

397/3516

पावती

Original/Duplicate

Tuesday, February 25, 2020

नोंदणी क्र.: 39म

11:18 AM

Regn.: 39M

पावती क्र.: 3593 दिनांक: 25/02/2020

गावाचे नाव: मंगळवार पेठ

दस्तऐवजाचा अनुक्रमांक: हवल20-3516-2020

दस्तऐवजाचा प्रकार: बक्षीसपत्र

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

नोंदणी फी

रु. 24380.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

एकूण:

रु. 25020.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:37 AM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 2436982/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 170700/-

सह दुय्यम निबंधक, हवेली-20

(बी. एस. जाधव)

सह दुय्यम निबंधक (वर्ग-२)

हवेली क्र.-२०

1) देयकाचा प्रकार: eChallan रक्कम: रु. 24380/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012449374201920E दिनांक: 25/02/2020

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 640/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2402202010151 दिनांक: 25/02/2020

वँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

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

Prakash



25/02/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 20

दस्त क्रमांक : 3516/2020

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) 2436982
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)



- (5) क्षेत्रफळ
(6) आकारणी किंवा जुडी देण्यात असलेले तक्के.

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 वी विंग वी-1, म्हणजेच इकोलेट टिपरा मधील लोवर ग्राउंड फ्लोअर गोडाऊन / शॉप क्र.ए यांसी कारपेट क्षेत्र 153 चौ.फुट, म्हणजेच 14.26 चौ.मी. एकुण बिल्टअप क्षेत्र 199 चौ फुट म्हणजेच 18.49 चौ.मीटर ही मिळकत. (C.T.S. Number : 423 ;)

1) 18.49 चौ.मीटर

- (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 स्वतः करिता व मे इकोलेट 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:- BHQPK0398R

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

दस्तासोबतची नक्कल

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

श्री. प्रभा कुरेशी

- (11) अनुक्रमांक, खंड व पृष्ठ 3516/2020

यांना दिली

- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 170700

अस्सलवर हुकूम नक्कल दिनांक २५/०२/२०२०

- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 24380

- (14) शेर

(वी. 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.





3492	9	30
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RN	MHD12449374201920E	BARCODE			Date	24/02/2020-15:20:46		Form ID	34			
Department Inspector General Of Registration					Payer Details							
Stamp Duty Type of Payment 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						
Account Head Details				Amount In Rs.	Premises/Building							
030045401 Stamp Duty				170700.00	Road/Street	Mangalwar Peth						
030063301 Registration Fee				24380.00	Area/Locality	Pune						
					Town/City/District							
					PIN		4	1	1	0	1	1
					Remarks (If Any) PAN2=AABPQ502DD-SecondPartyName=Imtiyaz Riyaz Qureshi-							
195080.00					Amount In Words	One Lakh Ninety Five Thousand Eighty Rupees Only						
Total				1,95,080.00								
Payment Details BANK OF MAHARASHTRA					FOR USE IN RECEIVING BANK							
Cheque-DD Details					Bank CIN	Ref. No.	02300042020022408314			005818601		
Cheque/DD No					Bank Date	RBI Date	24/02/2020-15:21:41			Not Verified with RBI		
Name of Bank					Bank-Branch		BANK OF MAHARASHTRA					
Name of Branch					Scroll No. , Date		Not Verified with Scroll					

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)-397-3516	0006416228201920	25/02/2020-11:17:59	IGR027	24380.00
2	(IS)-397-3516	0006416228201920	25/02/2020-11:17:59	IGR027	170700.00
Total Defacement Amount					1,95,080.00



CHALLAN
MTR Form Number-6



RN	MH012449374201920E	BARCODE	Date		24/02/2020-15:20:46	Form ID	34
Department	Inspector General Of Registration		Payer Details				
Stamp Duty			TAX ID / TAN (If Any)				
Type of Payment	Registration Fee		PAN No.(If Applicable)	BHQPK0398R			
Office Name	HVL20_HAVELI 20 JOINT SUB REGISTRAR		Full Name	Mrs Prabha Imtiyaz Qureshi			
Location	PUNE		Flat/Block No.	CTS NO 423			
Year	2019-2020 One Time		Premises/Building				
Account Head Details	Amount In Rs.		Road/Street	Mangalwar Peth			
030046401 Stamp Duty	170700.00		Area/Locality	Pune			
030063301 Registration Fee	24380.00		Town/City/District				
			PIN	4 1 1 0 1 1			
			Remarks (If Any)	PAN2=AABPQ5020D~SecondPartyName=Imtiyaz Riyaz Qureshi~			
			Amount In	One Lakh Ninety Five Thousand Eighty Rupees Only			
Total	1,95,080.00		Words				
Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK				
Cheque/DD Details			Bank CIN	Ref. No.	02300042020022408314 005818601		
Cheque/DD No.			Bank Date	RBI Date	24/02/2020-15:21:41 Not Verified with RBI		
Name of Bank			Bank-Branch	BANK OF MAHARASHTRA			
Name of Branch			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

दर घलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करवावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर घलन लागू नाही.



हवेल-२०		
3112	2	30
2020		

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2402202010151	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 (SARITA) 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 10004152020022408820	REF No. 005932834
This is computer generated receipt, hence no signature is required.	

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		25 February 2020, 10:49:49 AM	
Valuation ID	20200225659		
मूल्यांकनाचे वर्ष	2019		
जिल्हा	पुणे		
मूल्य विभाग	तालुका हवेली विभागाचे नाव. (वि क्र 8) मंगळवार पेठ (पुणे महानगरपालिका)		
उप मूल्य विभाग	8/150 - नेहरु रोडवरील मालमता नरपतंगीर चौक ते काळावाडा, काळावाडा ते मालधक्का चौक		
क्षेत्राचे नांव	Pune Municipal Corporation सर्व्हे नंबर / न भू क्रमांक अंतीम प्लॉट नंबर#28		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
18440	48880	78650	131800
औद्योगिक	गोजमापनाचे एकक	चौ मीटर	
0			
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)- 18.49 चौ मीटर	मिळकतीचा वापर- मिळकतीचे वय - मजला -	तळमजल्यावरील दुकाने 0 TO 2वर्षे
बांधकामाचे वर्गीकरण.	1-आर सी सी	मिळकतीचा प्रकार- मूल्यदर/बांधकामाचा दर-	बांधीव Rs 131800/-
उद्भवहून सुविधा -	नाही	कोर्नरवरील दुकान -	नाही
रस्ता समुख -	आहे	संमिश्र वापराच्या 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 * 18.49		
	= Rs 2436982/-		
Applicable Rules	= 3		
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेज्जनाईन मजला क्षेत्र मूल्य + संगतच्या गच्चीचे मूल्य (खुली बात्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोंवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बात्कनी		
	= A + B + C + D + E + F + G + H + I		
	= 2436982 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0		



हवेली - 20		
3192	3	30
2020		



हवेल-२०		
3194	✓	30
2020		

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

[Signature]
P. Qureshi

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 at - F.P. no 28A/1, Pt. J. Nehru, Mangalwar Peth, Pune - 11

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. J. 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, 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 QURESHI 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

Slum, under Sec. 4(1) of the said Act on 24.1.1999 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 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.



हवेली-२०	२०२०	२०२०
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AND WHEREAS by and virtue of 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.(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 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. 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/1q-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 "EVOLETT 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 Godown /Shop no. A situated on Lower Ground Floor, Area admeasuring about Carpet 14.26 Sq. Mtrs i.e. 153 Sq ft. Total Built-up area 199 sq. ft. i.e. 18.49 Sq. Mtrs in the Building B (Wing B1) known as "EVOLETT 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 Haveli No. 20, 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 Decds, 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 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 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



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Balance/Additional F.S.I. of any flood 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 Donar gives authority and right to use/share/utilize the common, staircase /passage area. To use/share/utilize the common areas on even after the Donar 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 DONAR 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. DONAR 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 of Haveli No. 20 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 DONAR in terms hereof and the Donar 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 Donce hereby her heirs consent to the Donar for raising any finance/loan for the construction of the said property for institution/Bank except shop and Donce hereby gives consent and authorize to the Donor to represent them 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 Donce. 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 Donce 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 flat without written permission of the Donar.

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 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 Donce at his own discretion can get the area of the said flat measured. But after taking the possession of the said office by the Donce, it shall be presumed the donee 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 Donce 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 Donce viz. user for any purpose other than for commercial purpose.

25. The Donce 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 Donce 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 donee 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 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 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.24, 37,565/-
Stamp duty paid thereon = RS. 1, 70,629/-
Registration Fee = RS. 24,376/-
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. c.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 Havelli, Taluka Pune City, Dist. Pune, which is bounded as under:

WALLS:
EXTERNAL: Level gypsum wall & ceiling plaster.
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 clad with designer's glazed ceramic tiles up to linol height.
DOORS: Solid core nuvud 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.

SANITARY FITTINGS & WARE: Hindware/Partware/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/Checked 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 क्षेत्र, पुणे
(गृहनिर्माण विभाग, महाराष्ट्र शासन)



II, मुश्ता चेवर्स (विस्तार इमारत), येसपती वापट मार्ग, पुणे - ४११०१६.

दूरध्वनी क्रमांक : ०२०-२५६३०३३५ फॅक्स : ०२०-२५६३०३३५

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



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जा.क्र. झोपुप्रा/तां-३/भोप्र/मा.क्र.१४/४९००/२०१९

अंशतः भोगवटा प्रमाणपत्र

वाचा - १) प्रथम बांधकाम परवानगी (मूळ CC) जा.क्र.२१३७ दि.२३/११/२०११

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

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

४) मा.मुख्य कार्यकारी अधिकारी यांची मान्यता दि./०४/११/२०१९.

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.साठे भोगवटा पत्र मिळण्याबाबत प्रकल्पाचे विकसक मे. इव्होलेट डेव्हलपर्स यांनी उपरोक्त वाचा मध्ये नमूद केले नुसार विनंती अर्ज केलेवरून खालीलप्रमाणे तपशीलानुसार पुनर्वसन इमारतीस अंशतः 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

प्रादेशिक योजना प्राधिकरण

प्लॉट नं. २९, फ्लोर नं. २९



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प्रादेशिक योजना प्राधिकरण, प्लॉट नं. २९, फ्लोर नं. २९, कागज नं. २९/२०२०, दिनांक २०/०४/२०२०. प्लॉट नं. २९, फ्लोर नं. २९, कागज नं. २९/२०२०, दिनांक २०/०४/२०२०. प्लॉट नं. २९, फ्लोर नं. २९, कागज नं. २९/२०२०, दिनांक २०/०४/२०२०.

क्र.सं.	विवरण	मिति	विवरण
१	प्लॉट नं. २९, फ्लोर नं. २९, कागज नं. २९/२०२०, दिनांक २०/०४/२०२०.	२०/०४/२०२०	प्लॉट नं. २९, फ्लोर नं. २९, कागज नं. २९/२०२०, दिनांक २०/०४/२०२०.
२	प्लॉट नं. २९, फ्लोर नं. २९, कागज नं. २९/२०२०, दिनांक २०/०४/२०२०.	२०/०४/२०२०	प्लॉट नं. २९, फ्लोर नं. २९, कागज नं. २९/२०२०, दिनांक २०/०४/२०२०.
३	प्लॉट नं. २९, फ्लोर नं. २९, कागज नं. २९/२०२०, दिनांक २०/०४/२०२०.	२०/०४/२०२०	प्लॉट नं. २९, फ्लोर नं. २९, कागज नं. २९/२०२०, दिनांक २०/०४/२०२०.
४	प्लॉट नं. २९, फ्लोर नं. २९, कागज नं. २९/२०२०, दिनांक २०/०४/२०२०.	२०/०४/२०२०	प्लॉट नं. २९, फ्लोर नं. २९, कागज नं. २९/२०२०, दिनांक २०/०४/२०२०.
५	प्लॉट नं. २९, फ्लोर नं. २९, कागज नं. २९/२०२०, दिनांक २०/०४/२०२०.	२०/०४/२०२०	प्लॉट नं. २९, फ्लोर नं. २९, कागज नं. २९/२०२०, दिनांक २०/०४/२०२०.
६	प्लॉट नं. २९, फ्लोर नं. २९, कागज नं. २९/२०२०, दिनांक २०/०४/२०२०.	२०/०४/२०२०	प्लॉट नं. २९, फ्लोर नं. २९, कागज नं. २९/२०२०, दिनांक २०/०४/२०२०.
७	प्लॉट नं. २९, फ्लोर नं. २९, कागज नं. २९/२०२०, दिनांक २०/०४/२०२०.	२०/०४/२०२०	प्लॉट नं. २९, फ्लोर नं. २९, कागज नं. २९/२०२०, दिनांक २०/०४/२०२०.
८	प्लॉट नं. २९, फ्लोर नं. २९, कागज नं. २९/२०२०, दिनांक २०/०४/२०२०.	२०/०४/२०२०	प्लॉट नं. २९, फ्लोर नं. २९, कागज नं. २९/२०२०, दिनांक २०/०४/२०२०.
९	प्लॉट नं. २९, फ्लोर नं. २९, कागज नं. २९/२०२०, दिनांक २०/०४/२०२०.	२०/०४/२०२०	प्लॉट नं. २९, फ्लोर नं. २९, कागज नं. २९/२०२०, दिनांक २०/०४/२०२०.
१०	प्लॉट नं. २९, फ्लोर नं. २९, कागज नं. २९/२०२०, दिनांक २०/०४/२०२०.	२०/०४/२०२०	प्लॉट नं. २९, फ्लोर नं. २९, कागज नं. २९/२०२०, दिनांक २०/०४/२०२०.

Handwritten signature



हवल-२०	२०२०
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On or towards East: Final Plot No. 29
On or towards West: Final Plot No. 28B
On or towards South: Final Plot No. 29.
On or towards North: Final Plot No. 29.

SCHEDULE -II- DESCRIPTION OF THE SHOWROOM

GODOWN/SHOP No. A 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-1 hereinabove area 153 sq. ft. 14.26 sq. mtr. Carpet along with balcony area. Total Built-up area Built-up 199 sq. ft. i.e. 18.49 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.



हवल-२०
5146 30
2020

IN WITNESS 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. NITVAZ RIYAZ QURESHI
(Himself and partner)



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


MRS. PRABHA INTVAZ QURESHI



Witnesses:-

1. Name: Luxmi Kojas Chaudhari
Add : 246 Dattawadi, Pune 30
Sign : L.K. Chaudhari
2. Name : Fahim. Sheikh
Add : 126, Dattawadi
Sign : Fahim

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

मालमत्ता पत्रक

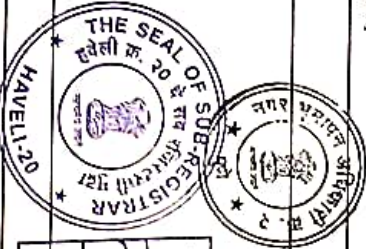
मालमत्ता पत्रक - नं. ५४. अ. २

दिनांक .. पुणे

मालमत्ता पत्रक - नं. ५४. अ. २

[दिनांक २०.१०.२०२०]
[दिनांक २०.१०.२०२०]
[दिनांक २०.१०.२०२०]

[दिनांक २०.१०.२०२०]
[दिनांक २०.१०.२०२०]
[दिनांक २०.१०.२०२०]



हवल-२०
5146 21 30
2020

मालमत्ता पत्रक

पिनकोड - २०१०
 नगरपालिका - २०१०
 नगरपालिका - २०१०
 नगरपालिका - २०१०

नगरपालिका - २०१०
 नगरपालिका - २०१०
 नगरपालिका - २०१०
 नगरपालिका - २०१०

नगरपालिका - २०१०
 नगरपालिका - २०१०
 नगरपालिका - २०१०
 नगरपालिका - २०१०



हवेल - २०
 २०२०
 २०२०

नगरपालिका - २०१०
 नगरपालिका - २०१०
 नगरपालिका - २०१०
 नगरपालिका - २०१०

नगरपालिका - २०१०
 नगरपालिका - २०१०
 नगरपालिका - २०१०
 नगरपालिका - २०१०

नगरपालिका - २०१०
 नगरपालिका - २०१०
 नगरपालिका - २०१०
 नगरपालिका - २०१०

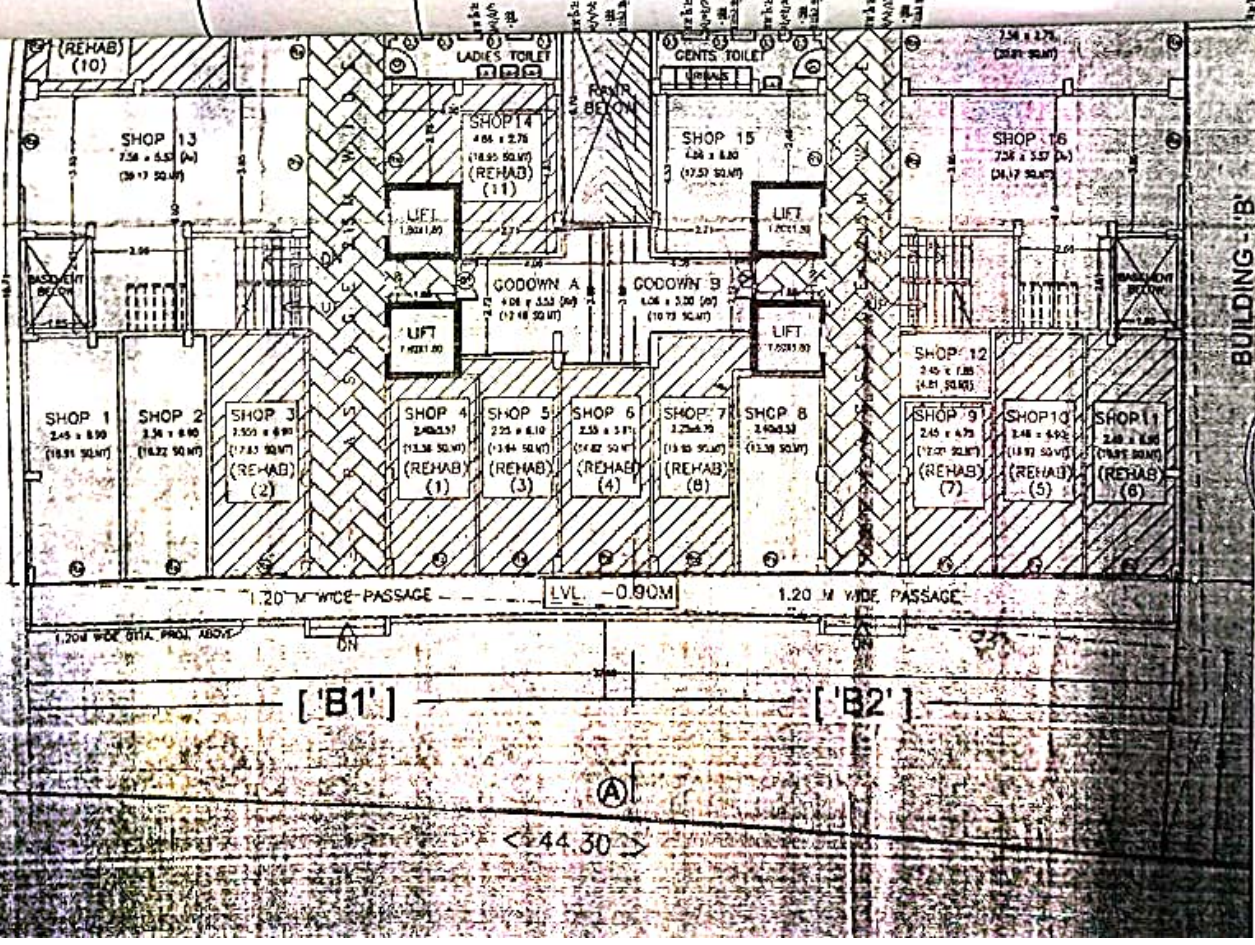
नगरपालिका - २०१०
 नगरपालिका - २०१०
 नगरपालिका - २०१०
 नगरपालिका - २०१०

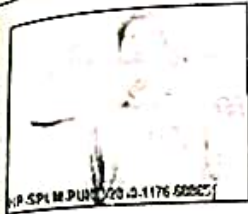
नगरपालिका - २०१०

नगरपालिका - २०१०



हवेल - २०
 २०२०
 २०२०





महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
विवाहाचा दाखला
Certificate Of Marriage

Notice No. NT/SPLM/PUNM/2010/1455
Date: 24/6/2010

(कलम 13 प्रमाणे)
(See Section 13)

Marriage No. SP/PLM/PUN/2010/1365



हवल-२०		
३५९६	२५	३०
२०२०		

मी, श्री.आर.एम.पारेकर यावरून दाखला देतो की,
इम्तीयाज रियाझ कुरेशी आणि प्रभा कृष्णराव केरलीकर
हो' तारीख २६/०७/२०१० रोजी नाइयारामार हजर प्रांती अ' ये' त्यांच्यातील लग्न करण्याचे कलम ११ मध्ये
अचरित अंगलेले इकरार भाड्यारामाक्ष व जगन्नी यात झाली त्यांच्या केल्या आहेत त्या तीन * यांच्यासमक्ष केले
अतिनेमनान्वये त्यांचा विचार नाइयारामक्ष विधिपूर्वक लावण्यात आला
दिनांक २६/०७/२०१० दिनांक: विवाह निबंधक कार्यालय, कलेक्टर ऑफिस, नायार, पुणे ४११००१.

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: मंजुळा विनायक , पत्ता: ०० फाकरे रोड पुणे कॅम्पेस्ट पुणे
- 2 नाव: रवती रजिद कारधी , पत्ता: ३५८/१ वरात प्रेम निवागद हॉल जन हिंगण खुर्द सिंहगड रोड पुणे
- 3 नाव: सोनीया नगराळे , पत्ता: हंगरी हेरीटज फेज II C ३/१०१ पुणे ६

Signature
Bride

Signature
1) Manjula Bisenla
2) SP Parakekar
3) Soniya Nagarale

Place Marriage Office, Pune

Date: Monday, July 26, 2010



Marriage Officer
Pune District
Registrar of Marriages
Marriage Office, Pune



हवल-२०
२१ २०
२०२०



भारत सरकार
भारत सरकार

Unique Identification Authority of India
Government of India

प्रतिपत्ति संख्या / एन्वॉयमेंट नं. 1189-60023100445

प्रतिपत्ति संख्या / एन्वॉयमेंट नं. 1189-60023100445

प्रतिपत्ति संख्या / एन्वॉयमेंट नं. 1189-60023100445

प्रतिपत्ति संख्या / एन्वॉयमेंट नं. 1189-60023100445

आधार संख्या / Your Aadhaar No.:
5572 1479 2205

आधार - सामान्य मापदंड अधिकारी



आधार - सामान्य मापदंड अधिकारी

आधार - सामान्य मापदंड अधिकारी



आधार - सामान्य मापदंड अधिकारी

आधार - सामान्य मापदंड अधिकारी

आधार - सामान्य मापदंड अधिकारी

आधार - सामान्य मापदंड अधिकारी

आधार - सामान्य मापदंड अधिकारी

आधार - सामान्य मापदंड अधिकारी

आधार - सामान्य मापदंड अधिकारी



हवल-२०
२१ २०
२०२०

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 EVOLUT THARA, Plot Bearing / CTS / Survey / Final Plot No. CTS NO 423 FINAL PLOT NO. 28 M Pune (M Corp), Pune City, Pune, 411017.

1. MIS Evidet Developers having its registered office / principal place of business at Tehal, Pune City, District, Pune, Pin: 411017.

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 allottees 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 scheduled 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 (i) 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 removed 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. Vasantrao Prabhakar
MAHARASHTRA
Date: 17/07/2018 3:18:43 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/PUNM/2010/1455
Date: 24/6/2010

(कलम 13 पहा)
(See Section 13)

Marriage No. SPLM/PUNM/2010/1385



हवेल-२०		
349C	26	30
2020		

म. श्री.आर.एम.पारेकर यांचेकडून दाखला देणं की,
इम्तियाज रियाझ कुरेशी आणि प्रभा कृष्णराव केरलीकर
ही तारीख २६/०७/२०१० रोजी नाझ्यारामार तज्जर झाती आणि
अवस्थेत, मालते इकरार माझ्यासमक्ष व जवानी यात घाली. राहण
जवानी यात त्यांचा विवाह नाझ्यारामार विधिपूर्वक साक्षरपणाने आला. यात
मालते तारीख २६/०७/२०१० दिनांक विवाह निबंधक कार्यालय, कलेक्टर आणि

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
Pune District, Pune

तीन साक्षीदारांची नावे:

- 1 नाव: मजुडा विनायक, पत्ता: ११ फावरे रोड एन कॅम्पेस पुणे
- 2 नाव: रवली रविंद्र वरखी, पत्ता: ३५२/११ वसंत प्रेम नि वागद हॉल जन हिमण खुर्द विहगड रोड पुणे
- 3 नाव: सोनीया नागराव, पत्ता: हमले हरीदज फज ११ ३/१००१ पुणे ६

Signature
Bride

1) Nayuta Bisenla
2) S.P. Parakchi
3) Sou...

Place Marriage Office, Pune

Date: Monday, July 26, 2010



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

द्वय-२०
२५
२०२०

20 २६/३८

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

पारसी 3593
गारसी दिनांक: 26/02/2020
भादरपारगाने नातः सिद्ध पंगार - नौ, उभा इत्याना कुंजी -
नंतरा की
रमन हानाळकी की
पुजारी नंतरा: 32
रु. 29380.00
रु. 640.00

₹. 25020.00

~~सुअम प्रिन्सिपल, क्वेबी-20~~

१३/०५/२०२०

इति न भवत्येव नमद न केनेत्या पणत्याही नागरी क्षेत्रात
मुनक शुभक (पिक) घालण्यात न होत नागसाधारक असा हूदात पिका म्यालाने अनन्या पणत्याही पटक क्षया असा हूदात पिका अथवा

दिनांक: 225/02/2020 11:17:23 AM श्री भंड: (पी)

THE SEAL OF SUB-REGISTRAR
 हवेली क. 20 दिसंबर 2019
 HAVELLI-20

सार दस्तावेज हा नोंदणी कायदा १९०८ अंतर्गत
 नालेला वस्तुदीप्ता नोंदणीत दाखल झेलेला
 आहे * दस्तावीत सुंपुं मजशुर निपादक यत्ती
 साक्षीदार/ओळखदार व सोवत जोडेलेला कायदामागी
 राखला गेला आहे * दस्तावी सख्या, पैला
 दाखल गेला दस्तावीत दस्त निपादक व कजुलीपाक
 हे सार जमावना असतील * दस्तानेसोवत जोडेले
 लोकांचे कुलमुखावर अराक यत्ती जमायी बनावट
 अकरम आल्यास याी सुंपुं जमावली निपादकागी
 राखेल

१९०८
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 दाखल
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 आहे *
 दस्तावीत
 सुंपुं मजशुर
 निपादक
 यत्ती
 साक्षीदार/
 ओळखदार
 व सोवत जोडेलेला
 कायदामागी
 राखला गेला
 आहे *
 दस्तावी सख्या,
 पैला
 दाखल गेला
 दस्तावीत दस्त
 निपादक व कजुलीपाक
 हे सार जमावना
 असतील *
 दस्तानेसोवत जोडेले
 लोकांचे कुलमुखावर
 अराक यत्ती जमायी
 बनावट
 अकरम आल्यास
 याी सुंपुं जमावली
 निपादकागी
 राखेल



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दम्न गेयकार भाग-2

द्वय20

30130

दम्न क्रमांक:3516/2020

दम्न क्रमांक: 25/02/2020/3516/2020

दस्तावा प्रकार - वकीलपत्र

अनु क्र.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	आयाचित्र	अंगठ्याचा ठसा
1	नाव: विठ्ठल देणार - श्री. प्रभा इम्पीयात्र कुशेरी - पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , कार्यालय: - नं. - , रोड नं. रा. 28 मंगळवार पेठ पुणे , महाराष्ट्र, पुणे. पिन नंबर: BHQPK0398R	विठ्ठल देणार वय: -44 स्वाक्षरी:-		
2	नाव: विठ्ठल देणार - श्री. इम्पीयात्र रियात्र कुशेरी स्वतः करिना व मे इन्डोव्हेट डेव्हलपर्स वर्क भागीदार - पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , कार्यालय: - नं. - , रोड नं. रा. 28 मंगळवार पेठ पुणे , महाराष्ट्र, पुणे. पिन नंबर: AABPQ5020D	विठ्ठल देणार वय: -46 स्वाक्षरी:-		

वरील दम्नपत्र करून देणार नशाकशीत वकीलपत्र चा दम्न पत्र करून दिल्याचे कबुल करताना,
दिनांक 3 ची वेळ: 25 / 02 / 2020 11 : 20 : 05 AM

ओळख:-

मदर दम्न दुय्यम निबंधक यांच्या ओळखीचे अगुन दम्नपत्र करून देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पत्रकाराचे नाव व पत्ता	आयाचित्र	अंगठ्याचा ठसा
1	नाव:- अ. पी.एस गुजर वय: 55 पत्ता: दनवाडी, पुणे पिन कोड: 411030		

दिनांक 4 ची वेळ: 25 / 02 / 2020 11 : 20 : 24 AM

सह दुय्यम निबंधक, हवेली-20

EPayment Details.

sr.	Epagement Number	Defacement Number
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2	MH012449374201920E	0006416228201920

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(बी. एस. जाधव)
सह दुय्यम निबंधक (वर्ग-2) हवेली क्र.-20

पहिले नंबरचे पुस्तकाचे
3118 नवरी नोंदला

(बी. एस. जाधव)
सह दुय्यम निबंधक (वर्ग-2) हवेली क्र.-20
दिनांक 1/02/2020

