

97/21092

Monday, December 23, 2019

4:54 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 21410 दिनांक: 23/12/2019

गावाचे नाव: मंगळवार पेठ

दस्तऐवजाचा अनुक्रमांक: हवल20-21092-2019

दस्तऐवजाचा प्रकार: बक्षीसपत्र

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

नोंदणी फी

रु. 29900.00

दस्त हाताळणी फी

रु. 540.00

पृष्ठांची संख्या: 27

एकूण:

रु. 30440.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:13 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 2988700/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 209300/-

सह दुय्यम निबंधक, हवेली-20

सह दुय्यम निबंधक (वर्ग-२) हवेली-२०

1) देयकाचा प्रकार: eChallan रकम: रु. 29900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009861096201920E दिनांक: 23/12/2019

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 540/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2312201908779 दिनांक: 23/12/2019

वँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

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

Praveshi .



23/12/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 20

दस्त क्रमांक : 21092/2019

नोंदणी :

Regn 63m

गावाचे नाव : मंगळवार पेठ

(1) विलेखाचा प्रकार	बधीसपत्र
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2988700
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : इतर माहिती: पेठ मीजे मंगळवार पेठ येथील सिटीएस नं. 423 पार्स, फायनल प्लॉट नं. 28-ए1 व 28-ए2 मधील क्षेत्र 1152.38 चौ.मी. या मिळकतीवर बांधण्यात आलेल्या फ्री सेल विल्डींग बी विंग बी-1, म्हणजेच इन्व्होलेट टियरा मधील पहिल्या मजल्यावरील ऑफीस क्र.111 यांसी कारपेट क्षेत्र 312 चौ.फुट, म्हणजेच एकूण विल्टअप क्षेत्र 406 चौ फुट म्हणजेच 38 चौ.मीटर ही मिळकत. (C.T.S. Number : 423 ;))
(5) क्षेत्रफळ	1) 38 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल 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 इन्दीयाज रियाज कुरेशी स्वतः करिता व मे इन्व्होलेट 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 इन्दीयाज कुरेशी -- वय:-44; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- रा. 28 मंगळवार पेठ पुणे, महाराष्ट्र, PUNE. पिन कोड:-411011 पॅन नं:-BHQP0398R
(9) दस्तऐवज करून दिल्याचा दिनांक	23/12/2019
(10) दस्त नोंदणी केल्याचा दिनांक	23/12/2019
(11) अनुक्रमांक, खंड व पृष्ठ	21092/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	209300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	29900
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



दस्तासोबतची नक्कल
 श्री. ह. पु. इ. कुरेशी
 यांना दिली
 अस्सलवर हुकूम नक्कल दिनांक 23/12/2019

सह दु. नि. (वर्ग-२) हवेली-२०



CHALLAN
MTR Form Number-6



JRN MH009861096201920E		BARCODE		Date 23/12/2019-15:10:19		Form ID 34	
Department Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID (If Any)			
Type of Payment Registration Fee				PAN No.(If Applicable)		BHQP0398R	
Office Name HVL20_HAVELI 20 JOINT SUB REGISTRAR				Full Name		Prabha Imtiyaz Qureshi	
Location PUNE				Fla/Block No.		CTS NO 423	
Year 2019-2020 One Time				Premises/Building			
Account Head Details		Amount In Rs.		Road/Street		Mangahwar Peth	
0030046401 Stamp Duty		209300.00		Area/Locality		Pune	
0030063301 Registration Fee		29900.00		Town/City/District			
				PIN		4 1 1 0 1 1	
				Remarks (If Any)			
				PAN2=AABPQ5020D~SecondPartyName=Imtiyaz Riyaz Qureshi For			
				Himself And Partner Evolet Developers~			
Total		2,39,200.00		Amount In Words		Two Lakh Thirty Nine Thousand Two Hundred Rupees Only	
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No. 02300042019122363124 004792852	
Cheque/DD No.				Bank Date		RBI Date 23/12/2019-15:11:20 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.

सदर चालन केवल दृश्य निबंधक कार्यालयात नोंदणी करवयाच्या दस्तांसाठी लागू आहे. नोंदणी व करवयाच्या दस्तांसाठी सदर चालन लागू नाही.

Mobile No. : 9822875589



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२१०६२	१	२८
२०१९		

Print Date 23-12-2019 03:11:34

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2312201908779	Date 23/12/2019
Received from Prabha Imtiyaz Qureshi, Mobile number 9822875589, an amount of Rs.540/-, 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 23/12/2019
Bank CIN 10004152019122307762	REF No. 004915033
This is computer generated receipt, hence no signature is required.	



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२१०२२	२	२८
२०१९		



हवल-२०		
२१०२२	३	२८
२०१९		

This GIFT DEED is made and executed here at Pune on this 27th day of December month year 2019.

BETWEEN

MR.IMTIYAZ RIYAZ QURESHI

Age- 46 years, Occupation: Business, (Pan No. AABPQ5020D, Adhaar No. 953486978973, Mobile no: 9822875544). For himself and partner of Evolet Developer, residing at - F.P. no 28A/1, Pt. Jawaharlal 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. 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;



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

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

AND WHEREAS all that piece and parcel of C.T.S. No.423, Mangalwar Peth, Final Plot No.28, T.P.S. II is divided into three parts i.e. Final Plot No.28-B, Final Plot No.28-A1 and Final Plot No.28-A2 as per the Sub-Division plan sanctioned by the concerned authorities of Municipal Corporation of Pune vide Letter No. D.P.O./946/1/50 dated 01/06/1988, Final Plot No.28-A1 admeasuring 1152.38sq.mtrs was owned by MR.RIYAZ AHMED ABDUL SATTAR 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



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Slum, under Sec. 4(1) of the said Act on 25.11.1999 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 "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. Chilliwan, 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. Chilliwan, 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.



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 WHEREAS Mr. Imtiyaz R. Qureshi and Mrs. Jamila Abdul Saleem through her Constituted Attorney Mustafa Jaffar Shahkh have signed 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 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" dated 10/06/2013, 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 i.e. Mrs. Jamila Abdul Saleem and Mr. Imtiyaz R. Qureshi. 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/Edhokra/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 first floor with Parking in basement have and the remaining 8 floors have residential apartments.

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) offices no 109 on 1st 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) Office on 1st Floor, as his Share in her favor and as such there was due deliberations and thought and



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as a consequence thereof, the Donor decided to make a gift of her 1 (One) Office on 1st Floor in the Said property and Donees have agreed to accept the same.

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

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

2. The Donor Does hereby make a gift of his one office 1st 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 Office no. 111 situated on 1st floor, Area admeasuring about 312 sq. ft. Carpet along with balcony area. Total Saleable area Built-up 406 sq. ft. i.e. 38 sq.mts. in the Building B (Wing B) known as "EVOLET TIARA" to be constructed on the said properties hereinafter referred to as "OFFICE" 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) Office first 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 Privileges, 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

[Signature]



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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) Office on first 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) Office on first 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) offices on first 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) Office on first 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.

[Signature]



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२१०२	१०	२०

12. The Donor shall, along with other member/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 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 Donor if any modifications are made to the draft bye-laws of 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 Donor 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.



हस्ता-२०	१०	२०
२१०२	१०	२०

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

15. To maintain the said office more particularly described in the schedule II herein underwritten at the donee own cost in good tenable repair and condition from the date of possession of the said office 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 office is situated or any part thereof and /or the said office.

16. 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.

17. To carry out at his own costs all internal repairs of the said office 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 office 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.

18. DONAR shall have no claims save and except in respect of the particular Office hereby agreed to be acquired. The DONEE



shall ~~have~~ 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 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.

19. 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 office and Donce hereby gives consent and authorize to the Donar 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 DONAR in this regard shall be binding on the Donce. The Donar 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.

20. 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 OFFICE is situated and shall keep the portion, sewers, drain pipes in the said office 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 office is situated and shall not chisel or in any other manner cause damage to the columns beams, walls slabs or RCC parrdis or other structural members in the said Office flat without written permission of the Donar.



21. 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 Ownerships Flats Act 1963 and rules made there under.

22. 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 areal/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 done has no grievance under whatsoever head including or to the built-up and carpet area, height, length and width etc. of the office.

23. 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.

24. 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.

25. 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.

26. The building being constructed on the said properties shall always be known as "EVELOI TIARA" and no one has the right to change it and /or alter the said name and the done



Herby agree that they have no objection to erect or affix Donor's name on the 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.

27. 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.

28. 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

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

30. VALUATION:- AS per the ready reckoner rate =
Government value comes to = 29,88,700/-
Stamp duty paid thereon = 1,49,435/-
Registration Fee = 30,000/-
The donor has paid the Stamp Duty based on the valuation suggested by the Sub-Registrar on the higher price.



SCHEDULE -I- DESCRIPTION OF THE PROPERTY.

Land/ Plot of property bearing admeasuring about 12404.21 sq. ft. e.g. 1152.38 sq.mtrs. is good, clean, clear and marketable property part of All that piece and parcel of properties bearing, C.T.S. No. 423, TPS II,FP No. 28-A1 and 28-A2, Mangalwar Peth, Pune admeasuring total areas of about 25139.40 sq.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:

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

SCHEDULE -II- DESCRIPTION OF THE OFFICE

OFFICE No. 111 on 1st 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 312 sq. ft. Carpet along with balcony area. Total Saleable area Built-up 406 sq. ft. i.e. 38 sq. mtrs. with all fixtures, fittings, amenities there with.

LIST OF ANNEXURES

1. AMENITIES AND SPECIFICATIONS - ANNEXURE "A"
 2. TITLE CERTIFICATE - ANNEXURE "B"
 3. PROPERTY CARD - ANNEXURE "C"
 4. COPY OF THE FLOOR PLAN - ANNEXURE "D"
 5. COMMENCEMENT CERTIFICATE - ANNEXURE "E"
 6. COMPLETION and OCCUPANCY CERTIFICATE
 7. MAHA RERA CERTIFICATE
- Along with the all trees, shrubs, water line, easementary rights, development rights etc. Such rights visited by the DONOR.



हारा-२०
2082 96 2088

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 decd on the date above written.

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

MR. IMTIYAZ RYAZ QURESHI
(For himself and as partner)



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

MRS. PRABHA IMTIYAZ QURESHI



Witnesses:-

1. Name: *Aty C. D. D. D.*

Add : 630, P. D. D. D.
Sign : *Aty C. D. D. D.*

2. Name : *V. C. S. S. S.*

Add : *V. C. S. S. S.*
Sign : *V. C. S. S. S.*

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



हारा-२०
2082 96 2088

WALLS:
EXTERNAL:
PAINTING
FLOORING:
WC's & Toilets:
DADO:
DOORS:
WINDOWS:
ELECTRICAL:
SANITARY
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.

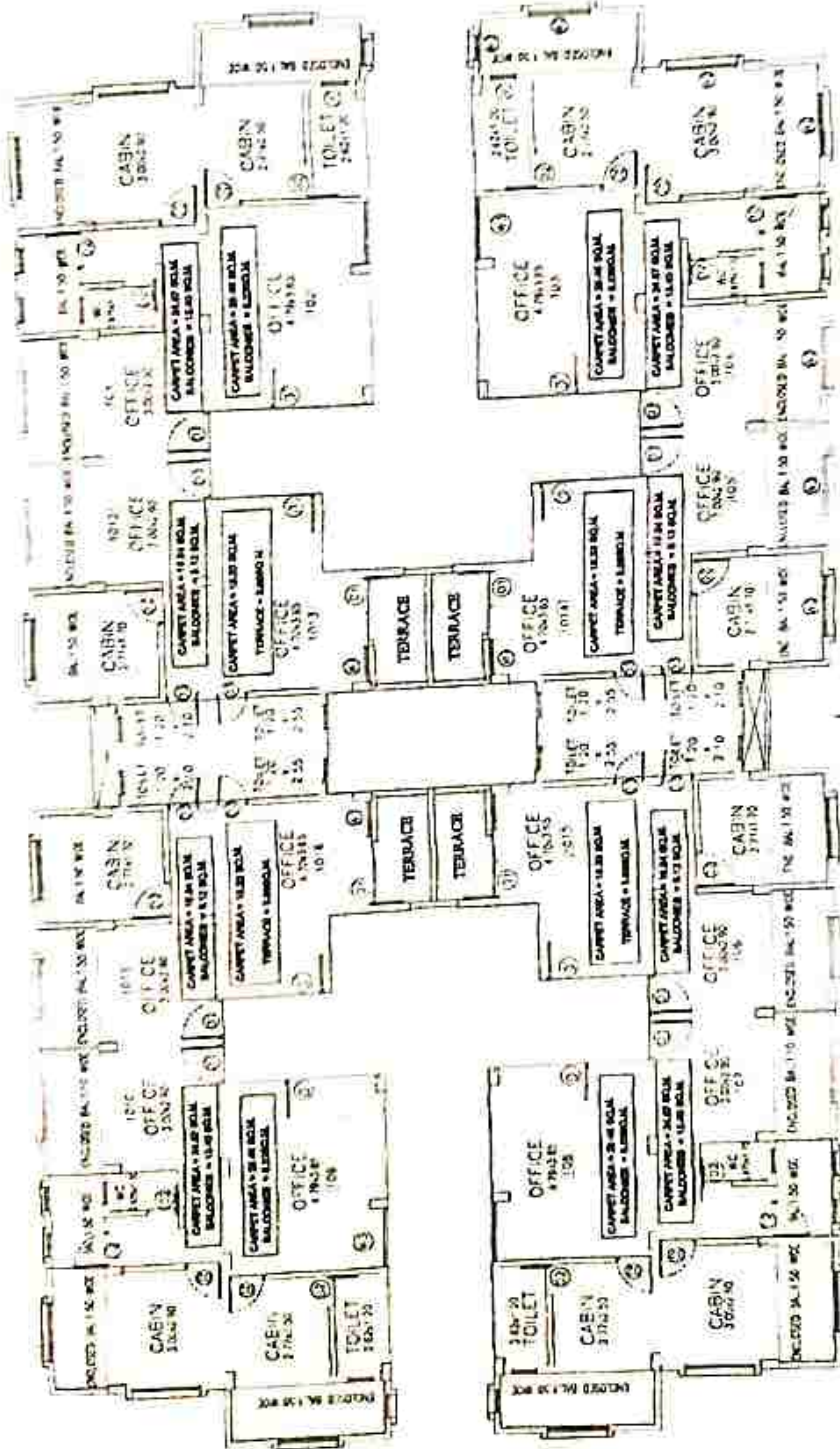
Level gypsum wall & ceiling plaster.
All- weather proof protective cement paint.
All room's floors finished with vitrified tiles.
Superior quality anti-skid tiles for floors.
All walls of Bathrooms, WC's and Toilets clad with designer's glazed ceramic tiles up to lintel height.
Solid core nuwood designer 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.
Powder coated Euro section heavy duty aluminum windows and French doors with mosquito mesh and MS enamel painted grills.
Concealed electrical wiring in ISI marked PVC heavy duty conduits fittings. Wires: Polycab or equivalent brand, flame retardant, low smoke wires. Branded modular switches.

ISI mark Hindware/Parryware/Cera or Equivalent Sanitary ware of superior brands. Sanitary fittings: CP finishes Jaguar or equivalent brand fittings.
ISI mark C-PVC for internal plumbing & U-PVC for external plumbing.
ISI mark PVC/Cast Iron pipes for drainage down take and RCC Humme pipes for ground drainage system.
High quality Granite and Vitrified tile flooring with design and treads with half chamfered nosings.
Automated Branded lifts.
Camera in parking and common area.
To provide hot water in each unit.
Backup generator for common areas, parking areas and lifts.
Paver/Checkerred tiles, interlocking parking tiles as per design.

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



हवेल-२०		
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['B2']

[1 ST FLOOR]

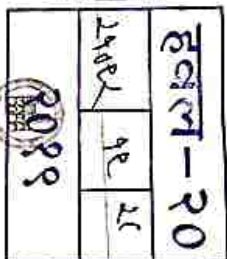
[BLDG 'B']

FIRST FLOOR PLAN

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

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PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'
[See rule 5(9)]

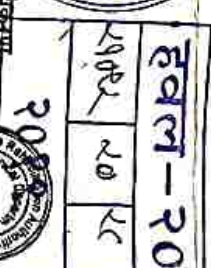
This registration is granted under section 5 of the Act to the following project under project registration number :
P23100017182
Project EXOTLET MARRA, Plot Bearing / CTS / Survey / Final Plot No.: CTS NO 423 FINAL PLOT NO. 28 @ Pune (M
Corp., Pune City, Pune, 411007;

1. MIS Evidot Developers, having its registered office/ principal place of business at: **Feshol, Pune City, District: Pune, Pin: 411011.**
 2. The 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 for 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, Rate of Interest and Deductibles on Weekly) 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
 3. That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 17/07/2018 and ending with 31/12/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasanthakumari Prabhakaran
(Secretary, Maharashtra)
Date 7/11/2018 5:18:43 PM

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

Dates: 17/07/2018
Place: Mumbai



(पुणं न विदमी विजयत धेनु पुणो)

मुखा पेंवर्त Γ_2 (विल्लार एषाळ), संस्थापती भाषट शेंव, पुणे-१९

साधना :

एनिकसक म् देवदेवी देवदेवी (राजापुत्र भूषण) को राजा आमुनिगार श्री अमिक भागाद बाणा
रुद्रादि शांतिदाय पावनान्नै मित्रोपाकारका प्रत्यक्ष दिनको-०६/०८/२०१८.

३. मा. मुख्य कार्यकारी अधिकारी, मोरारपुरी, गुरुवाहन, महिषदास (पुल) या निवासी (विद्यार्थी) यांनी दि.०४/०८/२०१८ रोजी घडलेल्या वादामध्ये निष्ठापूर्वक

(चतुर्थ/सुधारित) वांछकान् परवानगी

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⑦ $B^1 + B^2$ आदि (विक्री) पट्टक प्रागल्भिके आधिकार क्षेत्राबाबतचा तयारीत.

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झोपडपट्टी पुनर्वसन प्राधिकरण, पुणे व पिंपरी चिंचवड क्षेत्र, पुणे

(गृहनिर्माण विभाग, महाराष्ट्र शासन)

II, पुण्या चॅम्बर्स (विस्तार इमारत), सेनापती बापट मार्ग, पुणे - ४११०४६.
दूरधनी क्रमांक : ०२०-२५६३०३४/३६ फॅक्स : ०२०-२५६३०३५
ई-मेल : stapune@yahoo.in वेबसाईट : www.stapune.gov.in



आ.क्र. झोपडपट्टी-अर्जोद्यम/क्र.१४/७८००/२०१९

दि.०४/१२/२०१९.

अंशतः भोगवटा प्रमाणपत्र

वाचा - १) प्रथम बांधकाम परवानगी (मुद्रा CC) आ.क्र.११३७ दि.२३/१०/२०११

२) सुधारित वा.प./संमती धरा क्र. २८९३, दि. २४/१२/२०१८.

३) विकसक मे. इकोलेट डेव्हलपर्स कंपनी वास्तुविभागात आर्कि. आर्किट मॉडेल कार्ये मादिक केलेल्या आहेत. भोगवटा प्रमाणपत्र मिळवण्याबाबतचा विनंती अर्त.
(आ.क्र.५४५३ दि. २६/०८/२०१९)

४) मा. मुख्य कार्यकारी अधिकारी यांची मान्यता दि.०४/१२/२०१९.

नगराध्यक्ष यांनी नगरपालिका अधिनियम १९४९, कलमे २५३/२५४ व महाराष्ट्र प्रादेशिक नियंत्रण व नगराचला अधिनियम १९६६ कलमे ४५, प्रमाणे वि.सं.नं. ४२३ मालवार्त पॅट. शा.पॅट.क्र. २८ टी.डी.एम.-२, पुणे येथील झोपडपट्टी पुनर्वसन सेवेनेलपट्टीत (पुनर्वसन पॅट) इमारतीस या कागदोपलब्ध असून संमती धरा आ. क्र. झोपडपट्टी-अ/२८/२४/२०१८ दि.२४/१२/२०१८ अन्वये बांधकाम परवानगी देण्यात आली आहे. सदरील बांधकाम परवानगी प्रमाणे B इमारतीमधील पॅट (B१) ४११ मॉडेलस मालवार्तपट्टीवरील काम पूर्ण आल्याने, सदर इमारतीमधील सर्वदरवाग पॅट (B१) ४११ मॉडेलस मालवार्तपट्टीवरील काम पूर्ण आल्याने, सदर इकोलेट डेव्हलपर्स कंपनी उदरगत वाचा मध्ये नमुद केले नंतर विनंती अर्त केलेल्यातून खालीलप्रमाणे तपशीलानुसार पुनर्वसन इमारतीस अंशतः भोगवटा प्रमाणपत्र मा.मुख्य कार्यकारी अधिकारी यांचेकडील मान्यतेनुसार देण्यात येत आहे.

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

अ.क्र.	मजली	सर्वदरवाग/डुकान क्र. (पुनर्वसन पॅट)	सर्वदरवाग/डुकान क्र. (विक्री पॅट)	एकूण सर्वदरवाग/डुकाने
१)	बेसमेंट	--	रजिस्ट्रार पाकिंग	--
२)	लॉकर मॉडेल	डुकाने ३,४,५,६,१४,१७	डुकाने १,२,१३,१८ + १ मॉडेलकन A	१० डुकाने + १ मॉडेलकन
३)	अपर मॉडेल	--	शेअरिंग A.B.E.F	४ शेअरिंग
४)	मॉडेल नमूना	--	१०६, १०७, १०८, १०९, ११०, १११, ११२, ११३, ११४, ११५	०८ ऑफिस



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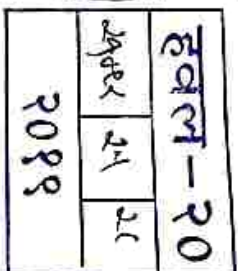
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मालमत्ता पत्रक



हवेली-२०
२१
२०१९

Handwritten signature

[illegible]

23 दिनेवर 2019 4:54 म.नं.

दम्न मोग्याग भाग-1

श्रमपत्र 2019
दम्न क्रमांक: 21092/2019

दम्न क्रमांक: 21092/2019

दम्न मूल्य: ₹ 29,88,700/-

मोवदला: ₹ 00/-

दम्न मुद्राशुल्क: ₹ 2,09,300/-

दम्न की माली अगल्याग तपशिल :-

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

इ ति मद्र इ ति हवल 20 यांचे कार्यालयान

द 21092 वर दि. 23-12-2019

माली 52 म न. वा. हजर केला.

Praneshi

पावती 21410

पावती दिनांक: 23/12/2019

पादकल्याणचे नाव: निहल येणार - मी. प्रभा इम्पियात्र कुंशी -

नॉदणी की

₹. 29900.00

दम्न हाताळणी की

₹. 540.00

पृष्ठांनी संख्या: 27

दम्न हजर करणाऱ्याची मही:

मकुन: 30440.00

Praneshi
हवल 20

Praneshi
हवल 20

दम्न प्रमाण: वशीमपत्र

मुद्राशुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-ग्रह (दोन) मध्ये नमुद न केलेल्या कोणत्याही नागरिक क्षेत्रात

मिड्रा क्र. 1 23 / 12 / 2019 04 : 52 : 21 PM ची वेळ: (सादरीकरण)

मिड्रा क्र. 2 23 / 12 / 2019 04 : 53 : 26 PM ची वेळ: (की)

सदर दस्तावेज हा नॉदणी कायदा 1906 अंतर्गत
जालेल्या तरतुदीनुसार नॉदणीस दाखल केलेला
आहे *दस्तावेज पूर्ण मजकूर निमादक व
साक्षीदार/संश्लेषक व सोबत जोडलेल्या
सत्यता तपसवारी आहे. *दस्तावेज साक्षीदार
कायदेनुसार साक्षीदार वरून निमादक व
हे सत्यता तपसवारी असल्याने *दस्तावेज
कायदपत्रात नमुद न केलेल्या कोणत्याही नागरिक क्षेत्रात
आढळून येण्यास घाबरी संश्लेषक निमादकांनी
साक्षील.
लिहून देणारे
Praneshi
लिहून घेणारे





23/12/2019 4:55:20 PM

दस्तावेज क्रमांक: 21092/2019

दस्तावेजा प्रकार: वधवापत्र

दस्तावेज गोप्यता भाग-2

दस्तावेज क्रमांक: 21092/2019

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	आयाचित्र	अंगठ्याचा दप्ता
1	नाव: विदुन देणार - गौ. प्रभा इम्पीयाज कुंशी - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, वार्ड: व -44 नं. -, रोड नं: ग. 28 मंगळवार पेठ पुणे, महाराष्ट्र, PUNE. पिन नंबर: BHQPK0398R	विदुन देणार ग्याश्री		
2	नाव: विदुन देणार - श्री इम्पीयाज रियाज कुंशी स्वतः करिता व मे इन्वॉलेट देव्हानपर्म तर्फे भागीदार - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, वार्ड: ग्याश्री - नं. -, रोड नं: ग. 28 मंगळवार पेठ पुणे, महाराष्ट्र, पुणे. पिन नंबर: AABPQ5020D	विदुन देणार ग्याश्री		

वरील दस्तावेज करून देणार न्यायाधीन वधवापत्र चा दस्तावेज करून दिल्याचे पडविले करताना.
शिफा क्र.3 ची वेळ: 23 / 12 / 2019 04 : 54 : 11 PM

ओळख -

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	आयाचित्र	अंगठ्याचा दप्ता
1	नाव: - अंड. पी.एम गुजर वय: 55 पत्ता: दनवाडी, पुणे पिन कोड: 411030		

मदर माधीदागची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याचाच प्राम माहिती पुढीलप्रमाणे आहे.

Sr. No	Identifier Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	माधीदाग -- अंड. पी.एम गुजर	23/12/2019 04:54:39 PM	प्रमोद शंकरलाल गुजर M XXXX XXXX 7901

शिफा क्र. 4 ची वेळ: 23 / 12 / 2019 04 : 54 : 40 PM

प्रमाणित करण्यात येते की,

पहिले नंबरचे पुस्तकाचे

दस्तावेजास एकूण 9 ते 20 पृष्ठे आहेत.

नवरी नोंदला

गुड दुय्यम निबंधक, हवेली-20

EPayment Details.

Sr. Epayment Number
1 MH009861096201920E
2 2312201908779

मह दुय्यम निबंधक (वर्ग-2) हवेली-20

Epayment Number

0005073740201920E

2312201908779D

मह दुय्यम निबंधक (वर्ग-2) हवेली-20

दिनांक 23/12/2019

21092/2019



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