397/3518

Tuesday,February 25 ,2020

11:26 AM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 3595 दिनांक: 25/02/2020

गावाचे नाव: मंगळवार पेठ

दस्तऐवजाचा अनुक्रमांक: हवल20-3518-2020

दस्तऐवजाचा प्रकार : बक्षीसपत्र

सादर करणाऱ्याचे नाव: लिहून घेणार - सौ. प्रभा इस्तीयाज कुरेशी - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 640.00
पृष्ठांची संख्या: 32	
एकूण:	रु. 30640.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 11:46 AM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-20

(श्री. एस. जाधव)
सह दुय्यम निबंधक (वर्ग-२)
हवेली क्र.-२०

बाजार मुल्य: रु.7214732 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 505100/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012448376201920E दिनांक: 25/02/2020
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.640/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2402202010228 दिनांक: 25/02/2020
बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

Index-2(सूची - २)

25/02/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 20
दस्त क्रमांक : 3518/2020
नोंदणी :
Regn:63m

गावाचे नाव : मंगळवार पेठ

(1)विलेखाचा प्रकार	बक्षीसपत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	7214732
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पुणे म.न.पा. इतर वर्णन :, इतर माहिती: पेठ मौजे मंगळवार पेठ येथील सिटीएस नं. 423 पार्ट,फायनल प्लॉट नं. 28-ए1 व 28-ए2 मधील क्षेत्र 1152.38 चौ.मी. या मिळकतीवर बांधण्यात आलेल्या फ्री सेल बिल्डींग बी विंग बी-1,म्हणजेच इव्होलेट टियरा मधील लोवर ग्राउंड फ्लोअर शॉप क्र.13 यांसी कारपेट क्षेत्र 42.10 चौ.मी,म्हणजेच एकुण बिल्टअप क्षेत्र 589 चौ फुट म्हणजेच 54.74 चौ.मीटर ही मिळकत.((C.T.S. Number : 423 ;))
(5) क्षेत्रफळ	1) 54.74 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-लिहुन देणार - श्री इम्तीयाज रियाज कुरेशी स्वतःकरिता व मे इव्होलेट डेव्हलपर्स तर्फे भागीदार - - वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा. 28 मंगळवार पेठ पुणे , महाराष्ट्र, पुणे. पिन कोड:-411011 पॅन नं:-AABPQ5020D
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-लिहुन घेणार - सौ. प्रभा इम्तीयाज कुरेशी - - वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: -, रोड नं: रा. 28 मंगळवार पेठ पुणे , महाराष्ट्र, पुणे. पिन कोड:-411011 पॅन नं:-BHQPK0398R
(9) दस्तऐवज करुन दिल्याचा दिनांक	24/02/2020
(10)दस्त नोंदणी केल्याचा दिनांक	25/02/2020
(11)अनुक्रमांक,खंड व पृष्ठ	3518/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	505100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

(वी. एस. जाधव)
सह दुय्यम निबंधक (वर्ग-२)
हवेली क्र.-२०

दस्तासोबतची नक्कल
श्री. प्रभा कुरेशी
यांना दिली
दिनांक २५/०२/२०२०
अस्सलवर हुकूम नक्कल
(बी. एस. जाधव)
सह. दु. नि. (वर्ग-२) हवेली क्र.-२०

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

THE SEAL OF SUB-REGISTRAR हवेली क्र. २० चे सब रजिस्ट्रारची मुद्रा HAVELI-20

THE SEAL OF SUB-REGISTRAR हवेली क्र. २० चे सह दुय्यम निबंधक

हवल – २०

३/२ | ९ | २०

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CHALLAN
MTR Form Number-6

RN MH012448376201920E	BARCODE	Date 24/02/2020-15:12:41	Form ID 34

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	BHOPK0398R
Office Name	HVL20_HAVELI 20 JOINT SUB REGISTRAR	Full Name	Mrs Prabha Imtiyaz Qureshi
Location	PUNE		
Year	2019-2020 One Time	Flat/Block No.	CTS NO 423
		Premises/Building	
		Road/Street	Mangalwar Peth
		Area/Locality	Pune
		Town/City/District	
		PIN	4 1 1 0 1 1
		Remarks (If Any)	PAN2=AABPQ5020D~SecondPartyName=Imtiyaz Riyaz Qureshi~
		Amount In Words	Five Lakh Thirty Five Thousand One Hundred Rupees Only

Account Head Details		Amount In Rs.
0030046401	Stamp Duty	505100.00
0030063301	Registration Fee	30000.00
Total		5,35,100.00

DEFACED
535100.00
DEFACED

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	02300042020022408277 / 005710972
Cheque/DD No.		Bank Date / RBI Date	24/02/2020-15:13:28 / Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID : Mobile No. : 9822875589

NOTE:- This challan is valid for document to be registered in Sub Registrar office only Not valid for unregistered document.

[illegible]

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-397-3518	0006416751201920	25/02/2020-11:26:46	IGR027	30000.00
2	(iS)-397-3518	0006416751201920	25/02/2020-11:26:46	IGR027	505100.00
			Total Defacement Amount		5,35,100.00

Print Date 25-02-2020 11:27:10

CHALLAN
MTR Form Number-6

GRN	MH012448376201920E	BARCODE		Date 24/02/2020-15:12:41	Form ID 34

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	BHQPK0398R
Office Name	HVL20_HAVELI 20 JOINT SUB REGISTRAR	Full Name	Mrs Prabha Imtiyaz Qureshi
Location	PUNE		
Year	2019-2020 One Time	Flat/Block No.	CTS NO 423
Account Head Details	**Amount In Rs.**	Premises/Building	
030046401 Stamp Duty	505100.00	Road/Street	Mangalwar Peth
030063301 Registration Fee	30000.00	Area/Locality	Pune
		Town/City/District	
		PIN	4 1 1 0 1 1
		Remarks (If Any)	PAN2=AABPQ5020D~SecondPartyName=Imtiyaz Riyaz Qureshi~
		Amount In Words	Five Lakh Thirty Five Thousand One Hundred Rupees Only
Total	5,35,100.00		

Payment Details	BANK OF MAHARASHTRA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	02300042020022408277	005710972
Cheque/DD No.		Bank Date	RBI Date	24/02/2020-15:13:28	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9822875589

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

THE SEAL OF SUB-REGISTRAR हवेली क्र. 20 चे सब रजिस्ट्रारची मुद्रा HAVELI-20 सत्यमेव जयते

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5415 2 Rs
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Print Date 24-02-2020 03:14:08

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2402202010228	Date	24/02/2020
Received from Mrs Prabha Imtiyaz Qureshi, Mobile number 9822875589, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Haveli 20 of the District Pune.			
Payment Details			
Bank Name	MAHB	Date	24/02/2020
Bank CIN	10004152020022408888	REF No.	005960091
This is computer generated receipt, hence no signature is required.			

THE SEAL OF SUB-REGISTRAR हवेली क्र. २० चे सब रजिस्ट्रार मुद्रा HAVELI-20

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THE SEAL OF SUB-REGISTRAR हवेली क्र. 20 चे सब रजिस्ट्रार HAVELI-20

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GIFT DEED

This GIFT DEED is made and executed here at Pune on this 24th day of February month year 2020.

BETWEEN

MR.IMTIYAZ RIYAZ QURESHI

Age- 46 years, Occupation: Business, (Pan No. AABPQ5020D, Adhaar No. 953486978973, Mobile no: 9822875544), as himself and partner of Evolet Developer, registered address – F.P. no 28A/1, J. Nehru Road Mangalwar Peth, Pune –411011
HEREINAFTER referred to and called as **"THE DONOR"** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors and administrators)

PARTY OF THE ONE PART

AND

MRS. PRABHA IMTIYAZ QURESHI

Age- 44 years, Occupation: Business. (Pan No.BHQPK0398R, Adhaar No. 5572 1479 2205, Mobile no: 9822875589). Residing Address- F.P. no 28A/1, J.Nehru,Mangalwar Peth,Pune – 411011.
HEREINAFTER referred to and called as **"THE DONEE"** (which expression shall unless it be repugnant to the context or meaning thereof mean and include her heirs, executors and administrators)

PARTY OF THE OTHER PART

WITNESSETH AS UNDER:-

WHEREAS all the piece and parcel of land area admeasuring 2280.58 as sum in final Plot No.28A/1+ 28/A/2 from and out of final Plot No.28A T.P.S No. II, C.T.S No.423 part situated at Mangalwar Peth Pune within the jurisdiction of Sub-Registrar of Haveli Nos. 1 to 28, Pune Tal. Pune City Pune, District Pune;

THE SEAL OF SUB-REGISTRAR हवेली क्र. २० चे सब रजिस्ट्रार HAVELI-20

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within the local limits of Pune Municipal Corporation total area of the said property i.e. F. Plot no 28A, Pt, Mangalwar Peth, Pune – 411 011 Pune has been shown 3344.80 Sq.Mtrs.

AND WHEREAS the said Riyaz Abdul Sattar Qureshi sold portion of the captioned property admeasuring 12735.19 sq. ft. in favour of Mrs. Jamila Abdul Saleem by way of registered sale deed and the said sale deed is duly registered in the office of the Sub Registrar, Haveli No. 2 on 8.4.1987 at Serial No. 5127 accordingly the name of Mrs. Jamila Abdul Saleem has been recorded in the property card on 18.8.1987.

AND WHEREAS all that piece and parcel of C.T.S. No.423, Mangalwar Peth, Final Plot No.28, T.P.S. II is divided into three parts i.e. Final Plot No.28-B, Final Plot No.28-A1 and Final Plot No.28-A2 as per the Sub-Division plan sanctioned by the concerned authorities of Municipal Corporation of Pune vide Letter No. D.P.O./946/1/50 dated 01/06/1988, Final Plot No.28-A1 admeasuring 1152.38sq.mtrs was owned by MR.RIYAZ AHMED ABDUL SATTAR QUERESHI and Final Plot No. 28-A/2 admeasuring 1183.12 sq. mtrs is owned by MRS.JAMILA ABDUL SALEEM. The said Final Plot No. 28 divided into four parts to the respective Owners viz.:- Final Plot No. 28/A/1 in Southern side admeasuring about 12404.21 Sq. Ft. belongs to Mr. Riyaz Ahmed Abdul Sattar Qureshi, Final Plot No. 28/A/2 in Northern side admeasuring 12736.19 Sq. Ft. belongs to Mrs. Jamila Abdul Saleem, Final Plot No. 28/B admeasuring 5507.00 Sq. Ft. belongs to Shrikrishna Seva Trust and 5944.00 Sq. Ft. belongs to the Ronghe Family Total = 334.80 Sq.mtrs.

AND WHEREAS the concerned authorities of Municipal Corporation of Pune and particularly the Competent Authority under the Slum Act, 1971 declared the said Final Plot No. 28A (Part), T.P.S. II i.e. F. P. No. 28A/1 and F.P. No. 28A/2 and total area admeasuring 2280.58 sq. mtrs. as "Slum", under Sec. 4(1) of the said Act (S.R.A. Project); vide G.R. notification No. 2264, Supplement No. 1 dated 29/10/2000.

AND WHEREAS aforesaid co-owners, i.e. Mr. Riyaz Ahmed Abdul Sattar Qureshi and Mrs. Jamila A. Saleem have intended to develop the said property. The Competent Authority under the Slum Rehabilitation Act, 1971 declared the property at C.T.S. No. 423 of Mangalwar Peth, Pune admeasuring about 2280.58 sq. Mtrs. as

THE SEAL OF SUB-REGISTRAR हवेली क्र. २० चे सब रजिस्ट्रार HAVELI-20

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Slum, under Sec. 4(1) of the Said Act on 25.1.1999 and Govt. of Maharashtra Gazette. The Pune Municipal Corporation declared on 31.5.2005 the said property comes under Slum Area.

AND WHEREAS the said F.P. No. 28A/1 and F.P. No.28A/2, T.P.S. II through sub-divided but jointly declared as "Slum" are adjoining to each other and therefore the respective owners of the same decided to come together to develop the said land as composite scheme, clubbing of two schemes as per SR-10(1) and (2), Special Regulations of Slum Rehabilitation Authority for Pune and Pimpri-Chinchwad – 2005.

AND WHEREAS the respective owners and one of the Donor of the said F.P. No. 28-A1 and F.P.No.28-A2, T.P.S. II therefore, decided to develop their respective portions jointly or individually under non-amalgamated; composite scheme, joint development by submitting consolidated Building Plan whereby the construction and development of the respective portions would be much easier, practical and therefore owners of the said the said F.P. No. 28-A1 and F.P. No.28A/2, T.P.S. II the parties along with formed a Partnership Firm, in the name and style as "EVOLET DEVELOPERS" under the Indian Partnership Act, 1932 which is registered on 02/12/2008 vide No. MaPaA 72636, being Party of the First Part is partner in the firm. The said partnership firm is registered as Developers with Slum Rehabilitation Authority, Pune Pimpri Chinchwad Area vide Registration No.SRA/5/2010 on 19/02/2010.

AND WHEREAS the said co-owner of property Riyaz Ahmed Abdul Sattar Qureshi died on 4.4.2010 leaving behind him Smt. Tahera Qureshi, Sou. Fayaz I. Chillwan, Sou. Farida H. Sayyad and Mr. Imtiyaz Riyaz Qureshi and accordingly the names of the legal heirs have been recorded into the Property Card by Mutation Entry No. 327 on 6.9.2010 and aforesaid co-owners have made and executed Irrevocable Power of Attorney in favor of Mr. Imtiyaz Riyaz Qureshi on 26.6.2011 and the said Power of Attorney is duly registered in the Office of Sub-Registrar, Haveli No. 11 at Serial No. 5110/2011 on 9.6.2011 and delegated all the powers to develop/sell the said property and co-owners, i.e. Smt. Tahera Riyaz Qureshi, Sou. Fayaz I. Chillwan, Sou. Farida H. Sayyad have made and executed Release Deed, reg. no. 5919/2016 dated 3/10/2016 and the said Donor is absolute owner of the said property.

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AND WHEREAS by and vide Deed of Retirement cum Reconstitution of Partnership dated 30/05/2011 and Mr. Imtiyaz Riyaz Qureshi was introduced as Partner in the said partnership firm in the place of deceased Mr. Riyaz Ahmed Abdul Sattar Qureshi.

AND WHEREAS Slum Rehabilitation Authority, Pune-1 has issued Commencement Certificate No. 2137 dated 23.11.2011 and revise C.C No.1630 dt.15/09/2014 and revise C.C. 2893/2018 dated 21/12/2018, wherein it is stated that total declared area of Slum is 2280.56 sq. mtrs, Building "A" to rehabilitate tenements, Open To sky Area and Building B (Wing B1 and B2) as free sale units and a Letter of Consent, dated 10/06/2013 which is duly registered at the Office of Sub-Registrar Haveli No.20 at Serial No.3147/2013 dated 10/06/2013, whereby they have recorded the actual terms of development agreed between them. Considering the arrangement arrived at between the partners under the aforesaid "Letter of Consent", the said proposed FSI issued by the concerned SRA authorities, Pune and/or the benefits arising out of the same shall be shared equally or 50%/50% basis, between the partners. The consent letter gives the owners/partners absolute authority and powers to develop the property individually, built-operate, Mortgage, lease, Rent, Gift, Transfer and to sell the sanctioned units as per Plan independently.

AND WHEREAS Imtiyaz R Qureshi has completed the construction of the "Building A" and received the Final Completion and Occupancy Certificate (Outward No.(zhupupra/Tq.2/Ebhopra/Prak 14/1284/15 dt. 13/08/2015). And also got all the registration agreements done for the tenants and have shifted them in their respective flats and got the society "Riyaz Qureshi Co-Op Hsg. Soc" registered.

AND WHEREAS the Party of the first part (Donor) has commenced construction on Final Plot no 28/A1 of free sale building B, Wing B1 and to be known as "EVOLET TIARA". The building B, Wing B1 is being constructed over the Donors property i.e. Final Plot no 28/A1 and have got the Plan for Building 'B (Wing B1 & B2)' sanctioned or the free sale building along with same shops of SRA unit holder The sanctioned Plan for Building 'B (Wing B1 & B2)', (Free Sale) has shops in Lower ground floor and Showrooms on upper ground floor, offices 1st first floor with Parking in basement have and the remaining 8 floors have residential apartments.

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AND WHEREAS the Donor has registered the project under the provision of the Act with the Real Estate Regulatory Authority of said Authority given Registration number PS2100017182 From 17.7.2018 to 31.12.2023 Copy is attached herein under as fourth Commencement Certificate Permission as 21.12.2018 vide Outward No. ZUPURA/TQ.3/2893/2018 issued by SRA Authority Pune. The Donor is the absolute owner of all the constructed units in building B (Wing B1) and is in his possession. Donor has the absolute authority and power to develop the property individually, Mortgage, Lease. Rent, Gift and Transfer and to sell the units.

AND WHEREAS the Donor have commenced the construction of work of building B (Wing B1) on the said property i.e. F.P. no 28/A1 in accordance with the building plan sanctioned and approved by Slum rehabilitation Authority-PMC AND PCMC, and obtained Part Completed and Occupancy Certificate for the Construction over the said property vide part Completion Certificate as 4.11.2019 Outward No.zhopupra/tq-3/bho pra k.14/4900/2019.

AND WHEREAS the Donor have constructed the free sale building e.g. B-1 to be known as "EVOLET TIARA" consisting of ground and upper floors on the said properties in accordance with the plans, designs and specifications approved by the SRA and which has been seen and approved by the Donor /Developer may consider or as may be required by the Concerned Development Authority to be made in the building plan.

AND WHEREAS the Donor (Husband), out of her natural Love, affection and affinity for his Wife above named decided to Gift her 1(One) shop on Lower Ground Floor in the said property to the Donee herein above.

AND WHEREAS the Donor has made it known to the Donee above his intention to gift her 1 (One) shop on Lower Ground Floor, as his Share in her favor and as such there was due deliberations and thought and as a consequence thereof, the Donor decided to make a gift of her 1 (One) shop on Lower Ground Floor in the Said property and Donees have agreed to accept the same.

NOW THEREFORE THIS DEED WITNESSES AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS.

1. The DONOR has constructed the free sale building e.g. B-1 till first floor and to be known as **"EVOLET TIARA"** consisting of ground and upper floors on the said properties in accordance with the plans, designs and specifications approved by the SRA and which has been seen and approved by the DONOR may consider or as may be required by the Concerned Development Authority to be made in the building plan.

2. The Donor Does hereby make a gift of his one shop on Lower Ground Floor in the said property in favor of the Donee and the Donee hereby accepts the same.

3. That the Donee being the wife of the Donor, the Donor out of Natural Love and affection for the Donee makes this gift without any consideration for the same.

4. That the Donor hereby agree to gift his DONEE (Wife) and the DONOR hereby agree to gift to the Donee/Wife **Shop no. 13** situated on Lower Ground Floor, Area admeasuring about **42.10 Sq. Mtrs** Carpet. Total Built-up area **589 sq. ft. i.e. 54.74 Sq. Mtrs** in the Building B (Wing B1) known as "EVOLET TIARA" to be constructed on the said properties hereinafter referred to as "SHOP" more particularly described in the Scheduled II hereinafter written and delineated by red lines in the floor plan. (

5. That the Donor does hereby irrevocably convey her 1 (One) Shop on Lower Ground Floor, as share in the said property together with all the land and all the things per mentally attached there to all standing their on all the things and all liberties Privilege, easements and advantages appurtenant thereto and all the estate, right, title, interest, use, inheritance, benefit, claims and demands whatsoever of the Donor as a gift unto the Donee, TO HAVE AND TO HOLD the same as true absolute owners thereof i.e. of the said share of the Donor In the perpetuity forever.

6. That as that Donee is already in actual and physical Possession along with the Donor, it is not necessary for the Donor to put the Donee in possession of her 1 (One) Shop on Lower Ground Floor, as share in the said property at the time of execution of these presents. The Donor assures that the possession of all the Donee remain uninterrupted and undisturbed at the all times in future.

7. That the Donor Covenants with Donee that he has in herself, good right, has full power and absolute authority to grant her 1 (One) Shop on Lower Ground Floor of share in the said property as a gift to the Donee in the Manner as aforestated.

8. The Donor further covenants with Donee that his 1 (One) shop on Lower Ground Floor as share in the said property well and sufficiently saved kept harmless and indemnified of and form any sort of charge and/or encumbrance of any nature whatsoever.

9. The Donor hereby Covenants with the Donee that she shall make all Endeavour to get the name of the Donee mutated in the records, and in any other Government/Semi Government records in place of his name in respect of her (1) one shop on Lower Ground Floor in the said property, which is the subject matter of this Gift and that donor shall sign on all the Deeds, Documents, Applications, etc. which will be required effect the said transfer.

10. That the Donor hereby Covenants with the Donee that he is the absolutely and legally entitled and empowered to transfer and gift his share in the said property way of the present Gift in view of the specific provision of law incorporated under GIFT DEED.

11. That all the expenses, charges and other allied and incidental expenses of this deed is been borne and paid by the Donor.

12. The Donee along with other member/s/tenement holders in the building being constructed on the said properties shall join in formation and registration of the organization of such as Society/Limited Company/ Association of the Organization such as the donor deem fit and proper and to be known by

such name as the owner may decide and for this purpose, the donee shall from time to time fill in, sign and execute the applications for registering the said Organization and/or membership and other papers and documents necessary for the formation and registration of the Society/Limited Company/Association of the Apartment Holders and for becoming a member thereof and return the same to the owner within Seven days of the being forwarded by the Organization of the member /s under Section 10 of the Act within the time prescribed by Rule No. 8 of the Maharashtra Ownership Flat Act (Regulation of Promotion of Construction Sale, Management and Transfer) Rules, 1964. Objection shall not be taken by the Donee if any modifications are made to the draft bye-laws or the Memorandum and/or Articles of Association of Society/Limited Company/Association as may be required by the case may be or any other competent Authority. The donor has sole and exclusive right to decide the nature of formation of Organization in respect of the tenement holders in the building being constructed on the said properties.

13. The Donee shall be liable to bear and separately to pay the proportionate share (i.e. in proportionate to the floor area of the said Shop) of outgoing in respect of the said properties and building namely local taxes, sales tax, other taxes, duties, charges, levies, cesses, Vat Tax, GST betterment Charges or such other levies by the concerned local authority and/or Government and shall be liable to bear and pay or water charges, insurances, premium, common lights, repairs and salaries of clerks, Bill Collectors, Sweepers and all other expenses necessary and incidental to the management and maintenance of the said properties and the building until the Society/ Limited Company/Associations of Apartments Holders if formed and the said properties and building are transferred to it.

14. The Donor shall have no claims save and except in respect of the particular shop hereby agreed. The Donee shall not claim right on any other permission i.e. water tanks, balconies, until transferred to the proposed Society/Association or additional F.S.I. as may be available in and the future to the Donor in terms hereof and the Donor may use terrace Balance/Additional F.S.I. or any floor for garden, office etc. as they may deem fit and the Donor any shall be entitled to lay drainage, sewers, water and electrical pipelines, Telecom conduits and other installation on the said land and the Donee have no objection whatsoever.

15. The DONOR gives authority and right to use/share/utilize the common, staircase /passage area. To use/share/utilize the common areas on even after the DONOR has transferred the rest of common passage areas to the proposed Society/ Association.

16. To maintain the said shop more particularly described in the schedule II herein underwritten at the donee own cost in good tenantable repair and condition from the date of possession of the said shop be taken and shall not do suffer to be done in the building, staircase or any passage which may be against the rules, regulations or bye-laws of concerned local or any other authority or shall change, alter or make addition in or to the building in which the said Shop is situated or any part thereof and /or the said showroom.

17. The fixtures, fittings and amenities to be provided by the DONOR in the premises in the said building are as shown in the schedule 'A' annexed hereto.

18. To carry out at her own costs all internal repairs of the said shop and maintain in the same conditions and order in which it is delivered by the donor the donee and shall not do or suffer to be done anything in or to the said building in which the said shop is situated or in the said shop which maybe against the rules and regulations and bylaws of the concerned local authorities or other public authorities. And in the event of the purchaser committing any act in contravention of the above provisions, the done shall be responsible and liable for the consequences thereof to the concerned local authority and /or public authority.

19. DONAAR shall have no claims save and except in respect of the particular shop hereby agreed to be acquired. The DONEE

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shall not claim right on any other permission i.e. water tanks, balconies, until transferred to the proposed Society/ Association or additional F.S.I. as may be available in and the future to the DONAAR in terms hereof and the DONOR may use terrace Balance/ Additional F.S.I. or any floor for garden, office etc. as they may deem fit and the owner/developer any shall be entitled to lay drainage, sewers, water and electrical pipelines, Telecom conduits and other installation on the said land and the DONEE have no objection whatsoever.

20. The Donee hereby her heirs consent to the DONOR for raising any finance/loan for the construction of the said property for institution/Bank except shop and Donee herby gives consent and authorize to the DONOR to represent them it in all the matters regarding property taxes, assessment and re-assessment before the concerned authorities and all decision taken by the DONOR in this regard shall be binding on the Donee. The DONOR shall be entitled to grant lease or license or any portion of the said land to any Government, Semi-Government or any Private Party for setting-up and installation for providing services such as Electricity, Telecommunication services, Dish Antenna etc. and the Donee shall not be entitled to raise any objection to such grant of lease or license.

21. Not to demolish or cause to be demolished the said unit or any part thereof nor at any time or cause to be made any addition or alteration of whatever nature in or to the said office or any part thereof nor make any alteration in the elevation and outside colour scheme of the said building in which the said Showroom is situated and shall keep the portion, sewers, drain pipes in the said showroom and appurtenances thereto in good condition and in particular to support shelter and protect the other parts of the said building in which the said showroom is situated and shall not chisel or in any other manner cause damage to the columns beams, walls slabs or RCC pardis or other structural members in the said Showroom lat without written permission of the DONOR.

22. This gift deed shall always be subject to the provisions of the Maharashtra Apartment Ownership Act 1970 (Mah. Act.No XI

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of 1971) and the rules made there under and the Maharashtra Ownerships Flat Act 1963 and rules made there under.

23. It is specifically agreed between the parties hereto that this deed wherever the area of the said accommodation are mentioned as built up area, which is arrived by the formula of carpet area plus thirty percent equal to built-up area(mentioned terrace or loft area minus fifty percent equal to carpet area). The carpet area will be as shown in the plan and to determine the same actual carpet area at site plus internal plaster, thickness has to be considered at the time of taking possession the Donee at his own discretion can get the area of the said flat measured. But after taking the possession of the said office by the Donee, it shall be presumed the done has no grievance under whatsoever head including or to the built-up and carpet area, height, length and width etc. of the showroom.

24. The Donee shall bear and pay increase in local taxes, water charges, insurance and such other levies if any which are imposed by the concerned local Authorities and/or Government and/or other Public authority on account of change of user of the said Shop by the Donee viz. user for any purpose other than for commercial purpose.

25. The Donee shall have all the right's to sell, gift, mortgage, lease, Sublet, transfer or assign or part with interest or benefit factor of this Agreement.

26. The Donee shall have no claim whatsoever in all lobbies, staircases, and common passage etc. and the same shall be for the common use of the tenement holders in the building being constructed on the said properties.

27. The building being constructed on the said properties shall always be known as **"EVELOT TIARA"** and no one has the right to change it and /or alter the said name and the done hereby agree that they have no objection to erect or affix Donor in a suitable place in the building. The members in the buildings or proposed society are not entitled to change the aforesaid project/scheme name and remove or alter donor's name in any circumstances.

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28. The terraces of the buildings, open spaces, basements, parking space or external walls of the proposed building etc. shall always belong to the Donor for their benefit and they shall be entitled to deal with and dispose of the same in such manner as they may deem fit. The donor after obtaining permission from the competent authority for construction of any type of permission i.e. Hoardings, Advertisement any type of Antenna on the terrace together with the benefit of the said terraces to such person or persons or parties at such rate and on such terms and conditions as the donor may deem fit. The donee of the society even after the said property is conveyed to the society or apartment, the said right of the donor shall be transferrable.

29. That the rights and obligations of the parties under or arising out of this Gift Deed shall be construed and enforced in accordance with the laws of India for the time being in force and the Pune Courts will have the jurisdiction for this Agreement

30. LOCATION:- Vibhag No.8/150
Flat – 48,880, Office -78,650, Shop – 1,31,800

31. VALUATION:- AS per the ready reckoner rate =

Government value comes to	=	RS.72, 14,732/-
Stamp duty paid thereon	=	RS. 5,05,031/-
Registration Fee	=	RS. 30,000/-

The donor has paid the Stamp Duty based on the valuation suggested by the Sub-Registrar on the higher price.

SCHEDULE –I- DESCRIPTION OF THE PROPERTY

Land/ Plot of property bearing admeasuring about 12404.21 sq. ft. e.g. 1152.38 sq.mtrs. is good, clean, clear and marketable property part of All that piece and parcel of properties bearing, C.T.S. No. 423, TPS II,FP No. 28-A1 and 28-A2, Mangalwar Peth, Pune admeasuring total areas of about 25139.40 sq.fts. (2280.56 sq. mtrs.) Within the limits of P.M.C. and within the jurisdiction of Registrar of Haveli, Taluka Pune City, Dist. Pune, which is bounded as under:

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On or towards East:	Pt. J. Nehru Road.
On or towards West:	Final Plot No. 29
On or towards South:	Final Plot No. 28B
On or towards North:	Final Plot No. 29.

SCHEDULE –II- DESCRIPTION OF THE SHOWROOM

SHOP No. **13** on Lower Ground Floor in the Building B "wing B1" known as "EVOLET TIARA" being constructed on the land which is more particularly described in the schedule–I hereinabove area **42.10** sq.mtr. Carpet along with balcony area. Total Built-up area Built-up **589 sq. ft. i.e. 54.74 sq. mtrs**, along with all fixtures, fittings, amenities there with.

LIST OF ANNEXURES

1. AMENITIES AND SPECIFICATIONS – ANNEXURE "A"
2. TITLE CERTIFICATE – ANNEXURE "B"
3. PROPERTY CARD – ANNEXURE "C"
4. COPY OF THE FLOOR PLAN – ANNEXURE "D"
5. COMMENCEMENT CERTIFICATE – ANNEXURE "E"
6. COMPLETION and OCCUPANCY CERTIFICATE
7. MAHA RERA CERTIFICATE

Along with the all trees, shrubs, water line, easementary rights, development rights etc. Such rights visited by the DONOR.

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IN WHITNESS WHEREOF THE PARTIES HAVE SET AND SUBSCRIBED THEIR HANDS ON THE DAY, MONTH AND YEAR FIRSTABOVE MENTIONED.

IN WITNESS WHEREOF the Parties hereto have set their respective hands deed on the date above written.

SIGNED AND DELIVERED BY THE)
"PARTY OF THE FIRST PART")
DONOR)

MR.IMTIYAZ RIYAZ QURESHI
(Himself and partner)

SIGNED AND DELIVERED BY THE)
"PARTY OF THE SECOND PART")
DONEE)

MRS. PRABHA IMTIYAZ QURESHI

Witnesses:-

1. Name: Laxmi Kailas Chaudhari
   Add : 246 Dattawadi, Pune 30
   Sign : L.K. Chaudhari

2. Name : Fatima. Shaikh
   Add : 126, Dattawadi
   Sign : Fatima

DRAFTED BY:
(ADV.P.S.GUJAR)

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ANNEXURE: A

WALLS:	Level gypsum wall/& ceiling plaster.
EXTERNAL: PAINTING	All- weather proof protective cement paint.
FLOORING:	All room's floors finished with vitrified tiles.
WC's & Toilets:	Superior quality anti-skid tiles for floors.
DADO:	All walls of Bathrooms, WC's and Toilets cladded with designer's glazed ceramic tiles up to lintol height.
DOORS:	Solid core nuwud designer main door and superior quality 3 latch locks and brass hardware fittings. Internal doors: flush doors with laminates. Bathroom doors with laminates and SS hardware fittings.
WINDOWS:	Powder coated Euro section heavy duty aluminum windows and French doors with mosquito mesh and MS enamel painted grills.
ELECTRICAL:	Concealed electrical wiring in ISI marked PVC heavy duty conduits fittings. Wires: Polycab or equivalent brand, flame retardant, low smoke wires. Branded modular switches.
SANITIARY FITTINGS & WARE:	Hindware/Parryware/Cera or Equivalent Sanitary ware of superior brands. Sanitary fittings: CP finishes Jaguar or equivalent brand fittings.
PLUMBING:	ISI mark C-PVC for internal plumbing & U-PVC for external plumbing.
SANITATION & DRAINAGE:	ISI mark PVC/Cast Iron pipes for drainage down take and RCC Hume pipes for ground drainage system.
STAIRCASE AND LOBBY:	High quality Granite and Vitrified tile flooring with design and treads with half chamfered nosings.
LIFTS:	Automated Branded lifts.
Security:	Camera in parking and common area.
Solar system:	To provide hot water in each unit.
GENERATOR:	Backup generator for common areas, parking areas and lifts.
PARKING AREA:	Paver/Checkered tiles, interlocking parking tiles as per design.

Note: All fittings and material selection, color and design will be at discretion of the Architects.

झोपडपट्टी पुनर्वसन प्राधिकरण, पुणे व पिंपरी चिंचवड [illegible] पुणे

(गृहनिर्माण विभाग, महाराष्ट्र शासन)

II, मुथ्था चेंबर्स (विस्तार इमारत), सेनापती बापट मार्ग, पुणे - ४११०१६.

दूरध्वनी क्रमांक : ०२०-२५६३०२३४/३६ फॅक्स : ०२०-२५६३०२३५

ई-मेल : srapune@yahoo.in वेबसाईट : www.srapune.gov.in

THE SEAL OF THE SRA REGISTRAR

दस्त क्र. २० चे सर्व रजिस्ट्रारची मुद्रा

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दि. २०/१२/२०१९		

जा.क्र. झोपुप्रा/तां-३/भोप्र/मा.क्र.८४/१९ [illegible]

अंशत: भोगवटा प्रमाणपत्र

वाचा - १) प्रथम बांधकाम परवानगी (मूळ CC) जा.क्र२१३७ दि.२३/११/२०११

२) सुधारित बा.प./संमती पत्र क्र. २८९३, दि. २१/१२/२०१८.

३) विकसक मे. इव्होलेट डेव्हलपर्स यांनी वास्तुविशारद आर्कि. आतिक मलिक यांचे मार्फत केलेला अंशत: भोगवटा प्रमाणपत्र मिळणेबाबतचा विनंती अर्ज. (आ.क्र.५४५३ दि. २६/०८/२०१९)

४) मा.मुख्य कार्यकारी अधिकारी यांची मान्यता दि./०४/११/२००२

महाराष्ट्र प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३/२५४ व महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ कलम ४५ प्रमाणे सि.स.नं. ४२३ मंगळवार पेठ, फा.प्लॉट क्र. २८ टी.पी.एस.-२, पुणे येथील झोपडपट्टी पुनर्वसन योजनेमधील (पुनर्वसन घटक) इमारतीस या कार्यालयाकडून अंतिम संमती पत्र जा. क्र झोपुप्रा/तां ३/२८२९/२०१८ दि.२१/१२/२०१८ अन्वये बांधकाम परवानगी देणेत आली आहे. सदरील बांधकाम परवानगी प्रमाणे B इमारतीमधील पार्ट (B१) च्या पहिल्या मजल्यापर्यंतचे काम पूर्ण झाल्याने, सदर इमारतीमधील सदनिका/ गाळे इ.साठी भोगवटा पत्र मिळण्याबाबत प्रकल्पाचे विकसक मे. इव्होलेट डेव्हलपर्स यांनी उपरोक्त वाचा मध्ये नमूद केले नुसार विनंती अर्ज केलेवरुन खालीलप्रमाणे तपशीलानुसार पुनर्वसन इमारतीस अंशत: भोगवटा प्रमाणपत्र मा.मुख्य कार्यकारी अधिकारी यांचेकडील मान्यतेनुसार देणेत येत आहे.

इमारत "B" मधील (पार्ट) B१ - पुनर्वसन इमारत + विक्री इमारत (Composite)

अ.क्र.	मजले	सदनिका/दुकान क्र. (पुनर्वसन घटक)	सदनिका/दुकान क्र. (विक्री घटक)	एकूण सदनिका/दुकाने
१)	बेसमेंट	--	स्कुटर पार्किंग	--
२)	लोअर ग्राउंड	दुकाने ३,४,५,६,१४,१७	दुकाने १,२,१३,१८ + १ गोडाऊन A	१० दुकाने + १ गोडाऊन
३)	अप्पर ग्राउंड	--	शोरूम A,B,E,F	४ शोरूम
४)	पहिला मजला	--	१०६, १०७, १०८,१०९,११०,१११,११५,११६	०८ ऑफीस

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झोपडपट्टी पुनर्वसन प्राधिकरण

पुणे विभाग, पुणे

पुणा चेंबर्स II, (विस्तार इमारत), सेनापती बापट रोड, पुणे-१६.

APPROVED

मा.:-

१. प्रिव्हिलेज ॲण्ड कॉन्ट्रॅक्ट ॲण्ड एस्टेट (इंडियन कुरेशी) यांचे तर्फे वास्तुविशारद श्री. अतिक मलिक यांच दुबार बांधकाम परवानगी मिळणेबाबतचा प्रस्ताव दिनांक- ०८/०८/२०१८.

२. मा. मुख्य कार्यकारी अधिकारी झोपडपट्टी पुनर्वसन प्राधिकरण (पुणे व पिंपरी चिंचवड) यांची दि.०४/१२/२०१८ रोजी मान्य कार्यक्रमाची टिपणीनुसार

(चटई/सुधारित) बांधकाम परवानगी

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, सन १९६६ चे कलम ४४ व ४५, तसेच मुंबई प्रादेशिक महानगरपालिका अधिनियम, सन १९४९ चे कलम २५३ व २५४ तसेच महाराष्ट्र झोपडपट्टी (सुधारणा, निर्मूलन व पुनर्वसन) अधिनियम १९७१ च चे तरतूदीनुसार दि.न.नं.४२३, नंगळवार पेठ, पुणे येथील झोपडपट्टी पुनर्वसन योजनेतील विकासक मे.प्रिव्हिलेज ॲण्ड कॉन्ट्रॅक्ट (इंडियन कुरेशी) यांचेतर्फे वास्तुविशारद श्री. अतिक मलिक यांनी झोपडपट्टी पुनर्वसन योजनेतील बांधकाम प्रस्तावाचा सादरीकरण केलेला आहे. त्यानुसार खालील तक्त्यात नमूद केलेप्रमाणे व मार्गदर्शक तत्वे बांधकाम परवानगी नियमावली तसेच विहित केलेप्रमाणे, तसेच खालील तक्त्यामध्ये ओळी व इमारतीस, एकत्रित बांधकाम परवानगी देणेत येत आहे.

(१) इमारत क्रमांक (किंवा विंग) इमारतीचे बांधकाम क्षेत्रफळ तपशील -

इमारत	मजुरीचे मजले	मंजूरीस पात्र बांधकाम क्षेत्र (चौ.मी.)	सदनिका
इमारत क्र.१	वाणिज्य	४१२.५२ चौ.मी.	३६ दुकाने + २ गाळे
इमारत क्र.२	वाणिज्य	३८४.०५ चौ.मी.	०८ दुकाने
१ ला मजला	रहिवास	४१६.१५ चौ.मी.	१६ सदनिका
२ रा मजला	रहिवास	४१०.४६ चौ.मी.	०८ सदनिका
३ रा मजला	रहिवास	४१०.४६ चौ.मी.	०८ सदनिका
४ था मजला	रहिवास	४१०.४६ चौ.मी.	०८ सदनिका
५ वा मजला	रहिवास	४३०.४६ चौ.मी.	०८ सदनिका
६ वा मजला	रहिवास	४३०.४६ चौ.मी.	०६ सदनिका
७ वा मजला	रहिवास	४३०.४६ चौ.मी.	०८ सदनिका
८ वा मजला	रहिवास	३२८.९१ चौ.मी.	[illegible]
९ वा मजला	रहिवास	३२८.३६ चौ.मी.	[illegible]
एकूण		४,२३६.[illegible]	[illegible]

मालमत्ता पत्रक

गाव — मंगळवारपेठ तालुका/न.भू.मा.का. — न. भू. अ. क्र. - २ जिल्हा -- पुणे

प्लॉट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	कमी-जास्त दिलेल्या उपविभागांचा किंवा बहुमाळ इमारतीत आणि त्याच्या पेर त्यांच्याशी निगडित चेंबर
८८४.२८		[चौ यार ४०७] [गुंठे ३३.६] [चौ मी ३४०.३] चौ मी .आ.३३-४४-८ चौ मी	हुकुमाने खालसा	[वि शे सारा ४४.५ दि १.७.३८ पासून ३१.७.६८ आदेश डि र ज गा व २ वरून]

[गुलाम दस्तगीर खान पासुन खान महंमद खान]
[खरेदी खत र रु १७४०००/- नों ता १०.१.२५]
[मीनाक्षेर गोपाळगीर गोसावी यांचे पासुन नं ३१ समाविल]

[मालिकचंद पुनमचंद पासुन दु मा.]
[लोना बजाजी माने गुलाम दस्तगीर]
[पासुन र रु १६०००/- नों ता १६.११.२८]
[यास नावे गहाण घेतली]
[नजर ग र रु —— नों ता १०.१०.२५]
[नारायण देवशगीर गोसावी यांचेकडे]
[गुलाम दस्तगीर तावे गहाण जास्त बोजा]
[र रु ४०००/- नों ता १६.५.२१]
[मालिकचंद पुनमचंद या दु मालक]
[लोना बजाजी यांचे कडे गुलाम]
[दस्तगीर पासुन नं १ समाविल]

THE SEAL OF SUB-REGISTRAR हवेली क्र. 20 चे सब रजिस्ट्रार HAVELI-20

हवल – २०

३५१८	२१	२८

२०२०

व्यवहार	खंड क्रमांक	बंधन धारक (धा) नडेदार (प) किंवा भार (भ)	साक्षांकन
[illegible] गुलाम दस्तगीरखान मध्ये बारस बायको	SI	H बाई हुसेनबी मर्द गुलाम दस्तगीर खान	सही - बायमेंटर
[illegible] स ख र रु २३१३१-११-०/ १०.३.४४ हुसेनबी बाई गुलाम बैगरे कडुन सदर प्लॉट---------- प्लॉट नं ३१ सह	SR शेडयूल १-३/७७२	H गणपतराव हरीबा पडोत	सही - बायमेंटर
[illegible] अर्ज ता १.७.४६ SI तावे गहाण १६०००/-१६.१.२८ऊणि ४००० १६.५.३१ ला भरपाई सो प ख जब्ज यांचेकडील मू न ५२४/१९४२ वरुन ता ५ सामील			सही - बायमेंटर
[illegible] अर्ज ता २.६.४६ SI न.ग. ५०००/१०.१.२५ ची भरपाई १९.११.२८ला झाली			सही - बायमेंटर
[illegible] वाटणीपत्र रद्द ————	SR I ५५५	H १.हुसेनबी मर्द गुलाम दस्तगीर खान २ हुसेनखा उर्फ ———मर्द अबदुल दस्तगीर खान	सही - बायमेंटर

मालमत्ता पत्रक

तालुका/न. भू. मा. का. -- न. भू. अ. क्र. - २ जिल्हा -- पुणे

शासनाला दिलेल्या अधिकारांचा विचार करून तपशील आणि त्याच्या फेर तपासणीचे दिनांक

	व्यवहार	खंड क्रमांक	नवीन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षांकन
२३/०५/२०१३	खरेदी नोंद स.दु.नि.हवेली क्र. २ पुणे यांचेकडील रजिस्टर दस्त क्र. ५८१९/दि. १५/४/८८ अन्वये खरेदी प्रमाणे प्रभासराची नोंद घेणेकरी श्री. प्रभाकर सदाशिव पाठक यांचे दिलेल्या दस्ताप्रमाणे अनुभव मंडप को. ओ. सो. चे सभासदांची नव्याची नोंद केली.		L १) सुनिल मारुती भागत कमल शहुराव हेगडे [२] कृष्ण सेवा ट्रस्ट] [३] कृष्ण सेवा ट्रस्ट] ४) जी.डी. रकिबे ५) पी.के. भादरे ६) एम व्ही राजनाने ७) [illegible] ८) एम बी जगताप ९) पी. के. यादव १०) व्ही.एम.खानवलकर ११) व्ही. एस. कोलक १२) पी.एस.कुलकर्णी १३) एन एन कुलकर्णी १४) एम.सी. इनामदार १५) [illegible] १६) व्ही एम खानवलकर	

THE SEAL OF SUB-REGISTRAR हवेली क्र. 20 चे सब रजिस्ट्रार HAVELI-20

हवेली – २०
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२०२०

अर्जदाराने
म.जिल्हा अधीक्षक भूमी अभिलेख पुणे यांचेकडील आदेश क्र.न.भू/का.वि.१००१/पुर्नविलोकन /२०१४ दि.८/८/२०१४ व व कार्यालयाकडील क्र.न.भू.अ.क्र.२/ब.भू.८/पुर्नविलोकन नो.क्र.१५१/२०१४ दि.२५/११/२०१४ चे आदेशाने दिनांक २३.५.२०१३ चे नोंदीतील प्लॉट क्र.२७३चाचे नाव कमी करणे कामी नोंद केली.

अकृषी क्षेत्र नोंद -
म. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख म.राज्य पुणे यांचेकडील क्र./मा.भू.-१/मि.प.अकृषी नोंद /२०१५ पुणे दि. १६/०२/२०१५ चे परिपत्रकान्वे क्षेत्राची अकृषी नोंद घेतली

	करसाने निर्मला दत्तात्रय रोपे मयत दिनांक २६/१०/२०१४ अजंदार यांचा अर्ज जबाब प्रतिज्ञापत्र मृत्युदाखला वारस मयताचे नाव कमी केले व वारस नोंद केली.	धा १.अनिल दत्तात्रय रोपे २.रविंद्र दत्तात्रय रोपे ३.सतीश दत्तात्रय रोपे ४.जोत्स्ना दत्तात्रय रोपे

बोजा कमी नोंद
म.दु.नि.ह.क्र.११ यांचेकडील र.द.अ.नं.७३१३/२०१६ दि.१०/८/२०१८ अन्वये रिकन्व्हेन्स दस्त केल्याने व येथेकडील पत्र दि ३.८/२०१६ अन्वये घेतलेले कर्ज रक्कम रुपये ८०,००,०००/- परत केड केल्याने धार सदरी असलेले दि मुस्लिम को ऑप बँक लि पुणे यांचे नाव कमी केले.

हक्कसोड दस्ताने
म.दु.नि.ह.क्र.१२ यांचेकडील र.द.अ.क्र.५१९१/२०१६ दि.३/९/२०१६ अन्वये फेयाल इम्तियाज चिलवान ,फरिदा हुर सय्यद ,शबेरा रियाज कुरेशी यांचे कडीने कुलमुख त्यार इमरोयाज रियान कुरेशी यांनी त्यांचे हिश्याची मिळकत त्यांनी त्यांचे हिश्याची मिळकत इमरोयाज रियान कुरेशी यांचे नावे लाभार्थी सोडल्याने हक्क सोडणा-यांचे नाव कमी करणेकामी नोंद केली.

सही -
खरी नकल -
न. भू. अ. क्र. - २
पुणे

THE SEAL OF SUB-REGISTRAR हवेली क्र. 20 चे सब रजिस्ट्रार HAVELI-20

हवेली – २०
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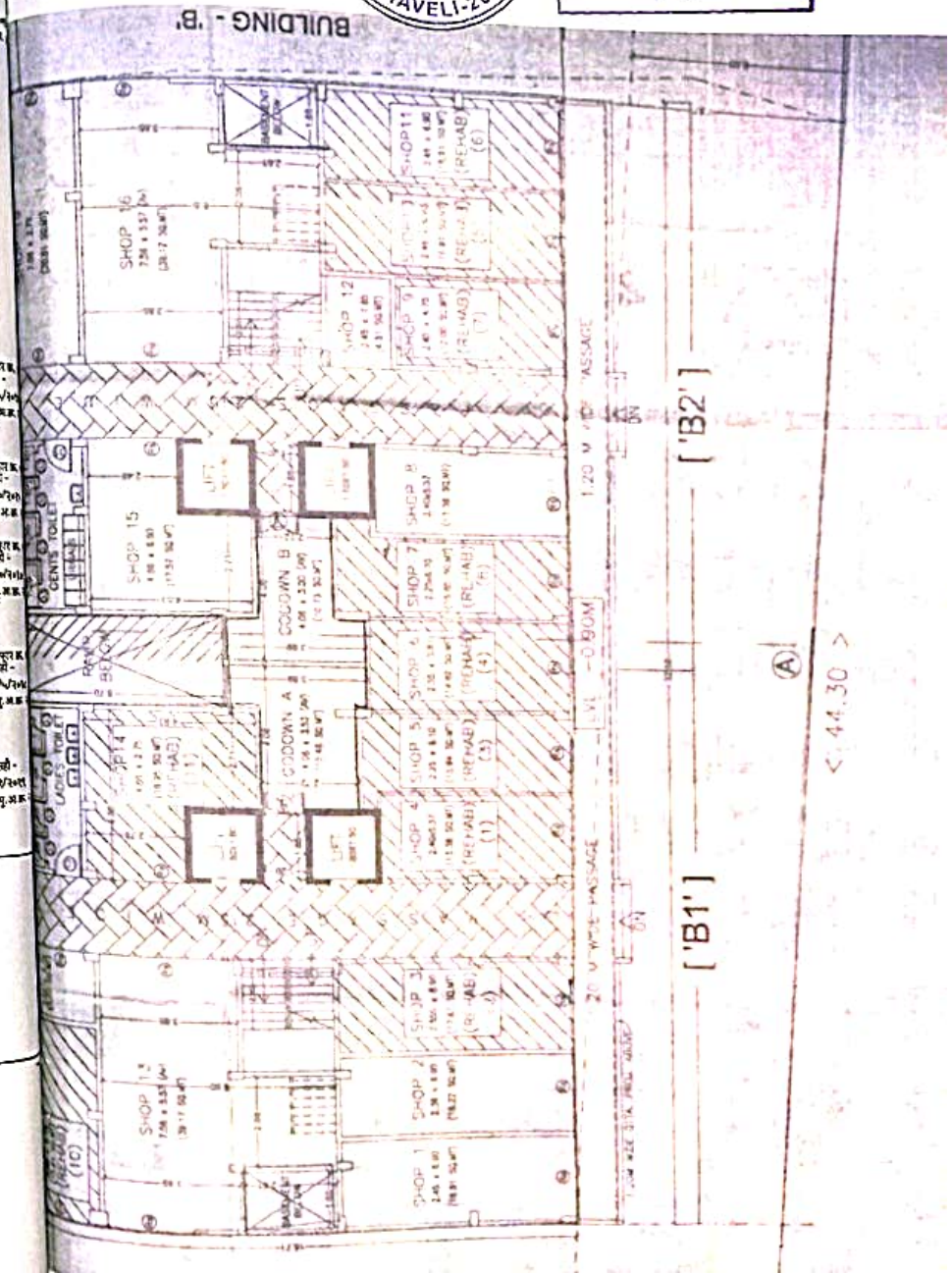
२०२०



THE SEAL OF SUB-REGISTRAR हवेली क्र. २० पुणे HAVELI-20

हवेली - २०
दस्त क्र. २१ २८
२०२०

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P52100017182

Project: EVOLET TIARA, Plot Bearing / CTS / Survey / Final Plot No.:CTS NO 423 FINAL PLOT NO. 28 At Pune (M Corp.), Pune City, Pune, 411011;

1. M/S Evolet Developers having its registered office / principal place of business at *Tehsil: Pune City, District: Pune, Pin: 411011.*
2. This registration is granted subject to the following conditions, namely:-
   - The promoter shall enter into an agreement for sale with the allottees;
   - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
   - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
     OR
     That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
   - The Registration shall be valid for a period commencing from **17/07/2018** and ending with **31/12/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
   - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
   - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:7/17/2018 5:18:43 PM

Dated: **17/07/2018**
Place: **Mumbai**

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 2020022578S 25 February 2020 10 59 22 AM

मूल्यांकनाचे वर्ष	2019
जिल्हा	पुणे
मूल्य विभाग	तालुका हवेली विभागाचे नाव (वि क्र) मंगळवार पेठ (पुणे महानगरपालिका)
उप मूल्य विभाग	R/150 - नेहरु रोडवरील मालमत्ता नरपतगीर चौक ते काळावाडा, काळावाडा ते मालधक्का चौक
इमारतीचे नाव	Pune Municipal Corporation सर्व्हे नंबर /न भू क्रमांक अंतीम प्लॉट नंबर#28

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
18440	48880	78650	131800	0	चौ मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)	54.74चौ मीटर	मिळकतीचा वापर-	तळमजल्यावरील दुकाने	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्ष	मूल्यदर/बांधकामाचा दर-	Rs 131800/-
उद्वाहन सुविधा -	नाही	मजला -			
रस्ता सन्मुख -	आहे	कॉर्नरवरील दुकान -	नाही		

लागेच डावाच्या इमारतीमधील तळमजल्यावरील दुकाने - नाही

Sale Type - First Sale

Sale Resale of built up Property constructed after circular dt 02/01/2018

घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर =(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी)

= (131800 * (100 / 100))

= Rs 131800/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 131800 * 54.74

= Rs 7214732/-

Applicable Rules = 3

एकत्रित अंतिम मूल्य

- मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी

= A + B + C + D + E + F + G + H + I

= 7214732 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

=Rs.7214732/-

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THE SEAL OF SUB-REGISTRAR हवेली क्र. २० चे सब रजिस्ट्रारची मुद्रा HAVELI-20

हवेली - २०
५५१९ ५५ ५७
२०२०

दस्त गोषवारा भाग-1

हवल20 22/26
दस्त क्रमांक: 3518/2020

307 3518
मंगळवार,25 फेब्रुवारी 2020 11:26 म.पू.

दस्त क्रमांक: हवल20 /3518/2020

बाजार मुल्य: रु. 72,14,732/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.5,05,100/-

नोंदणी फी माफी अगल्याम तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. सह. दु. नि. हवल20 यांचे कार्यालयात
प्र. क्र. 3518 वर दि.25-02-2020
रोजी 11:25 म.पू. वा. हजर केला.

पावती:3595 पावती दिनांक: 25/02/2020

सादरकरणाराचे नाव: लिहून घेणार - सौ. प्रभा इम्तीयाज कुरेशी - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 640.00
पृष्ठांची संख्या: 32	
एकुण:	30640.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, हवेली-20

सह दुय्यम निबंधक, हवेली-20

दस्ताचा प्रकार: बक्षीसपत्र

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 25 / 02 / 2020 11 : 25 : 13 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 25 / 02 / 2020 11 : 26 : 09 AM ची वेळ: (फी)

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत ...लेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे * दस्तातील संपुर्ण मजकुर निष्पादक व्यक्ती साक्षीदार/ओळखदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे स्वत: जबाबदार असतील * दस्तऐवजासोबत जोडलेले कागदपत्रे कुलमुखत्यारधारक व्यक्ती इत्यादी बनावट खोटे आल्यास याची संपूर्ण जबाबदारी निष्पादकांची राहील

लिहून घेणारे

लिहून घेणारे

THE SEAL OF SUB-REGISTRAR हवेली क्र. 20 चे सब रजिस्ट्रार HAVELI-20

Summary -2

दस्त गोषवारा भाग-2

हवल20 २०/२०
दस्त क्रमांक:3518/2020

25/02/2020 11 28:10 AM

दस्त क्रमांक :हवल20/3518/2020

दस्ताचा प्रकार :-बक्षीसपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव लिहून घेणार - सौ. प्रभा इम्तीयाज कुरेशी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: -, रोड नं: स. 28 मंगळवार पेठ पुणे , महाराष्ट्र, पुणे. पॅन नंबर:BHQPK0398R	लिहून घेणार वय :-44 स्वाक्षरी:-		
2	नाव.लिहून देणार - श्री इम्तीयाज रियाज कुरेशी स्वत:करिता व मे इव्होलेट डेव्हलपर्स तर्फे भागीदार - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: स. 28 मंगळवार पेठ पुणे , महाराष्ट्र, पुणे. पॅन नंबर:AABPQ5020D	लिहून देणार वय :-46 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत बक्षीसपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
सिद्धा क.3 ची वेळ:25 / 02 / 2020 11 : 27 : 11 AM

ओळख:-
सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असुन दस्तऐवज करुन देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:- - ॲड. पी.एम गुजर वय:55 पत्ता:दत्तवाडी, पुणे पिन कोड:411030		

स्वाक्षरी

सिद्धा क.3 ची वेळ:25 / 02 / 2020 11 : 27 : 31 AM

दुय्यम निबंधक, हवेली-20

EPayment Details.

sr.	Epayment Number	Defacement Number
1	2402202010228	2402202010228D
2	MH012448376201920E	0006416751201920

3518 /2020

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प्रमाणित करण्यात येते की,
दस्तऐवजास एकुण १ ते २० पृष्ठे आहेत

पहिले नंबरचे पुस्तकाचे
३५१८ नंबरी नोंदला

(बी. एस. जाधव)
सह दुय्यम निबंधक (वर्ग-२) हवेली क्र.-२०

(बी. एस. जाधव)
सह दुय्यम निबंधक (वर्ग-२) हवेली क्र.-२०
दिनांक २५/०२ /२०२०

THE SEAL OF SUB-REGISTRAR हवेली क्र. २० चे सब रजिस्ट्रारची मुद्रा सत्यमेव जयते HAVELI-20