee shall construct substantial building and/or other structure, if any in the land within a period of three years from the date of commencement of the N. A. use of the land. This period may be extended by the Collector Pune in discretion, on payment by the grantee such fine/premium as may be imposed as per Government orders;

(15) That the grantee shall not make any additions or alterations to the building already constructed as per sanctioned plan without the previous permissions of and without getting the plans thereof approved by the Collector Pune;

(16) All the plots laid down in layout shall be used only for the purpose of Residential.

(17) That the layout shall get demarcated on site and demarcated area of each plot shall not be less than as shown in layout plan, width of road and the area under open space shall not be less than the width/area shown in the layout. If there will be any discrepancy after actual measurement the revised plan shall be got approved from the Addl. Collector so far as the details...



Handwritten text in a rectangular box: 2098 93 30

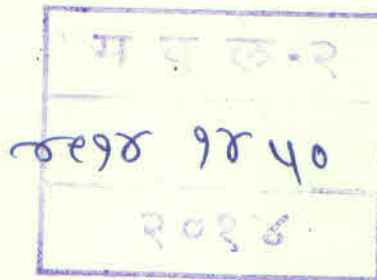
म व ल - २
40 93 30



(19) The grantee shall make his own arrangements to secure water and electricity if village Panchayat is not ready to provide water and electricity.

(20) The roads and open space provided in the layout shall be mentioned by the applicant otherwise they should be handed over to the village panchayat for maintenance and same shall be open to the public. All the Roads and open space shown in the layout shall be open to the adjacent holder.

(21) The Roads in the layout shall be allowed to be used by the adjoining holder for the purpose of access and secure proper coordination of Road.



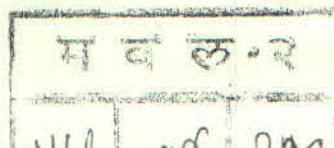
(22) That the grantee shall be bound to execute a Sanad in form as provided in Schedule IV or V appended to the Maharashtra L. R. (conversion of use of land and N. A.) Rules, 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of N. A. use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

- (a) If the grantee contravenes any of the conditions mentioned in this order and those in the Sanad, the Collector, Pune may without prejudice to any other penalty to which he may be liable under the provisions of the code continue the said land/plot in the occupation of the applicant on payment of such fine and assist as he may direct.
- (b) Notwithstanding anything concerned in clause (a) above, it shall be lawful for the Collector, Pune to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as is specified in that behalf by the Collector and if such removal or alteration not being carried out within the specific time, he may cause the same to be carried out and recover the costs of carrying out the same from the grantee as an arrears of land revenue.
- (c) The grant of this permission is subject to the provisions of any other laws for the time being in force and that may be applicable to the relevant other facts of the case, e. g. the Bombay Tenancy and Agricultural Lands Act, 1948. the Maharashtra Village Panchayat Act, the Municipal Act, etc.



sd/- (Sujata Saunik)

Additional Collector, Pune



To

✓ Shri Kanhu C. Sawale & Others,
C/o. Ajay Y. Paranjape (P.A.H.)
1398, Sadashiv Peth, Paranjape Apartment,
Pune- 411030.

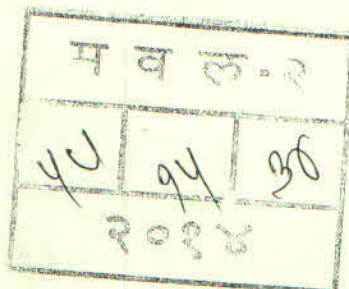
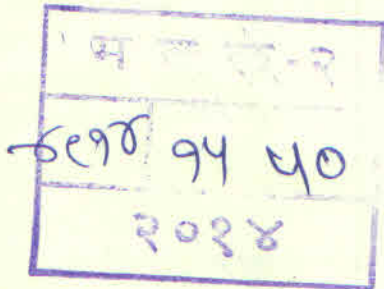
Copy with the case papers (in One file) forwarded to the Tahsildar Mawal for information and necessary action.

2. He is requested to watch the report from the grantee about commencement of the N. A. use of the land in time. On receipt of that report, he should take steps to keep necessary notes in T. F. IV and V. F. IV. No. A note-book to effect of the N. A. from the grantee, and to get a Sanad executed. If the occupant pays the measurement fees he should inform the District Inspector of Land Record, Pune, accordingly along with the sanctioned plan and extracts from Record of Rights in respect of the land in question.

3. Advance copy forwarded to the Taluka District Inspector of Land Record, Mawal for information.

4. The Asstt. Director of Town Planning the Valuation Department, Pune Division. Pune (W. Cs.) for information.

Mmmmm
for Additional Collector, Pune



Ramchandra Soman P.S.H.

District Pune Bombay

(2) Correspondence ending with the Asstt. Director of Town Planning and Valuation Department, Pune Division, Pune No NABP/Layout/S.No. 105/1 to 5/ Wadgaon/Mawal/SSP/ 912,
Dt. 30/4/94.

Collectorate, Pune
Revenue Branch

No. PRA/NA/SR/56/111/94.
Pune. 18/7/1994.

Dt. 18 / 7 / 199

म व ल - २
२२६ २३ ३९
२०९२



105/1, 105/2, 105/3, 105/4, 105/5

The land comprised in S. No. / of village Wadgaon

Taluka Mawal District Pune admeasuring -- Sq. Ft. --

Sq. Metre 22500 belongs to Shri Hemant Ramchandra Soman & Others

of Dadar Taluka District Pune has applied for

Non-Agricultural permission may be granted to him to use an area measuring

Sq. Ft. -- Sq. Metre 22500 out of the said land for the Non-Agricultural

purpose of Residential

2. In exercise of the powers vested to him under Section 44 of the M. L. R. Code,

1966 the Additional Collector of Pune is pleased to grant Shri Hemant Ramchandra Soman & Other of Dadar Taluka -- District

Bombay the Non-Agricultural permission to use an area measuring 105/8

Sq Metre 22500 out of S. No. 105/1 to of village Wadgaon

Taluka Mawal District Pune for the Non-Agricultural purpose

of Residential subject to the following conditions :-

(1) The grant of permission shall be subject to the provision of the Code and Rules made thereunder;

(2) That the grantee shall use the land together with the building and / or structure thereon only for the purpose for which the land is permitted to be used and shall not use it or any part of the land or building thereon for any other purpose without obtaining the previous written permission to that effect from the Collector Pune, for this purpose the use of a building shall decide the use of the land;

(3) That the grantee shall not sub-divide the plot or sub-plots if any approved in this order, without getting the sub division previously approved from the authority granting these permissions;

(4) That the grantee shall develop the land strictly in accordance with the sanctioned lay-out plan within a period of two years from the date of this order by (a) construction of roads, drains etc. to the satisfaction of the Collector and the concerned Municipal Authority and (b) by measuring and demarcating the plots by the Survey Department, and until the land is so developed no plot therein shall be disposed of by him in any

म व ल - २
१६ ५०



म व ल - २
५० ० ३०
२०९४



(2) 22/10 98/38 2092



(3) That if the plot is sold or otherwise disposed of by the grantee it shall be the duty of the grantee to sell or otherwise dispose of the plot subject to the conditions mentioned in this order and Sanad and to make a specific mention about this in the deed to be executed by him.

(5) That the grantee shall be bound to obtain the requisite building permission from the Addl. Collector, Pune before starting construction of the proposed building or structure if any.

(7) That the grantee shall get the building plans approved by the competent authority, where the building control vests in that authority and in other cases he shall prepare the building plans strictly according to the provisions contained in schedules II appended to the Maharashtra Land Revenue (conversion of use of land and N. A. A.) Rules, 1969 and get them approved by the Collector Pune and construct the building according to the sanctioned plans;

(8) That the grantee shall commence the N. A. use of the land within the period of two years from the date of this order unless the period is extended from time to time failing which the permission shall be deemed to have been cancelled;

(9) That the grantee shall communicate the date of commencement of that N. A. use of the land and/or change in the use of the land to the Tahsildar Ma wal within one month failing which he shall be liable to be dealt with under Rule 6 of the M. L. R. (conversion of use of land and N. A. A.) Rules, 1964;

(10) That the grantee shall pay the N. A. assessment in respect of the land at the rate of Rs. 0.04.8 per Sq. mtr. i. e. Rs. 1,000-00 from the date of commencement of the N. A. use of the land for the purpose for which the permission is granted. In the event of any change in the use of the land the N. A. shall be liable to be levied at the different rate irrespective of the fact that the guarantee period of the N. A. assessment already levied is yet to expire;

(11) That the N. A. shall be guaranteed for the period ending 31-7-2004 after which it shall be liable to revision at the revised rate, if any;

(12) That the grantee shall pay the measurement fees within one month from the date of commencement of the N. A. use of land;

(13) That the area and N. A. assessment mentioned in this order and the Sanad shall be liable to be altered in accordance with the actual area found on measurement of the land by the Survey Department;

(14) That the grantee shall construct substantial building and/or other structure, if any in the land within a period of three years from the date of commencement of the N. A. use of the land. This period may be extended by the Collector Pune in discretion on payment by the grantee such fine/premium as may be imposed as per Government orders;

(15) That the grantee shall not make any additions or alterations to the building already constructed as per sanctioned plans without the previous permissions of and without getting the plans thereof approved by the Collector Pune;

(16) All the plots laid down in layout shall be used only for the purpose of

Residential

म व ल - २
२२१४ १०
२०१४



म व ल - २
१४ १ ३०
२०१४



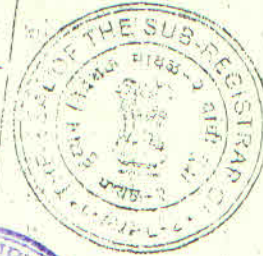
(18) That the roads and gutters shall be constructed before disposal of any plot.

(19) The grantee shall make his own arrangements to secure water and electricity if village Panchayat is not ready to provide water and electricity.

(20) The roads and open space provided in the layout shall be mentioned by the applicant otherwise they should be handed over to the village panchayat for maintenance and same shall be open to the public. All the Roads and open space shown in the layout shall be open to the adjacent holder.

(21) The Roads in the layout shall be allowed to be used by the adjoining holder for the purpose of access and secure proper coordination of Road.

म व ल - २		
२२२७	१६	३६
२०१२		



म व ल - २		
२२२७	१६	३६
२०१२		



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

(a) If the grantee contravenes any of the conditions mentioned in this order and those in the Sanad, the Collector, Pune may without prejudice to any other penalty to which he may be liable under the provisions of the code continue the said land/plot in the occupation of the applicant on payment of such fine and assist as he may direct

(b) Notwithstanding anything concerned in clause (a) above, it shall be lawful for the Collector, Pune to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as is specified in that behalf by the Collector and on such removal or alteration not being carried out within the specific time, he may cause the same to be carried out and recover the costs of carrying out the same from the grantee as an arrears of land revenue.

(c) The grant of this permission is subject to the provisions of any other laws for the time being in force and that may be applicable to the relevant other facts of the case, e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Maharashtra Village Panchayat Act, the Municipal Act, etc.



Sd/- (Shivajirao Deshmukh)
Additional Collector, Pune

म व ल - २		
४७	१०	३४



✓ To

Shri Hemant Ramchandra Soman,

TP.AH. A/6, Sahakar Niwan,

B. S. Road, Dadar, Bombay - 400 028.

Copy with the case papers (in One file) forwarded to the Tahsildar Maawal for information and necessary action.

2. He is requested to watch the report from the grantee about commencement of the N. A. use of the land in time. On receipt of that report, he should take steps to keep necessary notes in T. F. IV and V. F. IV, No. A note-book to effect of the N. A. from the grantee, and to get a Sanad executed. If the occupant pays the measurement fees he should inform the District Inspector of Land Record, Pune, accordingly along with the sanctioned plan and extracts from Record of Rights in respect of the land in question.

3. Advance copy forwarded to the District Inspector of Land Record, Pune for information.

4. The Asstt. Director of Town Planning the Valuation Department, Pune Division, Pune (W. C.) for information.

म व ल - २		
२२२०	३६	३०
२०१२		



म व ल - २		
५०	११	३०
२०१४		



म व ल - २		
६९४	१२	५०
२०१४		



2098 29 40
2098



STAMP OF APPROVAL



STAMP OF APPROVAL
MAHARASHTRA STATE PLANNING COMMISSION
MUMBAI
RECEIVED
DATE: 20/09/2008
BY: [Signature]

PLOT AREA STATEMENT

PLOT NO.	AREA OF PLOT	PLOT NO.	AREA OF PLOT
1	211.00	21	171.50
2	705.20	22	754.53
3	205.70	23	201.50
4	205.20	24	259.50
5	105.20	25	230.50
6	516.95	26	241.50
7	716.00	27	200.67
8	716.00	28	202.00
9	716.00	29	201.00
10	216.00	30	22.00
11	216.00	31	211.50
12	211.00	32	218.00
13	221.20	33	241.50
14	216.00	34	218.50
15	216.00	35	118.50
16	216.00	36	213.50
17	215.00	37	251.15
18	216.00	38	209.16
19	216.00	39	233.50
20	216.00	40	201.50
21	216.00	41	271.50
22	216.00	42	216.00
23	216.00	43	202.00
24	216.00	44	280.10
25	216.00	45	280.10
26	216.00	46	280.10
27	216.00	47	280.10
28	216.00	48	280.10
29	216.00	49	280.10
30	216.00	50	280.10
31	216.00	51	280.10
32	216.00	52	280.10
33	216.00	53	280.10
34	216.00	54	280.10
35	216.00	55	280.10
36	216.00	56	280.10
37	216.00	57	280.10
38	216.00	58	280.10
39	216.00	59	280.10
40	216.00	60	280.10
41	216.00	61	280.10
42	216.00	62	280.10
43	216.00	63	280.10
44	216.00	64	280.10
45	216.00	65	280.10
46	216.00	66	280.10
47	216.00	67	280.10
48	216.00	68	280.10
49	216.00	69	280.10
50	216.00	70	280.10
51	216.00	71	280.10
52	216.00	72	280.10
53	216.00	73	280.10
54	216.00	74	280.10
55	216.00	75	280.10
56	216.00	76	280.10
57	216.00	77	280.10
58	216.00	78	280.10
59	216.00	79	280.10
60	216.00	80	280.10
61	216.00	81	280.10
62	216.00	82	280.10
63	216.00	83	280.10
64	216.00	84	280.10
65	216.00	85	280.10
66	216.00	86	280.10
67	216.00	87	280.10
68	216.00	88	280.10
69	216.00	89	280.10
70	216.00	90	280.10
71	216.00	91	280.10
72	216.00	92	280.10
73	216.00	93	280.10
74	216.00	94	280.10
75	216.00	95	280.10
76	216.00	96	280.10
77	216.00	97	280.10
78	216.00	98	280.10
79	216.00	99	280.10
80	216.00	100	280.10
81	216.00	101	280.10
82	216.00	102	280.10
83	216.00	103	280.10
84	216.00	104	280.10
85	216.00	105	280.10
86	216.00	106	280.10
87	216.00	107	280.10
88	216.00	108	280.10
89	216.00	109	280.10
90	216.00	110	280.10
91	216.00	111	280.10
92	216.00	112	280.10
93	216.00	113	280.10
94	216.00	114	280.10
95	216.00	115	280.10
96	216.00	116	280.10
97	216.00	117	280.10
98	216.00	118	280.10
99	216.00	119	280.10
100	216.00	120	280.10
101	216.00	121	280.10
102	216.00	122	280.10
103	216.00	123	280.10
104	216.00	124	280.10
105	216.00	125	280.10
106	216.00	126	280.10
107	216.00	127	280.10
108	216.00	128	280.10
109	216.00	129	280.10
110	216.00	130	280.10
111	216.00	131	280.10
112	216.00	132	280.10
113	216.00	133	280.10
114	216.00	134	280.10
115	216.00	135	280.10
116	216.00	136	280.10
117	216.00	137	280.10
118	216.00	138	280.10
119	216.00	139	280.10
120	216.00	140	280.10
121	216.00	141	280.10
122	216.00	142	280.10
123	216.00	143	280.10
124	216.00	144	280.10
125	216.00	145	280.10
126	216.00	146	280.10
127	216.00	147	280.10
128	216.00	148	280.10
129	216.00	149	280.10
130	216.00	150	280.10
131	216.00	151	280.10
132	216.00	152	280.10
133	216.00	153	280.10
134	216.00	154	280.10
135	216.00	155	280.10
136	216.00	156	280.10
137	216.00	157	280.10
138	216.00	158	280.10
139	216.00	159	280.10
140	216.00	160	280.10
141	216.00	161	280.10
142	216.00	162	280.10
143	216.00	163	280.10
144	216.00	164	280.10
145	216.00	165	280.10
146	216.00	166	280.10
147	216.00	167	280.10
148	216.00	168	280.10
149	216.00	169	280.10
150	216.00	170	280.10
151	216.00	171	280.10
152	216.00	172	280.10
153	216.00	173	280.10
154	216.00	174	280.10
155	216.00	175	280.10
156	216.00	176	280.10
157	216.00	177	280.10
158	216.00	178	280.10
159	216.00	179	280.10
160	216.00	180	280.10
161	216.00	181	280.10
162	216.00	182	280.10
163	216.00	183	280.10
164	216.00	184	280.10
165	216.00	185	280.10
166	216.00	186	280.10
167	216.00	187	280.10
168	216.00	188	280.10
169	216.00	189	280.10
170	216.00	190	280.10
171	216.00	191	280.10
172	216.00	192	280.10
173	216.00	193	280.10
174	216.00	194	280.10
175	216.00	195	280.10
176	216.00	196	280.10
177	216.00	197	280.10
178	216.00	198	280.10
179	216.00	199	280.10
180	216.00	200	280.10
181	216.00	201	280.10
182	216.00	202	280.10
183	216.00	203	280.10
184	216.00	204	280.10
185	216.00	205	280.10
186	216.00	206	280.10
187	216.00	207	280.10
188	216.00	208	280.10
189	216.00	209	280.10
190	216.00	210	280.10
191	216.00	211	280.10
192	216.00	212	280.10
193	216.00	213	280.10
194	216.00	214	280.10
195	216.00	215	280.10
196	216.00	216	280.10
197	216.00	217	280.10
198	216.00	218	280.10
199	216.00	219	280.10
200	216.00	220	280.10
201	216.00	221	280.10
202	216.00	222	280.10
203	216.00	223	280.10
204	216.00	224	280.10
205	216.00	225	280.10
206	216.00	226	280.10
207	216.00	227	280.10
208	216.00	228	280.10
209	216.00	229	280.10
210	216.00	230	280.10
211	216.00	231	280.10
212	216.00	232	280.10
213	216.00	233	280.10
214	216.00	234	280.10
215	216.00	235	280.10
216	216.00	236	280.10
217	216.00	237	280.10
218	216.00	238	280.10
219	216.00	239	280.10
220	216.00	240	280.10
221	216.00	241	280.10
222	216.00	242	280.10
223	216.00	243	280.10
224	216.00	244	280.10
225	216.00	245	280.10
226	216.00	246	280.10
227	216.00	247	280.10
228	216.00	248	280.10
229	216.00	249	280.10
230	216.00	250	280.10
231	216.00	251	280.10
232	216.00	252	280.10
233	216.00	253	280.10
234	216.00	254	280.10
235	216.00	255	280.10
236	216.00	256	280.10
237	216.00	257	280.10
238	216.00	258	280.10
239	216.00	259	280.10
240	216.00	260	280.10
241	216.00	261	280.10
242	216.00	262	280.10
243	216.00	263	280.10
244	216.00	264	280.10
245	216.00	265	280.10
246	216.00	266	280.10
247	216.00	267	280.10
248	216.00	268	280.10
249	216.00	269	280.10
250	216.00	270	280.10
251	216.00	271	280.10
252	216.00	272	280.10
253	216.00	273	280.10
254	216.00	274	280.10
255	216.00	275	280.10
256	216.00	276	280.10
257	216.00	277	280.10
258	216.00	278	280.10
259	216.00	279	280.10
260	216.00	280	280.10
261	216.00	281	280.10
262	216.00	282	280.10
263	216.00	283	280.10
264	216.00	284	280.10
265	216.00	285	280.10
266	216.00	286	280.10
267	216.00	287	280.10
268	216.00	288	280.10
269	216.00	289	280.10
270	216.00	290	280.10
271	216.00	291	280.10
272	216.00	292	280.10
273	216.00	293	280.10
274	216.00	294	280.10
275	216.00	295	280.10
276	216.00	296	280.10
277	216.00	297	280.10
278	216.00	298	280.10
279	216.00	299	280.10
280	216.00	300	280.10
281	216.00	301	280.10
282	216.00	302	280.10
283	216.00	303	280.10

PODAR EDUCATION TRUST

Podar Centre, 85, Chamarbaug Post Office Lane, Dr. Ambedkar Road, Parel, Mumbai - 400 012.

EXTRACT OF THE MINUTES OF THE MEETING OF THE BOARD OF TRUSTEES HELD ON 15TH SEPTEMBER 2014. AT 11.00 A.M. AT THE BOARD ROOM, PODAR CENTER 85, CHAMAR BAUG POST OFFICE LANE, PAREL, MUMBAI - 400 012

Mr.Gaurav Podar briefed the Trustees of the proposal for Purchasing Plots at Village Vadgaon, Taluka Maval, District Pune admesuring 38,226.83 sq.ft.

Above plots to be purchased for construction of School Building and play ground, proposed draft of Sale Deed was placed before the Board Trustees.

The Board deliberated on the new proposal and was accorded sanction for the same unanimously

It was RESOLVED that "The Trust be and hereby accorded approval for commencement of procedures of purchase of Plots and Open Space at above mentioned address. Mr.Gaurav Podar is authorized to appoint such team of Engineers, Officers, Finance personal and Legal Professionals and provide such facilities to set up the School.

It is RESOLVED that " The Sale Deed for purchase of Plots at above mentioned address tabled for approval is hereby approved. Mr.Gaurav Podar is hereby authorized to take such steps found necessary for the Purchase of said Plots.

It is further RESOLVED that " Mr.Gaurav Podar or Mr.Umeshkumar G. Kotian, General Manager be and hereby authorized to sign the above mentioned Sale Deed and all connected documents for and on behalf of the Trust and shall execute the Registration of Sale Deed on behalf of the Trust."

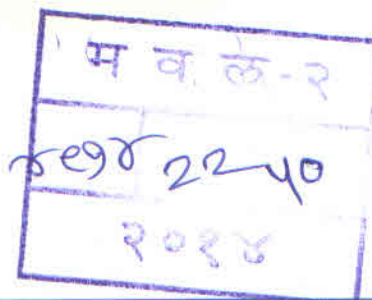
CERTIFIED TRUE COPY.

For and on behalf of the Board of Trustees
Podar Education Trust

Mr.Gaurav Podar
(Trustee)



(Signature of Mr.Umeshkumar G. Kotian)



घोषणापत्र

मी श्री. ----- याद्वारे घोषित

करतो की, दुय्यम निबंधक ----- यांचे कार्यालयात -

----- या शिर्षकाचा दस्त नोंदणीसाठी सादर

करण्यात आला आहे. श्री. -----

----- व इ. यांनी

दि..... रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या

आधारे मी सदर दस्त नोंदणीस सादर केला आहे. निष्पादित करुन कबुलीजबाब

दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले

नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले

नाही. किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले

नाही. सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी

पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम

१९०८ चे कलम ८० अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

कुलमुखत्यारपत्रधारकाचे नांव व सही



PODAR EDUCATION TRUST

Podar Centre, 85, Chamarbaug Post Office Lane, Dr. Ambedkar Road, Parel, Mumbai - 400 012

EXTRACT OF THE MINUTES OF THE MEETING OF THE BOARD OF TRUSTEES HELD ON 15TH SEPTEMBER 2014, AT 11.00 A.M. AT THE BOARD ROOM, PODAR CENTER 85, CHAMAR BAUG POST OFFICE LANE, PAREL, MUMBAI - 400 012

Mr.Gaurav Podar briefed the Trustees of the proposal for Purchasing Plots at Village, Taluka Maval, District Pune admesuring 38.226.83 sq.ft.

Above plots to be purchased for construction of School Building and play ground, proposed draft of Sale Deed was placed before the Board Trustees.

The Board deliberated on the new proposal and was accorded sanction for the same unanimously

It was RESOLVED that "The Trust be and hereby accorded approval for commencement of procedures of purchase of Plots and Open Space at above mentioned address. Mr Gaurav Podar is authorized to appoint such team of Engineers, Officers, Finance personal and Legal Professionals and provide such facilities to set up the School.

It is RESOLVED that " The Sale Deed for purchase of Plots at above mentioned address for approval is hereby approved. Mr.Gaurav Podar is hereby authorized to take all the necessary for the Purchase of said Plots.

It is further RESOLVED that " Mr.Gaurav Podar or Mr.Umeshkumar G. Kotian, General Manager be and hereby authorized to sign the above mentioned Sale Deed and all connected documents for and on behalf of the Trust and shall execute the Registration of Sale Deed on behalf of the Trust."

CERTIFIED TRUE COPY.

For and on behalf of the Board of Trustees
Podar Education Trust

Mr.Gaurav Podar
(Trustee)



(Signature of Mr. Umeshkumar G. Kotian)



महाराष्ट्र MAHARASHTRA

R 627759

अनक्रमांक 881084 दिनांक 8/9/2013 यूपी
 मुद्रांक कोषागार कार्यालयी वापरकराचा आधी 08/09/2013 40
 मुद्रांक अधिकारिपत्र 499/2 चे अन्वयेत 80
 मुद्रांक वापरणाऱ्याचे संपूर्ण नांव निवेश विहार राठोड
 संपूर्ण पत्ता निवेश विहार राठोड
 हरते व्यक्तीचे संपूर्ण नांव निवेश विहार राठोड
 पत्ता राठोड

उप कोषागार अधिकारी
 पुणे
 - 2 DEC 2013
 उप कोषागार अधिकारी
 कोषागार पुणे करिता

मुद्रांक धारकाची / हरते व्यक्तीची सही
 रखावरी
 लॉ. व्ही. वी. विंदे
 मुद्रांक विधेती, सा. सं. 2209942
 आकुडी, पुणे - 411 034.
 भरवान्याची मुदत मार्च 2014

म व ल - 2
 8098 23 40
 2013



ह व ल - 4
 899349
 2013

// SHREE GAJANAN PRASANNA //

POWER OF ATTORNEY

This Power of Attorney is made and executed at *Chinchwad* on this *19th* day of *19th* 2013.

Roman
AVP
 S.A.P.



89993E/3E
2093

1. **MR. HEMANT RAMCHANDRA SOMAN**
PAN NO. ADLPS5205K
Age - 57 years, Occ - Business
R/at - 403 B, Building, Raddhika
Co, Hsg. Society, Singhgad Road,
Pune - 411053
2. **MR. AJAY YESHWANT PARANJPE**
PAN NO: AAUPP3133F
Age: 51 Occupations: Business
Residing at: 767/10, "Sanjeevan",
Off. Bhandarkar Road, Deccan Gymkhana,
Pune - 411 004.
3. **MRS. SHAILAJA AJAY PARANJPE**
PAN NO: AQAPP9319B
Age: 49 Occupation: House wife
Residing at: 767/10, "Sanjeevan",
Off. Bhandarkar Road,
Deccan Gymkhana,
Pune - 411 004.

म. र. र. र.
वे. २४ ४०
२०१४



Do hereby state as follows-

WHEREAS we are dealing in Real Estate properties and due to our busy activities and schedule enable to attend the Office of Concern Registrar of Assurances in respect of the documents to be registered in respect of the said property. Hence we are desirous of appointing a proper person to do and carry out all acts, deeds and things mentioned herein below.

NOW THEREFORE WE HEREBY BEING NOMINATE, CONSTITUTE AND APPOINT **MR. NILESH VITTHAL RATHOD**, Age - 21 Years, Occ - Service R/at - Sainath Nagar, Nigdi, Pune - 411044 PAN NO. AXVPR1382E as our true and lawful attorney to do and carry out following acts, deeds and things jointly and/or severely.

1. To present and admit the agreement/s deeds including sale deed and other document on our behalf or said documents for registration to admit the same before Sub Registrar Dist. Pune Tal. Haveli 1-20, sub Registrar Maval, Mulashi and other Taluka and in Maharashtra and whenever is necessary to Admit The Document Only All the deeds documents are exclusively executed by the us



89993e 8 e
2093

- only. To comply with registration formalities, including payments to be made acceptance of receipts, to apply for certified copies, to receive original copies of documents Registration Receipt, Index-II and sign on token Registrar of the same.
- 2] To receive the original documents after registration of the same.
 - 3] To represent us by signature of otherwise before the competent officers of State Government, Central Government and local Authorities for obtaining various permissions for the transactions, in my name and on my behalf and for the same to sign and execute all applications, forms, undertakings and to comply with the legal formalities.
 - 4] To represent us before the Revenue Authority for mutation/deletion of name in respect of the properties, we have purchased or sold and to do and carry out all acts, deeds and things necessary for the same and purchase the stamp paper and sign the input form and other things which is relating execution of document.
 - 5] To do all such acts, deeds and things as may be necessary for due and effective execution of the powers hereby conferred on him shall be construed acts, deeds and things as if done by us personally and we undertake to ratify the same.

SCHEDULE

THE "SCHEDULE I" ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL OF property bearing S. No. 105/1 to 5 Open Space admeasuring area 2253.75 Sq. mtrs at Wadgaon , Tal Maval, Dist. Pune and within Registration Sub District of Haveli, District Pune, and within the jurisdiction of the Sub Registrar Haveli and within the limits of Pimpri Chinchwad Municipal Corporation and which property is bounded as under :

On or towards **East** : Plot No. 21 and Colony Road

On or towards **South** : Amenity Space C

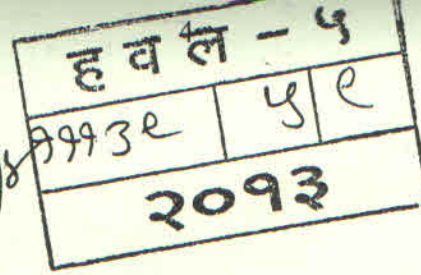
On or towards **West** : S.No.100

On or towards **North** : S.NO.103/2 Open Space

म



5 R
< Dad
haveli



THE "SCHEDULE II" ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL OF property bearing S.No.103/2 Open Space admeasuring area 1833.25 Sq. mtrs. at Wadgaon , Tal Maval, Dist. Pune and within Registration Sub District of Haveli, District Pune, and within the jurisdiction of the Sub Registrar Haveli and within the limits of Pimpri Chinchwad Municipal Corporation and which property is bounded as under :

On or towards **East** : Plot No. 19 and Colony Road
On or towards **South** : S. No. 105/1 to 5 Open Space
On or towards **West** : S.No.100
On or towards **North** : S. No. 103 Amenity Space

SCHEDULE III OF THE PROPERTY ABOVE REFERRED


ALL THAT PIECE AND PARCEL OF property bearing S. No. 103/2 (Amenity Plot A) admeasuring about 280 Sq. mtrs (North Side 1/3 area) out of total area 840 sq. mtrs. at Wadgaon, Tal Maval, Dist. Pune and within Registration Sub District of Haveli, District Pune, and within the jurisdiction of the Sub Registrar Haveli and within the limits of Pimpri Chinchwad Municipal Corporation and which property is bounded as under :

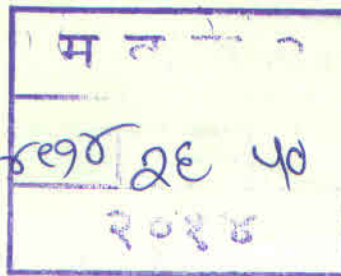
On or towards **East** : Plot No. 32 and 33
On or towards **South** : Colony Road
On or towards **West** : Plot No. 28, 29, and 30
On or towards **North** : Remaining Part of S.No. 103

Together with all rights, liberties, easements, privileges, hereditaments and appurtenances thereto.

I know Executants

ADVOCATE

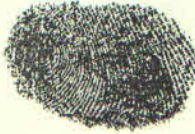

K Dada Bhaogade





Heman

MR. HEMANT RAMCHANDRA SOMAN



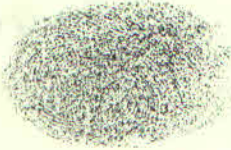
A.Y. Paranjpe

MR. AJAY YESHWANT PARANJPE



S.A. Paranjpe

MRS. SHAILAJA AJAY PARANJPE
Executants



Nilesh

MR. NILESH VITTHAL RATHOD
We accept the Powers





ह व ल - ५		
१११३	६	६
२०१३		

य त
२९४ २० ५०
२०१४



आयकर विभाग
INCOME TAX DEPARTMENT
SHAILAJA A PARANJPE
ARVIND PARSHURAM JOAG
01/11/1963
Permanent Account Number
AQAPP9319B
S. H. Paranjpe
Signature

भारत सरकार
GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT
AJAY YESHWANT PARANJPE
YESHWANT MORESHWAR PARANJPE
14/09/1962
Permanent Account Number
AAUPP3133F
A. Y. Paranjpe
Signature

भारत सरकार
GOVT. OF INDIA






आयकर विभाग
INCOME TAX DEPARTMENT
NILESH VITTHAL RATHOD
VITTHAL PULSING RATHOD
01/06/1991
Permanent Account Number
AXVPR1382E
N. Rathod
Signature

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADLPS5205K
नाम / NAME
HEMANT RAMCHANDRA SOMAN
पिता का नाम / FATHER'S NAME
RAMCHANDRA GANESH SOMAN
जन्म तिथि / DATE OF BIRTH
25-12-1955
हस्ताक्षर / SIGNATURE
आयकर आयुक्त-1, पुणे
Commissioner of Income-tax 1, Pune


ADVOCATE
Dar Council of
Maharashtra & Goa
HIGH COURT, BOMBAY



Name : JOSHI ARCHANA TUSHAR
Residence : HAVELI, Dist. PUNE
Roll No. : MAH/2140/2011
Enrolled On : 21-06-2011
Date Of Birth : 18-06-1984

Milind Thane
CHIEF CLERK



ह व ल - ५
8993242

म व ल - ५



दस्त क्रमांक: हवल5 /11139/2013

वाजार मुल्य: रु. 01/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. हवल5 चांचे कार्यालयात

पावती:11709

पावती दिनांक: 19/12/2013

अ. क्र. 11139 वर दि.19-12-2013

सादरकरणाराचे नाव: निलेश विठ्ठल राठोड

रोजी 12:58 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 180.00

पृष्ठांची संख्या: 9

दस्त हजर करणाऱ्याची सही:

एकुण: 280.00

सह दुय्यम निबंधक, हवेली-5

सह दुय्यम निबंधक, हवेली-5

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून@ त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्रा क्र. 1 19 / 12 / 2013 12 : 58 : 16 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 19 / 12 / 2013 12 : 58 : 40 PM ची वेळ: (फी)



प्रतिज्ञापत्र

सह दुय्यम निबंधक हा नोंदणी कलम १९०८ अंतर्गत असलेल्या ल. अ. अ. अ. अ. नोंदणीस दाखल केलेला आहे. दस्त्यातील संपूर्ण मजकूर, निबंधक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि दस्त्याची सत्यता, वैधता कायदेशीर बाबींसाठी खालील दस्त निष्पादक व कडुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून घेणारे:

१) Roman
२) A. Y. Palayje
S. A. Parayje

लिहून घेणारे:

१) Roman
२)

म व ल. २
२९० २९ ५०
२०१४





19/12/2013 1 05:15 PM

दस्त गोपवारा भाग-2

हवल5

ele

दस्त क्रमांक:11139/2013

दस्त क्रमांक :हवल5/11139/2013

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:निलेश विठ्ठल राठोड पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: साईनाथ नगर निगडी पुणे, रोड नं: -, ... पिन नंबर:AXVPR1382E	पॉवर ऑफ अटॉर्नी होल्डर वय :-21 स्वाक्षरी:-		
2	नाव:हेमंत रामचंद्र सोमण पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: राधिका सिंहगड रोड पुणे, रोड नं: -, ... पिन नंबर:ADLPS5205K	कुलमुखत्यार देणार वय :-57 स्वाक्षरी:-		
3	नाव:अजय यशवंत परांजपे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं. 767/10 संजीवन डेकन जिमखाना पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन नंबर:AAUPP3133F	कुलमुखत्यार देणार वय :-51 स्वाक्षरी:-		
4	नाव:शैलजा अजय परांजपे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं. 767/10 संजीवन डेकन जिमखाना पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन नंबर:AQAPP9319B	कुलमुखत्यार देणार वय :-49 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार सहाय्यीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ: 19 / 12 / 2013 01 : 00 : 15 PM

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:अॅड. अर्चना तुपार जोशी वय:29 पत्ता:भोईर कॉलनी चिंचवड पुणे पिन कोड:411033		

शिकका क्र.4 ची वेळ: 19 / 12 / 2013 01 : 00 : 33 PM

सह दुय्यम निबंधक, हवेली-5

सह, दुय्यम निबंधक
हवेली क्र. ५असे प्रमाणित करण्यात येते की, *रुथ* *हवेली* नंबराचे पुस्तकगवे
सदर दस्तऐवजात *२* पाने आहेत. *१११३९* नंबरी नोंदला.सह, दुय्यम निबंधक हवेली क्र. ५
दिनांक *१९/१२/१३*

11139 /2013

iSarita v1.3.0

म व ले

२०१३ ३० ५०



भारतीय गैर न्यायिक

भारत INDIA

रु. 500



FIVE HUNDRED RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

हाराष्ट्र MAHARASHTRA

M 604549

क्रमांक : 1662 दिनांक : 28/2/12 रुपये : 500/-
 क कोषाच्या कारणासाठी वापरण्याचा आहे : कुलमुधसारापत्र
 ई मुद्रांक अधिनियम १९५८ चे अनुच्छेद क्र.
 क वापरणाऱ्याचे संपूर्ण नांव : अशोका दादू भोसले
 ण पत्तिका : वाळेकावडी चिंचवड, 33
 ते व्यवहारीचे संपूर्ण नांव : विप्रेय
 ण : विठ्ठी, 54

क धारकाची / हस्ते ज्वरतीची सही

स्वाक्षरी Sm
 श्री. सुभाष मुधस
 मुद्रांक विक्रेता
 परवाना क्र. : HVL-V/53/1998
 पावनाची मुदत 39/3/2012
 पत्ता : सिध्देश्वर कन्यासिद्ध, आकुडी, पुणे-४५.
 फोन :

उप कोषागार अधिकारी
 कोषागार पुणे कारिता
 - 7 FEB 2012

// Shree Gajanan Prasanna //

POWER OF ATTORNEY

This General Power of Attorney is made and executed at Pune on this 27th day of February 2012



ह व ल - ५
 8 July 9 23
 2012

म व -
 2012 39 40



म व ल - २
 ४९४३२५०
 २०१४



74

SUBHASH MUTHA
 STAMP VENDER

Lic No. HVL-V/53/98
 Siddeshwar Classic, 2nd Floor,
 Flat No.19, Akurdi, Pune-35.

दि २०/२/२०१२

माय शशांक दत्त मुर्तुगे
 पत्नी वसुधादेवी दत्त मुर्तुगे यांचे ३३
 भाग ८९७२ दि २०/१२/२०१२ चे १०००
 रुपये (शुद्ध) याबाबत

१००० रुपये

एल. वि. वेंकटेश
 नि. वें. वें.

१०००

०६/०२/१२

// Shree Gajanan Prasanna //

POWER OF ATTORNEY

This General Power of Attorney is made and executed on this
 27th day of February 2012.



ह व ल - ५
 ४९०५ २१३
 २०१२

KNOW YE ALL THESE PRESENTS THAT, WE, THE
UNDERSIGNED, DO STATE AS FOLLOWS -

1. Mr. Suhas Dattatray Gitay
Age - 73 Years, Occ. Business
Plot No.35, Suhasini Bunglow,
Deoghar Housing Society,
Chinchwad, Pune - 411 033.
PAN No.ABHPG3134B.
2. Mrs. Suhasini Suhas Gitay
Age - 68 Years, Occ. Business
Plot No.35, Suhasini Bunglow,
Deoghar Housing Society,
Chinchwad, Pune - 411 033.
PAN No.AHXPG8966B.
3. Mr. Milind Suhas Gitay
For himself and Karta of HUF
Age - 43 Years, Occ. Business
Plot No.35, Suhasini Bunglow,
Deoghar Housing Society,
Chinchwad, Pune - 411 033.
PAN No.AAKHM6390R.
4. Mr. Chandrabhan Choturam Garg (Agarwal)
Age - 65 Years, Occ. Business
Plot No.18, Sector No.27, Chandra Villa,
Nigdi Pradhikaran, Pune - 411 044.
PAN No.AAYPG3092L.
5. Mrs. Nirmala Chandrabhan Agarwal
Age - 61 Years, Occ. Business
Plot No.18, Sector No.27, Chandra Villa,
Nigdi Pradhikaran, Pune - 411 044.
PAN No.AARPA2448R.
6. Mr. Rakesh Chandrabhan Agarwal
For himself and Karta of HUF
Age - 38 Years, Occ. Business
Plot No.18, Sector No.27, Chandra Villa,
Nigdi Pradhikaran, Pune - 411 044.
PAN No.ADJPA8634N.

WHEREAS We are the friends and well-acquainted with each other. All of us are in the Business of Real Estate and Development of the Properties. We are Partner/s in various Partnership firms jointly and severally and also Director/s in various Companies and due to our busy schedule, we are unable to attend the offices of the Sub-Registrar's for registration of the documents executed by us jointly or severally, in individual capacity or as Partner/s of firm or Director/s of the Company. Hence, we have decided to appoint one of our employees to do and carry out all acts, deeds and things mentioned hereinbelow.

We therefore hereby NOMINATE, CONSTITUTE and APPOINT,



2092

म व ल - २
२०१४ २३ ४०
२०१४



Mr. Ashok Dadu Bhegade

Age : 27 Years , Occ : Service

R/at : S. No.121, Walhekarwadi, Chinchwad, Pune - 411 033.

as our true and lawful Attorney to carry out all acts mentioned hereinbelow.

1. To lodge the documents executed by us jointly or severally in our individual capacity or as Partner/s of any firm or as Director/s of any Company with the proper Registrar of Assurances and to admit the execution in respect thereof and to do and carry out all acts, deeds and things necessary for the registration of such documents.
2. To receive the original documents after registration of the same.
3. To represent us by signature or otherwise before the competent officers of State Government, Central Government and local Authorities for obtaining various permissions for the transactions, in our name and on our behalf and for the same to sign and execute all applications, forms, undertakings and to comply with the legal formalities.
4. To represent us before the Revenue Authority for mutation/deletion of our names in respect of the properties, we have purchased or sold and to do and carry out all acts, deeds and things necessary for the same.

To do all such acts, deeds and things as may be necessary for due and effective execution of the powers hereby conferred on my said attorney.

We hereby declare that all such acts, deeds and things as may be lawfully done by our said attorney by virtue of the powers hereby conferred on him shall be construed acts, deeds and things as if done by us personally and We undertake to ratify the same.

IN WITNESS WHEREOF we have hereunto set our hands at this 27th
day of February 2012.

WITNESSES

1. Patil V. S.
Vasant Limbaji Patil
Walhekarwadi,


Gitay
Mr. Suhas Dattatray Gitay



2. Hangargi's.

Sanjay Kumar
Sureshwaran Hangargi
Nigdi Pradhikaran,
Pune. H.A.



सौ सुहासि सुहास गीते
Mrs. Suhasini Suhas Gitay



(Signature)



Mr. Milind Suhas Gitay
For himself and Korto of HUF



म व ल - २		
४९४	३५	५०
२०१४		



(Signature)
Mr. Chandrabhan Choturam Garg (Agarwal)



ह व ल - ५		
२०९५	५	१३
२०१२		



(Signature)
Mrs. Nirmala Chandrabhan Agarwal



Mr. Rakesh C. Agarwal
Executants For himself and Korto of HUF

(Signature)

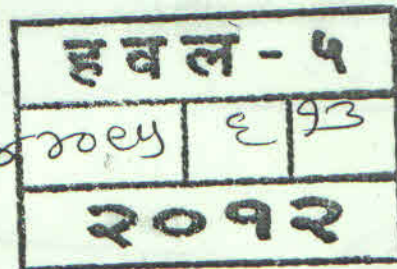


I ACCEPT THE POWERS



(Signature)
Mr. Ashok Dadu Bhegade





स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ABHPG3134B



नाम / NAME

SUHAS DATTATRAYA GITAY

पिता का नाम / FATHER'S NAME

DATTATRAYA TRYIMBAK GITAY

जन्म तिथि / DATE OF BIRTH

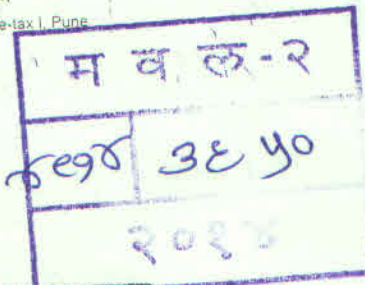
01-03-1941

हस्ताक्षर / SIGNATURE

Gitay

आयकर आयुक्त-1, पुणे
Commissioner of Income-tax I, Pune

Handwritten signature

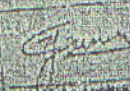


स्थाई लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAYPG3092L

नाम / NAME
CHANDRABHAN CHOTURAM GARG

पिता का नाम / FATHER'S NAME
CHOTARAM BHAKTORAMAL GARG

जन्म तिथि / DATE OF BIRTH
16-01-1947

हस्ताक्षर / SIGNATURE



आयकर आयुक्त, पुणे
 Commissioner of Income Tax | Pune

स्थाई लेखा संख्या / PERMANENT ACCOUNT NUMBER
AARPA2448R

नाम / NAME
NIRMALA CHANDRABHAN AGARWAL

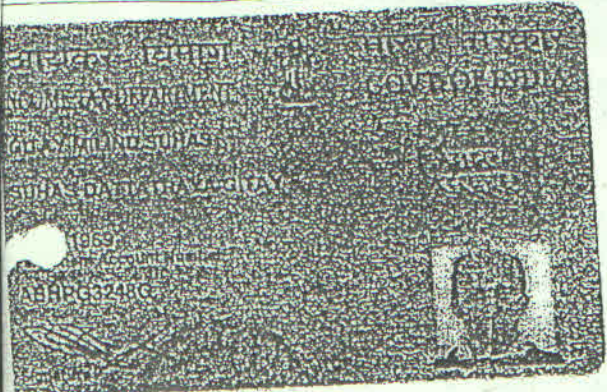
पिता का नाम / FATHER'S NAME
SHREECHAND NEKIRAM GURTA

जन्म तिथि / DATE OF BIRTH
28-06-1951

हस्ताक्षर / SIGNATURE


आयकर आयुक्त, पुणे
 Commissioner of Income Tax | Pune

म व ल - २
 २०१४ ३० ४०
 २०१५



आयकर विभाग / INCOME TAX DEPARTMENT
 भारत सरकार / GOVT OF INDIA

RAKESH C AGARWAL
 CHANDRABHAN CHHOTARAM AGARWAL
 27/08/1972
 Permanent Account Number
 ADJPA8634N



ह व ल - ५
 २०१५ ७ १३
 २०१२

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
BHEGADE ASHOK DADU
DADU MARUTI BHEGADE
 08/11/1985
 Permanent Account Number
ARHPB1897N

 Signature



म व ल - २
 ४९४ ३८५०
 - २०१०



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
RAKESH C AGARWAL HUF
 18/10/2002
 Permanent Account Number
AAEHR50040



ADVOCATE
BAR COUNCIL OF
MAHARASHTRA & GOA
HIGH COURT, BOMBAY
 ☎ : 2267 3371 / 2265 6567



NAME: Sarjerao Namdeo Gaikwad
RESIDENCE: Chinchwad, Pune.
ROLL No.: Mah/1347 / 2004
ENROLLED ON: 16.06.2004
DATE OF BIRTH: 06.09.1953


SECRETARY



ह व ल - ५
 २०१२
 ७०९५ ८९३

08/04/2012

3:16:27 pm

दुय्यम निबंधकः

हवेली 5 (पिंपरी)

दस्त गोषवारा भाग-1

दस्त क्र 4095/2012

९९३

दस्त क्रमांक : 4095/2012

दस्ताचा प्रकार : मुखत्यारनामा

नु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: अशोक दादू भेगडे - -
पत्ता: घर/फ्लॅट नं: वाल्हेकरवाडी चिंचवड पुणे -33
गल्ली/रस्ता:
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत:
शहर/गाव:-
तालुका: -
पिन: -
पॅन नम्बर: -

लिहून घेणार
वय 27
सही

[Signature]



2 नाव: सुहास दत्तात्रय गिरे - -
पत्ता: घर/फ्लॅट नं: चिंचवड पुणे -33
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -
पॅन नम्बर: -

लिहून देणार
वय 73
सही

[Signature]



3 नाव: सुहासिनी सुहास गिरे - -
पत्ता: घर/फ्लॅट नं: सदर
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -
पॅन नम्बर: -

लिहून देणार
वय 68
सही श्री सुहास गिरे

[Signature]



4 नाव: मिलिंद सुहास गिरे व (कर्ता HUF) - -
पत्ता: घर/फ्लॅट नं: सदर
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -
पॅन नम्बर: -

लिहून देणार
वय 43
सही

[Signature]



5 नाव: चंद्रभान छोटुराम अगरवाल (गर्ग) - -
पत्ता: घर/फ्लॅट नं: निगडी पुणे -44
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -
पॅन नम्बर: -

लिहून देणार
वय 65
सही

[Signature]



दस्तऐवज करून देणार तथाकथित [मुखत्यारनामा] दस्तऐवज करून दिल्याचे कबूल करतात.

म व ल-२





18/04/2012

दुय्यम निबंधकः

3:46:27 pm

हवेली 5 (पिंपरी)

दस्त गोषवारा भाग-1

हवल5

दस्त क्र 4095/2012

90193

दस्त क्रमांक : 4095/2012

दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

6 नाव: निमैला चंद्रमान अगरवाल - -
 पत्ता: घर/फ्लॅट नं: सदर
 गल्ली/रस्ता: -
 ईमारतीचे नाव: -
 ईमारत नं: -
 पेठ/वसाहत: -
 शहर/गाव:-
 तालुका:
 पिन:
 पॅन नम्बर:

लिहून देणार

वय 61

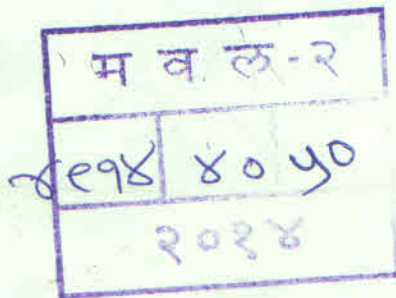
सही M.C. Agarwal



खालील 1 पक्षकारांची कबुली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव

7 राकेश सी. अगरवाल व (कर्ता HUF) - -





दस्त गोषवारा भाग - 2

हवल5

दस्त क्रमांक (4095/2012)

99193

दस्त क्र. [हवल5-4095-2012] चा गोषवारा
बाजार मूल्य : 0 मोबदला 0 भरलेले मुद्रांक शुल्क : 500

पावती क्र.:4136 दिनांक:18/04/2012
पावतीचे वर्णन
नांव: अशोक दादू भेगडे - -

दस्त हजर केल्याचा दिनांक :18/04/2012 03:37 PM
निष्पादनाचा दिनांक : 27/02/2012
दस्त हजर करणा-याची सही :

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

340: एकूण

दस्ताचा प्रकार :48) मुखत्यारनामा
शिवका क्र. 1 ची वेळ : (सादरीकरण) 18/04/2012 03:37 PM
शिवका क्र. 2 ची वेळ : (फी) 18/04/2012 03:39 PM

पावती क्र.:4137 दिनांक:18/04/2012
पावतीचे वर्णन
नांव: अशोक दादू भेगडे - -

ओळख :
दुय्यम निबंधक यांच्या ओळखीचे इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना
व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

1) अॅड.सर्जराव नामदेव गायकवाड- - ,घर/प्लॉट नं: वाल्हेकरवाडी चिचवड पुणे33

गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -

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

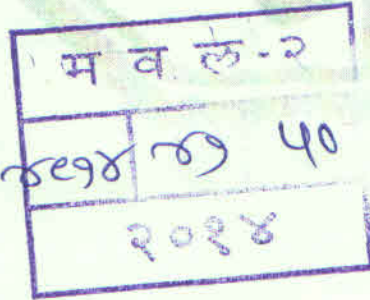
20: एकूण

दु. निबंधकाची सही, हवेली 5 (पिंपरी)

2151

दु. निबंधकाची सही
हवेली 5 (पिंपरी)

2151





1/04/2012

दुय्यम निबंधकः

2:38:56 pm

हवेली 5 (पिंपरी)

दस्त गोषवारा भाग-1

हवल5

दस्त क्र 4095/2012

92/93

दस्त क्रमांक : 4095/2012

दस्ताचा प्रकार : मुखत्यारनामा

नु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

7 नावः राकेश सी. अगरवाल व (कर्ता HUF) -
 पत्ताः घर/फ्लॅट नं. सदर
 गल्ली/रस्ताः -
 ईमारतीचे नावः -
 ईमारत नं. -
 पेठ/वसाहतः -
 शहर/गावः -
 तालुकाः -
 पिनः -
 पॅन नम्बरः -

लिहून देणार

वय 38

सही

(Handwritten signature)



म व ल - 2
 698 62 40
 2018





दस्त गोषवारा भाग - 2

हवल5

दस्त क्रमांक (4095/2012)

93193

दस्त क्र. [हवल5-4095-2012] चा गोषवारा
बाजार मुल्य : 0 मोबदला 0 भरलेले मुद्रांक शुल्क : 500

पावती क्र.:4136 दिनांक:18/04/2012
पावतीचे वर्णन
नांव: अशोक दादू भेगडे - -

दस्त हजर केल्याचा दिनांक :18/04/2012 03:37 PM
निष्पादनाचा दिनांक : 27/02/2012
दस्त हजर करणा-याची सही :

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

340: एकूण

दस्ताचा प्रकार :48) मुखत्यारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 18/04/2012 03:37 PM
शिकका क्र. 2 ची वेळ : (फी) 18/04/2012 03:39 PM(कार्यवाही पूर्ण)
शिकका क्र. 3 ची वेळ : (कबुली) 21/04/2012 02:39 PM
शिकका क्र. 4 ची वेळ : (ओळख) 21/04/2012 02:39 PM

पावती क्र.:4137 दिनांक:18/04/2012
पावतीचे वर्णन
नांव: अशोक दादू भेगडे - -

दस्त नोंद केल्याचा दिनांक : 21/04/2012 02:39 PM

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

20: एकूण

ओळख :

दुय्यम निबंधक यांच्या ओळखीचे इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना
व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

1) अॅड.सर्जेराव नामदेव गायकवाड- - ,घर/प्लॅट नं: वाल्हेकरवाडी चिंचवड पुणे33

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

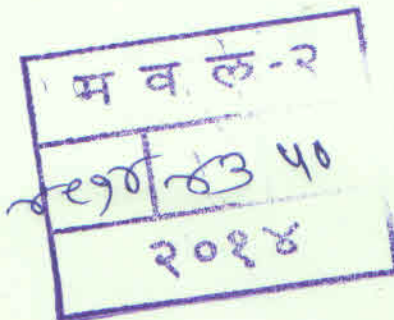
दु. निबंधकाची सही, हवेली 5 (पिंपरी)

असे प्रमाणित करण्यात येते की,
सदर दस्तऐवजात एकूण 93 पाने आहेत.

दु. निबंधकाची सही
हवेली 5 (पिंपरी)

सह. दुय्यम निबंधक
हवेली क्र. 4

पहिले नंबराचे पुस्तकाचे
नंबरी नोंदला
सह. दुय्यम निबंधक हवेली- 5
दिनांक 29/04/12



घोषणापत्र

मी श्री. आशोक दादू भेगडे याद्वारे घोषित

करतो की, दुय्यम निबंधक मावाळ वृ २ यांचे कार्यालयात -

मंडिपट्टा या शिर्षकाचा दस्त नोंदणीसाठी सादर

करण्यात आला आहे. श्री. मे. आर. एम. खोले तर्फे घटिन

मिर्झांद सुहास गित व इतर व इ. यांनी

दि. ००२५ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या
१९१२

आधारे मी सदर दस्त नोंदणीस सादर केला आहे. निष्पादित करून कबुलीजबाब

दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले

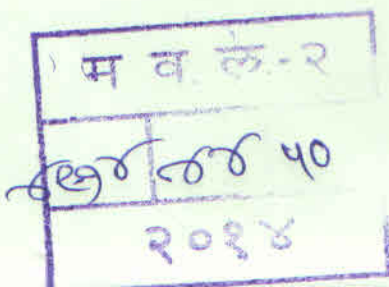
नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले

नाही. किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले

नाही. सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी

पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम

१९०८ चे कलम ८० अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.




कुलमुखत्यारपत्रधारकाचे नांव व सही

घोषणापत्र

मी श्री. --- निलेश विठ्ठल शोड --- याद्वारे घोषित
करतो की, दुय्यम निबंधक --- भावळ वृ २ --- यांचे कार्यालयात -

--- अडेपट्टा --- या शिर्षकाचा दस्त नोंदणीसाठी सादर
करण्यात आला आहे. श्री. --- हेमंत रामचंद्र सोमनाथ व ---

--- अजय यशवंत पराजपे --- व इ. यांनी

दि.....२२२३३..... रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या
२९/११/२०१३

आधारे मी सदर दस्त नोंदणीस सादर केला आहे. निष्पादित करून कबुलीजबाब

दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले

नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले

नाही. किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले

नाही. सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी

पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम

१९०८ चे कलम ८० अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

म व ल - २
२९०४५५५०



कुलमुखत्यारपत्रधारकाचे नांव व सही

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NILESH VITTHAL RATHOD
VITTHAL FULSING RATHOD

01/06/1991
Permanent Account Number
AXVPR1382E

Nathod
Signature



22102010

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BHEGADE ASHOK DADU
DADU MARUTI BHEGADE

03/11/1985

ARHPB1897N

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAAPK9568R


नाम / NAME
UMESHKUMAR GUNDA KOTIAN

पिता का नाम / FATHER'S NAME
GUNDA GOVINDA KOTIAN

जन्म तिथि / DATE OF BIRTH
09-11-1960

Umesh
आयकर निदेशक (पद्धति)
DIRECTOR OF INCOME TAX (SYSTEMS)

हस्ताक्षर / SIGNATURE




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GAURAV PAVANKUMAR PODAR
PAVANKUMAR GANESHNARAYAN
PODAR

21/01/1984
Permanent Account Number
AHWPP5104F

Gaurav
Signature




19112011

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PODAR EDUCATION TRUST

03/11/2004
Permanent Account Number
AAATP9120G



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AAAPK9568R



नाम / NAME
UMESHKUMAR GUNDA KOTIAN

पिता का नाम / FATHER'S NAME
GUNDA GOVINDA KOTIAN

जन्म तिथि / DATE OF BIRTH
09-11-1960

हस्ताक्षर / SIGNATURE



Umesh Kumar
आयकर निदेशक (प्रणाली)
DIRECTOR OF INCOME TAX (SYSTEMS)

आयकर विभाग INCOME TAX DEPARTMENT
भारत सरकार GOVT. OF INDIA
R M ASSOCIATES

27/12/2005
Permanent Account Number
AAIFR9298P

06082007

आयकर विभाग INCOME TAX DEPARTMENT
भारत सरकार GOVT. OF INDIA
RAKESH C AGARWAL
CHANDRABHAN CHHOTARAM AGARWAL
27/08/1972
Permanent Account Number
ADJPA8634N

Signature

052007

आयकर विभाग INCOME TAX DEPARTMENT
भारत सरकार GOVT. OF INDIA
GITAY MILIND SUHAS
SUHAS DATTATRAYA GITAY
03/02/1969
Permanent Account Number
ABHPG3248G

Signature

13102004

म व ल - २
१९४०६ ५०
२०१४





सोमवार, 22 सप्टेंबर 2014 12:22 म.नं.

दस्त गोपवारा भाग-1

मवल २

५९ ५०

दस्त क्रमांक: 4914/2014

दस्त क्रमांक: मवल २ /4914/2014

बाजार मूल्य: रु. 60,00,000/- मोबदला: रु. 30,00,000/-

भरलेले मुद्रांक शुल्क: रु. 2,72,500/-

दु. नि. मह. दु. नि. मवल २ यांचे कार्यालयात

अ. क्र. 4914 वर दि. 22-09-2014

रोजी 12:१९ म.नं. वा. हजर केला.

पावती: 5359

पावती दिनांक: 22/09/2014

सादरकरणाराचे नाव: पोदार एज्युकेशन ट्रस्ट तर्फे अधिकृत
स्वाक्षरीकरीता उमेशकुमार जी कोटीअन - -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1020.00

डाटा एन्ट्री रु. 20.00

पृष्ठांची संख्या: 51

दस्त हजर करणाऱ्याची सही:

एकुण: 31040.00

MVL 2
दुय्यम निबधक श्रेणी-१

मावळ-२

दस्ताचा प्रकार: लीजडीड

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥विकास प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्र. 1 22 / 09 / 2014 12 : 13 : 38 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 22 / 09 / 2014 12 : 15 : 08 PM ची वेळ: (फी)

MVL 2
दुय्यम निबधक श्रेणी-१

मावळ-२





22/09/2014 12 25:45 PM

दस्त गोषवारा भाग-2

मवलर

82/40

दस्त क्रमांक:4914/2014

दस्त क्रमांक :मवलर/4914/2014

दस्ताचा प्रकार :-लीजडीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:पोदार एज्युकेशन ट्रस्ट तर्फे अधिकृत स्वाक्षरीकरीता उमेशकुमार जी कोटीअन - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पोदार सेंटर, 85, चमर बाग, पोस्ट ऑफीस लेन, परेल, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AAAPK9568R	भाडेकरू वय :-53 स्वाक्षरी:-		
2	नाव:अजय यशवंत परांजपे इतर 18 तर्फे कुमुधारक व हेमंत रामचंद्र सोमण व इतर 22 तर्फे कबुलीजबाबाकरीता कुमु धारक निलेश विठ्ठल राठोड - पत्ता:-, -, -, निगडी, पुणे, प.क.ण.द., MAHARASHTRA, PUNE, Non- Government. पॅन नंबर:AXVPR1382E	मालक वय :-24 स्वाक्षरी:-		
3	नाव:मे आर एम असोसिएट्स तर्फे भागीदार मिलींद सुहास गिते व राकेश चंद्रभान आगरवाल तर्फे कबुलीजबाबाकरीता कुमु म्हणुन अशोक दादु भेगडे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: तळेगाव दाभाडे पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AAIFR9298P	मान्यता देणार वय :-32 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत लीजडीड चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:22 / 09 / 2014 12 : 17 : 15 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:प्रभनंदन - सिंगभट्टी वय:41 पत्ता:घाटकोपर मुंबई पिन कोड:400048	स्वाक्षरी		
2	नाव:सुनिल पोपट यादव - - वय:26 पत्ता:10, दुसरा मजला, सारस प्लाझा, तळेगाव दाभाडे, मावळ, पुणे पिन कोड:410507	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:22 / 09 / 2014 12 : 17 : 52 PM

iSarita v1.3.0



Summary-2(दस्त गोषवारा भाग - २) ५०/५०

शिका क्र.5 ची वेळ:22 / 09 / 2014 12 : 18 : 50 PM नोंदणी पुस्तक 1 मध्ये

MVL2

दुय्यम निबंधक श्रेणी-९ Payment Details.

मावळ-२

sr.	Epayment Number	Defacement Number
1	MH002929468201415S	0001788106201415

4914 /2014

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print and mini-CD of scanned document along with original document, immediately after registration.

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

प्रमाणित करण्यात येते की,
या दस्तामध्ये
एकूण...५०.....पाने आहेत

दुय्यम निबंधक श्रेणी-९
मावळ-२

पहिले नंबरचे पुस्तकाचे

४९४ नंबरची नोंदला

दुय्यम निबंधक श्रेणी-९
मावळ-२

दिनांक- २२ '०९ '२०१४

