

2035
28
09 + 2 = 03
SAMBHAV ROYAL DEVELOPER

PROJECT NAME : EMIRATES HILLS

NAME : SIDDHI VINAYAK LOGISTIC LTD.
(Y.M.U. its director)
MR. RAVI KOTHARI)

PLOT NO: 16(a&b) TYPE 'D'

2



Wednesday, April 07, 2010

11:21:21 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 2481

गावाचे नाव सोमाटणे

दिनांक 07/04/2010

दस्तऐवजाचा अनुक्रमांक सवल - 02438 - 2010

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: सिद्धीविनायक लॉजिस्टीक लि. (पॅन AAHCS4576R) तर्फे डायरेक्टर
रवि कोठारी - -

नोंदणी फी	:-	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (43)	:-	860.00
एकूण रु.		30860.00

आपणास हा दस्त अंदाजे 11:35AM ह्या वेळेस मिळेल

दुय्यम निबंधक

मावळ

बाजार मुल्य: 5760000 रु. मोबदला: 486425 रु. **दुय्यम निबंधक मावळ**
भरलेले मुद्रांक शुल्क: 115200 रु.





दस्तावेजांक व वर्ष 2438/2010

Version: Sp.002.001
11.22.08 AM

मुख्य विभाग: भागळे

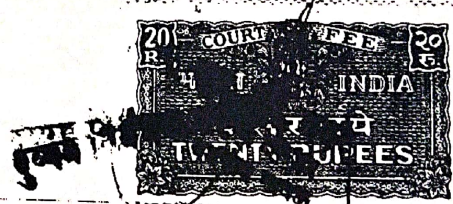
3

सूची क्र. दोन INDEX NO. II

नोंदणी क्र. म.
दिनांक: 04/04/2010

गावाचे नाव : सोमाटणे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की परतदार ते नगूद करावे) मोबदला रु. 4,804,250.00
बा.भा. रु. 5,700,000.00
- (2) भू-मापन, पोटहिरसा व धरक्रमांक (असल्यास) (1) गट क्र.: 320/य हत्तर वर्णन: गाव मीजे सोमाटणे येथील गट नं 326, 337, 338, 339, 341, 344, 345, 347, 349, 350, 351, 353, 354 ते 373, 378, 379, 380, 381 व 382 (यांशी सर्व्हे नं 13/2/1/1, 17 व 18) यांशी एकूण क्षेत्र 11 हे 15.12 आर म्हणजेच 111512 मी व त्यावरील इमिरेटस् हिल्स या रकीमगाधील मिळकतीवरील टाईम डी गधील (सॅक्शन लेआऊट प्लॅन मधील) प्लॉट नं. डी 14, डी 15, डी 16, डी 17, डी 18, यामधील डी-16 (अ) डी सी सी पेणी झुपळेकर रो हाऊस नं. डी-16 (अ+बी) ब्लॉक नं. बी-2, तळ + पहिला + दुसरा मजला सेलेबल क्षेत्र 4255 चौ.फुट. (भाषीय क्षेत्र 3219 चौ.फुट + गार्डन क्षेत्र 429 चौ.फुट. + पार्किंग 964 चौ.फुट + टेरेस 822 चौ.फुट) (प्रभाव क्षेत्र- मुल्यांकन उपविभाग नं. 11.4)
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून घेण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे. संभव रॉयल डेव्हलपर्स (पॅन AABAS0656E) तर्फे भागीदार रमेश युगराज कावेडिया यांच्या तर्फे कबुली जबाबा करीता राजू येरगडीकर - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारत नं: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: नवी सांगवी, पुणे; तालुका: -; पिन: -; पॅन नम्बर: -
(2) दत्तात्रय ओमण्णा कडोलकर; संजय दत्तात्रय कडोलकर, सुनिल दत्तात्रय कडोलकर, राजेंद्र दत्तात्रय कडोलकर या सर्वा तर्फे कु.मु. म्हणून रमेश युगराज कावेडिया यांच्या तर्फे कबुली जबाबा करीता राजू येरगडीकर, (मान्यता देणार) - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: नवी सांगवी, पुणे; तालुका: -; पिन: -; पॅन नम्बर: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) सिद्धीविनायक लॉजिस्टीक लि. (पॅन AAHCS4576R) तर्फे डायरेक्टर रवि कोठारी - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: निर्माण आर्केड ऑफिस नं. 7, निगडी नाक्या समोर; शहर/गाव: पुणे 44; तालुका: -; पिन: -; पॅन नम्बर: -
- (7) दिनांक करून दिल्याचा 07/04/2010
(8) नोंदणीचा 07/04/2010
(9) अनुक्रमांक, खंड व पृष्ठ 2438 /2010
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 115200.00
(11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
(12) शेरा



दुय्य विभाग भागळे
Page 1 of 1

दस्त गोपवारा भाग - 2

मयल
दस्त क्रमांक (121/2006)
<i>ए/ए</i>

दस्त क्र. [मयल-121-2006] चा गोपवारा
बाजार मुख्य : 0 मोबधला 0 भरलेले मुद्रांक शुल्क : 100

पावती क्र.: 122 दिनांक: 06/01/2006
पावतीचे वर्णन
मांय: मे. संभय रॉयल डेव्हलपर्स तर्फे भागीदार
रमेश युगराज कावेडीया

दस्त इजर केव्हाचा दिनांक : 06/01/2006 04:15 PM
निघावनाचा दिनांक : 06/01/2006
दस्त इजर करणा-याची सही :

100 : नोंदणी फी
120 : नकल (अ. 11(1)), पृष्ठांकनाची नकल
(अ. 11(2)).
रजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

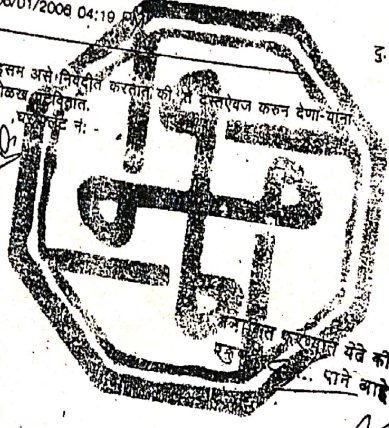
दस्तावा प्रकर : 48) मुखत्यारमामा
शिरका क्र. 1 ची वेळ : (सादरीकरण) 06/01/2006 04:15 PM
शिरका क्र. 2 ची वेळ : (अ) 06/01/2006 04:17 PM
शिरका क्र. 3 ची वेळ : (कपुली) 06/01/2006 04:18 PM
शिरका क्र. 4 ची वेळ : (ओळख) 06/01/2006 04:18 PM

220: एकूण

दस्त नोंद केव्हाचा दिनांक : 06/01/2006 04:19 PM

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ड. निबंधकाची सही, मायल

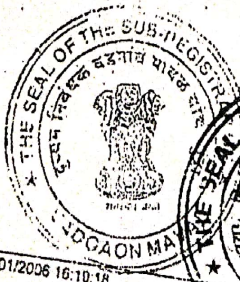
ओळख :
दुय्यम निबंधक यांच्या ओळखीचे इतम असे निघावना करताना की निघावनेज करून देणा-याला
दस्तावात ओळखतात, व त्यांची ओळख असे विज्ञात.
1) अॅड अनिजीत रविंद्र वराडे, घरा नं. :
गल्ली/रस्ता :
ईमारतीचे नाव :
ईमारत नं. :
पेट/बसाहत :
शहर/मायल : पुणे
तालुका :
पिन :
Ashe
ड. निबंधकाची सही
मायल



दस्तावाचे को सदर् दस्तऐवज
... पावे बाहेर.
Ashe
दुय्यम निबंधक, मायल

बहिले नंतरने मुखत्यार
929... नंतरची नोंदका

Ashe
दुय्यम निबंधक, मायल
दिनांक 9/1/2006



श. ल.		
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Western Maharashtra Development Corporation
 Ltd. 2nd Floor, Kubera Chambers, Dr. Rajendra Prasad Road, Shivajinagar, Pune 411 005.
 D-5/STP(V)/C.R.1014/01/08/205-208/08

02310
 132804
 APR 06 2010 15:39
 R.01152001-PB6588
 INDIA STAMP DUTY MAHARASHTRA

NAME: Siddhi Vinayak Logistics
 ADDRESS: Nigdi Naka, Pune-44
 THROUGH: Ramesh Yugraj Kavadiya
 ATTORNEY: _____
 RECEIPT No. 203

FOR W.M.D.C. LTD.

(Signature)

AUTHORIZED SIGNATORY
 M/S. SAMBHAV ROYAL DEVELOPERS, Joint Venture Concern to its associates SHRI. RAMESH KAVEDIYA, SHRI. YUGRAJ C. KAVEDIYA & SHRI. ISSAMUDDIN TALIMUDDIN KHAN all residing at 371, Nana Peth, Pune hereinafter referred to as the "THE DEVELOPER / PROMOTER" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the said partners for the time being of the said firm, the survivors or survivors of them and the heirs, executors and administrators)

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1152001/7

PARTY OF THE ONE PART

AND

SHRI. / SOU. SIDDHI VINAYAK LOGISTIC LTD.
 (through its director MR RAVI KOTHARI)
 Age 28 years, Occupation :

SHRI. / SOU. _____

Age: _____ years, Occupation :

Both R/at : Nirman Arcade Bldg, Office # 7, 1st Fl., Opp Nigdi Naka, Pune-44



Hereinafter referred to as "THE PURCHASER/S" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, or administrators and assigns)

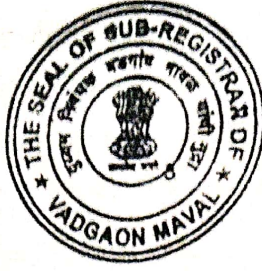
AA:1004576R

OF THE OTHER PART

AND

SHRI. DATTATRAYA OMANNA KADOLKAR, SHRI. SANJAY DATTATRAYA KADOLKAR, SHRI. SUNIL DATTATRAYA KADOLKAR & SHRI. RAJESH DATTATRAYA KADOLKAR, All Residing at : 26, Kadolkar Colony, Talegaon Dabhade, Tal Mawal, Dist. Pune duly constituted of all attorney SHRI. RAMESH YUGRAJ KAVEDIYA, Age 41 Years, Occu : Business, R/at : 371, Nana Peth, Pune- 411 002.

(Signature)



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283C	3	83
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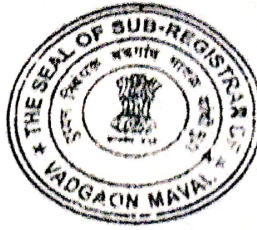
Hereinafter referred to as "THE CONSENTING PARTY / OWNER" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, or administrators and assigns)

OF THE THIRD PART

AND WHEREAS, the consenting party herein are the owners of all those piece and parcels of land or ground admeasuring 1,11,512 Sq. Mtrs. bearing Gat No. 326, 337, 338, 339, 341, 344, 345, 347, 349, 350, 351, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 378, 379, 380, 381 & 382 (and out of land formerly bearing Survey Nos. 13/2/1/1 and 17, Somatne) situate, lying and being at Village Somatne within the limits of the Gram Panchayat of Village Somatne and falling in the "Residential zone under the Regional Plan for Pune Metropolitan Region currently in force and which lands are contiguous to each other and such contiguous block of lands admeasuring 1,11,512 Sq. Mtrs. is hereinafter referred to as "The said Land" and is more particularly described in the schedule hereunder written and delineated in red ink on the plain hereto.

AND WHEREAS, Vide a valid and subsisting Agreement dated 13.09.2002 duly registered under Serial No. 4462 of 2002 with the Sub- Registrar of Maval, District, Pune as made by and between the Consenting party and Royal Land Developers said land bearing Gat No. 326, 337, 338, 339, 341, 344, 345, 347, 349, 350, 351, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 378, 379, 380, 381 & 382 (and out of land formerly bearing Survey Nos. 13/2/1/1 and 17, Somatne) situate, lying and being at Village Somatne within the limits of the Gram Panchayat of Village Somatne Tal. Maval, District Pune.

P. K. Chavhan



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AND WHEREAS, for diverse reasons and constraint, the Royal Land Developer was unable to commence the development of the said Land. Therefore the Royal Land Developer and Developer has executed Joint Venture Agreement for development of immovable property. The said Development Agreement & Power of Attorney are registered in the office of the Sub Registrar Maval, Dist. Pune at Sr. No.4513 /2004 & 4514/2004 dated 25/8/2004.

AND WHEREAS, the pursuant to the said Agreement, the said Consenting Party herein have put the Party of One Part in vacant and peaceful possession of the said land ;

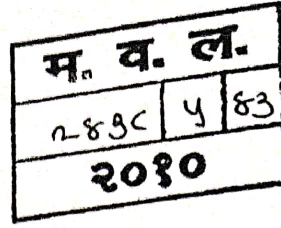
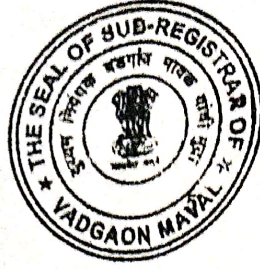
AND WHEREAS, the Developer having the absolute right title and interest of the said property is executing the present indenture of conveyance in accordance with the aforesaid agreement referred above with the purchasers.

AND WHEREAS , the Developer has obtain sanctioned plan from the Town Planning Authority on 4/12/2007 for the said property.

AND WHEREAS, the Collector of Pune has allowed to use the said land for non-agricultural purpose by its order No. PMA/NASR/261/2007 dated 29/1/2008.

AND WHEREAS, the Promoters have submitted the building plans to the Town Planning Authority, and the said building plan has been sanctioned

Relocated



AND WHEREAS the promoter has proposed to construct on the said property Pent House / Garden Flat (known as Duplex Row House) etc. thereafter referred to as the said "UNIT".

AND WHEREAS, the promoter has entered into a standard agreement with an architect registered with the council Architects and such agreement is as per the agreement prescribed by the council of architect and the Promoters have also appointed a structural engineer for the preparation of the structural design and drawing of the said building and the Promoters accept the professional supervision of the architect and the structural engineer till the completion of the building/s.

AND WHEREAS, by virtue of the FSI/FAR rights, Power of Attorney the Promoters alone have sole and exclusive right to sell the units in the said building/s to be constructed by the promoter on the said property and to enter into agreement with the purchaser/s of Pent House / Garden Flat, parking / Garden / Terrace and receive sale price in respect thereof.

AND WHEREAS the Purchaser demanded from the Promoters and the Promoters have given inspection to the Purchaser of all the documents of title relating to the said property, the said order, the agreement and the plans, design and specifications prepared by the Promoter's Architects and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of Construction, Sale, Management and Transfer) Act, 1963, (hereinafter referred to as the "Said Act") and the rules made there under and

Block



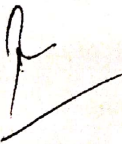

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the Purchaser/s has/have inspected and verified the same to his/their full satisfaction.

AND WHEREAS the copies of Certificate of Title Issued by the Attorney at Law or Advocate of the Promoters, Copies of property card or extract of Village forms VI or VII or XII or any other relevant revenue records showing the nature of the title of the promoters to the said property on which the units are constructed of such specifications and plans of the unit/s agreed to be purchased by the Purchaser approved by the Concerned local authority have been annexed hereto as Annexure A,B, C and D respectively.

AND WHEREAS while sanctioning the said plans the concerned Local authority and/or government have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said property and the said buildings/ and upon due observance and performance of which only the completion and occupation Certificate in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS the Promoters have accordingly commenced construction of the said building/s in accordance with said plans.



AND WHEREAS the Purchaser applied to the Promoters for allotment to the Purchaser Pent House / Garden Flat (known as Duplex Row House No. D/16(a&b)) on the Ground / Upper floor in the project known as "EMIRATES HILLS" situated at the said property and hereinafter referred to as the "Unit".



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AND WHEREAS The Promoters have revised the said plans for Duplex Row House to Block No. B2 containing 16(a, b, c, d) vide sanction plan No. PMA/NASR/261/2007 dt. 29/1/08 which is constructed on amalgamated sub plot Nos. D/14, D/15, D/16, D/17, D/18. The amalgamated sub plots were referred to earlier in sanction plan No. PMA/NASR/154/06 dt. 14/2/07

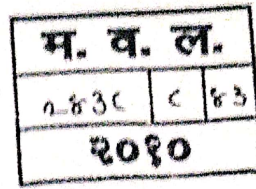
AND WHEREAS prior to the execution of these agreement the Purchaser has paid to the Promoter the sum of Rs. 36,00,000/- (Rupees Thirty six lacs only) being part payment of the sale price of the units/s agreed to be sold by the Promoter to the Purchaser as advance payment or deposit (the receipt and payment whereof the Promoter doth hereby admit and acknowledge) of the unit/s agreed to be sold to the Purchaser, and the Purchaser has agreed to pay to the Promoter balance of the sale price in the manner hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as under:

1. The Promoter shall construct the said building/s consisting of ground and upper floors on the said property in accordance with the plans, designs, specifications approved by the concerned local authority and which have been seen and approved by the Purchaser/s with only such variations and modifications as the Promoter may consider necessary or as may be required by the concerned local authority/ the Government to be made in them or any of them. Provided that the Promoter shall have to obtain prior

Purchaser





consent in writing of the Purchaser/s in respect of such variations or modifications, which may adversely affect the unit/s of the Purchaser/s.

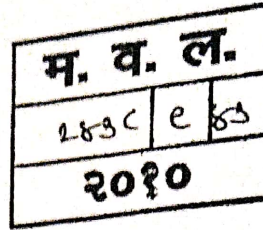
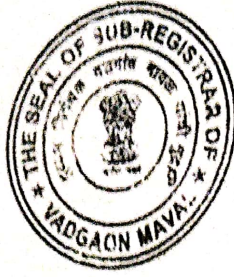
2. The Purchaser/s hereby agrees to purchase from the promoter and the Promoter hereby agrees to sell to the Purchaser/s Pent House / Garden Flat (known as Duplex Row House) No. D/16(a&b) in Block B2. The total Saleable Built up area is 42.55 sq.ft. on the Ground / First / Second floor (inclusive of chargeable Garden area 429/3 sqft., chargeable Parking area 964/2 sq.ft., Terrace area 822/2 sqft. and Built Up area 3219 sqft.) hereinafter referred to as the "Unit" for the price of Rs. 48,64,250/- (Rupees Forty eight lacs sixty four thousand two hundred fifty only) to be paid to the Promoters in terms of this Agreement in the following manner :

- i) Rs. 11,00,000/- paid on agreement RTGS on 18/2/10
- ii) Rs. _____/- on completion of Plinth
- iii) Rs. 10,00,000/- on Completion of slab RTGS on 19/3/10
- iv) Rs. _____/- on Completion of walls
- v) Rs. 15,00,000/- on Completion of fitting of Windows RTGS on 12/3/10
- vi) Rs. _____/- on Completion of Internal Plaster
- vii) Rs. 10,00,000/- on Completion of Flooring
- viii) Rs. 2,64,250/- on completion of concern Unit.

Rs. 48,64,250/- TOTAL AMOUNT OF CONSIDERATION

(Agreement valid subject to realization of all cheques)



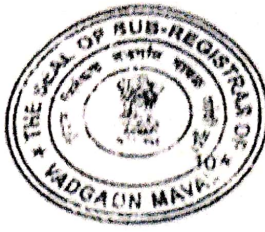


The Purchaser shall be given possession subject to clearing all dues on account of deposits, interest costs, charges damages or otherwise howsoever. It is expressly agreed that for each of the above payments time is the essence of the contract. Car parking is already a part of the house, so no separate parking space charges are required.

3. The Purchaser/s has agreed to acquire the said unit together with the exclusive right to use and occupy the said Open space / Terrace as also car parking space (either and/or both in case applicable by Agreement only and not otherwise on what is known as "OWNERSHIP BASIS"

3A. The consideration for the aforesaid is included in the consideration payable in respect of the said unit/by the Purchaser/ shall be entitled to exclusively, possess, use, occupy and enjoy the said Eye level Terrace Area 822/2 Sq.ft., and Parking Space Area 964/2 Sq.ft. Garden Space Area included in the Plot , in the same was as the said unit/s and the Purchaser/s shall also be entitled to make use of the said open space/Garden/terrace and/or Car Parking space, if any, in any manner permissible under the rules and regulations of the concerned local authority.

3B. This Agreement is on the express condition that certain of the unit comprised in the said building to be constructed on the said property have or are being sold subject to the mutual rights of such Purchaser/s with regard to his open space / Terrace and/or Car Parking space as aforesaid and that the user of each of such unit/s and the rights in

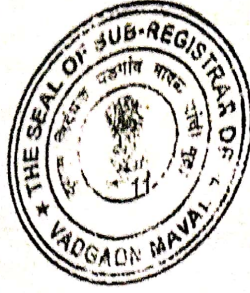


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relation thereto of each purchaser/s shall be subject to all rights of the other purchaser/s in relation to his unit/s. None of the Purchaser/s of the said remaining unit shall have any right whatsoever to and shall not use and/or occupy the open space/Terrace/Garden and/or Car Parking space or any part thereof acquired by any Purchaser/s including the purchaser/s concerned, as aforesaid not shall be done cause to be done anything whereby such purchaser/s including the purchaser/s concerned is prevented from using and occupying the said Terrace/ Open Space/Garden/ Car parking space as aforesaid or the rights of such purchaser/s including the Purchaser/s concerned for the same are in any manner affected or prejudiced, correspondingly, the Purchaser/s covenants that he shall exercise his rights consistent, with the rights of the other Purchaser and shall not do any thing whereby the Purchasers of the other units are prevented from using or occupying exclusively their unit/s including the open space/ terrace/garden/car parking space or whereby the rights of the other purchaser/s with regard to his unit/s including the Terrace / open space / Garden / Car parking space as aforesaid are in any manner affected or prejudiced.

4. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans of thereafter and shall before handing over possession of the premises to the Purchaser/s obtain from the concerned local authority occupation and/or completion certificate in respect of the unit/s.

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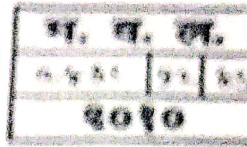


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5. The Promoter hereby declares that the Floor Space Index available in respect of the said property is 1 (One) only and that no part of the said Floor Space Index has been utilized by the Promoter elsewhere for any purpose whatsoever. In case the said Floor space Index have been utilized by the Promoter elsewhere, then the Promoter shall furnish to the Purchaser/s all the detailed particulars in respect of such utilization of the said Floor space Index by him. In case while developing the said property the promoter has utilized any floor space Index, then the particulars of such Floor Space Index shall be disclosed by the Promoter to the Purchaser/s The residual F.A.R.(R.S.I.) in the plot of the layout not consumed will be available exclusively to the promoter at all times.

6. The said units are agreed to be sold subject to :

- a. Its present user as residential and/or non residential and/or other permissible users.
- b. Any relevant and necessary covenants as may be stipulated by the promoters for the more beneficial and optimum use and enjoyment of the said property (i.e. the said property together with the unit thereon) in general and the benefit of any class of holders of any units and other unit/s as the case may be or any part thereof including the absolute and irrevocable right of the Promoter to exclusively and absolute use and utilize the benefit of any enhanced FSI/FAR or to absorb and consume the TDR rights acquired on any portion/s of the said property.
- c) All right of Water, Drainage, Water course, Light and rights of adjoining land owner/s (if any) affecting the same and to any liability to repair or



- contribute to the repair of Road, Ways, Passages, Sewers, Erains, gutters, Fences and other like matters.
- 8) All the covenants and conditions arising for the benefit of the said owners as contained in the Agreements made between them and/or the Promoters, the said Orders passed under the Ceiling Act, order of layout and/or subdivision relating to the said property, Order of conversion and all terms and conditions stipulated by the Promoter in respect of the common area and facilities and amenities to be provided for the benefits of the said property or any part/s thereof.
- 9) For the aforesaid purpose and all purposes of and incidental thereto, and/or for the more beneficial and optimum use and enjoyment of the various portions of the said property and/or any part/s thereof of the Promoter in such manner as may be desired by the Promoter, the Promoter shall be entitled to grant, over upon or in respect of any portion/s of the said property, all such rights, benefits, privileges, etc. including right of way, Right to draw from or connect to all drains, sewers, water, electricity, telephone connections and/or installations and other services in the said property and/or any part/s thereof right of use and enjoyment of all amenities and facilities provided and/or agreed to be provided in the said property and/or any part/s thereof for the more beneficial and optimum use and enjoyment of the same in such manner as may be desired by the Promoter. The Promoter shall, if he so desires be also at liberty to form and incorporate one ultimate body hereinafter referred to in respect of the said property and/or any part/s thereof subject to the same being permissible by the authorities concerned and the Purchaser/s hereby irrevocably consent/s to the same. The terms of

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the ultimate body shall be accordingly constructed whereof such construction is permissible in relation to the said term.

It being made expressly clear that the ultimate body's transfer deed/s in respect of the said property viz. The said land and/or any part/s thereof with unit thereof shall contain such provisions which shall be accordingly framed and the burden thereof shall run with the land and shall be binding upon all the persons who are the holders of their respective unit/s comprises in the said property as the Promoter may reasonable require for giving effect to and/or enforcing the said restriction covenants and stipulations.

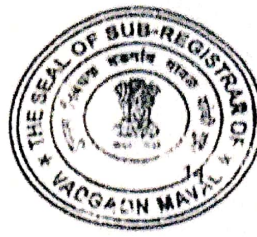
g) It is hereby recorded that the consideration factor arrived at between the parties hereto under these presents is suitably priced keeping into consideration the rights and obligations reserved and vested unto each and therefore the Purchaser shall have no right or remedy to defer or deny any obligation imposed on him since he has availed of the benefit factor of such obligation by reduction in the consideration hereunder.

7. The Promoters hereby agrees that they shall, before handing over possession of the individual unit/s to the Purchaser/s and in any event before execution of a conveyance form and convey the title of the said property of the units together with structures in favour of Society / Limited Company / Condominium of Apartment Holders to be eventually formed at the discretion of the promoter.

8. The Purchaser/s agrees to pay to the Promoter interest at 9 percent per annum and liquidated damages at 21 percent on all the amounts which

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become due and payable by the Purchaser/s to the Promoter under the terms of this Agreement from the date said amount is payable by the Purchaser/s to the Promoter.

9. The name of the unit under construction are and shall always remain as stated above and the name of the Co-operative Society/Limited Company/ Condominium of Apartment Holders formed and the said land hereditaments and premises together with the unit/s and other structure constructed thereon shall bear the name "EMIRATES HILLS" the Purchaser's Co-Operative Society/ Limited Company/ Condominium of Apartment Holders as the case may be shall not change, alter or modify the said name without the prior written consent of the promoter at any time even after formation of the Society. The Purchaser/s shall keep the front side and rear elevation of the said unit/s or other structures in which the said premises are situated in the same position only as the promoter construct and shall not at any time alter the position of the said elevation in any manner whatsoever without the consent in writing of the Promoter. If the Purchaser/s or any other purchaser/s of the other premises desire/s to put any grills or any windows on other places and/or desires to put Air Conditioners, the same shall be according to the design supplied by the Promoter and in such place or in such manner as may be directed by the Promoter.

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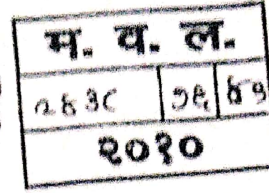
10. On the Purchaser/s committing default in payment on due date of any amount due and payable by the Purchaser/s to the Promoter under this Agreement including his proportionate share of taxes levied by



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concerned local authority and other out goings and on the Purchaser/s committing breach of any of the terms and conditions herein contained the Promoter shall be entitled at his own option to terminate this Agreement, provided always that the power of termination herein above contained shall not be exercised by the Promoter unless and until the Promoter shall have given to the Purchaser/s fifteen days prior notice in writing of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement and default shall have been made by the Purchaser/s to remedy such breach or breaches within a reasonable time after the giving of such notice. Provided further that upon termination of this Agreement as aforesaid the Promoter shall refund to the Purchaser/s installments of sale price of the unit/s which may till then have been paid by the Purchaser/s to the Promoter but the Promoter shall not be liable to pay to the Purchaser/s any interest of the amount so refunded and upon termination of this agreement and refund of aforesaid by the Promoter the promoter shall be at liberty to dispose off and sell the unit/s to such person and at such price as the Promoter may in his absolute discretion think fit.

11. The Promoter shall give possession of the unit to Purchaser/s on or before _____ subject to payment schedule as mentioned in clause No.2 If the Promoter fails or neglects to give possession of the unit to the purchaser/s on account of reasons beyond his control and of his agents as per the provisions of Section 8 of Maharashtra Ownership Flats Act, by the aforesaid date or the date or dates prescribed in



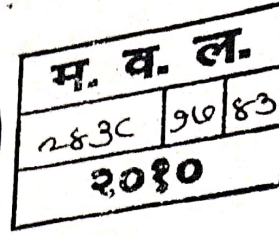
Section 8 of the said Act the Promoter shall be liable on demand to refund to the Purchaser/s the amount/s received by him in respect of the unit/s with simple interest at nine percent per annum from the date the promoter received the sum till the day the amounts and interest thereon is repaid , provided that by mutual consent it is agreed that dispute, whether the stipulation specified in section 8 have been satisfied or not will be referred to a competent Authority who will act as an Arbitrator subject to Pune Jurisdiction. Till the entire amount and interest thereon is refunded by the Promoter to the Purchaser/s, the purchaser shall, subject to prior encumbrances if any, have a charge on the said property as well as the construction which the unit/s are situated or were to be situated.

Provided that the promoter shall be entitled reasonable extension of time for giving delivery of units on the aforesaid date, if the completion of unit/s is delayed on account of:

- i) Non availability of Steel, Cement and other Building material, water or electricity supply.
- ii) War, Civil commotion or act of God.
- iii) Any Notice, order, rules Notification of the Government and/or other public or competent authority.

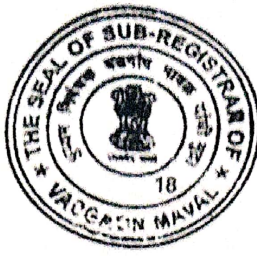
12. The Purchaser/s shall take possession of the unit/s within 15 days of the Promoter giving written notice to the Purchaser/s intimating that the said units are ready for use and occupation. Provided that if within a period of three years from the date of handing over the unit/s to the Purchasers

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the Purchasers bring to the notice of the Promoters any structural defect in the unit/s or any unauthorized changes the same shall be rectified by the promoter at his own cost and in case, it is not possible to rectify such defects or unauthorized changes, then the purchaser/s shall be entitled to receive from the Promoter reasonable compensation for such defect change.

13. That the purchaser shall use the UNIT or part thereof or permit the same to be used only for purpose of residency. He shall use the parking space only for purpose of keeping or parking vehicles.
14. The Purchaser along with other Purchaser/s of the unit/s shall join in forming and registering the society or a co-operative Society /Limited Company/Condominium of Apartment Holders only in respect of their purchased unit to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of the Society / Limited Company / Condominium of Apartments Holders and for becoming a member, including the bye-laws of the proposed society and duly filled in signed and returned to the promoter within 30 days of the same being forwarded by the Promoter to the Purchaser/s so as to enable the promoter to register the said organization of the Purchaser/s under section 10 of the said Act within the time limit prescribed by Rule 8 of the Maharashtra Ownership Flats (Regulation of the Promoter of construction, Sale, Management and Transfer) Rules 1964, No objection



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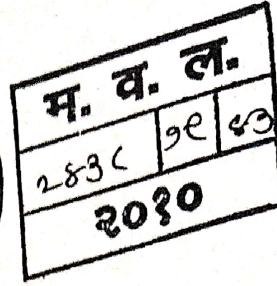
shall be taken by the Purchaser if any changes or modification are made in the draft bye-laws or the Memorandum and/or Articles of Associations as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be or any other competent authority.

15. Unless it is otherwise agreed by and between the parties hereto the Promoter shall, within four months of registration of the Society or Limited Company/Condominium of Apartment Holders as aforesaid cause to be transferred to the Society or Limited Company/Condominium or Apartment holders all the rights, title and the interest of the Vendor /original owner/Promoter and/or the owners in the allocated part of the said property together with the unit/s by obtaining or executing the necessary conveyance in the said unit in favour of such society or Limited company / Condominium of Apartment Holders as case may be.

16. The Purchaser/s shall on or before delivery of possession of the said premises keep deposited with the Promoter the following amount Stamp Duty and Registration charges shall be as applicable and payable at the time of execution of these present and shall be exclusively borne by the Purchaser/s). Pent House / Garden Flat (known as Duplex Row House) includes all incidental charges stated herein above.

17. The Purchaser has to pay the Developer Rupees One Lac for MSEB meter charges and Rupees Seventy Five Thousand for maintenance charges which is included in the agreement value.

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18. The Promoter shall utilize the above sum paid by the Purchaser/s to the Promoter for meeting all legal costs, charges, and expenses, including professional costs of the Attorney-at-law, Advocate of the Society/Limited Company/Condominium of Apartment Holders, preparing its rules, regulations, and bye-laws and the cost of preparing and endorsing this agreement and the conveyance.
19. At the time of registration the purchaser/s shall pay to the promoter the Purchaser/s share of stamp duty and registration charges payable, if any, by the said Society / Limited Company / Condominium of Apartment Holders in the conveyance or an document or interest of transfer in respect of the said land along with the units only and the building to be executed in favour of the society/Limited company/Condominium of Apartment Holders.
20. It is hereby agreed by and between the parties hereto as follows:
- a) The Promoter shall become member of the Co-operative Society/Limited Company/Condominium of Apartment Holders. If the Promoter transfers, assigns and dispose off the said open space unallotted covered or open car parking, terrace, of other specified or unspecified spaces at any time to any body the assignees, transfer and/or the Purchaser/s thereof shall be admitted as member/s of the Co-operative Society/ Limited Company / Condominium of Apartment Holders. The other Purchaser/s will have no right to raise any objection to admit such assignee or transferee or allot or Purchaser/s as member of Co-operative Society/ Limited Company/ condominium of Apartment Holders.

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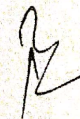
21. Provided it does not in any way effect or prejudice the rights of the Purchaser/s in respect of the said unit/s under this agreement. The Promoter shall be at liberty to sell, assign, transfer or otherwise deal with his right, title or interest in the said land hereditaments and the premises and/or buildings to be constructed thereon.
22. Under no circumstances possession of the said premises shall be given by the Promoter to the Purchaser/s unless and until all payments required to be made by the Purchaser/s under this Agreement shall have been made to the Promoter.
23. The Purchaser/s himself with intention to bring all person into whosoever hands the unit/s may come doth hereby covenants with the Promoter as follows:
- To maintain the unit at Purchaser's own cost and good tenantable repair and condition from the date of possession of the unit is taken and shall not do or suffered to be done anything in or to the unit, staircase or any passage which may be against the rules, regulations or bye laws of concerned local or any other authority or change/alter or make addition in or to the unit or any part thereof.
 - Not to store in the unit any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the unit or storing of which goods is objected to by the concerned local or other authority and in case any damage is caused to the unit on account of negligence or default of the purchaser in this behalf the purchaser shall be liable for the consequences of the breach.

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- c) To carry at his/her own cost all internal repairs to the said unit and maintain the unit in the same condition, state and order in which it was delivered by the Promoter to the purchaser and shall not to do or suffer to be done anything in or to the building in which the unit is situated or the unit which may be given the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the cost & consequence thereof to the concerned local authority and/or other public authority.
- d) Not to demolish or cause to be demolished the unit or any part thereof, nor any alteration in the elevation and outside color scheme of the unit and shall keep the portion, sewers, drains, pipes in the unit and appurtenances thereto in good tenable repair and condition and in particular so as to support shelter and protect the unit and shall not chisel or in any other manner damage to columns, beams, walls slabs or RCC partdis or other structural members in the unit without the prior written permission of the promoter.
- e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said land and the unit or any part thereof or whereby any increase premium shall become payable in respect of the insurance.
- f) Pay to the Promoter within 15 days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or government or giving water, electricity or any other services connection



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to the said building in which the unit/s is/are situated. Such deposit will lie with the promoter interest free for the utilization of above purpose.

- g) To bear and pay increase in local taxes, water charges, insurance and such other levies if any which are imposed by the concerned local authority and/or Govt. and/or other public authority, on account of change of user of the unit by the Purchaser viz. User for any purpose other than for residential purpose. Such amount until utilization shall lie as interest free deposit with the promoter.
- h) The purchaser/s shall observe and perform all the rules and regulation which the society/limited Company Condominium of Apartment Holders may adopt at its inception and the addition, alternation or amendments thereof that may be done from time to time for protection and maintenance of the said unit and for the observance and performance of the building rules, regulation and bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser/s shall also observe and perform all the stipulation and condition laid down by the society/Limited/ Condominium of Apartment Holder regarding the occupation and use of the units and shall bay and contribute regularly and punctually towards the taxes expenses or the out going in accordance with the terms of this agreement.
- i) That the Purchaser shall not let, sub-let, transfer, assign or part with purchaser interest or benefit factor of this agreement or part with the possession of the unit until all the dues payable by the purchaser to the promoter under this Agreement are fully paid up and only if the purchaser had not been guilty of breach of or non observance of any of


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the terms and conditions of this agreement and until the purchaser has intimated in writing to the Promoter.

D. Till a Conveyance of building in which the unit is situated is executed the Purchaser shall permit the Promoter and their surveyors and agents, with or without workmen and others at all reasonable times, to enter into and upon the said land and building/s or any part thereof to view and examine the state and conditions thereof.

24. The Promoter shall maintain a separate account in respect of sums received by the promoter from the purchaser as advance of deposit sums, received on account of the share capital of the society or towards the outgoings, legal charges and shall utilize the amounts only for the purpose for which they have been received.

25. Nothing contained in this agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said flats or the said plot including any of the open space and building or any part thereof. The Purchaser shall have no claim save and except in respect of the UNIT hereby agreed to be sold to him and all open space, lobbies, recreation spaces, etc. remain the property of the promoter until the said property and building is transferred to the Society/ Limited Company/Condominium of Apartment Holders as herein before mentioned.

26. Before the sale and disposal of all the unit/s, covered / open spaces, basement and other premises in the said Land the rights, power and



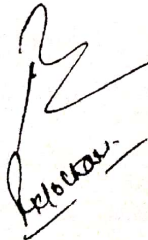
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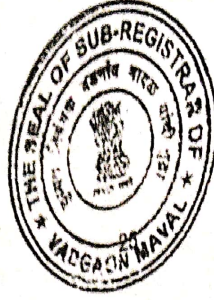
authority of the co-operative Society/ Limited Company / condominium of Apartment Holders of the Purchaser/s and other Purchaser/s of the other premises shall be subject to overall authority and control of the Promoter or any of the matters concerning the said building for amenities appertaining thereto and particularly the Promoter shall have absolute authority and control as regards the unsold units, shops, parking spaces and all other residential or non residential premises including any of the open space.

26a. It is hereby agreed that prior to the conveyance in favour of the ultimate body, formed by the Promoter/s at their discretion, the purchaser shall not, without the prior written consent of the Promoter, transfer, let or sublet the said unit or alienate the same in any manner whatsoever.

27. The Purchaser/s shall not be entitled to any time demand partition of his interest in the said plot and the unit to be constructed thereon is impartable and it is agreed that the Promoter shall not be liable to execute any deed or any other document in respect of the said unit in favour of the Purchaser/s. All notice, letters and communications to be served on the Purchaser as contemplated by the agreement shall be deemed to have been served or sent to the Purchaser/s by prepaid post under Certificate of posting at his following address viz:

Nirman Arcade Bldg Office #7,
1st Fl. Opp. Nigdi Naka, Pune-44


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28. Any delay tolerance or indulgence shown or omission on the part of the promoter in enforcing the terms of this agreement or any forbearance or giving of time to the tenant unit purchaser/s by the Promoter shall not be construed as the waiver on the part of the promoter of any breach or non-compliance of any terms and conditions of this agreement by the unit Purchaser/s nor shall the same in any manner prejudice the rights of the promoter.

29. The Purchaser/s shall present at his own cost this agreement as well as the conveyance at the proper Registration within the limits prescribed by the Registration Act and Promoter will attend such office and admit execution thereof. The agreement value includes Stamp Duty and Registration charges.

30. This agreement shall always be subject to the provisions of the Maharashtra Ownership Flat Act, Act No. XLV of 1963, and the rules made thereunder.

Location: SOMATANE TAL: WADGAON MAVAL DIST. PUNE.

SCHEDULE

All that piece and parcels of land admeasuring Hectares 11= 1512 Ares equivalent to 1,11,512 Sq.Mtrs. out of the larger land admeasuring Hectares 18=62.34 Areas bearing Gat No. 326, 337, 338, 339, 341, 344, 345, 347, 349, 350, 351, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 378, 379, 380, 381 & 382 (and out of land formerly bearing Survey Nos. 13/2/1/1 and 17, Somatne) situate, lying and

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being at Village Somatne within the limits of the Gram Panchayat of Village Somatne Tal. Maval, District Pune and bounded as under:-

ON OR TOWARDS EAST : Bombay-Pune National Highway Road

ON OR TOWARDS SOUTH : Way to Expressway Road

ON OR TOWARDS WEST : Part of Village Road & Nursery.

ON OR TOWARDS NORTH : Way to Pune - Bombay National Highway Road.

SCHEDULE - I

All that piece and parcel of the Pent House / Garden Flat (known as Duplex Row House) No. D/16(a&b) in Block B2 containing 16(a,b,c,d) as per revised sanction No. PMA/NASR/261/2007 dt.29/1/08 which is constructed on amalgamated sub plot Nos. D/14, D/15, D/16, D/17, D/18 The amalgamated sub plots were referred to earlier sanction No. PMA/NASR/154/06 dt.14/2/07.

The total Saleable Built up area is 4253 sq.ft. on the Ground / First / Second floor (inclusive of chargeable Garden area 429/3 sqft., chargeable Parking area 964/2 sq.ft., Terrace area 822/2 sqft. and Built Up area 3219 sqft.) in the scheme known as "EMIRATES HILLS" situated at out of bearing Gat No. 326, 337, 338, 339, 341, 344, 345, 347, 349, 350, 351, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 378, 379, 380, 381 & 382 (and out of land formerly bearing Survey Nos. 13/2/1/1, 17 & 18, Somatne) situate, lying and being at Village Somatne within the limits of the Gram Panchayat of Village Somatne Tal. mawal, District Pune and bounded as under :-

Per view.





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ON OR TOWARDS EAST : Duplex Row House # D/16 (c&d).

ON OR TOWARDS SOUTH : By pass road to Mumbai - Pune expressway

ON OR TOWARDS WEST : Duplex Row House # D/17 (c&d)

ON OR TOWARDS NORTH : Plot # 35 Type 'C'

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written.

WITNESSES:

1) Sign:

Name: S.R. Bhat

Address: Camp. pune

(DEVELOPER)

1) SIDDHI VINAYAK LOGISTIC LIMITED
(DIRECTOR: RAVI KOTHARI)

2)

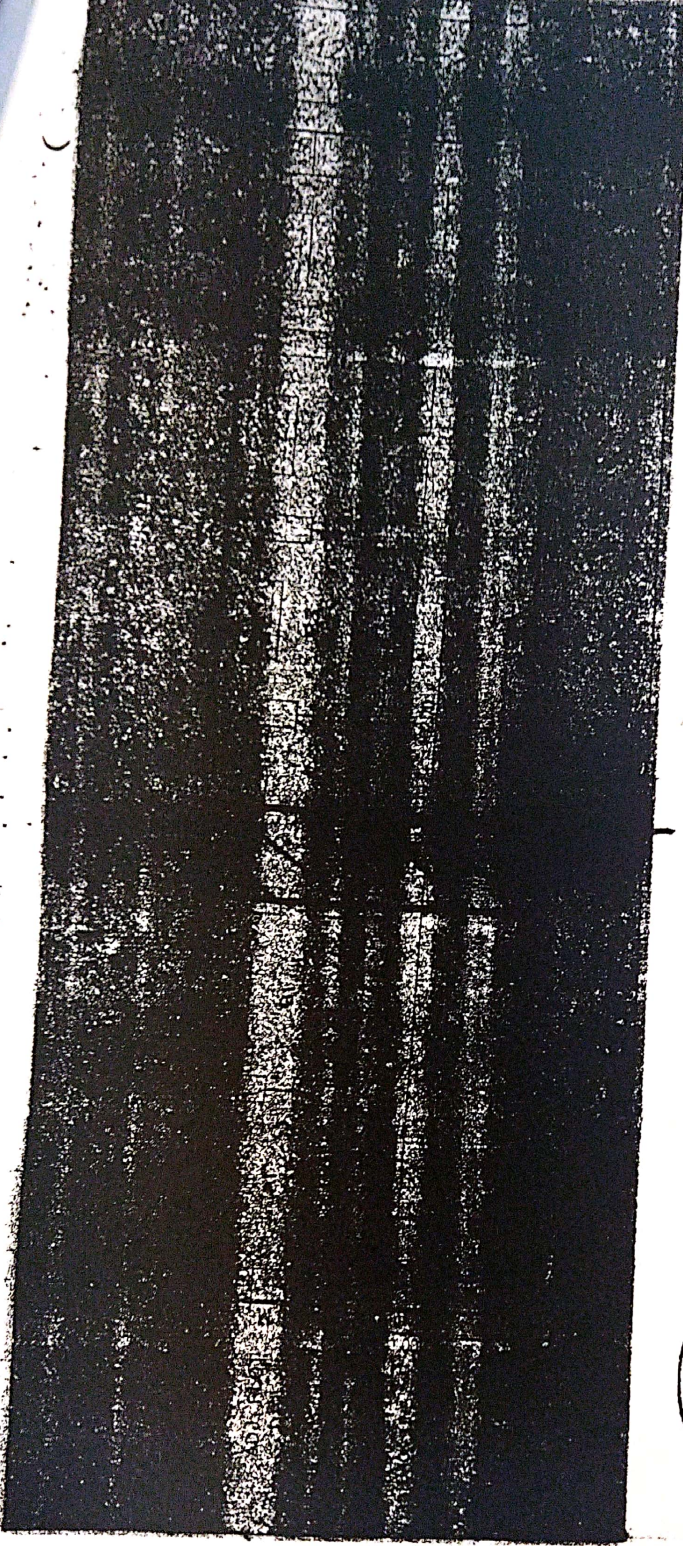
1) Sign:

Name: R. K. Kavediya

Address: Camp. pune

(PURCHASER/S)

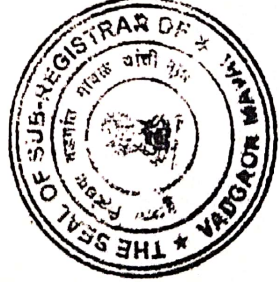
(CONSENTING PARTY)



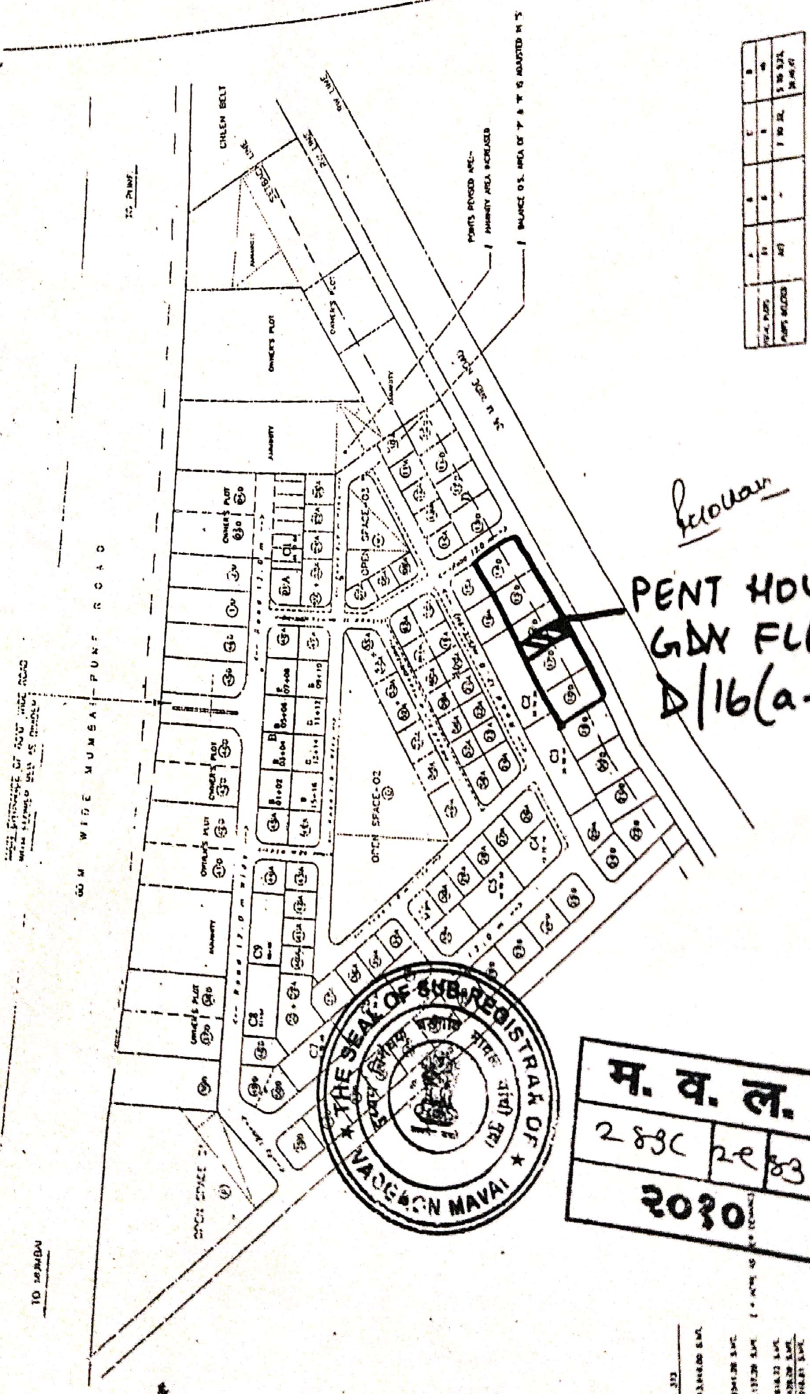
Below

PENT HOUSE /
GDN. FLAT
D/16 (a 2b).

श्री. व. ल.	२४	४
२४३८	२८	
२०१०		

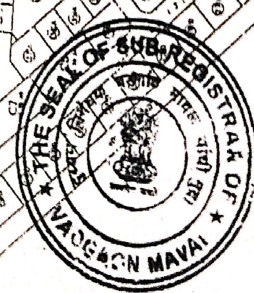


1



NO. OF FLOORS	10	1	1	1	1
NO. OF UNITS	107	1	1	1	1
TOTAL AREA	11700	1	1	1	1

Penthouse
**PENT HOUSE
 GDY FLAT
 D/16(a+b)**



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289C	2e	83
2030		

CALCULATIONS FOR GDA NO. 373
 AREA OF PLOT NO. - 133000 SQ.M.
 (141740000)
 AREA OF ROAD - 204120 SQ.M.
 TOTAL PLOT AREA - 1135880 SQ.M.
 AREA OF PENT HOUSE - 116423 SQ.M.
 AREA OF OTHER SPACES - 210000 SQ.M.
 TOTAL - 1466303 SQ.M.

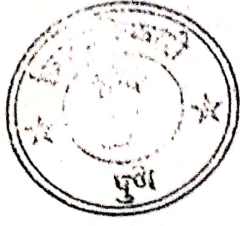
THE PROVISIONS OF 2007 AND ROAD
 WIDTH AS PER GDA NO. 373

60 M WIDE MUMBAI PUNK ROAD

POINTS REVISED ARE -
 JANUARY AREA INCREASED
 CHANGE IN AREA OF P.A.T. IS ADJUSTED IN 'S'

10 meters

- वाचते : १) श्री. दत्तात्रय ओमण्णा कडोलकर तर्फे श्री. रमेश युगराज कावेडिया रा. ३७१, नानापेठ, पुणे
 ४११ ००२ यांनी दिनांक ३०/६/२००६ रोजीचा अर्ज, क्षाती पत्र व प्रतिभापत्र
 २) मा. विभागीय आयुक्त, पुणे विभाग पुणे यांचेकडील परिपत्रक क्र. मह-२/अनीन/जवळ/आरआर/७७२/२००३ दिनांक २२.९.२००३
 ३) सहाय्यक संचालक, नगर रचना पुणे ३० यांचेकडील जा.क्र. रेखांकन/एनएबीपी/मौ. सोमाटणे/ता. मावळ/ग.नं. ३३७ व इतर/ससंपु/४४१५ दिनांक २२/१२/२००६
 ४) या कार्यालयाकडील आदेश क्रमांक पमअ/एनए/एसआर/१०६/२००५ दिनांक २०.१.२००६



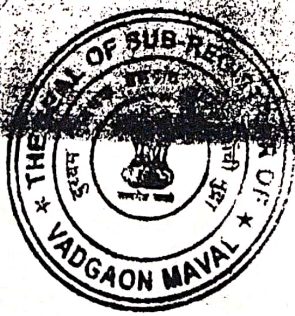
जिल्हाधिकारी कार्यालय पुणे
 महसूल शाखा
 क्र. पमअ/एनए/एसआर/१५४/२००६
 पुणे - दिनांक १४.०२.२००६

विषय :- मौजे सोमाटणे फाटा तालुका - मावळ
 येथील ग.नं. ३३७, ३३८, ३३९, ३४१, ३४४, ३४५, ३४७,
 ३४९ ते ३५१, ३५३ ते ३५६, ३५७, ३५८, ३६९, ३७०, ३७१
 ३७२, ३७३, ३७८, ३७९, ३८० व ३८१ मधील
 ११५५३९.०९ चौ.मी. क्षेत्रावर
 निवासी वापराचे सुधारित रेखांकनास मंजूरी देणेबाबत

आदेश

श्री. दत्तात्रय ओमण्णा कडोलकर तर्फे श्री. रमेश युगराज कावेडिया रा. ३७१ नाना पेठ, पुणे
 ४११ ००२ यांनी दिनांक ३०/६/२००६ रोजीचा अर्ज देऊन मौजे सोमाटणे फाटा तालुका - मावळ येथील गट नंबर
 ३३७, ३३८, ३३९, ३४१, ३४४, ३४५, ३४७, ३४९ ते ३५१, ३५३ ते ३५६, ३५७, ३५८, ३६९, ३७०, ३७१, ३७२,
 ३७३, ३७८, ३७९, ३८० व ३८१ मधील ११५५३९.०९ चौ.मी. क्षेत्रावर निवासी वापराचे सुधारित रेखांकनास मंजूरी
 मिळणेकामी विनंती केलेली आहे.

सदर क्षेत्र नगरपालिका हद्दीबाहेर असलेने अर्जदार यांनी प्रस्तावित केलेले आराखडे सहाय्यक
 संचालक, नगर रचना, पुणे ३० यांचेकडे छाननीसाठी पाठविण्यात आले होते. सहाय्यक संचालक नगर रचना, पुणे
 ४११ ०३० यांनी त्यांचेकडील जा. क्र. रेखांकन/एनएबीपी/मौ. सोमाटणे/ता. मावळ/ग.नं. ३३७ व
 इतर/ससंपु/४४१५ दिनांक २२/१२/२००६ अन्वये छाननी करून कळविले आहे की, विषयाधीन जागा मंजूर पुणे
 जिल्हा प्रादेशिक योजनेनुसार रहिवास विभागात समाविष्ट असून पुणे-मुंबई राष्ट्रीय महामार्गागतच्या ४५.० मी.
 रुंद हरितपट्ट्याने बांधीत होत आहे. उक्त जागा ३६.० मी. रुंद प्रादेशिक योजना रस्त्याच्या (प्रमुख जिल्हा मार्ग-
 सोमाटणे ते परंदबडी) रस्ता रुंदीने बांधीत होत आहे. आता अर्जदार यांनी विषयाधीन जागेमध्ये रहिवास वापराचे
 सुधारित रेखांकन व रेखांकनातील काही भुखंडामध्ये रहिवास वापराचे बांधकाम प्रस्तावित करून प्रस्ताव सादर
 केलेला आहे. प्रकरणासोबत प्राप्त ७/१२ उता-यानुसार प्रस्ताव खालील एकुण क्षेत्र २६२५७८ चौ.मी. आहे. तर
 ७/१२ उतारे व भोजणी नकाशा या पैकी कमीत कमी क्षेत्र विचारात घेतल्यास प्रस्तावाखालील एकुण क्षेत्र
 १२५५४६.१६ चौ.मी. येते त्यामुळे हे क्षेत्र विचारात घेणे आवश्यक आहे. प्रस्तावित रेखांकनातील भुखंड क्रं. २५ डी
 ते ३५ डी या भुखंडांना दोन १२.० मी. रुंद रस्त्यावरून दुहेरी पुढावा (Double Frontage) प्रस्तावित आहे. अशा
 भुखंडामध्ये बांधकाम करताना नियमानुसार दोन्ही बाजूंनी आवश्यक सामासिक अंतर सोडणे अर्जदार यांचेवर
 बंधनकारक राहिल तसेच या भुखंडांच्या पश्चिमेकडिल रस्त्यावरून सदर भुखंडास वापर अनुज्ञेय राहणार नाही.
 याबाबत अर्जदार यांनी नोटलाईज शपथपत्र सादर केलेले आहे. प्रस्तावित रेखांकनामध्ये ७/१२ उतारा व भोजणी

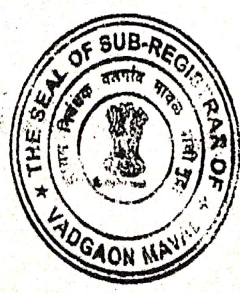
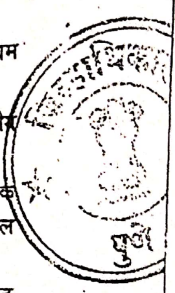


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नकाशा या पैकी कमीत कमी क्षेत्र विचारात घेण्यात आलेले आहे. त्यामुळे या रेखांकनास तात्पुरत्या स्वरूपाची मंजूरी देणे आवश्यक राहिल. या रेखांकनातील क्षेत्राची सविस्तर मोजणी खात्याकडून मोजणी करून घेणे अर्जदार यांचेवर बंधनकारक असून जर आवश्यक दुसऱ्या इत्यादींत अशा रेखांकनातील वाढ झाली अस्तित्वाचे आढळून आल्यास व त्या अनुषंगाने ७/१९ उता-यावर प्रस्तावित करणे, त्या करीता काही भुखंड रद्द करून अशा सुधारित रेखांकनास अंतिम मंजूरी प्राप्त करून घेणे अर्जदारांवर बंधनकारक राहिल. रेखांकनातील सर्व भुखंडधारकांकिता खुली जागा, अंतर्गत रस्ते, सुविधा क्षेत्र उपलब्ध असणे आवश्यक राहिल. त्यानुसार नकाशांची त्यामध्ये हिरव्या रंगाने केलेल्या आवश्यक त्या दुरुस्तीसह मंजूरीची शिफारस करण्यात येत आहे.

अर्जदार यांची विहित नमुन्यात प्रतिज्ञापत्र व क्षतीपत्र दाखल केलेले आहे. तसेच सहा. संचालक, नगर रचना, पुणे ४११ ०३० यांनी ही विषयांकीत आराखडे मंजूर करणेची शिफारस केलेली आहे. त्याप्रमाणे अर्जदार यांनी मोजणी वी रक्कम रुपये १४७५०/- दिनांक २/२/२००७ रोजी सरकारी तिजोरीत जमा केलेले आहे. त्याचप्रमाणे, कित्ताधिकारी पुणे, महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ व महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम १८ नुसार प्राप्त झालेल्या अधिकाराचा वापर करून मोजे सोनाटणे ता. माखळ येथील गट नंबर ३३७, ३३८, ३३९, ३४१, ३४४, ३४५, ३४७, ३४९ ते ३५३, ३५३ ते ३६६, ३६७, ३६८, ३६९, ३७०, ३७१, ३७२, ३७३, ३७८, ३७९, ३८० व ३८१ या जागेवरील ११५३९.०९ चौ.मी. क्षेत्रावर विधाती वापराचे सुधारित रेखांकन व बांधकाम नकाशांस खालील अटी व शर्तीवर मंजूरी देत आहे.

१. इच्छित आदेश क्रमांक पमअ/एनए/एसआर/१०६/२००५ दिनांक २०/१/२००६ च्या अटी व शर्ती कायम राहतील.
२. रेखांकनातील भुखंड/इमारती या निवासी तसेच प्रचलित नियमावलीतील निवासी विभागामध्ये अनुक्रमे असलेल्या कारणांसाठीच वापरणे आवश्यक आहे.
३. अर्जदार मंजूर क्षेत्रावर ०.०२ या दराने होणारी प्रतिवर्षी अकृषिक सा-याची रक्कम शासन जमा करेल. दिनांक १.८.२००६ पासून अंमलात येणारा नयन प्रमाणदर अंमलात आल्यानंतर जी काही फरकाची रक्कम देय होईल ती शासन जमा करणे अर्जदारास बंधनकारक राहिल.
४. येथे कोणतेही विकास कार्य सुरु करण्यापूर्वी हे रेखांकन जागेवर आखून भूमी अभिलेख खात्याकडून प्रमाणित करून घ्यावे. रेखांकन जागेवर आखलेवर कोणत्याही भूखंडाचे किमान क्षेत्रफळ नकाशावर दर्शविल्यापेक्षा कमी भरता कामा नये. तसेच रस्त्यांच्या रुंदी, सुविधा जागा व खुल्या जागेचे क्षेत्र मंजूर रेखांकनात दर्शविल्यापेक्षा कमी भरता उपयोगी नाही. यामध्ये काही फेरफार झाल्यास अभिन्यास पुन्हा मंजूर करून घ्यावा लागेल. अशा प्रमाणित रेखांकनाची प्रत या कार्यालयाकडे सादर करून त्यास अंतिम मंजूरी घेतल्याशिवाय कोणताही विकास करणेत येऊ नये.
५. पाणी पुरवठा व सांडपाणी निचरा व्यवस्था अर्जदारांनी स्वस्वर्चाने व समाधानकारकरित्या करणे आवश्यक राहिल.
६. जमिनीची मालकी, हद्दी, वहिवाट इत्यादी बाबत खात्री करून घेण्यात यावी. व याबाबत काही वाद उत्पन्न झाल्यास त्यास अर्जदार जबाबदार राहतील.
७. नियोजित बांधकामातील मजल्यांची संख्या नकाशावर दर्शविल्याप्रमाणे जास्त असू नये.
८. स्थळदर्शक नकाशावर दर्शविल्याप्रमाणे नियोजित बांधकामापासून पुढील मागील व बाजूची अंतरे प्रत्यक्षात जागेवर असली पाहिजेत व त्याखालील जागा कायम खुली ठेवावी.
९. नियोजित बांधकामाचे भूखंडातील अस्तित्वातील अन्य बांधकाम धरून एकूण क्षेत्र भूखंडाच्या निव्वळ क्षेत्राच्या नकाशात दर्शविल्या इतके प्रत्यक्ष जागेवर कमाल राहिले पाहिजे.



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१०. नियोजित इमारतीसाठी आवश्यक असणा-या पाण्याची सोय व सांडपाण्याची व मैला निर्मूलनाची व्यवस्था नसल्यास प्रत्यक्ष बांधकामापूर्वी अर्जदाखले केली पाहिजे.
११. नियोजित बांधकामात मंजुरीपेक्षा वेगळे बदल करायलाचे असल्यास किंवा बांधकाम बदल करायलाचे असल्यास पूर्ण परवानगी घेणे आवश्यक आहे.
१२. प्रकल्प व वायुविज्ञान यासाठी देवलेल्या विद्वक्षांचे क्षेत्र हे त्या संबंधित खोलीच्या क्षेत्राच्या १/८ वेळा कमी असू शकते.
१३. नियोजित बांधकामामुळे भूखंडावर असलेल्या कोणाच्याही वहिवाटीचे हक्काचा भंग होणार नाही याची जबाबदारी अर्जदार यांनी घेतली पाहिजे.
१४. सोमाटणे पर्यटवर्दी प्रमुख जिल्हामार्गाच्या रस्ताकडेने बांधित होणारे क्षेत्र विनातक्रार सुयोग्य प्राधिकरणांस हस्तांतरित करणे अर्जदार यांचेवर बंधनकारक राहिल.
१५. विषयाधीन जागेमधून जात असलेल्या ३३ फेदी विसृत वाहिनी मूळे बांधित घेणा-या भूखंडामध्ये बांधकाम करणेपूर्वी महाराष्ट्र राज्य विसृत मंडळाचे ना हरकत घेणे अर्जदार यांचेवर बंधनकारक राहिल.
१६. वरील जागेचा व नियोजित इमारतीचा बांधकाम निवासी बांधकामासाठी करण्यात याय व बांधकाम मंजूर नकाराप्रमाणे असावे.
१७. मंजुरीची शिफारस केलेल्या नकाशा अतिरिक्त जागेवर केलेल्या जादा बांधकामास संबंधित वास्तुशिल्पी /अर्जदार सर्वस्वी जबाबदार राहिल.
१८. अर्जदार यांनी सावर केलेली माहिती चुकीची अथवा दिशा भूल करणारी आढळल्यास प्रस्तुतची परवानगी रद्द समजणेत येईल.
१९. बांधकाम पुर्ण झालेनंतर सहाय्यक संचालक, नगर रचना यांचे तपासणी अंती पूर्णत्वाचा दाखला घेणे अर्जदार यांचेवर बंधनकारक राहिल.
२०. वरील अटी व शर्ती पैकी कोणत्याही अटीचा अगर शर्तीचा अंश केल्यास सदरचा आदेश रद्द समजणेत येईल.

मत,

श्री. दत्तात्रय ओमण्णा कडोलकर
 तर्फे श्री. रमेश युगराज कावेडिया
 रा. ३७१, नाना पेठ पुणे ४११ ००२.



(Signature)
 जिल्हाधिकारी, पुणे

प्रत- तहसिलदार मावळ यांचेकडे मुळ प्रकरण पाने १ते मिळे पुढील योग्य त्या कार्यवाहीसाठी रवाना.
 प्रत- तालुका निरीक्षक भुमि अभिलेख मावळ यांचेकडे माहितीसाठी व कार्यवाहीसाठी रवाना.

जिल्हाधिकारी पुणे करिता



म. व. ल.		
2830	82	83
२०१०		

Union Bank of India
2 A, Aurora Towers, B
Molodtsov Road,
Pune
D-56STPM/C.R.1008-1-04/2076-7-0-04

भारत 22241
135005
SPECIAL ADHESIVE
MAHARASHTRA
JAN 05 2006
14:54
R.0000100/-P65196
INDIA STAMP DUTY MAHARASHTRA

नांव Ramesh Y. Kawediya
पत्ता ...
हले ...
पावती/वाडकर क्र. ...
सही

one Hundred Rs. only
[Signature]

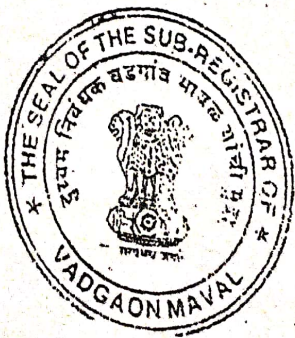


म. व. ल.
283< 53 83
२०१०



|| Shree Gajanan Prasanna ||

know all mean to whomsoever this presents shall come.
I. SHRI.RAMESH KAWEDIYA, partner of M/S. SAMBHAV ROYAL
DEVELOPERS Age: 40 Years Occ: Business residing at 371, Nana Peth, Pune
Do hereby send greetings



म. व. ल.
०२१ १६
२००६



Friday, January 06, 2006
4:17:48 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

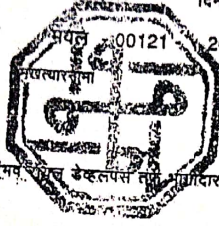
भावाचे भाव तोभाटणे

पावती क्र. : 122

दस्तऐवजाचा अनुक्रमांक

दिनांक 06/01/2006

दस्ता ऐवजाचा प्रकार



सादर करण्यासाठी नाव: मे. संम. डेव्हलपर्स व्ही. भागिदार रमेश युगराज कायेडीया

नोंदणी फी

100.00

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

120.00


रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (6)

एकूण

रु.

220.00

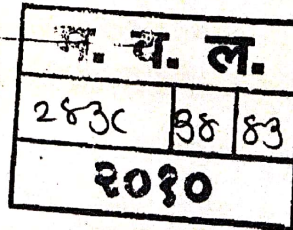
आपणास हा दस्त अंदाजे 4:32PM ह्या वेळेस मिळेल


दुय्यम निबंधक
माथळ

बाजार मूल्य: 0 रु.

मोबदला: 0 रु.

भरलेले मुद्रांक शुल्क: 100 रु.





म. व. ल.
१२१ २ ५
२००५

WHEREAS I am having a business of promoter and builder. I am having many schemes at various places in the city of pune and around which is more particular described in the schedule given hereunder. Am required to register the agreements/s of sale , sale deeds/ Deed of assignments and various other documents by presenting the same to various registration office in the city of pune and around.

AND WHREAS due to nature of my business it is not possible for me to remain present for registration to go to various registrar office for admitting execution of the document signed agreement Conveyance declaration and all such other instruments.

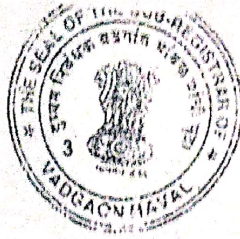
NOW THEREFORE BY THESE PRESENTS I do here by appoint nominate and constitute Shri Raju Yeragattikar Age : 35 Years Occ: Service, R/at : New sangvi Pune. as my true and lawful attorney for me in my and on behalf of me to do or cause to be done all or any of the acts, deeds things and matters that is to say:

To appear on my behalf before the Sub Registrar's office and to present the documents duly signed and executed on my behalf and admit the execution thereof as fully and effectually in all respects on my behalf and pay such fee as shall be necessary for registration.

To present the aforesaid -deeds, documents, agreements, etc., before the appropriate registering authority and execution of the document and do all other acts and things which may be required for the duly executing and registration of the aforesaid documents



म. व. ल.
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म. व. ल.		
१२१	१	५
२००५		

To comply with the registration formalities including payments to be received or made, acceptance of receipts, to apply for certified copies and to receive the same.

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

This power of attorney is exclusively and especially given for registration of documents. All such acts deeds and things as may be lawfully done by my said attorney by virtue of the powers hereby conferred on them shall be deemed to have been done by me personally and I, for myself and for my heirs, executors and administrators, rectify, confirm, and agree to ratify and confirm whatsoever the said attorney or any substitute or substitutes acting under him shall do purport to do by virtue of these presents.

SCHEDULE

All that piece and parcels of land admeasuring Hectares 11= 1512 Ares equivalent to 1,11,512 Sq.Mtrs. out of the larger land admeasuring Hectares 18=62.34 Areas bearing Gat No. 326, 337, 338, 339, 341, 344, 349, 350, 351, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 371, 372, 373, 380, 381 & 382 (and out of land formerly bearing Survey Nos. 13/2/1/1, S.No. 17, and S.No. 18 Somatne) situate, lying and being at Village Somatne within the limits of the Gram Panchayat of Village Somatne Tal. Maval, District Pune and bounded as under :-




म. व. ल.		
२४३०	३६	४३
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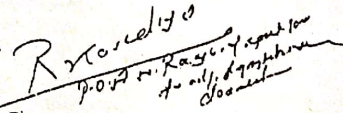



म. व. ल.		
१२१	४६	
२००६		

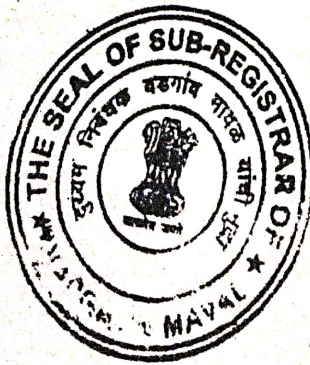
ON OR TOWARDS EAST : Bombay-Pune National Highway Road
 ON OR TOWARDS SOUTH : Way to Express Highway Road
 ON OR TOWARDS WEST : Part of Village Road & Nursery.
 ON OR TOWARDS NORTH : Way to Pune-Bombay National Highway Road.

IN WITNESS WHEREOF I HAVE EXECUTED THIS POWER OF ATTORNEY
 AT PUNE ON THIS DAY OF 4th Jan 2006.


 I KNOW THE EXECUTANT.


 EXECUTANT.


 POA HOLDER



म. व. ल.		
२४३८	४७	४३
२०१०		

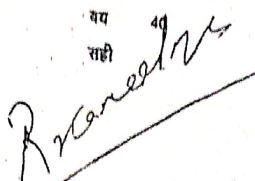
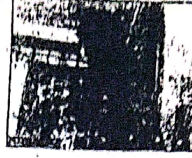

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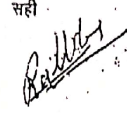
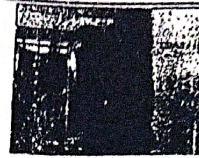

दुय्यम निबंधका
भायळ

दस्त गोषवारा भाग-1

मयल
दस्त क्र 121/2006
118

दस्त क्रमांक : 121/2006
दस्ताचा प्रकार : मुखत्यारनामा
अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठरता
<p>1] नाव: श्री. संभव शंयल इंदकरपतं तर्फे भागीदार रमेश गुजराज. कावेडीया पत्ता: घट/फ्लॉट नं. - गल्ली/रस्ता: - ईमारतीचे नाव - ईमारत नं: - पेट/वसाहत: - शहर/गाव: पुणे तालुका: - पिन: - फोन नम्बर</p>	<p>सिद्धू देणार वय 40 सही</p> 	 

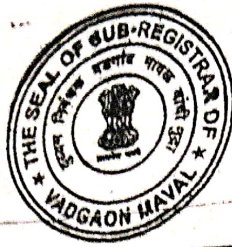
<p>2] नाव: राज्य - येरगट्टीकर पत्ता: घट/फ्लॉट नं: - गल्ली/रस्ता: - ईमारतीचे नाव - ईमारत नं: - पेट/वसाहत: - शहर/गाव: नवी सोपारी तालुका: - पिन: - फोन नम्बर: -</p>	<p>सिद्धू देणार वय 40 सही</p> 	 
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म. व. ल.
283C | 8C | 68
2000



दस्तऐवज करम देणार तयाकधीत [मुखत्यारनामा] दस्तऐवज करम-दिल्याचे कभूल करतात.



म. व. ल.
283C 9 83
2010


ग्राहक प्रत	
रकम/प्र. क्र.	र. 6/4/19
प्रतिफल रकम	र. 1,15,200
सेवा शुल्क	र. 10
एकूण	र. 1,15,210
मुद्रांक शुल्क भरणाऱ्याचे नाव व पत्ता :	
Siddhivinayak Logistic Ltd.	
Nigadiwale pune-44	
फोन नंबर (र. 40-0000/24) (संस्थेतील रजि. क्रमांक)	
टोपण/टी.डी./पे ऑर्डर क्र.	
C.A.S.H. LTD.	
दिनांक:	
06 APR 2010	
बँक/शाखा:	
वली/हस्ताक्षरकर्त्याचे नाव : <i>Santosh Jadhav</i>	
दस्तावेज मुराफित केलेली रकम बरोबर आहे. तारीखी तुरुपीत कोणत्याही बाबीस प.म.वि.म. प्रया. जबाबदार नाही.	
साही	
(कार्यालयीन नोंदीसाठी)	
प्रतिफल अनुक्रमांक :	
वस्तु ओळख क्र.:	
टी.डी./पे ऑर्डर जमा झाल्यास ग्राहक.	




|| Shree Gajanan Prasanna ||

AGREEMENT TO SALE

THIS AGREEMENT TO SALE MADE AND EXECUTED AT PUNE ON THIS
7th DAY OF APRIL 2010.

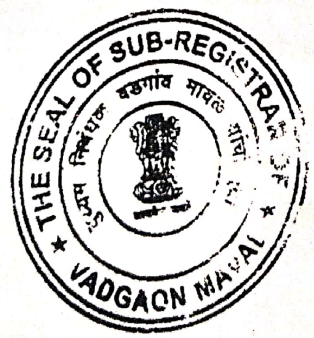


IDENTITY CARD
**BAR COUNCIL OF
 MAHARASHTRA & GOA**
 HIGH COURT, BOMBAY-32
 ADVOCATE



NAME: Shete Dattatraya Bhandi.
 ADDRESS: At & Post: Navalakh Umbro,
 Talukas Maval,
 Dist: Pune.

XXXXX
 EN. DATE 30.9.92. (Mah/1968/92). SECRETARY



श. व. ल.
 2830 80 83
 2030

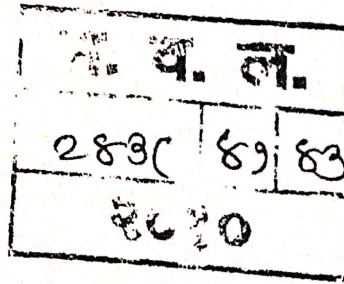
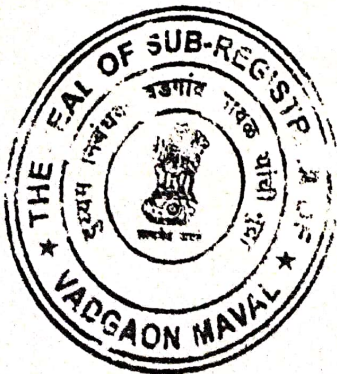
घोषणापत्र

मी श्री.राजू येनगाडीकर या पदारे घोषित करतो कि, दुय्यम निबंधक मापक यांचे कार्यालयात कनारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मे.संभव बॉयल डेव्हलपर्स तर्फे भागीदार श्री.बमेश युगनाज कार्पेडीया यांनी दि.०६.०१.२००६ रोजी मला दिलेल्या कुलमुखत्यारपत्राचे आधारे मी सादर दस्त नोंदणीस सादर केला आहे. निष्पादित करून कञुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र बदल केले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र बदलघातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस पात्र राहिल याची मला जाणीव आहे.

दि.११.१२.२००९

Rajul

श्री.राजू येनगाडीकर



07/04/2010

11:24:46 am

दुय्यम निबंधका

भाषण

दस्त गोषवारा भाग-1

भाषण

दस्त क्र 2438/2010

02/03

दस्त क्रमांक : 2438/2010


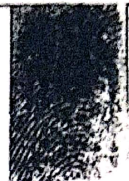


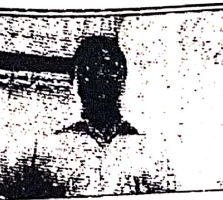

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठस:

<p>1 नाव सिद्धीविनायक लॉजिस्टीक लि. (पिन AAHCS4576R) तर्फे जायरेक्टर रवि कोठारी - - पत्ता: घर/फ्लॅट नं. - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं. - पेट/वसाहत: निर्माण आर्केड, ऑफिस नं. 7, निगडी नाक्य</p>	<p>लिहून घेणार वय 28 सही <i>[Signature]</i></p>		
<p>2 नाव: मे. संभव रॉयल डेव्हलपर्स (पिन AABAS9056E) तर्फे भागीदार रमेश युगराज कावेडीया यांच्या तर्फे कबुली जबाबा करीता राजू येरगट्टीकर - - पत्ता: घर/फ्लॅट नं. - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत</p>	<p>लिहून देणार वय 43 सही <i>[Signature]</i></p>		
<p>3 नाव: दत्तात्रय ओमण्णा कडोलकर, संजय दत्तात्रय कडोलकर, सुनिल दत्तात्रय कडोलकर, राजेश दत्तात्रय कडोलकर या सर्वा तर्फे कु.मु.महपून रमेश युगराज कावेडीया यांच्या तर्फे कबुली जबाबा करीता राजू य</p>	<p>मान्यता देणार वय 43 सही <i>[Signature]</i></p>		



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

1 OF 1



दस्त गोषवारा भाग - 2

मवल

दस्त क्रमांक (2438/2010)

23/03

दस्त क्र. [मवल-2438-2010] चा गोषवारा
राज्य मुल्य : 5760000 गोबदला 4864250 मरलेले मुद्रांक शुल्क : 115200

दस्त हजर केल्याचा दिनांक : 07/04/2010 11:18 AM

निष्पादनाचा दिनांक : 07/04/2010

दस्त हजर करणा-याची सही :

पावती क्र.: 2481 दिनांक: 07/04/2010

पावतीचे वर्णन

नाव: सिद्धीविनायक लॉजिस्टिक्स लि. (पॅन
AAHCS4576R) तर्फे डायरेक्टर रवि कोठा

30000 : नोंदणी फी

860 : नक्कल (अ. 11(1)), पृष्ठांक (अ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण

एकत्रित फी

30860: एकूण

दु. निबंधकाची सही, मावल

दस्ताचा प्रकार : 25) करारनामा

शिकका क्र. 1 ची वेळ : (सादरीकरण) 07/04/2010 11:18 AM

शिकका क्र. 2 ची वेळ : (फी) 07/04/2010 11:21 AM

शिकका क्र. 3 ची वेळ : (कबुली) 07/04/2010 11:22 AM

शिकका क्र. 4 ची वेळ : (ओळख) 07/04/2010 11:22 AM

दस्त नोंद केल्याचा दिनांक : 07/04/2010 11:22 AM

ओळख :

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

1) अॅड. डी. बी. शेटे - घर/फ्लॅट नं. -

गल्ली/रस्ता -

ईमारतीचे नाव -

ईमारत नं. -

पेट/बसाहत -

शहर/गाव/तळेगाव स्टेशन

तालुका: मावल, पुणे

पिन: -

दु. निबंधकाची सही
मावल

दस्ताचा प्रकार : 25) करारनामा

शिकका क्र. 1 ची वेळ : (सादरीकरण) 07/04/2010 11:18 AM

शिकका क्र. 2 ची वेळ : (फी) 07/04/2010 11:21 AM

शिकका क्र. 3 ची वेळ : (कबुली) 07/04/2010 11:22 AM

शिकका क्र. 4 ची वेळ : (ओळख) 07/04/2010 11:22 AM

2038

दस्ताचा प्रकार : 25) करारनामा

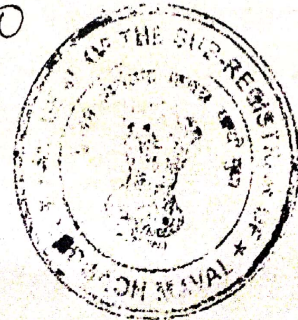
शिकका क्र. 1 ची वेळ : (सादरीकरण) 07/04/2010 11:18 AM

शिकका क्र. 2 ची वेळ : (फी) 07/04/2010 11:21 AM

शिकका क्र. 3 ची वेळ : (कबुली) 07/04/2010 11:22 AM

शिकका क्र. 4 ची वेळ : (ओळख) 07/04/2010 11:22 AM

दिनांक 07/04/2010





दस्ता गोपवारा भाग - 2

मयल
दस्ता क्रमांक (2438/2010)
203/03

दस्ता क्र. [मयल-2438-2010] चा गोपवारा
शस्त्र नुम्बर : 5760000 मोबयस 4864250 गरलेले मुद्रांक शुल्क : 115200

पावती क्र. 2481 दिनांक: 07/04/2010
पावतीचे वर्णन
नाव: सिद्धीविनायक लॉजिस्टीक लि. (पॅन
AAHCS4576F) तर्फे डायरेक्टर रवि कोठा 1

दस्ता हजर केल्याचा दिनांक 07/04/2010 11:18 AM
निष्पादनाचा दिनांक 07/04/2010
दस्ता हजर करणा याची सही : *[Signature]*

30000 नोंदणी फी
860 नक्कल (अ. 11(1)), पृष्ठांक
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण
एकत्रित फी

दस्ताचा प्रकार 25) करारनामा
शिक्षा क्र. 1 ची वेळ (सादरीकरण) 07/04/2010 11:18 AM
शिक्षा क्र. 2 ची वेळ (फी) 07/04/2010 11:21 AM
शिक्षा क्र. 3 ची वेळ (कबुली) 07/04/2010 11:22 AM
शिक्षा क्र. 4 ची वेळ (ओळख) 07/04/2010 11:22 AM

30860: एकूण
[Signature]
दु. निबंधकाची सही, मावळ

दस्ता नोंद केल्याचा दिनांक : 07/04/2010 11:22 AM

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

1) अॅड. डी. बी. शेटे - घर/फ्लॅट नं. -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं.: -
वेळ/वसाहत: -
शहर/गाव: तळेगाव स्टेशन
तालुका: मावळ, पुणे
पिन: -

[Signature]

[Signature]
दु. निबंधकाची सही
मावळ

[Signature]
203/03

[Signature]
203/03
दिनांक 07/04/2010



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Handwritten signature

80th = 288.
288/02.

SAMBHAV ROYAL DEVELOPER

PROJECT NAME : EMIRATES HILLS

NAME :	<u>SIDDHI VINAYAK LOGISTIC LTD</u> (thru. its director MR RAVI KOTHARI)
:	
PLOT NO :	<u>16(C&D)</u> TYPE <u>'D'</u>

2



Friday, October 23, 2009

10:38:05 AM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 6581

गावाचे नाव सोमाटणे

दिनांक 23/10/2009

दस्तऐवजाचा अनुक्रमांक मघल - 06535 - 2009

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: सिध्दी विनायक लॉजिस्टीक लि. (पॅन नं AAHCS4576R) तर्फे
डायरेक्टर रवी कोठारी

नोंदणी फी

:- 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (47)

:- 940.00

एकूण रु.

30940.00

आपणास हा दस्त अंदाजे 10:52AM ह्या वेळेस मिळेल


दुय्यम निंबधक
मावळ

बाजार मुल्य: 4500000 रु. मोबदला: 4721855 रु.
भरलेले मुद्रांक शुल्क: 115200 रु.





दस्तावेजांक व वर्ष: 6535/2009

Wednesday, October 22, 2009

4:36:41 PM

दुय्यम निबंधक: मायक

पोस्टींग क्र. २

Page: 63 of 63

सूची क्र. दोन INDEX NO. II

गावाचे नाव : सोमाटणे

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
 व बाजारभाव (भाडेपट्ट्याच्या
 बाबतीत पट्टाकार आकारणी देतो
 की पट्टेदार ते नमूद करावे) मोबदला रु. 4,721,855.00
 बा.भा. रु. 4,500,000.00

(2) भू-मापन, पोटहिरसा व घरक्रमांक
 (असल्यास)

(1) गट क्र.: 326/ व इतर वर्गनामा माव मोजे सोमाटणे येथील गट नं 326, 327, 338, 339, 341, 344, 345, 347, 349, 350, 351, 353, 354 ते 369, 370, 371, 372, 373, 378, 379, 380, 381 व 382 (याची रकमे व 13/2/7, 17 व 18) याची एकूण क्षेत्र 11 हे 15 12 ब्रार म्हणजेच 111512 चौ मी. व त्यावरील इमिरेट्स हिल्स या स्वामीवादीय मिळकतीवरील टाईप की मशीन (सिंगल लेआउट प्लेन मशीन) प्लॉट नं. डी-14, डी-15, डी-16, डी-17 व डी-18 यावरील रोहाऊस स्वामी मशीन रोहाऊस नं. डी-16 (सी व डी), ब्लॉक नं. डी-2, याचे एकूण + पहिला मजला सोनेबल बांधीय क्षेत्र 4205 चौ फुट (बांधीय क्षेत्र 3219 चौ फुट + गार्डन क्षेत्र 429 चौ फुट + पार्किंग 564 चौ फुट + ट्रेल 827 चौ फुट)

(3) क्षेत्रकळ

(4) आकारणी किंवा जुडी देण्यात
 असलेले तपे

(1)

(5) दस्तावेज करून देण्या-या
 पत्रकाराचे नाव व संपूर्ण पत्ता किंवा
 दिवाणी न्यायालयाचा हुकुमनामा
 किंवा आदेश असल्यास, घडिवादीचे
 नाव व संपूर्ण पत्ता

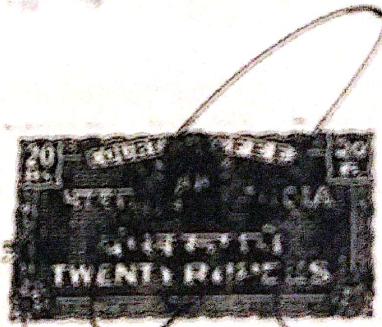
(1) ये. संपन्न रीतिवत वेळापत्रक (पिन AAH/2005/01) तसे घडिवादी वरिष्ठ वृत्तराज कावेडीया यांच्या तसे कुटुंबीयवाकालीन राज्य वरिष्ठीकर - - - भर/प्लॉट नं. - - - बाबती/रस्ता - - - ईश्वरतीर्थे नाव - - - ईश्वरत नं. - - - वेळापत्रक - - - बाबती/पत्र - - - संपत्ती पुणे, तालुका - - - पिन - - - पिन नम्बर - - -

(2) (घडिवादी वरिष्ठ) दस्तावेज करून देण्यात कळोत्कर, संपन्न दस्तावेज कळोत्कर, सुमित दस्तावेज कळोत्कर, राजेश दस्तावेज कळोत्कर या सर्वां तसे कु. वृ. प्रमण्ड रतेस वृत्तराज कावेडीया यांच्या तसे कुटुंबीयवाकालीन राज्य वरिष्ठीकर - - - भर/प्लॉट नं. - - - बाबती/रस्ता - - - ईश्वरतीर्थे नाव - - - ईश्वरत नं. - - - वेळापत्रक - - - बाबती/पत्र - - - संपत्ती पुणे, तालुका - - - पिन - - - पिन नम्बर - - -

(6) दस्तावेज करून देण्या-या
 पत्रकाराचे नाव व संपूर्ण पत्ता किंवा
 दिवाणी न्यायालयाचा हुकुमनामा
 किंवा आदेश असल्यास, घडिवादीचे नाव
 व संपूर्ण पत्ता

(1) दिवाणी निवायक इरी/प्लॉट नं. पिन व AAH/2005/01) तसे घडिवादी वरिष्ठ वृत्तराज कावेडीया यांच्या तसे कुटुंबीयवाकालीन राज्य वरिष्ठीकर - - - भर/प्लॉट नं. - - - बाबती/रस्ता - - - ईश्वरतीर्थे नाव - - - ईश्वरत नं. - - - वेळापत्रक - - - बाबती/पत्र - - - संपत्ती पुणे, तालुका - - - पिन - - - पिन नम्बर - - -

(7) दिनांक	करून देण्याचा	23/10/2009
(8)	नोंदणीचा	26/10/2009
(9) अनुक्रमांक, खंड व पुष्प		6535 /2009
(10) बाजारभावामागे शुद्धत रुपक	रु	94438.55
(11) बाजारभावामागे नोंदणी	रु	20000.00
(12) सैरा		



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1

PAN- AAHCS4576R
 THE COSMOS CO-OPERATIVE BANK LTD.
 FRANKING DEPOSIT SLIP

Customer Copy 63723

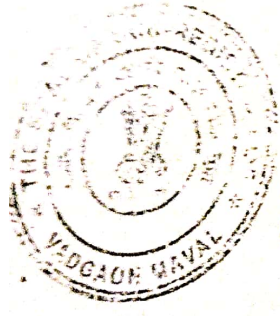
Branch: Camp Date: 22/10/09
 Pay to: THE COSMOS CO-OPERATIVE BANK LTD.

Franking Value	Rs.	1,15,200/-
Service Charges	Rs.	10/-
Total	Rs.	1,15,210/-

Name & Address of Stamp duty paying party
Ravi Kothari
Migdi, Pune
 Tel. No. / Mobile No. 020-26533351
 Purpose of Transaction Mr. N. S. S.
 in cash for Franking Documents
Rs. 1,15,200/-
 (For Bank's Use Only)

Tran ID NA805
 Franking Sr. No. _____

For The Cosmos Co-op Bank Ltd.
 Service Tax Reg. No. BFN/188/STC/P111/04
 Authorized Signatory [Signature]



F. R. M.		
2434	9	88
2009		



|| Shree Gajanan Prasanna ||

AGREEMENT TO SALE

THIS AGREEMENT TO SALE MADE AND EXECUTED AT PUNE ON THIS
23rd DAY OF OCTOBER 2009.

[Signature]

The Co-operative Bank Ltd., Pune 1
D-5/STP(V)/C.R. 1004/03/
2004/1759-61/04

भारत 57822
113509
OCT 22 2009
11:16
R.01152001-PB5109

रवि कोठारी
निगडी, पुणे
मिलिन्ड
463728

INDIA STAMP DUTY MAHARASHTRA
Rs. one lac fifteen
thousand two hundred
only

Authorised Signatory

M/S. SAMBHAV ROYAL DEVELOPERS, Joint Venture Concern to its associates SHRI. RAMESH KAVEDIYA, SHRI. YUGRAJ C. KAVEDIYA & SHRI. ISSAMUDDIN TALIMUDDIN KHAN all residing at 371, Nana Peth, Pune hereinafter referred to as the "THE DEVELOPER / PROMOTER" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the said partners for the time being of the said firm, the survivors or survivors of them and the heirs, executors and administrators)

PARTY OF THE ONE PART

AND

SHRI. / SOU. SIDHVI VINAYAK LOGISTIC LTD.
Age 27 years, Occupation: (through its Director MR RAVI KOTHARI
SHRI. / SOU. _____
Age: _____ years, Occupation : _____
Both R/at : Nirman Arcade Bldg,
Office # 7, 1st Fl., Opp Nigdi Naka, Pune - 44

1152001

1	2	3	4	5	6	7	8	9	10

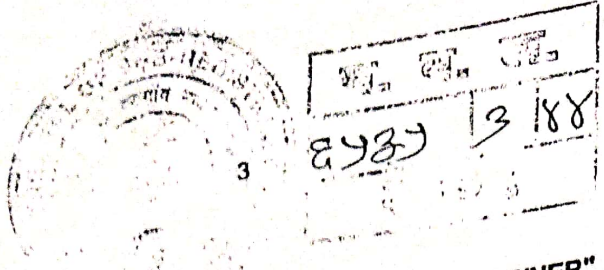
Hereinafter referred to as "THE PURCHASER/S" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, or administrators and assigns)

OF THE OTHER PART

AND

SHRI. DATTATRAYA OMANNA KADOLKAR, SHRI. SANJAY DATTATRAYA KADOLKAR, SHRI. SUNIL DATTATRAYA KADOLKAR & SHRI. RAJESH DATTATRAYA KADOLKAR, All Residing at : 26, Kadolkar Colony, Talegaon Dabhade, Tal Mawal, Dist. Pune duly constituted of all attorney SHRI. RAMESH YUGRAJ KAVEDIYA, Age 41 Years, Occu. : Business, R/at : 371, Nana Peth, Pune- 411 002.

[Handwritten signature]



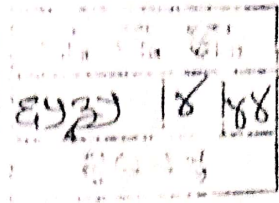
Hereinafter referred to as "THE CONSENTING PARTY / OWNER" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, or administrators and assigns)

OF THE THIRD PART

AND WHEREAS, the consenting party herein are the owners of all those piece and parcels of land or ground admeasuring 1,11,512 Sq. Mtrs. bearing Gat No. 326, 337, 338, 339, 341, 344, 345, 347, 349, 350, 351, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 378, 379, 380, 381 & 382 (and out of land formerly bearing Survey Nos. 13/2/1/1 and 17, Somatne) situate, lying and being at Village Somatne within the limits of the Gram Panchayat of Village Somatne and falling in the "Residential zone under the Regional Plan for Pune Metropolitan Region currently in force and which lands are contiguous to each other and such contiguous block of lands admeasuring 1,11,512 Sq. Mtrs. is hereinafter referred to as "The said Land" and is more particularly described in the schedule hereunder written and delineated in red ink on the plain hereto.

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AND WHEREAS, Vide a valid and subsisting Agreement dated 13.09.2002 duly registered under Serial No. 4462 of 2002 with the Sub- Registrar of Maval, District, Pune as made by and between the Consenting party and Royal Land Developers said land bearing Gat No. 326, 337, 338, 339, 341, 344, 345, 347, 349, 350, 351, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 378, 379, 380, 381 & 382 (and out of land formerly bearing Survey Nos. 13/2/1/1 and 17, Somatne) situate, lying and being at Village Somatne within the limits of the Gram Panchayat of Village Somatne Tal. Maval, District Pune.

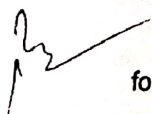



AND WHEREAS, for diverse reasons and constraint, the Royal Land Developer was unable to commence the development of the said Land. Therefore the Royal Land Developer and Developer has executed Joint Venture Agreement for development of immovable property. The said Development Agreement & Power of Attorney are registered in the office of the Sub Registrar Maval, Dist. Pune at Sr. No.4513 /2004 & 4514/2004 dated 25/8/2004.

AND WHEREAS, the pursuant to the said Agreement, the said Consenting Party herein have put the Party of One Part in vacant and peaceful possession of the said land ;

AND WHEREAS, the Developer having the absolute right title and interest of the said property is executing the present indenture of conveyance in accordance with the aforesaid agreement referred above with the purchasers.

AND WHEREAS , the Developer has obtain sanctioned plan from the Town Planning Authority on 4/12/2007 for the said property.

 **AND WHEREAS**, the Collector of Pune has allowed to use the said land for non-agricultural purpose by its order No. PMA/NASR/261/2007 dated 29/1/2008.

 **AND WHEREAS**, the Promoters have submitted the building plans to the Town Planning Authority, and the said building plan has been sanctioned

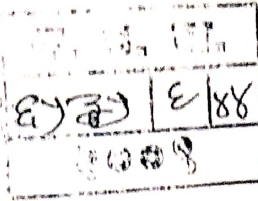
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AND WHEREAS the promoter has proposed to construct on the said property Pent House / Garden Flat (known as Duplex Row House) etc. thereafter referred to as the said "UNIT".

AND WHEREAS, the promoter has entered into a standard agreement with an architect registered with the council Architects and such agreement is as per the agreement prescribed by the council of architect and the Promoters have also appointed a structural engineer for the preparation of the structural design and drawing of the said building and the Promoters accept the professional supervision of the architect and the structural engineer till the completion of the building/s.

AND WHEREAS, by virtue of the FSI/FAR rights, Power of Attorney the Promoters alone have sole and exclusive right to sell the units in the said building/s to be constructed by the promoter on the said property and to enter into agreement with the purchaser/s of Pent House / Garden Flat, parking / Garden / Terrace and receive sale price in respect thereof.

AND WHEREAS the Purchaser demanded from the Promoters and the Promoters have given inspection to the Purchaser of all the documents of title relating to the said property, the said order, the agreement and the plans, design and specifications prepared by the Promoter's Architects and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of Construction, Sale, Management and Transfer) Act, 1963, (hereinafter referred to as the "Said Act") and the rules made there under and

Purchaser



the Purchaser/s has/have inspected and verified the same to his/their full satisfaction.

AND WHEREAS the copies of Certificate of Title issued by the Attorney at Law or Advocate of the Promoters, Copies of property card or extract of Village forms VI or VII or XII or any other relevant revenue records showing the nature of the title of the promoters to the said property on which the units are constructed of such specifications and plans of the unit/s agreed to be purchased by the Purchaser approved by the Concerned local authority have been annexed hereto as Annexure A,B, C and D respectively.

AND WHEREAS while sanctioning the said plans the concerned Local authority and/or government have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said property and the said buildings/ and upon due observance and performance of which only the completion and occupation Certificate in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS the Promoters have accordingly commenced construction of the said building/s in accordance with said plans.

Promoter
AND WHEREAS the Purchaser applied to the Promoters for allotment to the Purchaser Pent House / Garden Flat (known as Duplex Row House No. D-16 (C&D)) on the Ground / Upper floor in the project known as "EMIRATES HILLS" situated at the said property and hereinafter referred to as the "Unit".

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AND WHEREAS The Promoters have revised the said plans for Duplex Row House to Block No. B2 containing 16 (A, B, C & D) vide sanction plan No. PMA/NASR/261/2007 dt. 29/1/08 which is constructed on amalgamated sub plot Nos. D/14, D/15, D/16, D/17, D/18. The amalgamated sub plots were referred to earlier in sanction plan No. PMA/NASR/154/06 dt. 14/2/07

AND WHEREAS prior to the execution of these agreement the Purchaser has paid to the Promoter the sum of Rs. 21,00,000/- (Rupees Twenty

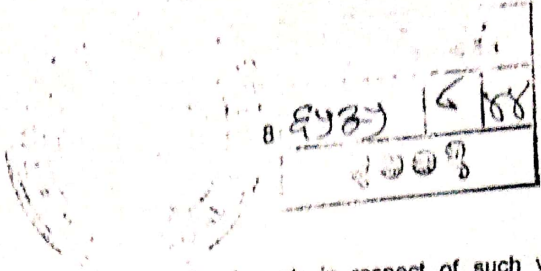
one lacs only) being part payment of the sale price of the units/s agreed to be sold by the Promoter to the Purchaser as advance payment or deposit (the receipt and payment whereof the Promoter doth hereby admit and acknowledge) of the units agreed to be sold to the Purchaser, and the Purchaser has agreed to pay to the Promoter balance of the sale price in the manner hereinafter appearing.

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NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as under:

1. The Promoter shall construct the said building/s consisting of ground and upper floors on the said property in accordance with the plans, designs, specifications approved by the concerned local authority and which have been seen and approved by the Purchaser/s with only such variations and modifications as the Promoter may consider necessary or as may be required by the concerned local authority/ the Government to be made in them or any of them. Provided that the Promoter shall have to obtain prior

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consent in writing of the Purchaser/s in respect of such variations or modifications, which may adversely affect the unit/s of the Purchaser/s.

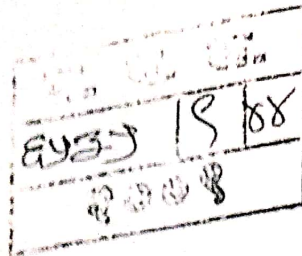
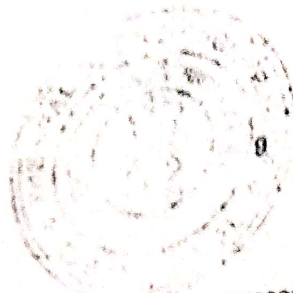
2. The Purchaser/s hereby agrees to purchase from the promoter and the Promoter hereby agrees to sell to the Purchaser/s Pent House / Garden Flat (known as Duplex Row House) No. D-16 (CAD) in Block B2. The total Saleable Built up area is 4255 sq.ft. on the Ground / First / Second floor (inclusive of chargeable Garden area 429/3 sqft., chargeable Parking area 964/2 sq.ft., Terrace area 822/2 sqft. and Built Up area 3219 sqft.) hereinafter referred to as the "Unit" for the price of Rs. 47,21,855/- (Rupees Forty seven lacs twenty one

thousand eight hundred fifty five only to be paid to the Promoters in terms of this Agreement in the following manner :

- i) Rs. 11,00,000/- paid on agreement RTGS on 6/10/09
- ii) Rs. 10,00,000/- on completion of Plinth RTGS on 21/10/09.
- iii) Rs. _____/- on Completion of slab
- iv) Rs. 10,00,000/- on Completion of walls
- v) Rs. _____/- on Completion of fitting of Windows
- vi) Rs. 10,00,000/- on Completion of Internal Plaster
- vii) Rs. 5,00,000/- on Completion of Flooring
- viii) Rs. 1,21,855/- on completion of concern Unit.

Promoter's

Rs. 47,21,855/- on TOTAL AMOUNT OF CONSIDERATION
 (Agreement valid subject to realization of all cheques)

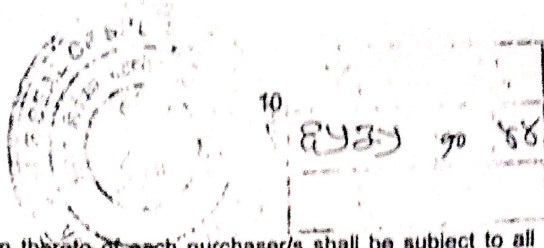


The Purchaser shall be given possession subject to clearing all dues on account of deposits, interest costs, charges damages or otherwise howsoever. It is expressly agreed that for each of the above payments time is the essence of the contract. Car parking is already a part of the house, so no separate parking space charges are required.

3. The Purchaser/s has agreed to acquire the said unit together with the exclusive right to use and occupy the said Open space / Terrace as also car parking space (either and/or both in case applicable by Agreement only and not otherwise on what is known as "OWNERSHIP BASIS"

3A. The consideration for the aforesaid is included in the consideration payable in respect of the said unit/by the Purchaser/ shall be entitled to exclusively, possess, use, occupy and enjoy the said Eye level Terrace Area 822/2 Sq.ft., and Parking Space Area 964/2 Sq.ft. Garden Space Area included in the Plot , in the same was as the said units and the Purchaser/s shall also be entitled to make use of the said open space/Garden/terrace and/or Car Parking space, if any, in any manner permissible under the rules and regulations of the concerned local authority.

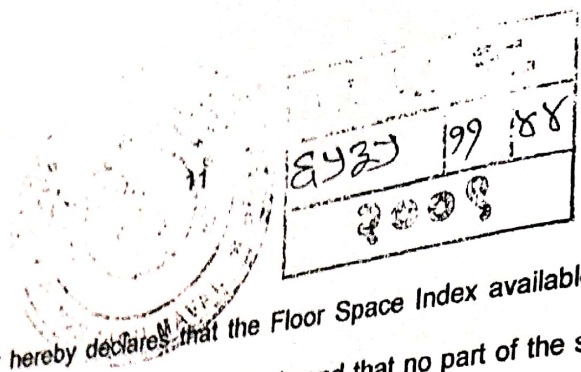
3B. This Agreement is on the express condition that certain of the unit comprised in the said building to be constructed on the said property have or are being sold subject to the mutual rights of such Purchaser/s with regard to his open space / Terrace and/or Car Parking space as aforesaid and that the user of each of such unit/s and the rights in



relation thereto of each purchaser/s shall be subject to all rights of the other purchaser/s in relation to his unit/s. None of the Purchaser/s of the said remaining unit shall have any right whatsoever to and shall not use and/or occupy the open space/Terrace/Garden and/or Car Parking space or any part thereof acquired by any Purchaser/s including the purchaser/s concerned, as aforesaid not shall be done cause to be done anything whereby such purchaser/s including the purchaser/s concerned is prevented from using and occupying the said Terrace/ Open Space/Garden/ Car parking space as aforesaid or the rights of such purchaser/s including the Purchaser/s concerned for the same are in any manner affected or prejudiced, correspondingly, the Purchaser/s covenants that he shall exercise his rights consistent, with the rights of the other Purchaser and shall not do any thing whereby the Purchasers of the other units are prevented from using or occupying exclusively their unit/s including the open space/ terrace/garden/car parking space or whereby the rights of the other purchaser/s with regard to his unit/s including the Terrace / open space / Garden / Car parking space as aforesaid are in any manner affected or prejudiced.

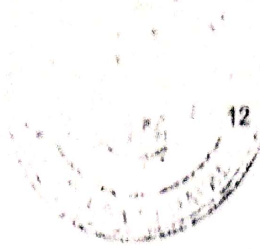
4. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans of thereafter and shall before handing over possession of the premises to the Purchaser/s obtain from the concerned local authority occupation and/or completion certificate in respect of the unit/s.

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5. The Promoter hereby declares that the Floor Space Index available in respect of the said property is 1 (One) only and that no part of the said Floor Space Index has been utilized by the Promoter elsewhere for any purpose whatsoever. In case the said Floor space Index have been utilized by the Promoter elsewhere, then the Promoter shall furnish to the Purchaser/s all the detailed particulars in respect of such utilization of the said Floor space Index by him. In case while developing the said property the promoter has utilized any floor space Index, then the particulars of such Floor Space Index shall be disclosed by the Promoter to the Purchaser/s The residual F.A.R.(R.S.I.) in the plot of the layout not consumed will be available exclusively to the promoter at all times.

- E. The said units are agreed to be sold subject to :
 - a. Its present user as residential and/or non residential and/or other permissible users.
 - b. Any relevant and necessary covenants as may be stipulated by the promoters for the more beneficial and optimum use and enjoyment of the said property (i.e. the said property together with the unit thereon) in general and the benefit of any class of holders of any units and other units as the case may be or any part thereof including the absolute and irrevocable right of the Promoter to exclusively and absolute use and utilize the benefit of any enhanced FSI/FAR or to absorb and consume the TDR rights acquired on any portion/s of the said property.
 - c) All right of Water, Drainage, Water course, Light and rights of adjoining land owner/s (if any) affecting the same and to any liability to repair or



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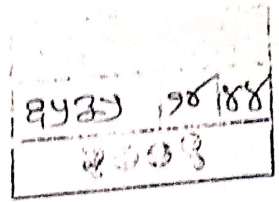
- contribute to the repair of Road, Ways, Passages, Sewers, Drains, gutters, Fences and other like meters.
- d) All the covenants and conditions ensuring for the benefit of the said person/s as contained in the Agreement/s made between them and/or the Promoters, the said Order/s passed under the Ceiling Act, order or layout and/or subdivision relating to the said property, Order of conversion and all terms and conditions stipulated by the Promoter in respect of the common area and facilities and amenities to be provided for the benefits of the said property or any part/s thereof.
- e) For the aforesaid purpose and all purposes of and incidental thereto, and/or for the more beneficial and optimum use and enjoyment of the various portions of the said property and/or any part/s thereof of the Promoter in such manner as may be desired by the Promoter, the Promoter shall be entitled to grant, over upon or in respect of any portion/s of the said property, all such rights, benefits, privileges, etc. including right of way. Right to draw from or connect to all drains, sewers, water, electricity, telephone connections and/or installations and other services in the said property and/or any part/s thereof right of use and enjoyment of all amenities and facilities provided and/or agreed to be provided in the said property and/or any part/s thereof for the more beneficial and optimum use and enjoyment of the same in such manner as may be desired by the Promoter. The Promoter shall, if he so desires be also at liberty to form and incorporate one ultimate body hereinafter referred to in respect of the said property and/or any part/s thereof subject to the same being permissible by the authorities concerned and the Purchaser/s hereby irrevocably consent/s to the same. The terms of

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- the ultimate body shall be accordingly constructed whereof such construction is permissible in relation to the said term.
- f) It being made expressly clear that the ultimate body's transfer deed/s in respect of the said property viz. The said land and/or any part/s thereof with unit thereof shall contain such provisions which shall be accordingly framed and the burden thereof shall run with the land and shall be binding upon all the persons who are the holders of their respective unit/s comprises in the said property as the Promoter may reasonable require for giving effect to and/or enforcing the said restriction covenants and stipulations.
- g) It is hereby recorded that the consideration factor arrived at between the parties hereto under these presents is suitably priced keeping into consideration the rights and obligations reserved and vested unto each and therefore the Purchaser shall have no right or remedy to defer or deny any obligation imposed on him since he has availed of the benefit factor of such obligation by reduction in the consideration hereunder.
7. The Promoters hereby agrees that they shall, before handing over possession of the individual unit/s to the Purchaser/s and in any event before execution of a conveyance form and convey the title of the said property of the units together with structures in favour of Society / Limited Company / Condominium of Apartment Holders to be eventually formed at the discretion of the promoter.
8. The Purchaser/s agrees to pay to the Promoter interest at 9 percent per annum and liquidated damages at 21 percent on all the amounts which



become due and payable by the Purchaser/s to the Promoter under the terms of this Agreement from the date said amount is payable by the Purchaser/s to the Promoter.

9. The name of the unit under construction are and shall always remain as stated above and the name of the Co-operative Society/Limited Company/ Condominium of Apartment Holders formed and the said land hereditaments and premises together with the unit/s and other structure constructed thereon shall bear the name "EMIRATES HILLS" the Purchaser's Co-Operative Society/ Limited Company/ Condominium of Apartment Holders as the case may be shall not change, alter or modify the said name without the prior written consent of the promoter at any time even after formation of the Society. The Purchaser/s shall keep the front side and rear elevation of the said unit/s or other structures in which the said premises are situated in the same position only as the promoter construct and shall not at any time alter the position of the said elevation in any manner whatsoever without the consent in writing of the Promoter. If the Purchaser/s or any other purchaser/s of the other premises desire/s to put any grills or any windows on other places and/or desires to put Air Conditioners, the same shall be according to the design supplied by the Promoter and in such place or in such manner as may be directed by the Promoter.

10. On the Purchaser/s committing default in payment on due date of any amount due and payable by the Purchaser/s to the Promoter under this Agreement including his proportionate share of taxes levied by

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concerned local authority and other out goings and on the Purchaser/s committing breach of any of the terms and conditions herein contained the Promoter shall be entitled at his own option to terminate this Agreement, provided always that the power of termination herein contained shall not be exercised by the Promoter unless and until the Promoter shall have given to the Purchaser/s fifteen days prior notice in writing of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement and default shall have been made by the Purchaser/s to remedy such breach or breaches within a reasonable time after the giving of such notice. Provided further that upon termination of this Agreement as aforesaid the Promoter shall refund to the Purchaser/s installments of sale price of the unit/s which may till then have been paid by the Purchaser/s to the Promoter but the Promoter shall not be liable to pay to the Purchaser/s any interest of the amount so refunded and upon termination of this agreement and refund of aforesaid by the Promoter the promoter shall be at liberty to dispose off and sell the unit/s to such person and at such price as the Promoter may in his absolute discretion think fit.

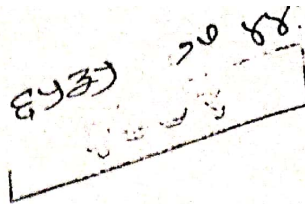
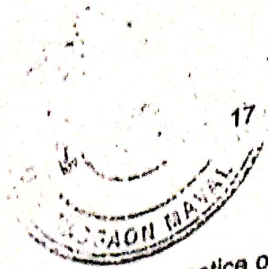
11. The Promoter shall give possession of the unit to Purchaser/s on or before _____ subject to payment schedule as mentioned in clause No.2 If the Promoter fails or neglects to give possession of the unit to the purchaser/s on account of reasons beyond his control and of his agents as per the provisions of Section 8 of Maharashtra Ownership Flats Act, by the aforesaid date or the date or dates prescribed in

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Section 8 of the said Act the Promoter shall be liable on demand to refund to the Purchaser/s the amount/s received by him in respect of the unit/s with simple interest at nine percent per annum from the date the promoter received the sum till the day the amounts and interest thereon is repaid , provided that by mutual consent it is agreed that dispute, whether the stipulation specified in section 8 have been satisfied or not will be referred to a competent Authority who will act as an Arbitrator subject to Pune Jurisdiction. Till the entire amount and interest thereon is refunded by the Promoter to the Purchaser/s, the purchaser shall, subject to prior encumbrances if any, have a charge on the said property as well as the construction which the unit/s are situated or were to be situated.

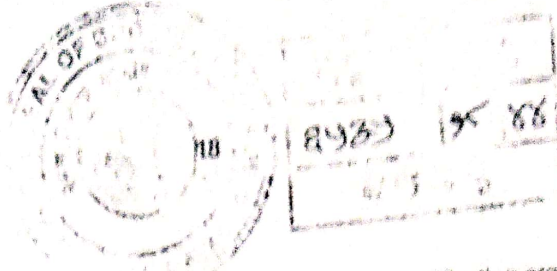
Provided that the promoter shall be entitled reasonable extension of time for giving delivery of units on the aforesaid date, if the completion of unit/s is delayed on account of:

- i) Non availability of Steel, Cement and other Building material, water or electricity supply.
 - ii) War, Civil commotion or act of God.
 - iii) Any Notice, order, rules Notification of the Government and/or other public or competent authority.
12. The Purchaser/s shall take possession of the unit/s within 15 days of the Promoter giving written notice to the Purchaser/s intimating that the said units are ready for use and occupation. Provided that if within a period of three years from the date of handing over the unit/s to the Purchasers



the Purchasers bring to the notice of the Promoters any structural defect in the unit/s or any unauthorized changes the same shall be rectified by the promoter at his own cost and in case, it is not possible to rectify such defects or unauthorized changes, then the purchaser/s shall be entitled to receive from the Promoter reasonable compensation for such defect change.

13. That the purchaser shall use the UNIT or part thereof or permit the same to be used only for purpose of residency. He shall use the parking space only for purpose of keeping or parking vehicles.
14. The Purchaser along with other Purchaser/s of the unit/s shall join in forming and registering the society or a co-operative Society /Limited Company/Condominium of Apartment Holders only in respect of their purchased unit to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of the Society / Limited Company / Condominium of Apartments Holders and for becoming a member, including the bye-laws of the proposed society and duly filled in signed and returned to the promoter within 30 days of the same being forwarded by the Promoter to the Purchaser/s so as to enable the promoter to register the said organization of the Purchaser/s under section 10 of the said Act within the time limit prescribed by Rule 8 of the Maharashtra Ownership Flats (Regulation of the Promoter of construction, Sale, Management and Transfer) Rules 1964, No objection

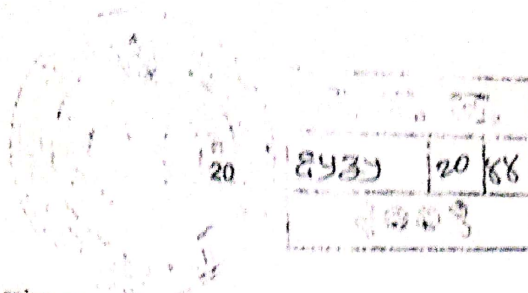


shall be taken by the Purchaser if any changes or modification are made in the draft bye-laws or the Memorandum and/or Articles of Associations as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be or any other competent authority.

15. Unless it is otherwise agreed by and between the parties hereto the Promoter shall, within four months of registration of the Society or Limited Company/Condominium of Apartment Holders as aforesaid cause to be transferred to the Society or Limited Company/Condominium or Apartment holders all the rights, title and the interest of the Vendor /original owner/Promoter and/or the owners in the allocated part of the said property together with the unit/s by obtaining or executing the necessary conveyance in the said unit in favour of such society or Limited company / Condominium of Apartment Holders as the case may be.
16. The Purchaser/s shall on or before delivery of possession of the said premises keep deposited with the Promoter the following amount Stamp Duty and Registration charges shall be as applicable and payable at the time of execution of these present and shall be exclusively borne by the Purchaser/s). Pent House / Garden Flat (known as Duplex Row House) includes all incidental charges stated herein above.
17. Maintenance care of the plot will be taken upto 31/12/2010. The Purchaser has to pay the Developer Rupees Fifty Thousand for

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maintenance, Rupees One Lac for Club Membership and Rupees One Lac for MSEB meter charges which is included in the agreement value

18. The Promoter shall utilize the above sum paid by the Purchaser/s to the Promoter for meeting all legal costs, charges, and expenses, including professional costs of the Attorney-at-law, Advocate of the Society/Limited Company/Condominium of Apartment Holders, preparing its rules, regulations, and bye-laws and the cost of preparing and endorsing this agreement and the conveyance.
19. At the time of registration the purchaser/s shall pay to the promoter the Purchaser/s share of stamp duty and registration charges payable, if any, by the said Society / Limited Company / Condominium of Apartment Holders in the conveyance or an document or interest of transfer in respect of the said land along with the units only and the building to be executed in favour of the society/Limited company/Condominium of Apartment Holders.
20. It is hereby agreed by and between the parties hereto as follows:
- a) The Promoter shall become member of the Co-operative Society/Limited Company/Condominium of Apartment Holders. If the Promoter transfers, assigns and dispose off the said open space unallotted covered or open car parking, terrace, of other specified or unspecified spaces at any time to any body the assignees, transfer and/or the Purchaser/s thereof shall be admitted as member/s of the Co-operative Society/ Limited Company / Condominium of Apartment Holders. The other Purchaser/s will have



no right to raise any objection to admit such assignee or transferee or allot or Purchaser/s as member of Co-operative Society/ Limited Company/ condominium of Apartment Holders.

21. Provided it does not in any way effect or prejudice the rights of the Purchaser/s in respect of the said unit/s under this agreement. The Promoter shall be at liberty to sell, assign, transfer or otherwise deal with his right, title or interest in the said land hereditaments and the premises and/or buildings to be constructed thereon.
22. Under no circumstances possession of the said premises shall be given by the Promoter to the Purchaser/s unless and until all payments required to be made by the Purchaser/s under this Agreement shall have been made to the Promoter.
23. The Purchaser/s himself with intention to bring all person into whatsoever hands the unit/s may come doth hereby covenants with the Promoter as follows:
 - a) To maintain the unit at Purchaser's own cost and good tenantable repair and condition from the date of possession of the unit is taken and shall not do or suffered to be done anything in or to the unit, staircase or any passage which may be against the rules, regulations or bye laws of concerned local or any other authority or change/alter or make addition in or to the unit or any part thereof.
 - b) Not to store in the unit any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or

structure of the unit or storing of which goods is objected to by the concerned local or other authority and in case any damage is caused to the unit on account of negligence or default of the purchaser in this behalf the purchaser shall be liable for the consequences of the breach.

c) To carry at his/her own cost all internal repairs to the said unit and maintain the unit in the same condition, state and order in which it was delivered by the Promoter to the purchaser and shall not to do or suffer to be done anything in or to the building in which the unit is situated or the unit which may be given the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the cost & consequence thereof to the concerned local authority and/or other public authority.

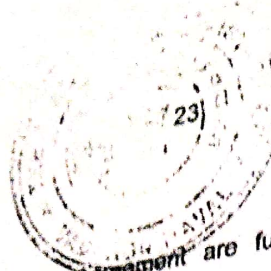
d) Not to demolish or cause to be demolished the unit or any part thereof, nor any alteration in the elevation and outside color scheme of the unit and shall keep the portion, sewers, drains, pipes in the unit and appurtenances thereto in good tenable repair and condition and in particular so as to support shelter and protect the unit and shall not chisel or in any other manner damage to columns, beams, walls slabs or RCC parts or other structural members in the unit without the prior written permission of the promoter.

e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said land and the unit or any part thereof or whereby any increase in premium shall become payable in respect of the insurance.



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- f) Pay to the Promoter within 15 days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or government or giving water, electricity or any other services connection to the said building in which the unit/s is/are situated. Such deposit will lie with the promoter interest free for the utilization of above purpose.
- g) To bear and pay increase in local taxes, water charges, insurance and such other levies if any which are imposed by the concerned local authority and/or Govt. and/or other public authority, on account of change of user of the unit by the Purchaser viz. User for any purpose other than for residential purpose. Such amount until utilization shall lie as interest free deposit with the promoter.
- h) The purchaser/s shall observe and perform all the rules and regulation which the society/limited Company Condominium of Apartment Holders may adopt at its inception and the addition, alternation or amendments thereof that may be done from time to time for protection and maintenance of the said unit and for the observance and performance of the building rules, regulation and bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser/s shall also observe and perform all the stipulation and condition laid down by the society/Limited/ Condominium of Apartment Holder regarding the occupation and use of the units and shall bay and contribute regularly and punctually towards the taxes expenses or the out going in accordance with the terms of this agreement.
- i) That the Purchaser shall not let, sub-let, transfer, assign or part with purchaser interest or benefit factor of this agreement or part with the possession of the unit until all the dues payable by the purchaser to the



8933	23	88
7008		

promoter under this Agreement are fully paid up and only if the purchaser had not been guilty of breach of or non observance of any of the terms and conditions of this agreement and until the purchaser has intimated in writing to the Promoter.

D) Till a Conveyance of building in which the unit is situated is executed the Purchaser shall permit the Promoter and their surveyors and agents, with or without workmen and others at all reasonable times, to enter into and upon the said land and building/s or any part thereof to view and examine the state and conditions thereof.

24. The Promoter shall maintain a separate account in respect of sums received by the promoter from the purchaser as advance of deposit sums, received on account of the share capital of the society or towards the outgoings, legal charges and shall utilize the amounts only for the purpose for which they have been received.

25. Nothing contained in this agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said flats or the said plot including any of the open space and building or any part thereof. The Purchaser shall have no claim save and except in respect of the UNIT hereby agreed to be sold to him and all open space, lobbies, recreation spaces, etc. remain the property of the promoter until the said property and building is transferred to the Society/ Limited Company/Condominium of Apartment Holders as herein before mentioned.



24		
8933	26	88
2009		

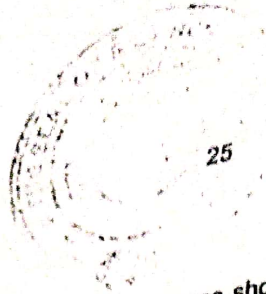
26. Before the sale and disposal of all the unit/s, covered / open spaces, basement and other premises in the said Land the rights, power and authority of the co-operative Society/ Limited Company / condominium of Apartment Holders of the Purchaser/s and other Purchaser/s of the other premises shall be subject to overall authority and control of the Promoter or any of the matters concerning the said building for amenities appertaining thereto and particularly the Promoter shall have absolute authority and control as regards the unsold units, shops, parking spaces and all other residential or non residential premises including any of the open space.

26a. It is hereby agreed that prior to the conveyance in favour of the ultimate body, formed by the Promoter/s at their discretion, the purchaser shall not, without the prior written consent of the Promoter, transfer, let or sublet the said unit or alienate the same in any manner whatsoever.

27. The Purchaser/s shall not be entitled to any time demand partition of his interest in the said plot and the unit to be constructed thereon is importable and it is agreed that the Promoter shall not be liable to execute any deed or any other document in respect of the said unit in favour of the Purchaser/s. All notice, letters and communications to be served on the Purchaser as contemplated by the agreement shall be deemed to have been served or sent to the Purchaser/s by prepaid post under Certificate of posting at his following address viz:

Nirman Arcade Bldg. Off No. 7,
1st Fl., Opp Nigdi Naka, Pune-44

P. K. Kulkarni



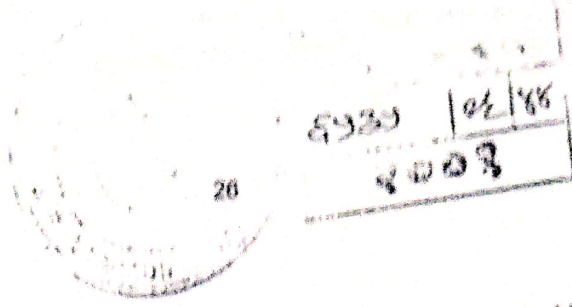
24	25	26
27	28	29
30	31	32

28. Any delay tolerance or indulgence shown or omission on the part of the promoter in enforcing the terms of this agreement or any forbearance or giving of time to the tenant unit purchaser/s by the Promoter shall not be construed as the waiver on the part of the promoter of any breach or non-compliance of any terms and conditions of this agreement by the unit Purchaser/s nor shall the same in any manner prejudice the rights of the promoter.
29. The Purchaser/s shall present at his own cost this agreement as well as the conveyance at the proper Registration within the limits prescribed by the Registration Act and Promoter will attend such office and admit execution thereof. ve.
30. This agreement shall always be subject to the provisions of the Maharashtra Ownership Flat Act, Act No. XLV of 1963, and the rules made thereunder.

Location: SOMATANE TAL: WADGAON MAVAL DIST. PUNE.

SCHEDULE

All that piece and parcels of land admeasuring Hectares 11= 1512 Ares equivalent to 1,11,512 Sq.Mtrs. out of the larger land admeasuring Hectares 18=62.34 Areas bearing Gal No. 326, 337, 338, 339, 341, 344, 345, 347, 349, 350, 351, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 378, 379, 380, 381 & 382 (and out of land formerly bearing Survey Nos. 13/2/1/1 and 17, Somatne) situate, lying and



being at Village Somatne within the limits of the Gram Panchayat of Village Somatne Tal. Maval, District Pune and bounded as under:-

- ON OR TOWARDS EAST : Bombay-Pune National Highway Road
- ON OR TOWARDS SOUTH : Way to Expressway Road
- ON OR TOWARDS WEST : Part of Village Road & Nursery.
- ON OR TOWARDS NORTH : Way to Pune - Bombay National Highway Road.

within

SCHEDULE - I

All that piece and parcel of the Pent House / Garden Flat (known as Duplex Row House) No. D-16(C&D) in Block B2 containing 16(A,B,C,D) as per revised sanction No. PMA/NASR/261/2007 dt.29/1/08 which is constructed on amalgamated sub plot Nos. D/14, D/15, D/16, D/17, D/18 The amalgamated sub plots were referred to earlier sanction No. PMA/NASR/154/06 dt.14/2/07. The total Saleable Built up area is 4255 sq.ft. on the Ground / First / Second floor (inclusive of chargeable Garden area 429/3 sqft., chargeable Parking area 964/2 sq.ft., Terrace area 822/2 sqft. and Built Up area 3219 sqft.) in the scheme known as "EMIRATES HILLS" situated at out of bearing Gat No. 326, 337, 338, 339, 341, 344, 345, 347, 349, 350, 351, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 378, 379, 380, 381 & 382 (and out of land formerly bearing Survey Nos. 13/2/1/1, 17 & 18, Somatne) situate, lying and being at Village Somatne within the limits of the Gram Panchayat of Village Somatne Tal. mawal, District Pune and bounded as under :-

Review

27
 8933 20 88
 2008

ON OR TOWARDS EAST : Duplex Row House # D/15(a+b)
 ON OR TOWARDS SOUTH : By pass road to Mumbai -
 Pune expressway -
 ON OR TOWARDS WEST : Duplex Row House # D/16 (a+b)
 ON OR TOWARDS NORTH : Plot # 33 Type 'C'

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written.

WITNESSES:

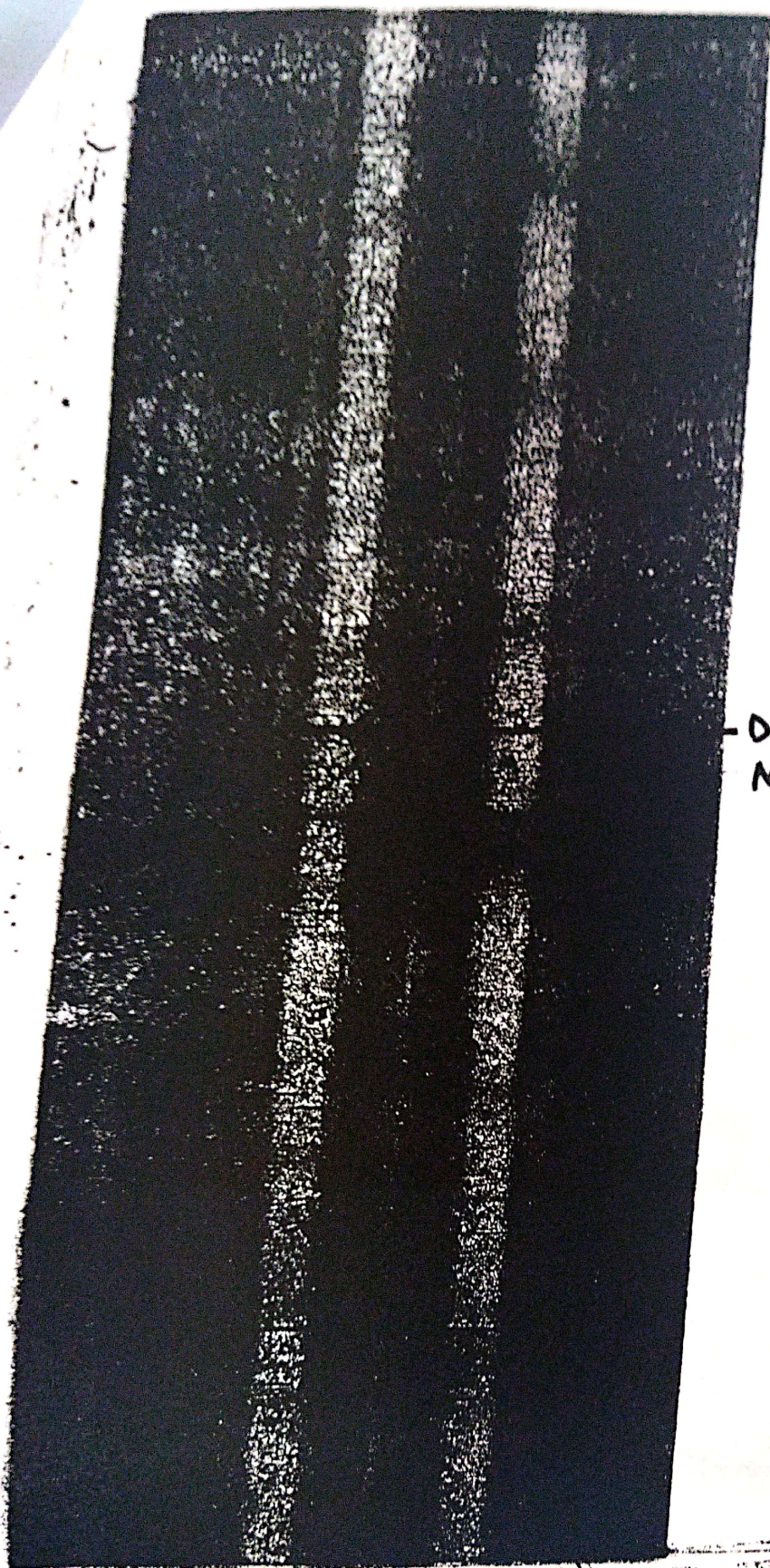
1) Sign: Audist
 Name: S.B. Audist
 Address: Camp, Pune 1

1) Sign: M.S.
 Name: M.S. Umbare
 Address: Camp, Pune 1

R Kaseelija
 16(a+b)
 (DEVELOPER)

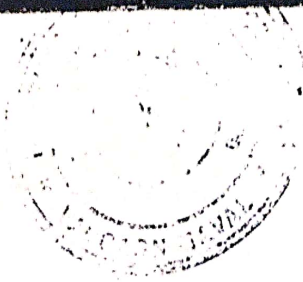
1) RAVI KOTHARI R Kothari
 2)
 (PURCHASER/S)

R Kaseelija
 16(a) + (P)
 (CONSENTING PARTY)



- DUPLEX ROW HOUSE
NO: D-16(CLD)

Proctor:



C. V. V.		
8/27	2	188
3009		

Friday, January 06, 2006
4:17:48 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

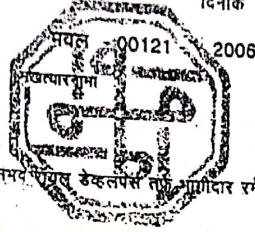
साबाचे नाव सोगाटणे

पावती क्र. : 122

दस्तऐवजाचा अनुक्रमांक

दिनांक 06/01/2006

दस्ता ऐवजाचा प्रकार



सादर करणाराचे नाव: मे. सत्यदेव प्रिन्टिंग & डेव्हलपर्स प्रा. लि. सागीदार रमेश सुगराज कावेडीया

नोंदणी फी

100.00

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

120.00

रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (6)

एकूण

रु.

220.00

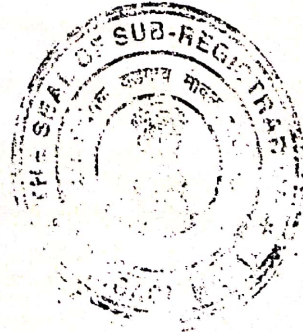
जापणास हा दस्त अंदाजे 4:32PM ह्या वेळेस मिळेल

दुय्यम निबंधक
मावळ

बाजार मूल्य: 0 रु.

मोबदला: 0 रु.

भरलेले मुद्रांक शुल्क: 100 रु.



म. न. अ.		
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UNION BANK OF INDIA
A. K. Kulkarni Towers, 5
Mumbai Road
Pune
02027970000/0202767454

135005
JAN 05 2006 14:54
R.00001001-PB5196
INDIA STAMP DUTY MAHARASHTRA

श्री. रमेश कावेडिया
सा. व. ल.
म. व. ल.
२३२५०

one Hundred Rs. only
दस

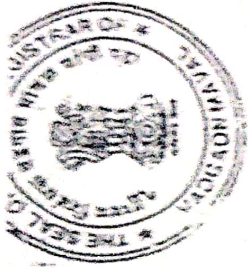
म. व. ल.
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२००५

|| Shree Gajanan Prasanna ||

know all mean to whomsoever this presents shall come.

I SHRI. RAMESH KAWEDIYA, partner of M/S. SAMBHAV ROYAL DEVELOPERS Age: 40 Years Occ: Business residing at 371, Nana Peth, Pune Do hereby send greetings

म. व. ल.
०२९ १६
२००५



॥ अ. अ. ॥		
१२७	२५	१
२००५		

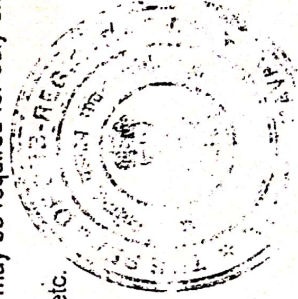
WHEREAS I am having a business of promoter and builder, I am having many schemes at various places in the city of pune and around which is more particular described in the schedule given hereunder. Am required to register the agreements/s of sale , sale deeds/ Deed of assignments and various other documents by presenting the same to various registration office in the city of pune and around.

AND WHEREAS due to nature of my business it is not possible for me to remain present for registration to go to various registrar office for admitting execution of the document signed agreement Conveyance declaration and all such other instruments.

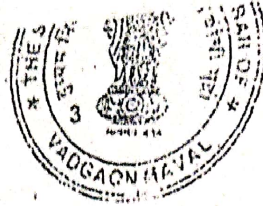
NOW THEREFORE BY THESE PRESENTS I do here by appoint nominate and constitute Shri Raju Yeragattikar Age : 35 Years Occ: Service, R/at : New sangvi Pune. as my true and lawful attorney for me in my and on behalf of me to do or cause to be done all or any of the acts, deeds things and matters that is to say:

To appear on my behalf before the Sub Registrar's office and to present the documents duly signed and executed on my behalf and admit the execution thereof as fully and effectually in all respects on my behalf and pay such fee as shall be necessary for registration.

To present the aforesaid -deeds, documents, agreements, etc., before the appropriate registering authority and execution of the document and do all other acts and things which may be required for duly executing and registration of the aforesaid documents etc.



॥ अ. अ. ॥		
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२००५		



म. व. ल.		
१२९	१३	६
२००६		

To comply with the registration formalities including payments to be received or made, acceptance of receipts, to apply for certified copies and to receive the same.

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

This power of attorney is exclusively and especially given for registration of documents. All such acts deeds and things as may be lawfully done by my said attorney by virtue of the powers hereby conferred on them shall be deemed to have been done by me personally and I, for myself and for my heirs, executors and administrators, rectify, confirm, and agree to ratify and confirm whatsoever the said attorney or any substitute or substitutes acting under him shall do purport to do by virtue of these presents.

SCHEDULE

All that piece and parcels of land admeasuring Hectares 11= 1512 Ares. equivalent to 1,11,512 Sq.Mtrs. out of the larger land admeasuring Hectares 18=62.34 Areas bearing Gat No. 326, 337, 338, 339, 341, 344, 349, 350, 351, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 371, 372, 373, 380, 381 & 382 (and out of land formerly bearing Survey Nos. 13/2/1/1, S.No. 17, and S.No. 18 Somatne) situate, lying and being at Village Somatne within the limits of the Gram Panchayat of Village Somatne Tal. Maval, District Pune and bounded as under :-



म. व. ल.		
६४३५	१३	१४४
२००६		



929	89
2006	

ON OR TOWARDS EAST : Bombay-Pune National Highway Road
ON OR TOWARDS SOUTH : Way to Express Highway Road
ON OR TOWARDS WEST : Part of Village Road & Nursery.
ON OR TOWARDS NORTH : Way to Pune-Bombay National Highway Road.

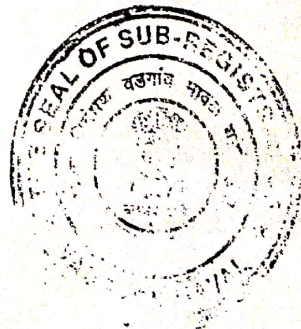
IN WITNESS WHEREOF I HAVE EXECUTED THIS POWER OF ATTORNEY
AT PUNE ON THIS DAY OF 4th Jan 2006.

I KNOW THE EXECUTANT.

R. K. Kulkarni
for the purpose of registration of documents

EXECUTANT.

POA HOLDER



M. S. M.	
5834	38
2008	



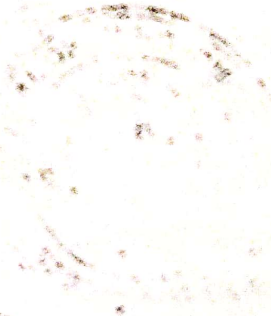
06/01/2006
4:19:21 pm
दुय्यम निबंधक
भायल

दस्त गोषवारा भाग-1

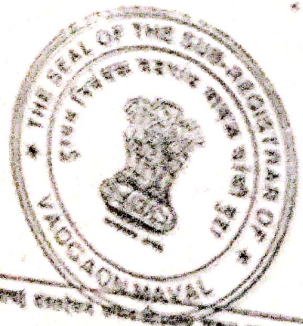
मदल
दस्त क्र 121/2006
4/5

दस्त क्रमांक : 121/2006
दस्ताभा प्रकार : पुस्तकारनामा

अनु क्र.	पुस्तकाराचे नाव व पत्ता	पुस्तकाराचा प्रकार	उपस्थिति	अंगठ्याचा उल्लेख
1	<p>नाम : ... पुस्तकार कार्यालय पत्ता : ... पत्नी/पत्नी : इंग्रजीचे नाव : पिताचे नाव : पेट/पत्नीचे नाव : राष्ट्र/पत्नीचे नाव : तासुका : दिनांक : वैयक्तिक क्रमांक :</p>	<p>विद्युत वेवळ वय : 49 वर्ग : <i>R. ...</i></p>		
3	<p>नाम : ... पत्ता : ... पत्नी/पत्नी : इंग्रजीचे नाव : पिताचे नाव : पेट/पत्नीचे नाव : राष्ट्र/पत्नीचे नाव : तासुका : दिनांक : वैयक्तिक क्रमांक :</p>	<p>विद्युत वेवळ वय : 40 वर्ग : <i>...</i></p>		



१८. ११. ११.
२५३५ / ३५ ४४
२००९



राज्यपाल कार्यालय, पुणे

दस्त गोपवारा भाग - 2

दस्त नं. (मयल-121-2006) या गोपवारा
 राजार मुख्य : 0 मोयदला 0 भरलेले मुद्रांक शुल्क : 100

मयल
दस्त क्रमांक (121/2006)
<i>ईई</i>

दस्त हजर केल्याचा दिनांक : 06/01/2006 04:15 PM
 निघादमाचा दिनांक : 06/01/2006
 दस्त हजर करणा-याची सही :

पावती क्र.: 122 दिनांक: 06/01/2006
 पावतीचे वर्णन
 नांव: मे. संभय रीयल डेव्हलपर्स तर्फे भागीदार
 रमेश पुगराज फावेडीया

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

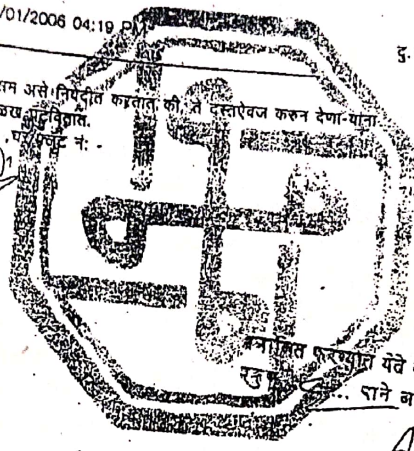
दस्ताचा प्रकार : (48) मुख्यावरनामा
 शिक्का क्र. 1 ची वेळ : (सादरीकरण) 06/01/2006 04:15 PM
 शिक्का क्र. 2 ची वेळ : (फ्री) 06/01/2006 04:17 PM
 शिक्का क्र. 3 ची वेळ : (कमुती) 06/01/2006 04:18 PM
 शिक्का क्र. 4 ची वेळ : (ओळख) 06/01/2006 04:18 PM

220: एकूण

दस्त नोंद केल्याचा दिनांक : 06/01/2006 04:19 PM

५. निबंधकाची सही, मायक

ओळख :
 मुख्य निबंधक यांच्या ओळखीचे इराम असे नियमित करतात की ते दस्तऐवज करून देणा-यांना
 व्यक्तीस ओळखतात, व त्यांची ओळख सुनिश्चित.
 1) अॅड अभिजीत रविंद्र बराडे, पत्ता नं. -
 गल्ली/रस्ता: -
 इमारतीचे नाव: -
 इमारत नं.: -
 पेट/पत्ताहस्त: -
 शहर/गाव: पुणे
 तातुका: -
 पिन: -

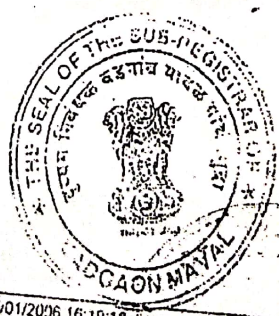


दस्तावेज करणा-याचे को सबर दस्तऐवज
 ... लाने बाहेर.
 मुख्य निबंधक, मायक

५. निबंधकाची सही
 मायक

पहिले नंबरचे मुद्रांक
 9209 नंबर नोंदका

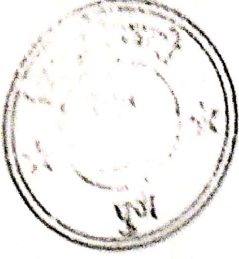
मुख्य निबंधक, मायक
 दिनांक ६/१/२००६



DSUMBY:026339SR017 Prepared on: 06/01/2006 16:19:18

म.
६५३५ ३६/०६
२००६

- बाबत : १) श्री. दत्तात्रय ओमपण्णा कडोलकर तर्फे श्री. रमेश युगराज कावेडिया रा. ३७१, नानापेट, पुणे
 ४११ ००२ यांनी दिनांक ३०/६/२००६ रोजीचा अर्ज, क्षती पत्र व प्रतिज्ञापत्र
 २) मा.विभागीय आयुक्त, पुणे विभाग पुणे यांचेकडील परिपत्रक क्र. मह-२/ जमीन/जनसल/
 आआए/५७१/२००३ दिनांक २२.९.२००३
 ३) सहाय्यक संचालक, नगर रचना पुणे ३० यांचेकडील जा.क्र.रेखांकन/एनएबीपी/ मी. सोमाटणे
 /ता. मावळ/ग.नं. ३३७ व झार/ससंप/४४१५ दिनांक २२/१२/२००६
 ४) या कार्यालयाकडिल आदेश क्रमांक पमअ/एनए/एसआर/१०६/२००५ दिनांक २०.१.२००६



जिल्हाधिकारी कार्यालय पुणे
 महसूल शाखा
 क्र. पमअ/एनए/एसआर/१५४/२००६
 पुणे - दिनांक १४.०२.२००७

विषय :- मीजे सोमाटणे फाटा तालुका - मावळ
 येथील ग.नं. ३३७, ३३८, ३३९, ३४१, ३४४, ३४५, ३४६,
 ३४९ ते ३५१, ३५३ ते ३६६, ३६७, ३६८, ३६९, ३७०, ३७१
 ३७२, ३७३, ३७८, ३७९, ३८० व ३८१ मधील
 ११५५३९.०९ चौ.मी. क्षेत्रावर
 निवासी वापराचे सुधारित रेखांकनास मंजूरी देणेबाबत

आदेश

श्री. दत्तात्रय ओमपण्णा कडोलकर तर्फे श्री. रमेश युगराज कावेडिया रा. ३७१ नाना पेट, पुणे
 ४११ ००२ यांनी दिनांक ३०/६/२००६ रोजी अर्ज देऊन मीजे सोमाटणे फाटा तालुका - मावळ येथील गट नंबर
 ३३७, ३३८, ३३९, ३४१, ३४४, ३४५, ३४६, ३४९ ते ३५१, ३५३ ते ३६६, ३६७, ३६८, ३६९, ३७०, ३७१, ३७२,
 ३७३, ३७८, ३७९, ३८० व ३८१ मधील ११५५३९.०९ चौ.मी. क्षेत्रावर निवासी वापराचे सुधारित रेखांकनास मंजूरी
 मिळणेबाबी विनंती केलेली आहे.

सदर क्षेत्र नगरपालिका हद्दीबाहेर असलेने अर्जदार यांनी प्रस्तावित केलेले आराखडे सहाय्यक
 संचालक, नगर रचना, पुणे ३० यांचेकडे छाननीसाठी पाठविण्यात आले होते. सहाय्यक संचालक नगर रचना, पुणे
 ४११ ०३० यांनी त्यांचेकडील जा. क्र. रेखांकन/एनएबीपी/मी. सोमाटणे/ता. मावळ/ग.नं. ३३७ व
 झार/ससंप/४४१५ दिनांक २२/१२/२००६ अन्वये छाननी करून कळविले आहे की, विषयाधीन जागा मंजूर पुणे
 जिल्हा प्रादेशिक योजनेनुसार रहिवास विभागात समाविष्ट असून पुणे-मुंबई राष्ट्रीय महामार्गागतच्या ४५.० मी.
 रुंद हरितपट्ट्याने बाधित होत आहे. उक्त जागा ३६.० मी. रुंद प्रादेशिक योजना रस्त्याच्या (प्रमुख जिल्हा मार्ग-
 सोमाटणे ते परंदवडी) रस्ता रुंदीने बाधित होत आहे. आता अर्जदार यांनी विषयाधीन जागेमध्ये रहिवास वापराचे
 सुधारित रेखांकन व रेखांकनातील काही भुखंडामध्ये रहिवास वापराचे बांधकाम प्रस्तावित करून प्रस्ताव सादर
 केलेला आहे. प्रकरणासोबत प्राप्त ७/१२ उता-यानुसार प्रस्ताव खालील एकुण क्षेत्र २६२५७८ चौ.मी. आहे. तर
 ७/१२ उतारे व मोजणी नकाशा या पैकी कमीत कमी क्षेत्र विचारात घेतल्यास प्रस्तावाखालील एकुण क्षेत्र
 १२५५४६.१६ चौ.मी. येते त्यामुळे हे क्षेत्र विचारात घेणे आवश्यक आहे. प्रस्तावित रेखांकनातील भुखंड क्रं. २५ डी
 ते ३५ डी या भुखंडांना दोन १२.० मी. रुंद रस्त्यावरून दुहेरी पुढाया (Double Frontage) प्रस्तावित आहे. अशा
 भुखंडामध्ये बांधकाम करताना नियमानुसार दोन्ही बाजूंनी आवश्यक सामासिक अंतर सोडणे अर्जदार यांचेवर
 बंधनकारक राहिल तसेच या भुखंडाच्या पश्चिमेकडिल रस्त्यावरून सदर भुखंडास वापर अनुज्ञेय राहणार नाही.
 याबाबत अर्जदार यांनी नोटलाईज शपथपत्र सादर केलेले आहे. प्रस्तावित रेखांकनामध्ये ७/१२ उतारा व मोजणी



६५३५	३०	२२
२००९		

नकाशा या पैकी कमीत कमी क्षेत्र विधारात घेण्यात आलेले आहे. त्यामुळे या रेखांकनास तात्पुरत्या स्वरूपाची मंजूरीची शिफारस करण्यात येत आहे. व महसूल विभागाने तात्पुरत्या स्वरूपाची मंजूरी देणे आवश्यक राहिल. या रेखांकनातील क्षेत्राची सविस्तर मोजणी खात्याकडून मोजणी केल्या घेणे अर्जदार यांचेवर बांधकामक असून जर भविष्यात या रेखांकनाच्या क्षेत्रात वाढ झाली असल्याचे आढळून आल्यास व त्या अनुषंगाने ७/१२ उता-यावर आवश्यक दुरुस्त्या झालेनंतर अशा रेखांकनातील वाढीव क्षेत्रांनुषंगाने आवश्यक वाढीव जागा व सुविधा क्षेत्र प्रस्तावित करणे, त्या करीता काही भूखंड रद्द करून अशा सुधारित रेखांकनास अंतिम मंजूरी प्राप्त करून घेणे अर्जदारांवर बंधनकारक राहिल. रेखांकनातील सर्व भूखंडधारकांकरीता खुली जागा, अंतर्गत रस्ते, सुविधा क्षेत्र उपलब्ध असणे आवश्यक राहिल. त्यानुसार नकाशांची त्यामध्ये हिरव्या रंगाने केलेल्या आवश्यक त्या दुरुस्तीसह मंजूरीची शिफारस करण्यात येत आहे.

अर्जदार यांनी विहित नमुन्यात प्रतिजापत्र व क्षतीपत्र दाखल केलेले आहे. तसेच सहा. संचालक, नगर रचना, पुणे ४११ ०३० यांनी ही विषयांकीत आराखडे मंजूर करणेची शिफारस केलेली आहे. त्याप्रमाणे अर्जदार यांनी मोजणी फी रक्कम रुपये १४७५०/- दिनांक २/२/२००७ रोजी सरकारी तिजोरीत जमा केलेले आहे. त्यावरून मी, जिल्हाधिकारी पुणे, महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ व महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम १८ नुसार प्राप्त झालेल्या अधिकाराचा वापर करून मीजे सोमाटणे ता. मावळ येथील गट नंबर ३३७, ३३८, ३३९, ३४१, ३४४, ३४५, ३४७, ३४९ ते ३५१, ३५३ ते ३६६, ३६७, ३६८, ३६९, ३७०, ३७१, ३७२, ३७३, ३७८, ३७९, ३८० व ३८१ या जागेवरील ११५५३९.०९ चौ.मी. क्षेत्रावर निवासी घापराचे सुधारित रेखांकन व बांधकाम नकाशास खालील अटी व शर्तीवर मंजूरी देत आहे.

१. इकडील आदेश क्रमांक एमअ/एनए/एसआर/१०६/२००५ दिनांक २०/१/२००६ च्या अटी व शर्ती कायम राहतील
२. रेखांकनातील भूखंड/इमारती या निवासी तसेच प्रचलित नियमावलीतील निवासी विभागामध्ये अनुज्ञेय असलेल्या कारणांसाठीच वापरणे आवश्यक आहे.
३. अर्जदार मंजूर क्षेत्रावर ०.०२ या दराने होणारी पतिवर्षी अकृषिक सा-याची रक्कम शमन जमा करेल. दिनांक १.८.२००६ पासून अंमलात येणारा नविन प्रमाणदर अंमलात आल्यानंतर जी काही फरकाची रक्कम देय होईल ती शासन जमा करणे अर्जदारास बंधनकारक राहिल.
४. येथे कोणतेही विकास कार्य सुरु करण्यापुर्वी हे रेखांकन जागेवर आखून भूमी अभिलेख खात्याकडून प्रमाणित करून घ्यावे. रेखांकन जागेवर आखलेवर कोणत्याही भूखंडाचे किमान क्षेत्रफळ नकाशावर दर्शविल्यापेक्षा कमी भरता कामा नये. तसेच रस्त्यांच्या रुंदी, सुविधा जागा व खुल्या जागेचे क्षेत्र मंजूर रेखांकनात दर्शविल्यापेक्षा कमी भरता उपयोगी नाही. यामध्ये काही फेरफार झाल्यास अभिन्यास पुन्हा मंजूर करून घ्यावा लागेल. अशा प्रमाणित रेखांकनाची प्रत या कार्यालयाकडे सादर करून त्यास अंतिम मंजूरी घेतल्याशिवाय कोणताही विकास करणेत येऊ नये.
५. पाणी पुरवठा व सांडपाणी निचरा व्यवस्था अर्जदारांनी स्वखर्चाने व समाधानकारकरित्या करणे आवश्यक राहिल.
६. जमिनीची मालकी, हद्दी, वहिवाट इत्यादी बाबत खात्री करून घेण्यात यावी. व याबाबत काही वाद उत्पन्न झाल्यास त्यास अर्जदार जबाबदार राहतील.
७. नियोजित बांधकामातील मजल्यांची संख्या नकाशांवर दर्शविल्याप्रमाणे जास्त असू नये..
८. स्थळदर्शक नकाशावर दर्शविल्याप्रमाणे नियोजित बांधकामापासून पुढील मागील व बाजूची अंतरे प्रत्यक्षात जागेवर असली पाहिजेत व त्याखालील जागा कायम खुली ठेवावी.
९. नियोजित बांधकामाचे भूखंडातील अस्तित्वातील अन्य बांधकाम धरून एकूण क्षेत्र भूखंडाच्या निव्वळ क्षेत्राच्या नकाशात दर्शविल्या इतके प्रत्यक्ष जागेवर कमाल राहिले पाहिजे.



१. १. १.	
६५३५	१९८४४
२००९	

१०. नियोजित इमारतीसाठी आवश्यक असणा-या पाण्याची सोय व सांडपाण्याची व मैला निर्मुलनाची व्यवस्था नसल्यास प्रत्यक्ष चापरतपुर्वी अर्जदाराने केली पाहिजे.
११. नियोजित बांधकामात मंजूरीपेक्षा वेगळे बदल करावयाचे असल्यास किंवा चापरात बदल करावयाचा असल्यास पूर्व परवानगी घेणे आवश्यक आहे.
१२. प्रकाश व वायुचिजन यासाठी ठेवलेल्या खिडक्यांचे क्षेत्र हे त्या संबंधित खोलीच्या क्षेत्राच्या १/८ पेक्षा कमी असू नये.
१३. नियोजित बांधकामामुळे भूखंडावर असलेल्या कोणाच्याही वहिवाटीचे हक्काचा भंग होणार नाही याची जबाबदारी अर्जदार यांनी घेतली पाहिजे.
१४. सोमाटणे परंदचडी प्रमुख जिल्हामार्गाच्या रस्तारुंदीने बाधीत होणारे क्षेत्र विनातक्रार सुयोग्य प्राधिकरणास हस्तांतरित करणे अर्जदार यांचेच बंधनकारक राहिल.
१५. विषयातीन जागेमधून जात असलेल्या ३३ फेदी विद्युत वाहिनी मुळे बाधीत घेणा-या भूखंडामध्ये बांधकाम करणेपूर्वी महाराष्ट्र राज्य विद्युत मंडळाचे ना हरकत घेणे अर्जदार यांचेच बंधनकारक राहिल.
१६. परील जागेचा व नियोजित इमारतीचा चापर फक्त निवासी चापरासाठी करण्यात यावा व बांधकाम मंजूर नकाशाप्रमाणे असावे.
१७. मंजूरीची शिफारस केलेल्या नकाशा व्यतिरिक्त जागेवर केलेल्या जादा बांधकामास संबंधित वास्तुशिल्पी /अर्जदार सर्वस्वी जबाबदार राहिल.
१८. अर्जदार यांनी सादर केलेली माहिती चुकीची अथवा दिशा भूल करणारी आढळल्यास प्रस्तुतची परवानगी रद्द समजणेत येईल.
१९. बांधकाम पुर्ण झालेनंतर सहाय्यक संचालक, नगर रचना यांचे तपासणी अंती पूर्णत्वाचा दाखला घेणे अर्जदार यांचेच बंधनकारक राहिल.
२०. बरील अटी व शर्ती पैकी कोणत्याही अटीचा अगर शर्तीचा भंग केल्यास सादरचा आदेश रद्द समजणेत येईल.

प्रति.

श्री. दत्तात्रय ओमण्णा कडोलकर
तर्फे श्री. रमेश युगराज कावेडिया
स. ३७१, नाना पेठ पुणे ४११ ००२.



(Signature)
जिल्हाधिकारी, पुणे

प्रत- तहसिलदार मावळ यांचेकडे मुळ प्रकरण पाने १ते
प्रत- तालुका निरीक्षक भूमि अभिलेख मावळ यांचेकडे माहितीसाठी व कार्यवाहीसाठी रवाना.
मधे पुढील योग्य त्या कार्यवाहीसाठी रवाना.



जिल्हाधिकारी पुणे करिता




२५३५ ३९ १२

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HIGH COURT, BOMBAY-32
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Talukas Maval.
Dist: Pune.**

~~ISSUED~~ EN. DATE **30.9.92; (Mah/1968/92)**  SECRETARY

[Faint circular stamp]
[Handwritten: 2434 20 27]

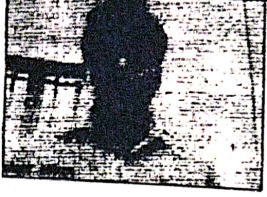
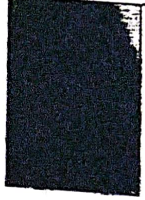
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दुय्यम निवेदकः
मावल

दस्त गोषवारा भाग-1

मवल
दस्त क्र 6535/2009
29/10

दस्त क्रमांक : 6535/2009
दस्ताचा प्रकार : कशरनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	माया शिंदी विनायक लोडिस्टीक लि. (पिन नं AAHCS4576R) तर्फे आयरेक्टर रवी कोठारी - - पता: घर/प्लॉट नं - पत्नी/रस्ता: ईगारतीचे नाव - ईगारत नं - पेठ/वसाहत - शहर/गाव:निर्माण आऊट, ऑफीस न	सिंहून घेणार वय 27 साही R. H. H. H.		

खालील 2 पक्षकारांची कबुली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव
2	मे. सभव रॉयल डेव्हलपर्स (पिन AABAS9656E) तर्फे भागीदार रमेश युगराज कावेडीया यांच्या तर्फे कबुलीजबाबदारीला राजू येरगडीकर - -
3	(मान्यता देणार) दत्तात्रय ओमण्णा कडोलकर, संजय दत्तात्रय कडोलकर, सुनिल दत्तात्रय कडोलकर, राजेश दत्तात्रय कडोलकर या सर्वा तर्फे कु.मु.म्हणून रमेश युगराज कावेडीया यांच्या तर्फे कबुलीजबाबदारी



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

दस्त गोपवारा भाग - 2

मवल

दस्त क्रमांक (8535/2009)

दस्त क्र. [मवल-6535-2009] चा गोपवारा
बाजार मूल्या :4500000 मोबदला 4721855 भरलेले मुद्रांक शुल्क : 115200

दस्त हजर केल्याचा दिनांक :23/10/2009 10:35 AM
निष्पादनाचा दिनांक : 23/10/2009
दस्त हजर करणा-याची सही : *[Signature]*

मावळी क्र.:6581 दिनांक:23/10/2009
मावळीचे वर्णन
नाम: शिष्टी विनायक लॉजिस्टीक लि. (पिन नं
AAHCS4576F) टाई डायरेक्टर रवी कोढारी -

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

30940: एकूण

दस्ताचा प्रकार :25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 23/10/2009 10:35 AM
शिक्का क्र. 2 ची वेळ : (फी) 23/10/2009 10:38 AM

ओळख :

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

1) जॅड डी बी शेटे, घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

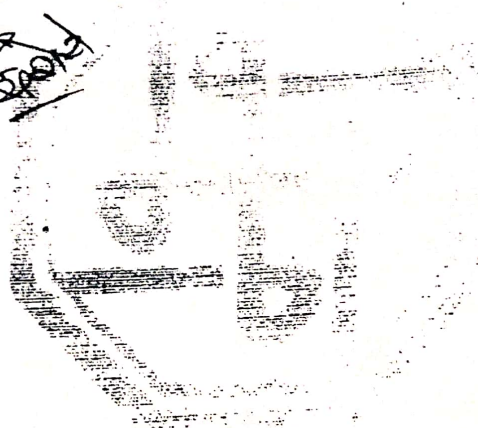
शहर/गाव: तदा

तालुका: मावळ पुणे

पिन: -

[Signature]
दु. निबंधकाची सही
मावळ

[Signature]
दु. निबंधकाची सही, मावळ



दस्तावेज गोपबारा भाग-1

भवत

दस्ता क्र 6535/2009

23/09/09

28/10/2009

दुयम दिवसकः

4:33:46 PM

मासळ

दस्ता क्रमांक : 6535/2009

दस्तावा प्रकार : कारनामा

क्र. क्र. पक्षकाराचे नाव व पता

पक्षकारावा प्रकार

छायाचित्र

अपठ्याचा ठसा

2 नाम नं. सभार राजल डेकनपल (विन AABA59666)

विदन देणार

3 सर्वे मागीर रभेश गुराल काडेरीया याच्या सर्वे

वय 40

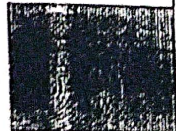
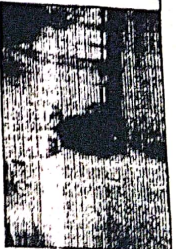
पता: बर/बल्ले नं. -

गल्ली/रस्ता: -

इमारतीचे नाव: -

इमारत

सही



3 नाम: (भावता देणार) दत्तात्रय ओमपणा कडोलकर,

भावता देणार

राजेश दत्तात्रय कडोलकर, सुनिल दत्तात्रय कडोलकर,

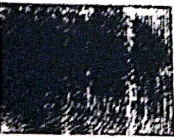
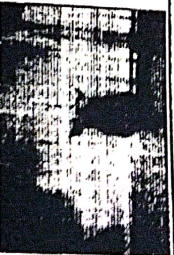
राजेश दत्तात्रय कडोलकर या सर्वा सर्वे क्र. 3 म्हणून

राजेश गुराल काडेरीया याच्या सर्वे कबुलीदारा

वय 40

सही

सही



दस्त गोपवारा भाग - 2

भवल
दस्त क्रमांक (8535/2009)

दस्त क्र. [भवल-8535-2009] चा गोपवारा
बाजार मुख्य : 4500000 मोबदला 4721855 भरलेले मुद्रांक शुल्क : 115200

दस्त हजर केल्याचा दिनांक : 23/10/2009 10:35 AM
निष्पादनाचा दिनांक : 23/10/2009
दस्त हजर करणा-याची सही :

पावती क्र. : 0581 दिनांक: 23/10/2009
पावतीचे वर्णन
नाम: शिवाजी विनायक कॉन्स्ट्रक्टीव्ह लि. (पिन नं
AAHGS4576F) तर्फे आयरेक्टर रवी कोठारी

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

30940: एकूण

दस्ताचा प्रकार : 25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 23/10/2009 10:35 AM
शिकका क्र. 2 ची वेळ : (फी) 23/10/2009 10:38 AM (कार्यवाही पूर्ण)
शिकका क्र. 3 ची वेळ : (कमुली) 28/10/2009 04:36 PM
शिकका क्र. 4 ची वेळ : (ओळख) 28/10/2009 04:36 PM

दस्त नोंद केल्याचा दिनांक : 28/10/2009 04:36 PM

दु. निबंधकाची सही, मावळ

ओळख :

दुय्यम निबंधक यांच्या ओळखीचे इसम असे-निवेदित करवात की, ती दस्ताऐवज करून देणा-यांना
व्यक्तीस: ओळखतात, व त्याची ओळख घटवतात.

1) अॅड डी वी शेटे, घर/फ्लॅट नं.:

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं.: -

पेट/वसाहत: -

शहर/गाव: तदा

तालुका: मावळ पुणे

पिन: -

दु. निबंधकाची सही
मावळ

प्रमाणित करण्यात आले आहे
दस्ताऐवज

दस्ताऐवज
६५३५... नं.ची नोंदना

दुय्यम निबंधक मावळ
दिनांक 28/10/2009