

397/3520

Tuesday, February 25, 2020

11:32 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 3597 दिनांक: 25/02/2020

गावाचे नाव: मंगळवार पेठ

दस्तऐवजाचा अनुक्रमांक: हवल20-3520-2020

दस्तऐवजाचा प्रकार: वक्षीसपत्र

सादर करणाऱ्याचे नाव: लिहून घेणार - सी. प्रभा इम्तीयाज कुरेशी - -

नोंदणी फी

रु. 9920.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

एकूण:

रु. 10560.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:51 AM ह्या वेळेस मिळेल.

वाजार मूल्य: रु.991136/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 69400/-

सह दुय्यम निबंधक, हवेली-20

(बी. एस. जाधव)

सह दुय्यम निबंधक (वर्ग-२)

हवेली क्र.-२०

1) देयकाचा प्रकार: eChallan रकम: रु.9920/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012448834201920E दिनांक: 25/02/2020

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.640/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2402202010050 दिनांक: 25/02/2020

वैकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

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

Prashant



25/02/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 20

दस्त क्रमांक : 3520/2020

नोदणी :

Regn:63m

गावाचे नाव : मंगळवार पेठ

- (1) विलेखाचा प्रकार बक्षीसपत्र
(2) मोबदला 0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 991136



- (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 विल्डिंग बी विंग बी-1, म्हणजेच इव्होलेट टियरा मधील लोवर ग्राउंड फ्लोअर शॉप क्र.18 यासी कारपेट क्षेत्र 62 चौ.फुट, म्हणजेच 5.76 चौ.मी. एकुण विल्टअप क्षेत्र 81 चौ फुट म्हणजेच 7.52 चौ.मीटर ही मिळकत. (C.T.S. Number : 423 ;)

- (5) क्षेत्रफळ

1) 7.52 चौ.मीटर

- (6) आकारणी किंवा जुडी देण्यात आसेल तेव्हा.

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

1): नाव:- लिहून 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 करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- लिहून 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:-BHQPQK0398R

दस्तासोबतची नक्कल

- (9) दस्तऐवज करून दिल्याचा दिनांक 24/02/2020

श्री. प्रभा इम्तीयाज कुरेशी
यांना दिली

- (10) दस्त नोंदणी केल्याचा दिनांक 25/02/2020

- (11) अनुक्रमांक, खंड व पृष्ठ 3520/2020

अस्सलवर हुकूम नक्कल दिनांक 24/02/2020

- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 69400

- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 9920

- (14) शेरा

(बी. एम्. 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.





हवेल-२०		
3420	4	30
CHALLAN		
MTR/Form Number-6 2020		



GRN	MH012448834201920E	Barcode	Date		24/02/2020-15:16:28	Form ID	34
Department			Inspector General Of Registration				
Stamp Duty			Payer Details				
Type of Payment			Registration Fee				
Office Name			HVL20_HAVELI 20 JOINT SUB REGISTRAR				
Location			PUNE				
Year			2019-2020 One Time				
Account Head Details			Amount In Rs.				
0030046401 Stamp Duty			69400.00				
0030063301 Registration Fee			9920.00				
Total			79320.00				
TAX ID / TAN (If Any)							
PAN No.(If Applicable)			BHOPK0398R				
Full Name			Mrs Prabha Imtiyaz Qureshi				
Flat/Block No.			CTS NO 423				
Premises/Building			Mangalwar Peth				
Road/Street			Pune				
Area/Locality			Pune				
Town/City/District			Pune				
PIN			4 1 1 0 1 1				
Remarks (If Any)			PAN2=AABPO5020D~SecondPartyName=Imtiyaz Riyaz Qureshi-				
Amount In			Seventy Nine Thousand Three Hundred Twenty Rupees				
Words			Only				
Payment Details			BANK OF MAHARASHTRA				
Cheque/DD Details			FOR USE IN RECEIVING BANK				
Cheque/DD No.			Bank CIN Ref. No. 02300042020022408292 005762286				
Name of Bank			Bank Date RBI Date 24/02/2020-15:17:25 Not Verified with RBI				
Name of Branch			Bank-Branch BANK OF MAHARASHTRA				
			Scroll No. , Date Not Verified with Scroll				

Department ID :

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

Mobile No. : 9822875589

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-397-3520	0006417026201920	25/02/2020-11:32:27	IGR027	9920.00
2	(IS)-397-3520	0006417026201920	25/02/2020-11:32:27	IGR027	69400.00
Total Defacement Amount					79,320.00

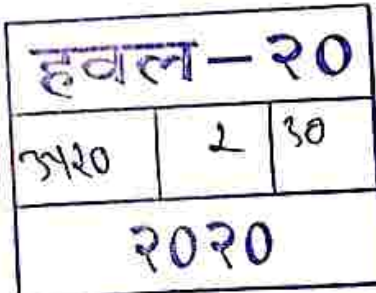


CHALLAN
MTR Form Number-6



GRN	MH012445834201920E	BARCODE	Date		24/02/2020-15:16:28	Form ID	34
Department			Inspector General Of Registration				
Type of Payment			Stamp Duty Registration Fee				
Office Name			HVL20_HAVELI 20 JOINT SUB REGISTRAR				
Location			PUNE				
Year			2019-2020 One Time				
Account Head Details			Amount In Rs.		Premises/Building		
0030046401 Stamp Duty			69400 00		Road/Street		
0030053301 Registration Fee			9920 00		Area/Locality		
					Town/City/District		
					PIN		
					Remarks (If Any)		
					PAN2=AABPQ5020D-SecondPartyName=Imtiyaz Riyaz Qureshi-		
					Amount In		
					Seventy Nine Thousand Three Hundred Twenty Rupees		
Total			79,320 00		Words		
					Only		
Payment Details			BANK OF MAHARASHTRA				
Cheque/DD Details			FOR USE IN RECEIVING BANK				
			Bank CIN	Ref. No.	02300042020022408292	005762286	
Cheque/DD No.			Bank Date	RBI Date	24/02/2020-15:17:25	Not Verified with RBI	
Name of Bank			Bank-Branch		BANK OF MAHARASHTRA		
Name of Branch			Scroll No. , Date		Not Verified with Scroll		

Department ID: 9822875589
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 हादर चलान केवल दृश्यम निबंधक कार्यालयात नोंदणी करायच्यासाठी द्यावा लागू आहे. नोंदणी न करायच्यासाठी हादर चलान लागू नाही.



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2402202010050	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 10004152020022408733	REF No. 005899101
This is computer generated receipt, hence no signature is required.	



हवेल-२०		
५१०	३	३०
२०२०		



This GIFT DEED is made and executed here at Pune on this 4th 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 DONER**" (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 at F.P. no 28A/1, Pt. Jawaharlal Nehru, Mangalwar Peth, Pune - 11

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;



within the local limits of the said Municipal Corporation total area of the said property i.e. F. Plot No. 28A, Mangalwar Peth, Pune - 411011. 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./945/1/50 dated 01/06/1988, Final Plot No. 28-A1 admeasuring 1152.38 sq. mtrs was owned by MR. RIYAZ AHMED ABDUL SATTAR QURESHI and Final Plot No. 28-A2 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 Sava 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



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 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 "EVOLUT DEVELOPERS" under the Indian Partnership Act, 1932 which is registered on 02/12/2008 vide No. MaPa 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. Chullwan, 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. Chullwan, 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 with the 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 Havelli 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./zhupupa/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 Donor's 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 floor with Parking in basement have and the remaining 8th



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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. ZUPRA/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.zhupupa/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 c.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.18 situated on Lower Ground Floor, Area admeasuring about Carpet i.e. 62 Sq ft. 5.76 Sq. Mtrs Total Built-up area 81 sq. ft. i.e. 7.52 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, 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 aforesated.

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 by the Donor himself.

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



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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 Shop (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 tenements 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, Service Tax, 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 F.S.I. as may be available in and the future to the Donor in terms hereof and the Donor may use terrace



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Balance/Additional F.S.I. of any floor for garden, office etc. as they may deem fit. 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 under written 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 his own costs all internal repairs of the said showroom 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 flat is situated or in the said showroom which may be 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 donee shall be responsible and liable for the consequences thereof to the concerned local authority and /or public authority.

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



shall not claim right or 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 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 hereby 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



of 1971) and the rules made there under and the Maharashtra Ownership Flats 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 rights 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 "EVELOOT 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.



होल-२०
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28. The terraces of the building, 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 transferable.

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.9,91,136/-

Stamp duty paid thereon = RS.69,400/-

Registration Fee = RS.9,914/-

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.ft. (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:



होल-२०
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On or towards East:
On or towards West:
On or towards South:
On or towards North:

Rt. J. Nehru, Road.
Final Plot No. 29
Final Plot No. 28B
Final Plot No. 29.

SCHEDULE -II- DESCRIPTION OF THE SHOWROOM

SHOP No. 18 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 62 sq. ft. 5.76 sq mtr Carpet along with balcony area. Total Built-up area Built-up 81 sq. ft. i.e. 7.52 sq. mtrs, along with all fixtures, fittings, amenities there with.

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.



हवामान-२०
२५/१० १५ ३०
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IN WITNESS WHEREOF 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 RYAZ QURESHI
(Himself and partner)



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


MRS. PRABHA IMTIYAZ QURESHI



Witnesses:-

1. Name: Jaarmi Kaibis Chaudhari
Add : 246 Dattawadi, Pune 30
Sign : J.K. Chaudhari

2. Name : Fahima D. Khan
Add : 126 Dattawadi
Sign : Fahima

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



हवामान-२०
२५/१० १५ ३०
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Level gypsum wall & ceiling plaster.

All-weather proof protective cement paint.

WALLS:
EXTERNAL:
PAINTING
FLOORING:
WC's & Toilets:
DADO:
DOORS:
WINDOWS:
ELECTRICAL:
SANTARY
FITTINGS & WARE:
PLUMBING:
SANITATION
& DRAINAGE:
STAIRCASE
AND LOBBY:
LIFTS:
Security:
Solar system:
GENERATOR:
PARKING AREA:
Note: All fittings and material selection, color and design will be at discretion of the Architects.

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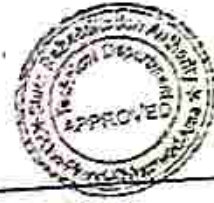
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श्रीपद्म पुनर्वसन योजना

(उने व निरी विवरण दे, ३०)

मुद्रा संख्या ११, दिनांक १०/०५/७३



हवल-२०		
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१. निरीक्षण व इतरांचे उद्देशाने (मोर्चा करीत) यादी
 २. मुद्रा संख्या परवानगी
 ३. ना. मुद्रा कार्यकारी अधिकारी श्रीपद्म पुनर्वसन योजना
 दि. ०४/०५/७३ रोजी मान्य कार्यालय दिपलीमुला

(चुर्च/मुद्रा) बांधकाम परवानगी

मराठवाडा प्रादेशिक व नगरपालिका अधिनियम, सन १९६६ च कलम ३४ व ४५, तसेच पुढील प्रांतिक नगरपालिका अधिनियम, सन १९६९ च कलम ३५ व ३६ यांच्या अन्वयेत श्रीपद्म पुनर्वसन (सुधारण, निर्मूलन व पुनर्बांधणी) अधिनियम १९७१ च चे तरतुदीनुसार दि. ०४/०५/७३, मंगळवार रोजी, पुणे येथील श्रीपद्म पुनर्वसन योजनेचे धिकारक सेक्शनल डेव्हलपर्स (कालीदास कुंदेरी) यांचेकडे वास्तुविशारद डॉ. अशोक मलिक यांनी श्रीपद्म पुनर्वसन योजनेच्या बांधकाम नकाशांना यादीत दाखलचे नमुने घेतलेल्या मंजूरी जपेक्षितेनी आहे. त्यानुषंगाने खालील तक्त्यात नमुने देलेल्या ३ प्रसारेतचे मंजूर बांधकाम नकाशात प्राधिकृतकार, जसेच यादीत कलमांतर्गत अटी व शर्तीसह, फक्त (चुर्च/मुद्रा) बांधकाम परवानगी देणेत येत आहे.

(१) १२ + १२ = २४ (चुर्च) यदीत उदाहरणे बांधकाम बांधकामातल्या तपसनीत -

क्रमांक	बांधकाम	बांधकामाची व बांधकामाची (चुर्च/मुद्रा)	तपसनीत
१. बांधकाम	बांधकाम	३१२५३ चौ.मी.	१९ चुर्च + २ मुद्रा
२. बांधकाम	बांधकाम	३८४०५ चौ.मी.	८ चुर्च
३. बांधकाम	बांधकाम	४५५ चौ.मी.	१६ चुर्च
४. बांधकाम	बांधकाम	२५०० चौ.मी.	०८ चुर्च
५. बांधकाम	बांधकाम	४३०० चौ.मी.	०८ चुर्च
६. बांधकाम	बांधकाम	४३०० चौ.मी.	०८ चुर्च
७. बांधकाम	बांधकाम	४३०० चौ.मी.	०८ चुर्च
८. बांधकाम	बांधकाम	४३०० चौ.मी.	०८ चुर्च
९. बांधकाम	बांधकाम	४३०० चौ.मी.	०८ चुर्च
१०. बांधकाम	बांधकाम	४३०० चौ.मी.	०८ चुर्च
११. बांधकाम	बांधकाम	४३०० चौ.मी.	०८ चुर्च
१२. बांधकाम	बांधकाम	४३०० चौ.मी.	०८ चुर्च
१३. बांधकाम	बांधकाम	४३०० चौ.मी.	०८ चुर्च
१४. बांधकाम	बांधकाम	४३०० चौ.मी.	०८ चुर्च
१५. बांधकाम	बांधकाम	४३०० चौ.मी.	०८ चुर्च
१६. बांधकाम	बांधकाम	४३०० चौ.मी.	०८ चुर्च
१७. बांधकाम	बांधकाम	४३०० चौ.मी.	०८ चुर्च
१८. बांधकाम	बांधकाम	४३०० चौ.मी.	०८ चुर्च
१९. बांधकाम	बांधकाम	४३०० चौ.मी.	०८ चुर्च
२०. बांधकाम	बांधकाम	४३०० चौ.मी.	०८ चुर्च

[Signature]

झोपडपट्टी पुनर्वसन अधिनियम, १९८६ च्या अन्वयेने विविध विभाग, महाराष्ट्र शासन)



II. मूल्या वेधम (विमाना इमाना), मनापनी वापट मार्ग, पुणे - ४११०२२
 दाखणी क्रमांक : ०२०-२५६३०३४/३६ फॅक्स : ०२०-२५६३०३३
 ई-मेल : srapuneyafidoo.in



हवेल	
५१२०	९२
२०२०	

जा.क्र. झोपडपट्टी-३/भोगवटा/मा.क्र.१४८/१९

अंशतः मीमांसा समीपधन

- वाचा . १) प्रथम बांधकाम परवानगी (मूळ (C.C.) जा.क्र.२१३७ दि.२३/११/२०११
 २) सुधारित वा.प./संपत्ती पत्र क्र. २८९३ दि. २४/१२/२०१८.
 ३) विकसक मे. इकोलेट डेव्हलपर्स यांनी वास्तुविशारद ऑफिस. आतिका मलिक यांच्या
 माफत केलेला अंशतः भोगवटा प्रमाणपत्र मिळणेबाबतचा विनंती अर्ज
 (जा.क्र.५४५३ दि. २६/०८/२०१९)
 ४) मा.मुख्य कार्यकारी अधिकारी यांची मान्यता दि.०४/०९/२०२०

महाराष्ट्र प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३/२५४ च्या अन्वयेने
 प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ कलम ४५ प्रमाणे सि.स.नं. ४२३ मंगळूर
 पेठ, फा.प्लॉट क्र. २८ टी.पी.एस.-२, पुणे येथील झोपडपट्टी पुनर्वसन योजनेमधील (पुनर्वसन
 घटक) इमारतीस या कार्यालयाकडून अंतिम संपत्ती पत्र जा. क्र. झोपडपट्टी-३/०८/२०२०
 दि.२४/१२/२०१८ अन्वयेने बांधकाम परवानगी देणेत आली आहे. सदरील बांधकाम परवानगी
 प्रमाणे B इमारतीमधील पार्ट (B1) च्या पहिल्या मजल्यापर्यंतचे काम पूर्ण झाल्याने, त्या
 इमारतीमधील सदनिका/ गाळे इ.साटी भोगवटा पत्र मिळण्याबाबत प्रकल्पाचे विकसक मे.
 इकोलेट डेव्हलपर्स यांनी उपरोक्त वाचा मध्ये नमूद केले नुसार विनंती अर्ज केलेबाबत
 खालीलप्रमाणे तपशीलानुसार पुनर्वसन इमारतीस अंशतः भोगवटा प्रमाणपत्र मा.मुख्य कार्यकारी
 अधिकारी यांचेकडील मान्यतेनुसार देणेत येत आहे.

इमारत "B" मधील (पार्ट) B1 पुनर्वसन बांधकाम + विक्री इमारत (Composite)

अ.क्र.	मजले	सदनिका/दुकान क्र. (पुनर्वसन घटक)	सदनिका/दुकान क्र. (विक्री घटक)	एकूण सदनिका/दुकाने
१)	बसमेट	--	स्कुटर पार्किंग	--
२)	लाअर 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

[Handwritten Signature]

मालमत्ता पत्रक

दिनांक -- मंगळवारपेठ

तालुका/न.भु.मा.का. -- न. भू. अ. क्र. - १

जिल्हा -- पुणे

सत नंबर प्लॉट नंबर

क्षेत्र
चौ.मो.

धारणाधिकार

शासनाला दिलेल्या उपाकरणाचा प्रत्येक भाग
संपूर्ण आणि त्याच्या पेर तपसणीची निवेदन घेऊ

हे संकेत २८

[चौ थार ४०७]
[गुठे ३३.६]
[चौ मो ३४०.३]
चौ मो. आ. ३३-४४.८ चौ मो

हकुमाने खान



किंवा थारा ४४.५ दि. १७.३८ पासून ३१.०६.८० आदेश क्र २०००/२०२०

हवेल - २०

३१२० २४ ३०

२०२०

[गुलाम दस्तगीर खान पासून खान महंमद खान]
[खरेदी खत रु १७४००/- नों ता १०.१.२५]
[मीमगीर गोपाळगीर गोसावी यांचे पासून नं ३१ सामील]

[माणिकचंद पुनमचंद पासून दु मा.]
[लोना वज्राजी माने गुलाम दस्तगीर]
[पासून रु १६०००/- नों ता १६.११.२८]
[यास नाथे गहाण घेतली]
[नजर गर रु --- नों ता १०.१०.२५]
[नारायण देवरावगीर गोसावी यांचेकडे]
[गुलाम दस्तगीर तांबे गहाण जास्त वोजा]
[रु ४०००/- नों ता १६.५.२१]
[माणिकचंद पुनमचंद या दु मालक]
[लोना वज्राजी यांचे कडे गुलाम]
[दस्तगीर पासून नं १ सामील]



व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षक
गुलाम दस्तगीरखान भयत वारस बायको	SI	H बाई हुसेनबी मदे गुलाम दस्तगीर खान	भा. - मानलंदार
ख ख र रु २३१३१-११-०/ १०.३.४४ हुसेनबी बाई गुलाम वेगरे कहुन सदर प्लॉट----- प्लॉट नं ३१ मह	SR गंडदुल १-३/७७२	H गणपतराव हरीचा पंडीत	सही - मानलंदार
अर्ज ता १.७.४६ SI तांबे गहाण १६०००/-१६.१.२८ आणि ४०००/१६.५.३१ च्या भरपाई सो प ख जज्ज याचेकडोल मून ५२४/१९४२ वरून ता ५ सामील			सही - मानलंदार
अर्ज ता २.६.४६ SI न.ग. ५०००/१०.१.२५ ची भरपाई १९.११.२८ ला आली			सही - मानलंदार
घाटणीपत्र रह	SR I ५५५	H १. हुसेनबी मदे गुलाम दस्तगीर खान २. हरुनिसा उर्फ ----- मदे अपदूल दस्तगीर खान	सही - मानलंदार

मालमत्ता पत्रक

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

जिल्हा -- पुणे

शासनद्वारा दिलेल्या आकस्मिकता किंवा भाड्याच्या तबयतीत आणि त्याच्या केर तबयतीतून निघत येऊ

खयहार

खंड प्रमाणक

नवीन धारक (धा)
पट्टेदार (प) किंवा धार (धा)

साक्षात्कृत

खरेदी नोंद स.दु.नि.हवेली क्र. २ पुणे यांचेकडील निविदा दस्त क्र. ५८१८/दि. १५/४/८८ अन्वये खरेदी नवीन नभसदाची नोंद घेणाऱ्या श्री. प्रभाकर सदाशिव धान चर्नी दिलेल्या दस्तावेजातून अनुभव मंडप को. नं. ३ नभसदाची नावांची नोंद केली.



हवेली - २०		
३१२०	२१	३०
२०२०		

- १) एच.एम. खासदार
- २) एच.एस. कर्णिक
- ३) एच.एस. कुलकर्णी
- ४) एच.एस. कुलकर्णी
- ५) एच.एस. कुलकर्णी
- ६) एच.एस. कुलकर्णी
- ७) एच.एस. कुलकर्णी
- ८) एच.एस. कुलकर्णी
- ९) एच.एस. कुलकर्णी
- १०) एच.एस. कुलकर्णी
- ११) एच.एस. कुलकर्णी
- १२) एच.एस. कुलकर्णी
- १३) एच.एस. कुलकर्णी
- १४) एच.एस. कुलकर्णी
- १५) एच.एस. कुलकर्णी
- १६) एच.एस. कुलकर्णी

जमिनी

न. जिल्हा अधीक्षक भूमी अभिलेख पुणे यांचेकडील आदेश क्र. न.भू.का.वि.१००९/पुनर्विलोकन/२०१४ दि. ८/८/२०१४ व या कायद्याकडील क्र. न.भू.अ.क्र. २/प.भू.८/पुनर्विलोकन नो.क्र. १५९/२०१४ दि. २५/११/२०१४ चे आदेशाने दिनांक २३/५/२०१३ चे नोंदीतील प्लॉट क्र. २५३५२०१३ नाव कमी करणे कामी नोंद केली.

फ. इ.प. क्र. ४१२ प्रमाण
माल -
१४/२५/२०१४
न.भू.अ.क्र. २ पुणे

जमिनी क्षेत्र नोंद -

न. जमाबंदी आयुक्त आणि संचालक भूमी अभिलेख म.राज्य पुणे यांचेकडील क्र. न.भू.-१/प.प.अक्षरी नोंद/२०१५ पुणे दि. १६/०२/२०१५ चे परिपत्रकान्वये क्षेत्राची अक्षरी नोंद घेतली

फ. इ.प. क्र. ५०२ प्रमाण
माल -
४/३०/२०१५
न.भू.अ.क्र. २ पुणे

वारसाने

निर्मल दत्तात्रय रोधे मयत दिनांक २६/१०/२०१४ अर्जदार यांचा अर्ज जबाब प्रतिज्ञापत्र मृत्युदाखला दाखल मयताचे नाव कमी केले व वारस नोंद केली.

१. अनिल दत्तात्रय रोधे
२. रविंद्र दत्तात्रय रोधे
३. सतीश दत्तात्रय रोधे
४. जोत्सना दत्तात्रय रोधे

फ. इ.प. क्र. ५८० प्रमाण
माल -
८/३०/२०१५
न.भू.अ.क्र. २ पुणे

जमिनी कामी नोंद

स.दु.नि.ह.क्र. ११ यांचेकडील र.द.अ.नं. ७३१३/२०१६ दि. १०/८/२०१८ अन्वये रिकव्हरेन्स दस्त केल्याने व वेंचेकडील पत्र दि. ३/८/२०१६ अन्वये घेतलेले कर्ज रक्कम रुपये ८०,००,०००/- परत फेड केल्याने भार सदरी असलेले दि मुस्लिम को ऑप बँक लि पुणे यांचे नाव कमी केले.

फ. इ.प. क्र. ६१५ प्रमाण
माल -
२५/५/२०१८
न.भू.अ.क्र. २ पुणे

हक्कसोड दस्ताने

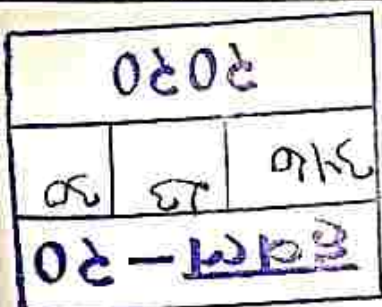
स.दु.नि.ह.क्र. १२ यांचेकडील र.द.अ.क्र. ५९१९/२०१६ दि. ३/९/२०१६ अन्वये फयाज इम्तियाज चिंत्तयान, फारिदा हुर सय्यद, नशिरा रियाज कुरेशी यांचे वतीने कुलमुख तयार इम्तियाज रियाज कुरेशी यांनी त्यांचे हिश्याची मिळकत त्यांनी त्यांचे हिरयाची मिळकत इम्तियाज रियाज कुरेशी यांचे नावे लाभायी सोडलेने हक्क सोडण्या-याचे नाव कमी करणेकामी नोंद केली.

माल -
५/९/२०१६
न.भू.अ.क्र. २ पुणे

न. भू. अ. क्र. - २

पुणे

खरी नक्कल -





हवल-२०		
५५०	२५	३०
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;

- MIS Evolet Developers** having its registered office / principal place of business at **Tehsil: Pune City, District: Pune, Pin: 411011.**
- 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 (f) 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;
- 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. Vasan Premchand Prabhu
(Secretary, MahaRERA)
Date: 7/11/2018 5:18:43 PM

Dated: 17/07/2018
Place: Mumbai

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



महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
विवाहाचा दाखला
Certificate Of Marriage

Notice No. NT/SPLM/PCNM/2010/1455

(कलम 13 पहा)

(See Section 13)

Marriage No. SPLM/PCNM/2010/1285

Date: 24/6/2010



हवेल-२०		
३५२०	२५	३०
२०२०		

मी, श्री.आर.एम.पारेकर यावरून दाखला देतो की,

इम्तीयाज रियाझ कुरेशी आणि प्रभा कृष्णराव केरलीकर

हं ता.दि. २६/०७/२०१० रोजी नांदवसामार तालुका जिल्हा आणि त्यांच्यापैकी प्रत्येकाच्या कानूनी प्रतिनिधींच्या उपस्थितीत एकत्र येऊन आपापसांत विवाह करून घेतला आहे. हा विवाह भारतीय विवाह अधिनियम, १९५५ च्या अन्वयेत आणि त्याच्या अटी आणि शर्तीनुसार झाला आहे. या विवाहाचा दिनांक २६/०७/२०१० रोजी नांदवसामार तालुका जिल्हा आणि त्यांच्यापैकी प्रत्येकाच्या कानूनी प्रतिनिधींच्या उपस्थितीत झाला आहे. हा विवाह भारतीय विवाह अधिनियम, १९५५ च्या अन्वयेत आणि त्याच्या अटी आणि शर्तीनुसार झाला आहे.

I, Shri.R.M.Parekar hereby certify that
on the 26/07/2010

Imtiyaz Riyaz Qureshi and Prabha Krishnarao Keralikar

appeared before me and that each of them, in my presence and in the presence of three witnesses who have signed hereunder, made the declaration required by section 11 and that a marriage under this Act was solemnized between them in my presence.

Marriage has been performed on 26/07/2010 at Marriage Registration Office, Collector Office Compound, Pune 411001.

Marriage Officer for

Marriage Officer Pune Dist. Pune

तीन साक्षीदारांची नावे:

1. नाव: गजुळ दिवाकराबाई, पत्ता: ११ फातर रोड, पुणे कॉम्पौंड मुण
2. नाव: स्वाती रविंद्र चारखी, पत्ता: ३५८/१ बसत घम नि.वा.गड हॉल जन हिमण खुर्द सिहगड रोड पुणे
3. नाव: रानीया नगराळे, पत्ता: हंगरी हरीदज फेज II (C) ३/१०१ पुणे ४

Signature

1) Nanyata B. B. B.
2) S. Parakhe
3) S. S. S.

Place Marriage Office, Pune

Date: Monday, July 26, 2010



Marriage Officer
Pune District, Pune
Registrar of Marriages
Marriage Office, Pune



हवेली-२०		
३४३	२६	३०
२०२०		



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1189/60023/00894

To,
इम्तियाज रिझ कुरेशी
Imtiyaz Riyaz Qureshi
S/O Riyaz Qureshi
House No. 423,
Jawaharal Nehru Road
Near Ambedkar Bhavan Mangalwar Path
Pune City
Kasba Peth Pune City Pune
Maharashtra 411011
9423567605

Ref 253/070/361596/361773/P
54350258100DF



आपला आधार क्रमांक / Your Aadhaar No. :
9808 7594 6342

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



इम्तियाज रिझ कुरेशी
Imtiyaz Riyaz Qureshi
जन्म वर्ष / Year of Birth : 1972
पुरुष / Male



9808 7594 6342

आधार — सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1189/60023/00895

To,
प्रबुधा इम्तियाज कुरेशी
Prabha Imtiyaz Qureshi
W/O Imtiyaz Qureshi
House No. 423,
Jawaharal Nehru Road
Near Ambedkar Bhavan Mangalwar Path
Pune City
Kasba Peth Pune City Pune
Maharashtra 411011
9423567605

Ref 253/070/361596/361773/P



54350258100DF



आपला आधार क्रमांक / Your Aadhaar No. :
5572 1479 2205

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



प्रबुधा इम्तियाज कुरेशी
Prabha Imtiyaz Qureshi
जन्म वर्ष / Year of Birth : 1975
स्त्री / Female



5572 1479 2205

आधार — सामान्य माणसाचा अधिकार

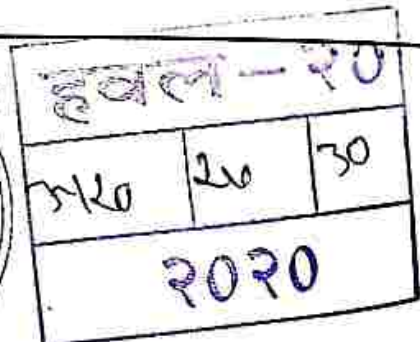
Imtiyaz Qureshi

Prabha Qureshi

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AABPQ5020D
नाम / Name
IMTIYAZ RIYAZ QURESHI
पिता या वीर / Father's Name
RIYAZ QURESHI
जन्म वर्ष / Year of Birth
14/12/1972
हस्ताक्षर / Signature

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
प्रबुधा क कर्नालिकर
KRISHNARAO SUBRAO KERALIKAR
18/08/1975
स्थायी लेखा संख्या
Permanent Account Number
BHQP0398R
हस्ताक्षर / Signature

Valuation ID: 20200225018	
मूल्यांकनाचे वर्ष विस्तार मूल्यांकन जप मूल्यांकन क्षेत्राचे नाव	2019 पुणे हवेली विभागाचे नाव (वि.क.8) मंगळवार पेठ (पुणे महानगरपालिका) तहसील: हवेली विभागाचे नाव (वि.क.8) मंगळवार पेठ (पुणे महानगरपालिका) 8.150 - नेहरू रोडवरील मातंगला नरफाणीर चौक ते काळावाडा काळावाडा ते मालधक्का चौक Pune Municipal Corporation सर्व्हे नंबर 14 भू क्रमांक अंतीम प्लॉट नंबर 28
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. खुली जाहीर (X.110)	कार्यालय 758.50 दुकाने 131800 औद्योगिक 0 मोजमापाने एकक चौ मीटर
बाधीव क्षेत्राची माहिती बांधकाम क्षेत्र/Plot Type बांधकामाचे वर्गीकरण उद्देशाने सुविधा रक्ता संकुल संमिश्र वापराच्या इमारतीमधील तळमजल्यावरील दुकाने . नाही Sale Type - First Sale Sale Resale of built up Property constructed after circular dt:02/01/2018	7.52 चौ मीटर 1. आर सी सी आहे आहे मिळकतीचा वापर - मिळकतीचे वय - मजला - कॉर्नरवरील दुकान - नाही तळमजल्यावरील दुकाने 0 TO 2वर्षे मिळकतीचा प्रकार. मूल्यदर/बांधकामाचा दर. बॉक्स Rs 131800/-
प्रस्तावानुसार 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 * 7.52 = Rs 991136/-
Applicable Rules	= 3
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळपराचे मूल्य + गेडनाईन मजला क्षेत्र मूल्य + लागतल्या गळीचे मूल्य/खुली बात्कनी + वरील गळीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जागेवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बात्कनी = A + B + C + D + E + F + G + H + I = 991136 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.991136/-





25/02/2020 11:33:34 AM

दस्तावेज भाग-2

 हवेली 20 30150
 दस्त क्रमांक: 3520/2020

दस्त क्रमांक: हवेली 20/3520/2020

दस्तावा प्रकार: वकीलपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: विठ्ठल घेणार - श्री. प्रभा इम्मीयाज कुशेरी - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लाक नं. -, गेट नं. ग. 28 मंगळवार पेठ पुणे, महाराष्ट्र, पुणे. पिन नंबर: BHQPK0398R	विठ्ठल घेणार वय: -44 स्वाक्षरी:		
2	नाव: विठ्ठल घेणार - श्री इम्मीयाज रियाज कुशेरी स्वतः करिता व में इन्वॉलेंट डेव्हलपर्स तर्फे भागीदार - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लाक नं. -, गेट नं. ग. 28 मंगळवार पेठ पुणे, महाराष्ट्र, पुणे. पिन नंबर: AABPQ5020D	विठ्ठल घेणार वय: -46 स्वाक्षरी:		

वकील दस्तऐवज करून देणार तयारकरीत वकीलपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
 शिक्का क्र.3 ची वेळ: 25 / 02 / 2020 11 : 32 : 36 AM

ओळख:-

मदर डमम दुय्यम निबंधक यांच्या ओळखीचे अनुम दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

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

शिक्का क्र.4 ची वेळ: 25 / 02 / 2020 11 : 32 : 55 AM

सह दुय्यम निबंधक, हवेली-20

EPayment Details.

sr.	Epagement Number	Defacement Number
1	2402202010050	2402202010050D
2	MH012448834201920E	0006417026201920

3520 /2020

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 प्रमाणित करण्यात येते की,
 दस्तावेजास एकूण १ ते 30 पृष्ठे आहेत

 पहिले नंबरचे पुस्तकाचे
 3120 नंबरचे नोंदले

 (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
