



004

## पावती

Original

नौदणी 39 म.

Regn. 39 M

पावती क्र. : 5677

दिनांक 02/09/2004

क हवल11 - 05677 - 2004

अभिहस्तांतरणपत्र

न जिनदत्त शहा

:- 30000.00

गाची नक्कल (आ. 11(2)),

:- 320.00

ग (अ. 13) -&gt; एकत्रित फी (16)

एकूण रु. 30320.00

39PM ह्या वेळेस मिळेल

दुय्यम निबंधक

हवेली 11 (पुणे कॅम्प)

मोबदला: 33000000रु.

रु.

1000 रु.; दिनांक: 31/08/2004

2000年 12月 19日

95777200

सूची क्र. दोन INDEX NO. II

गाथाचे नाव : रास्ता येठ

विशेषातः प्रमाण, बीजकान्यासे प्रमाण, अतिरिक्तप्रमाण

विनिर्माण / निर्माण / निर्माण / निर्माण

ॐ नमो भगवते वासुदेवाय ।

की पहचान से प्रत्यक्ष कटौती से 9,200,000.00  
को मा. 2,235,532.00

(2) मृ. बालक, बीटलियावाडा व बागडोबाजि  
(सामान्यतः)

(5) विनिर्दिष्ट क्र. : 131 सारणी विभागाने माव - विभागाने माव : ( वि.क्र.०) रासना पेठ (पुणे)  
 महापालिकापत्रिका, उपविभागाने माव - ०/173 - विपुलवराव गवळे रोडवरील मावमला. रावट  
 निवास वि.टी.एम. माव - 131 माव आहे. वि.स.नं. 131 सारणी क्षेत्र (१९३) ची ती व त्यावरील  
 योग मावची मावमला सारणी क्षेत्र (१९३) ची ती  
 (१) सारणी निवासस्थाने क्षेत्रमाला १९३) ची ती आहे.

७७. श्री सुभाष

(4) आकाशगोली विद्या प्रगती सेनगुप्ता आसीत  
सेनगुप्ता

[illegible]

(६) आचार्यजी का नाम शिष्यों को आचार्यजी  
नाम व संस्कृत धर्म किन्ना शिष्यजी  
आचार्यजी का नाम शिष्यजी किन्ना आचार्य  
आचार्यजी, आचार्य नाम व संस्कृत धर्म

(7) *St. John*

(2)  $\frac{1}{2} \leq \frac{a}{b} \leq 1$

(10) अनुसूचित जाति, अनुसूचित जनजाति के व्यक्ति

(10) **अनुमानित** : १०० करोड़ रु०

(11) **आचार्यशाला में दीदी गुलाब** १०००० रु०

(10) 1000

[illegible][illegible]

सुधार-निर्देशक कमेटी नं. ११

पुष्पम विनिर्वाक ह्येवम ॥ ११







(वि. नि. नमुना क्र. १) (Fin. R. Form No. 1)

मूल प्रत  
ORIGINAL COPY

[ अहस्तांतरणीय ]  
[ NOT TRANSFERABLE ]

सर्वसा. ११३ मई.  
Gen 113 me.

शासनास केलेल्या प्रदानाची पावती  
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place..... पुणे दिनांक/Date..... १/९/०८

Received from..... मा. ल. जि. न. व. स. ए. यांच्याकडून/

रु./Rs..... १,६५,०००/- रुपये/Rupess..... ११५ ल. ५५ प. ५५०/- याकरिता मिळाले

on account of..... फॅक्ट्रींग द्वारा सु. शु. जमा

रोखपाल वा लेखापाल  
Cashier or Accountant.

(सही/Signature)  
सह-बंदनाम/Designation  
हवेली क्र. - २. पुणे



OFFICE OF THE  
JOINT DISTRICT REGISTRAR  
PUNE, MAHARASHTRA  
MAH/CCRA/DIST/007



STAMP DUTY

महाराष्ट्र  
SPECIAL ADHESIVE

Rs. 0165000

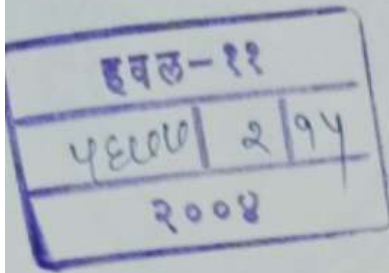
-1.9.04

277635

00044

MAHARASHTRA

# 1101295112



रु. लकीव ५/१५६०००००

नाम अतुल जिनादत्त शाह

पत्ता लावागरी नि. पुणे

हस्ता ३१/९/०४

चायती नं. 3064661

सह-कुटुंब नि. पुणे  
हवेली नं. -२. पुणे

### DEED OF SALE

This DEED OF SALE is executed here at Pune, on this  
02 day of September month of the year 2004,

between

(1) Smt. **SULEKHA SUBHASH PATKI**, aged about 64 years,  
occ: Medical Practitioner, (2) **PRASANNA SUBHASH PATKI**,  
aged about 42 years, occ: business, (3) **PRASAD SUBHASH**  
**PATKI**, aged about 34 years, occ: business, all residing at, 131,  
Rasta Peth, Pune: 411 002, ...hereinafter called as the  
"**VENDORS**", which expression shall, unless repugnant to the  
context or meaning thereof, mean and include their heirs,  
successors, executors, administrators and assigns, ...of the  
ONE PART,

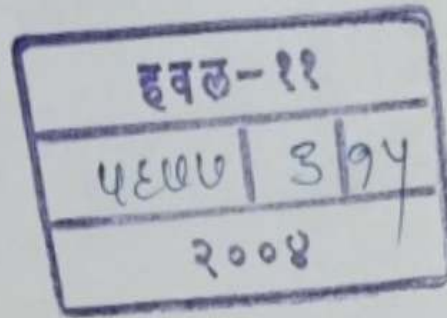
and

**ATUL JINADATT SHAH**, aged about 43 years, occ: business,  
residing at, Mahavir Path, Baramati, District Pune, ...hereinafter  
called as the "**PURCHASER**", which expression shall, unless  
repugnant to the context or meaning thereof, mean and include  
his heirs, successors, executors, administrators and assigns,  
...of the OTHER PART,

PAN AGMB54805J



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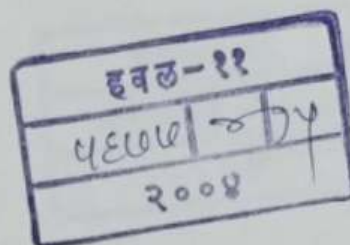
S,

property bearing City Survey No.131, admeasuring sq.mt., situate in gaathan area of peth Rasta of City Taluka Pune City, District Pune, within the limits of District of Pune, Sub.Registrar, Haveli No.11 and Municipal Corporation of the City of Pune, together with the bearing type building standing thereon, more particularly as detailed in the SCHEDULE written herein (hereinafter referred to as the said "**PROPERTY**") was owned by Dr.**ATMARAM KIPAT PATKI**, who, by the Sale Deed dated 27.07.1971, registered in the office of the Jt.Sub.Registrar, Haveli No.II, at District No.1808/ 1971, sold the same to Dr.**SUBHASH ATMARAM PATKI**, on whose intestate demise on 23.09.2001, the same devolved upon his only heirs, being the Vendors herein,

pursuant to negotiations concluding into agreement between the parties hereto, the Vendor by this instrument sold, transferred and otherwise absolutely conveyed the said Property to the Purchaser, for and at the lump sum price of Rs.33,00,000/- (thirty three lakhs only),

NOW, THIS DEED OF SALE WITNESSETH:

1. The Vendors hereby sell, assign, transfer and otherwise absolutely convey, free from encumbrances and without any reservations, unto the Purchaser, the said Property (described in the SCHEDULE given hereto), for and at the lump sum price of Rs.33,00,000/- (thirty three lakhs only), and the Purchaser, relying upon the assurances and declarations as to the title of

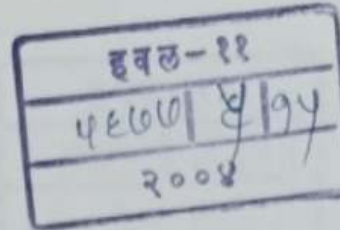


3

the Vendors thereto, and the marketability thereof, *inter alia* given herein by the Vendors, accordingly acquired and purchased the same from the Vendors, for and at the lump sum price of Rs.33,00,000/- (thirty three lakhs only).

1. In consideration of said sale, conveyance and otherwise absolute transfer of the said Property by the Vendors to the Purchaser, the Purchaser paid to the Vendors and the Vendors accordingly accepted the same from the Purchaser, the said amount of Rs.33,00,000/- (thirty three lakhs only), in full accord and satisfaction, as under:

Amount (Rs)	Particulars
11,00,000/-	Paid by the Purchaser, to, in the name of and in Vendor No.1, by duly drawn Demand Draft No.044924, dated 31.08.2004 by State Bank of India, Baramati, receipt of the amount whereof, is hereby acknowledged and admitted by the Vendor No.1.
11,00,000/-	Paid by the Purchaser, to, in the name of and in Vendor No.2, by duly drawn Demand Draft No.044925, dated 31.08.2004 by State Bank of India, Baramati, receipt of the amount whereof, is hereby acknowledged and admitted by the Vendor No.2.
11,00,000/-	Paid by the Purchaser, to, in the name of and in Vendor No.3, by duly drawn Demand Draft No.044926, dated 31.08.2004 by State Bank of India,



4

Baramati, receipt of the amount whereof, is hereby acknowledged and admitted by the Vendor No.3.

33,00,000/-

=====

Total amount

3.

(a) The Vendors hereby, granted, handed over and delivered the actual and physical possession of the said Property, to the Purchaser today on ownership, and the Purchaser accepted the same from the Vendors as the absolute owner, in full accord and satisfaction.

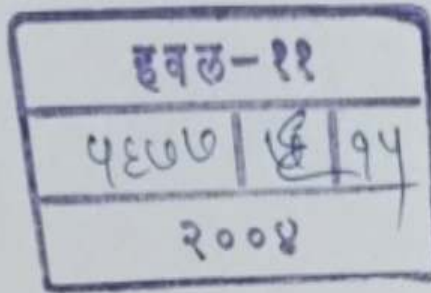
(b) The Purchaser shall be entitled to all remedies in law, to and for physical possession of the said Property, from the occupant/s therein or any part thereof.

4. The Vendors further declared, assured the Purchaser, and also covenant that,

(a) the said Property and all rights, title and interest relating thereto, hitherto before vested in the Vendors, are free from any encumbrances, third party interest, claims of any persons of any nature, impediment of any nature, of any statute or otherwise, and are also marketable,

(b) the said Property, is neither requisitioned nor reserved for any of the purposes, nor the notices thereof, have been received by the Vendors,





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Property and the rights of the Vendors thereto, are mortgaged, nor gifted, nor assigned, nor sold, nor nor granted on licence, nor transferred in any other, nor granted in possession of any person, nor agreed to or any of such transfer and/or possession, nor created any party rights relating thereto,

said Property is not the subject matter of any dispute as to title, possession, tenancy rights licence, boundary, encroachment or any matter of any nature in any courts, tribunals or authorities or even otherwise with any person,

except the Vendors, no other person has any rights, title, interest or claims relating to the said Property and/or any part thereof, and further that the Vendors alone are entitled to deal with the same and/or dispose the same of to the Purchaser,

- (f) all the outgoing levied on the said Property, such as taxes, cess, charges, et cetera, have been satisfactorily paid and discharged by the Vendors till the date hereof, and future all such taxes, cess, charges et cetera, from the date hereof, shall be borne and paid by the Purchaser,
- (g) the said Property carries the old construction, so also is well within the ceiling limits laid down by the Urban Land (Ceiling and Regulation) Act, 1976, and hence, there is no impediment for execution of this conveyance,
- (h) there is no impediment or obstruction of any nature either by acts of the Vendors or under any statute, rules, regulations or orders of any courts for the Vendors to execute this indenture,



हवत-११
४६००/६१५
२००४

6

- (i) the Purchaser shall be entitled to all the benefits available under any concerned statute in force or which would be applicable *vis a vis* the said Property, including the Floor Area Ratio/ Floor Space Index ("**FAR/FSI**") originating from the area of the said Property, so also any additional such FAR/FSI by way of Transferable Development Rights ("**TDR**") or otherwise,
- (j) in the event of encumbrance of any nature or arrears of any levies, taxes, cess, charges, MSEB or such other, found if any, on and in respect of the said Property, the Vendors do covenant to remove and discharge the same entirely at their own cost, to the satisfaction of the Purchaser.
- 5.
- (a) The Vendors do hereby confirm that the said Property now is exclusively owned, seized and possessed without any reservations, to have and to hold for ever by the Purchaser.
- (b) The Vendors do hereby grant, sell, assign, release, relinquish, convey, transfer all their respective rights, titles, interests in the said Property, to-gether with all the singular covenants and hereditaments, advantages or any parts thereof, belonging to or in any way appertaining to the said Property and all the respective estates, rights, title, interest at law and equity of the Vendors.
- (c) The Vendors do 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 thereof and add for its benefit without any suit,



हवल-११	
५६००	६९५
२००४	

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eviction, interruption, claim and demand whatsoever, from or any other person claiming through or under the Vendor.

- (d) The Vendors further hereby, assure the Purchaser that the Vendors have not done, omitted or knowingly or willingly or willfully, suffered or being a party or privy to act, deed, thing, claim, dispute whereby the Vendors are 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 Vendors have been doing at present in consideration of making this Indenture of Sale of the said Property.
- (e) The Vendors themselves, their executors, administrators or successors undertake to make good the title to the said Property and further undertakes and assures to the Purchaser to ward off all claims, rights, disputes or matters which may be affecting the title of the said Property by any other persons, executor, administrator or heirs.
- (f) The Vendors hereby further assure the Purchaser and covenant that the Purchaser shall be at liberty to procure sanction and approval for the plans for construction of the building on the said Property in the name of the Vendors, as the case may be, at its own cost and expenses from the concerned authorities, and further that all such sanctions and approvals shall enure to the benefit of the Purchaser.
6. All expenses of this instrument, such as stamp duty, registration fees and incidental expenses thereto, have been borne and paid by the Purchaser exclusively.



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हवर्ड-११		
४६६००	०९	१५
२००४		

STAMP DUTY PARTICULARS:

Location: The said Property is located in the area of Rasta Peth of city of Pune, as described in Sector 9/173, of the (Pune, PMC) Ready Reckoner, 2004, prescribed by the Town Planning and Valuation Department of Pune.

Valuation:

Prescribed- Constructed area 189 sq.mt. x Rs. \_\_\_\_\_ per sq.mt. (the building being about 31 years old, 70% of prescribed rate of Rs. \_\_\_\_\_) = Rs. \_\_\_\_\_

Total prescribed: Rs.23,00,000/-

Agreed price: Rs.33,00,000/-

Stamp duty: Rs.1,65,000/- as per Article 25(vi)(b)(i) of the Bombay Stamp Act, 1958 (as amended by Amending Act of 2004), on the agreed price being more than the prescribed value.

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हवेली-११	
५६००	१०१५
२००४	

SCHEDULE

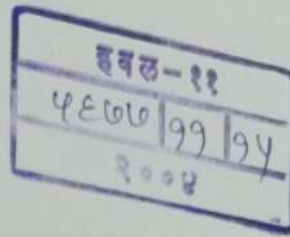
(description of the said **"PROPERTY"**)

All that property bearing City Survey No.131, (as per Property Register Card), admeasuring about 189 sq.mt., situate in gaathan area of peth Rasta of City of Pune, Taluka Pune City, District Pune, within the limits of Registration District of Pune, Jt.Sub.Registrar, Haveli No.11 and the Municipal Corporation of the City of Pune, and which is bounded by as under:

East - CTS No.132  
South - Municipal Lane  
West - CTS No.130  
North - Road

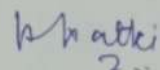
together with entire old construction admeasuring 189 sq.mt., standing thereon, and together with easements, appurtenances, ingress, egress, pathways, all and entire FAR/FSI available and/or originating therefrom or otherwise in accordance with the concerned DC regulations, and together with all rights thereto, all benefits, incidental, ancillary and consequential rights thereto, and as delineated in the map annexed hereto.

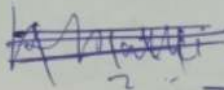
0-0-0-0-0

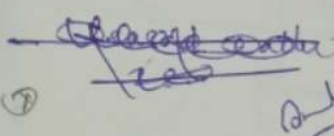


In witness whereof, the parties hereto have signed, sealed and delivered to each other this DEED OF SALE on the date and at the place herein before first mentioned.

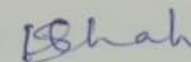
  
Smt. Sulekha Subhash Patki

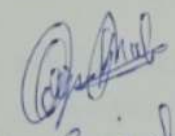
  
Prasanna Subhash Patki

  
Prasad Subhash Patki  
(Vendors)

  
Atul Jinadatt Shah  
(Purchaser)

Witnesses

1) Sign   
Name D. B. Shah  
Add Lt Col S M Shah (retd)  
1/7 New Prasanna Park CHS  
S'Sheth Rd Pune-37

2) Sign   
Name Mr. Rajendra K. Malay  
Add 4-22 Sacred Heart Town  
Wanowrie Pune-40



100,000-92-23-वीए\*-(सीए) 996  
 E.D. No. MSC-2156-S, dated 18-11-57;  
 ए. डी. नं. एल. आर.-9234, दि. 21-11-57]

No. 11236

OnlineSe.

मालमत्तेच्या रजिस्टर कार्यातील उतारा  
 तालुका पुणे

म. नं. मा. २२ म.  
 C. T. S. 22

1

वर्ग संख्या १३१	क्षेत्रफल चौमी १८८०	सत्ता प्रकार गांवठाण आवा माफीने	विस्तारपुणे सरकारला मरलेल्या माण्याचा अग्र वंशचा तपतीस व ती केव्हा बदलावया व
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मरले घारण करणाऱ्याचे नाव :-

मान माना (जोषया तपास लागला तोपर्यंत)



हवल-११  
 ५६०० १२ १५  
 २००४

व्यवहार	वर्ग संख्या	मालीन घारण करणाऱ्या (आ), पट्टादार (व), अथवा इतर बोज भासणाऱ्या (व)	माली/दाखल सही
३	१		
ख ख र र ३०,०००/- आत्माराम महिपत पतकी पासून	SR-II ८०८ ७१ २७२-७१ यांचे	H डॉ. सुभाष आत्माराम पतकी आत्मावली धर्म दि. ११/११/५७/जरी मरकळ मरण तारीख दि. २१/११/५७ १-०० मरण स्थळ दि. २८/११/५७ १-२३ मरण स्थळ दि. २८/११/५७ मरण स्थळ दि. २८/११/५७ मरण स्थळ दि. २८/११/५७ मरण स्थळ दि. २८/११/५७	महेश आमुणे

[सही करा]



पुणे मु. १५ (५० x ३ वागी २५ पुस्तके) १-१८  
 बांधकाम नियंत्रण कार्यालय  
 मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९, कलम २६३ (१) अन्वये

# पुणे महानगरपालिका

भोगवटा पत्र क्र. २६६

N<sup>o</sup> 886

मा. सहायक स्थापना अधिकारी  
 पुणे महानगरपालिका, याज्ञिक भवन -

श्री. ए.एम. पल्की  
 राहणार पुणे, पेठ

बास्ता घराबा १३१ बांध -

आपण मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९, कलम २५३/२५४ प्रमाणे पुणे  
 यात जिमावतानि बांधकाम गरण्यास संमती

दि.	१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७	१८	१९	२०	२१	२२	२३	२४	२५	२६	२७	२८	२९	३०	३१	
मिळण्याविषयी दि.	१३	१४	१५	१६	१७	१८	१९	२०	२१	२२	२३	२४	२५	२६	२७	२८	२९	३०	३१													
४३३	२०	१०	१९६०	१९६१	१९६२	१९६३	१९६४	१९६५	१९६६	१९६७	१९६८	१९६९	१९७०	१९७१	१९७२	१९७३	१९७४	१९७५	१९७६	१९७७	१९७८	१९७९	१९८०	१९८१	१९८२	१९८३	१९८४	१९८५	१९८६	१९८७	१९८८	
३५०	२०	१०	१९६०	१९६१	१९६२	१९६३	१९६४	१९६५	१९६६	१९६७	१९६८	१९६९	१९७०	१९७१	१९७२	१९७३	१९७४	१९७५	१९७६	१९७७	१९७८	१९७९	१९८०	१९८१	१९८२	१९८३	१९८४	१९८५	१९८६	१९८७	१९८८	
८७८	२३	१०	१९६०	१९६१	१९६२	१९६३	१९६४	१९६५	१९६६	१९६७	१९६८	१९६९	१९७०	१९७१	१९७२	१९७३	१९७४	१९७५	१९७६	१९७७	१९७८	१९७९	१९८०	१९८१	१९८२	१९८३	१९८४	१९८५	१९८६	१९८७	१९८८	

सदरील समितीप्राप्तमाणे सर्व / फक्त मात

रोजी अर्ज केला व त्यावरून आमच्या कार्यालयाचे समतियन  
 चे देण्यात आले होते.

वॉर्ड न दोन सॅनिटरी वॉटर तसेच पाहिजा मजला ऑपरेशन हाऊस व दोन  
 सॅनिटरी वॉटर कागद  
 जिल्हा इमारतीची बागा उपयोगात आणण्यास संमती मिळण्याबाबत दि. १४.१२.१९७२ रोजी  
 जवळ 'केल्यावरून' आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९, कलम २६३ (१) प्रमाणे  
 कळविण्यात येते की, अर्जात मागितल्याप्रमाणे आपण बांधलेली नवीन इमारत उपयोगात आणण्यास आपणांस  
 संमती देण्यात येत आहे. कळवावे. दि. २०.१.१९७३

PAC 300  
 २-२ २००३

सहायक स्थापनाधिकारी,  
 (बांधकाम नियंत्रण),  
 पुणे महानगरपालिका.



हवल-११  
 ५६७७/१३/१५  
 २००४



No: 11236

दस्त गोषवारा भाग-1

हवल 11

दस्त क्र 5677/2004

दुय्यम निबंधक:  
हवेली 11 (पुणे कॅम्प)

5677/2004

अभिहस्तांतरणपत्र

अभिहस्तांतरणपत्र

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

लिहून देणार

वय 43

सही



लिहून देणार

वय 64

सही



लिहून देणार

वय 42

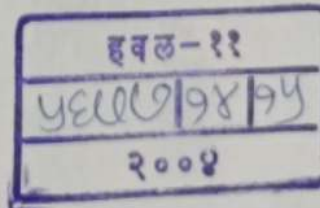
सही



लिहून देणार

वय 34

सही



दस्त गोपवारा भाग - 2

हवल 11

दस्त क्रमांक (5677/2004)

हवल 11-5677-2004 चा गोपवारा  
दस्त क्रमांक 2236532 मोबदला 3300000 भरलेले मुद्रांक शुल्क : 165000

दस्त केल्याचा दिनांक : 02/09/2004 05:21 PM  
दस्त केल्याचा दिनांक : 02/09/2004

दस्त करमाऱ्याची सही :

पावती क्र.: 5677 दिनांक: 02/09/2004  
पावतीचे वर्णन  
नाव: अनुस जिनदत्त राहा

30000 : नोंदणी फी  
320 : नक्कल (अ. 11(1)), पुस्तकनाची  
नक्कल (अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

30320: एकूण

द. निबंधकाची सही, हवेली 11 (पुणे कॅम्प)

चा प्रकार : 25) अमिहस्तांतरणपत्र  
अ. क्र. 1 ची वेळ : (सादरीकरण) 02/09/2004 05:21 PM  
अ. क्र. 2 ची वेळ : (फी) 02/09/2004 05:25 PM  
अ. क्र. 3 ची वेळ : (फगुली) 02/09/2004 05:27 PM  
अ. क्र. 4 ची वेळ : (ओळख) 02/09/2004 05:28 PM

दस्त केल्याचा दिनांक : 02/09/2004 05:28 PM

दस्त :  
मन निबंधक यांच्या ओळखीचे असलेले निवेदीत करतात की, ते दस्तावेज करून  
मन निबंधक यांच्या ओळखीत, या त्यांची ओळख पटवितात.  
असुन सुनित वसंतराव पुंजारराव, पार/पल्ले नं. :

नस/रस्ता :

नसलीचे भाग :

नस नं. :

नस/वास्तव्य : शिवाजीनगर

नस/भाग : पुणे

नस/वर्ग :

नस 411005

दस्तावेजात नसलेली को. ५५  
पा दस्तावेजात एकूण ..... पत्रे वस्तु

एकूण निबंधक हवेली-नं. ११

नस/नसलेले दस्तावेज  
नसली नोंदला

नस/नसलेले हवेली-११  
२१/९/०४

द. निबंधकाची सही  
हवेली 11 (पुणे कॅम्प)

हवल-११  
५६७७१५४५  
२००४

