

PAVATI

पावती

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Friday, March 13, 2015

नोंदणी क्र. :39म

1:04 PM

Regn.:39M

पावती क्र.: 3332 दिनांक: 13/03/2015

गावाचे नाव: धायरी

दस्तऐवजाचा अनुक्रमांक: हवल4-3167-2015

दस्तऐवजाचा प्रकार : डीड ऑफ अपार्टमेंट

सादर करणाऱ्याचे नाव: प्रशांत भागवत - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 780.00

पृष्ठांची संख्या: 39

एकूण:

रु. 880.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 1:17 PM ह्या वेळेस मिळेल

सह दुय्यम निबंधक, हवेली-4

वाजार मूल्य: रु.573483/-

मोबदला: रु.844000/-

भरलेले मुद्रांक शुल्क : रु. 100/-

सह दुय्यम निबंधक (वर्ग-२)
हवेली क्र. ४, पुणे

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 780/-

नोंदणी फी माफी असल्यास तपशिल :-

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



08/04/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 4

दस्त क्रमांक : 3167/2015

नोदणी :

Regn:63m

गावाचे नाव : 1) धायरी

(1) विलेखाचा प्रकार डीड ऑफ अपार्टमेंट
(2) मोबदला 844000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 573483

(4) भू-मापन, पोटहिस्ता व धरक्रमांक (असल्यास)

1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : इतर माहिती: गाव भौजे धायरी पुणे येथील स. नं 14 हि. नं. 9, 11 व 13 या मिळकती वर बाधण्यात आलेल्या आकाशदिप अपार्टमेंट युनिट क्र. 2 या योजनेतील सी या इमारतीमधील सहाय्या मजल्यावरील फ्लॅट नं 606 यासी बिल्टअप क्षेत्र 68.10 चौ.मी. म्हणजेच 733 चौ.फु व लगतचे टेरेस क्षेत्र 16.54 चौ. मी म्हणजेच 178 चौ.फु व 0.73% अविभक्त हिश्यासह (पूर्व दस्त करारनामा दिनांक 10/04/2006 हवेली क्र 04 पुणे दस्त नं 2054/2006 अन्वय नो.फी व मु.शु वसूल) ही मिळकत (Survey Number : 14 ;)

(5) क्षेत्रफळ

1) 68.10 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:- मे इंडिया मरिन अँड फूड प्रोडक्ट्स प्रा. लि. (ओनर /व्हेडॉर /ट्रान्सफरर नं 1) तर्फे कु मु म्हणून सुबोध गोवर्धन आपटे तर्फे वि कु मु राजेंद्र अनिल कर्वे -- वय:-36; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वडगाव खु पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:- 411041 पॅन नं:- AAAAP2538H
2): नाव:- मे परांजपे स्किम्स आकाशदीप (डेव्हलपर/ व्हेडॉर/ ट्रान्सफरर नं 2) ए ओ पी तर्फे भागीदार परांजपे स्कीम्स (कन्सट्रक्शन) लि. तर्फे संचालक एस पी परांजपे तर्फे वि कु मु म्हणून राजेंद्र अनिल कर्वे -- वय:-36; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वडगाव खु पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:- 411041 पॅन नं:- AAAAP2538H

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- प्रशांत भागवत -- वय:-40; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आकाशदिप अपार्टमेंटस धायरी पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:- 411041 पॅन नं:- AHGPB8009B
2): नाव:- स्वाती भागवत -- वय:-36; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आकाशदिप अपार्टमेंटस धायरी पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:- 411041 पॅन नं:- AHGPB8010L

(9) दस्तऐवज करून दिल्याचा दिनांक

13/03/2015

(10) दस्त नोंदणी केल्याचा दिनांक

08/04/2015

(11) अनुक्रमांक, खंड व पृष्ठ

3167/2015

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

100

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

100

(14) शेरा

सह दुय्यम निबंधक (वि-२) हवेली क्र. ४, पुणे

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CHALLAN
MTR Form Number-6

GRN		MH006367353201415E		BARCODE		Date		12/03/2015-18:22:17		Form ID		25.3			
Department				Inspector General Of Registration				Payer Details							
Type of Payment				Non-Judicial Customer-Direct Payment				TAX ID (If Any)							
								PAN No. (If Applicable)				AAAAP2538H			
Office Name				HVL4_HAVELI 4 JOINT SUB REGISTRAR				Full Name				PARANJAPE SCHEMES AKASHDEEP			
Location				PUNE				Flat/Block No.				14			
Year				2014-2015 One Time				Premises/Building							
Account Head Details				Amount In Rs.				Road/Street				68.10			
0030046401 Sale of NonJudicial Stamp				100.00				Area/Locality				DHAYARI			
								Town/City/District							
								PIN				4 1 1 0 5 1			
								Remarks (If Any) PAN2-AHGPB8009B-PN=PRASHANT SURESH BHAGWAT-CA=844000							
								Amount In				One Hundred Rupees Only			
Total				100.00				Words							
Payment Details				BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK							
Cheque-DD Details								Bank CIN		REF No.		02300042015031269419		231138751	
Cheque/DD No								Date		12/03/2015-18:23:16					
Name of Bank								Bank-Branch		BANK OF MAHARASHTRA					
Name of Branch								Scroll No. , Date		Not Verified with Scroll					

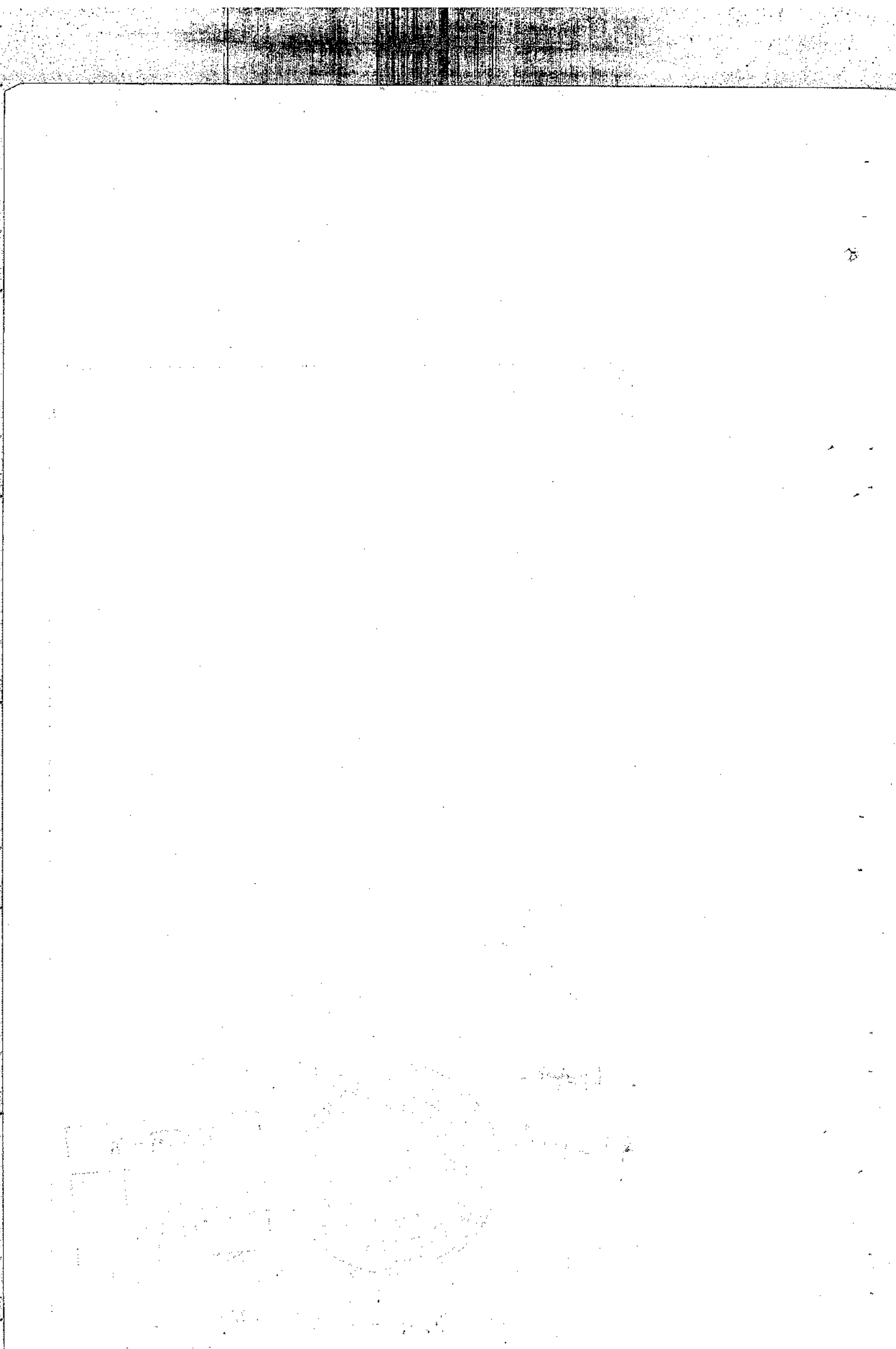
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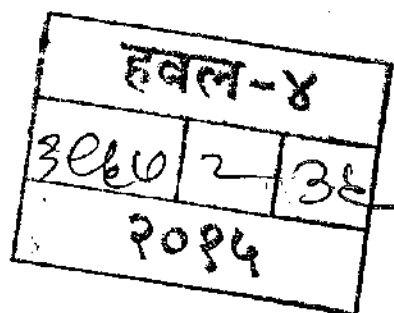
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हवल-४

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DEED OF APARTMENT

THIS DEED OF APARTMENT IS MADE AT PUNE ON
THIS 13th DAY OF MARCH IN THE YEAR 2015

Pragat
Adhik

BETWEEN

M/S. INDIA MARINE AND FOOD PRODUCTS PVT. LTD. (IMFPL) a body incorporate registered under the Companies Act, 1956 having office inter alia at 204, Mangalwar Peth, Wellesely Road, Pune - 411 011 through power of attorney holder Mr. Subodh G. Apte, Age _____ years, Occupation Service, Residing at Pune

Hereinafter referred to as "OWNER/VENDOR/TRANSFEROR NO.1" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their executors, administrators, directors, nominees, authorized signatories and/or assigns) as the party of the first part.

AND

M/S. PARANJAPE SCHEMES AKASHDEEP, an association of persons (hereinafter referred to as A.O.P. for brevity sake) comprising of M/s. Paranjape Schemes (Construction) Ltd. (Erstwhile M/s. Paranjape Schemes (Construction) Pvt. Ltd.) a company registered and incorporated under the Companies Act, 1955 having administrative office at PSC House, CTS No. 111+111/2, Anand Colony, Off Prabhat Road, Pune: 411 004 and M/s. India Marine and Food Products Pvt. Ltd. (IMFPL) a body incorporate registered under the companies Act 1956 having office inter alia 204, Mangalwar Peth, Wellesely Road, Pune - 411 011 carrying on jointly with each other joint venture having office at PSC House, CTS No. 111+111/2, Anand Colony, Off Prabhat Road, Pune: 411 004. Hereinafter referred to as "DEVELOPER/VENDOR/TRANSFEROR NO.2" (which expression shall, unless it be repugnant to the context or meaning thereof shall mean and include its executors, administrators, assignees, liquidators, authorised signatories etc.) through Principal Officer Shri. Shrikant Purushottam Paranjape, Age 58 years, Occupation: Business residing at Pune as the party of the second part. Pan No.AAAAP2538H.

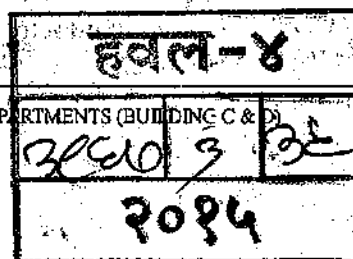
AND

MR/MRS/SMT. Prashant Bhagwat

Age 40 years Occupation: Business PAN NO. AHGPB8009B

MR/MRS/SMT. Swati Bhagwat

Age 36 years Occupation: Business PANNO. AHGPB8010L



Residing at Akashdeep Apartments, Unit No.2, S. No. 14, Hissa No.9,11,13(Part), Dhayari, Pune.

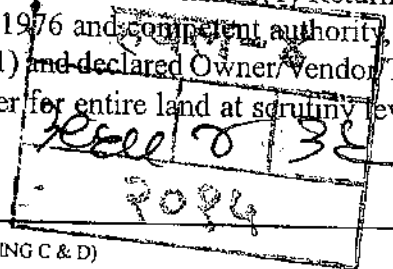
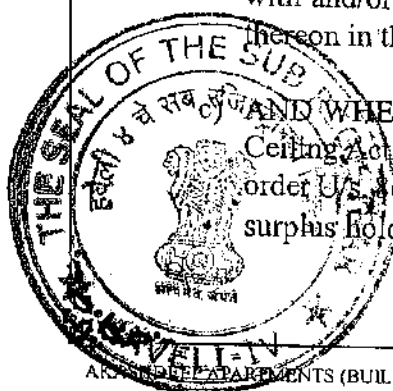
Hereinafter referred to as "PURCHASER(S) / TRANSFEREE(S)" "(which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his/her/their legal heirs, executors, administrators and assigns etc.) as the party of the third part;

WHEREAS

a) The party of the first part is owner and is seized and possessed of and even otherwise is well and sufficiently entitled to all the rights, title, share, and interest in the piece and parcel of the entire land bearing S. No. 14, Hissa No. 9 admeasuring 1 Hectare, 64 Ares, i. e. to say 16,400 Sq. mtrs. and more particularly "Firstly" described in the **SCHEDULE -I** hereunder written, (b) the piece or parcel of land and ground bearing S. No. 14, Hissa No. 11 admeasuring 14 Ares, i. e. to say 1,400 Sq. mtrs. and more particularly "Secondly" described in the Schedule hereunder written and (c) the piece or parcel of land and ground bearing S. No. 14, Hissa No. 13 admeasuring 9 Ares, i. e. to say 900 Sq. Mtrs. more particularly "Thirdly" described in the Schedule hereunder written, all of Village Dhayari, Taluka Haveli, District Pune in the Registration District and Sub District of Pune and Haveli which pieces of land for the sake of convenience are hereinafter collectively referred to as "the larger Property/ies"; The party of the second part i.e. M/s. Paranjape Schemes Akashdeep are Developer/s carrying on joint venture business of development of property/ies and sale of the flats/apartments of ownership residential/ commercial housing projects. The party of the third part is/are Purchaser(s)/Transferee(s) of a flat / apartment / row house / bungalow/shop/office unit.

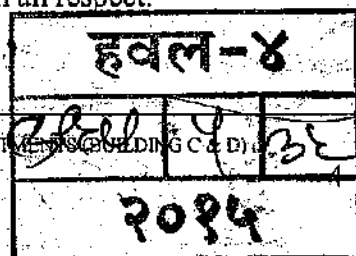
b) AND WHEREAS Owner / Vendor/Transferor No.1 informed the Developer that except IMFPL, no other person/s has/have any right of whatsoever nature in respect either of the larger Property/ies or any part thereof and that IMFPL is well and absolutely entitled to develop the larger Property/ies and to deal with and/or dispose off the flats/Apartments to be constructed thereon in the course of such development.

AND WHEREAS IMFPL filed 6(1) Return under Urban Land Ceiling Act, 1976 and competent authority, Dy. Collector gave order U/S 4(1) and declared Owner/Vendor/Transferor No.1 non surplus holder for entire land at scrutiny level and by virtue of

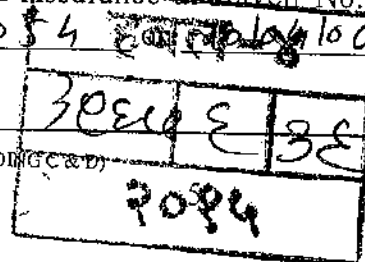
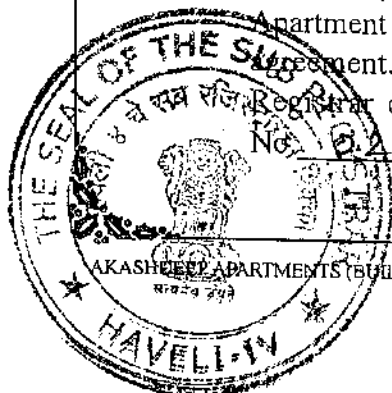


the said order the Owner/Vendor/Transferor No.1 is declared non surplus.

- d) AND WHEREAS on 23rd April, 2002, M/s. India Marine and Food Products Pvt. Ltd and M/s. Paranjape Schemes (Construction) Ltd. (Erstwhile M/s. Paranjape Schemes (Construction) Pvt. Ltd.) entered into Agreement wherein the parties agreed to carry on jointly with each other and as a joint venture business activity such as to (1) to develop the larger Property/ies more particularly described in the **SCHEDULE -I** hereunder written and any other properties if the parties by mutual consent so desire, (2) to acquire additional Floor Space Index in the form of Transferable Development Rights or otherwise for the purpose of utilising the same on the properties thus being developed and (3) to sale and/or otherwise deal with and/or dispose off the flats to be constructed in the course of such development of properties.
- e) AND WHEREAS the Owner/Vendor/Transferor No.1 herein executed Power of Attorney in favor of Mr. Subodh G. Apte of PSCL - Member of A.O.P. for development of larger property. The said Power of Attorney is registered with the Sub-Registrar, Haveli No. 16 Pune vide Document No. 1869 on 29/04/2002. By virtue of the said Agreement and the Power of Attorney, Developer/Vendor/ Transferor No.2 alone have all rights such as to develop the larger property/ies, to do the construction of ownership flat / apartment / row house/ bungalow/shop/ office, sale the same in open market, execute agreement to sale, register the same in the Property registration office, accept consideration, pass valid receipts, form Apartment or society of Flat/Shop/Office purchasers etc.
- f) AND WHEREAS the Owner/Vendor/Transferor No.1 applied to Additional Collector, revenue branch and Additional Collector gave N.A. permission U/s 44 of Maharashtra Land Revenue Code, 1966.
- g) AND WHEREAS the Developer/Vendor/Transferor No.2 completed the construction of buildings A and B of Akashdeep Apartments Unit No.I, on the part of the land of larger property, sold the flats/apartments to various purchaser/s, registered Deed of Declaration of the property, registered Deed of Correction thereto, handed over vacant and peaceful possession of the flats/ apartments to the purchaser/s and completed the entire scheme in all respect.



- h) AND WHEREAS the Developer/Vendor/Transferor No.2 submitted building plans to Pune Municipal Corporation, got the said plans sanctioned and obtained Commencement Certificate No. CC/4811/04 Dated 07/03/2005 by Pune Municipal Corporation for construction of building C and D of ownership flat scheme of Akashdeep Apartments on the piece and parcel of land (hereinafter referred to as the "said property/ies") described in **SCHEDULE -II** hereunder forming part of the larger property.
- i) AND WHEREAS Developer/Vendor/Transferor No.2 completed entire construction of Akashdeep Apartments Building C and D on the said property and obtained Completion Certificate No.BCO/14/2/572 dated 31/03/2008 by Pune Municipal Corporation. A xerox set of the completion certificate is enclosed and marked as **ANNEXURE-I**.
- j) AND WHEREAS Vendor/Transferor No. 1 and 2 executed Declaration on 07/07/2008 U/s. 2 of Maharashtra Apartment Ownership Act, 1970. The said Declaration is registered in the Office of the Sub-Registrar, Haveli No. 4 vide document No. 12112 dated 11/07/2008.
- k) AND WHEREAS Developer/Vendor/Transferor No.2 submitted Deed of Declaration to Sub-Registrar, Co-Operative Societies as per the provisions of Maharashtra Apartment Ownership Act 1970.
- l) AND WHEREAS Developer/Vendor/Transferor No. 2 completed and complied with all the obligations under Maharashtra Apartment Ownership Act, 1970 and completed entire scheme.
- m) AND WHEREAS the Purchaser(s)/Transferee(s) herein applied to the Developer/Vendor/Transferor No. 2 herein for allotment to the Purchaser(s)/Transferee(s) Flat/Apartment No. 606 on the 6th floor of C building of Akashdeep Apartments constructed on the said property described in the Schedule -II hereunder. The Developer/ Vendor/Transferor No.2 entered into an Agreement to Sale on 22/03/06 with Purchaser(s)/Transferee(s) herein and agreed to sell the said Flat/Apartment on the terms and conditions contained in the said Agreement. The said agreement is registered with the Sub-Registrar of Assurance at Haveli No. 4 vide document No. 62054 dated 22/03/06. A xerox copy of



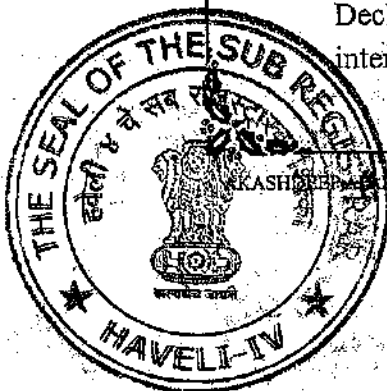
Agreement
Stogwat

the said Agreement/registration receipt/Index-II is enclosed for ready reference and marked as ANNEXURE-II.

- n) AND WHEREAS Purchaser(s)/Transferee(s) requested Developer/Vendor/ Transferor No.2 along with Owner/Vendor/ Transferor No.1 to execute final conveyance i.e. Deed of Apartment in respect of his/her/their Flat/Apartment and the request is accepted by Vendor/Transferor No.1 and 2 and they are executing this Deed of Apartment in favor of Purchaser(s)/ Transferee(s) under the terms and conditions hereinafter appearing.

NOW THIS DEED OF INDENTURE WITNESSETH AS UNDER:

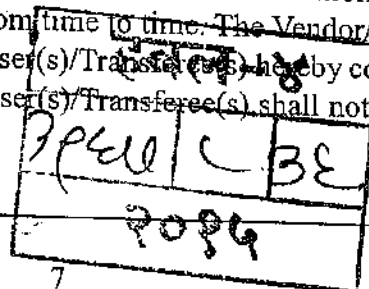
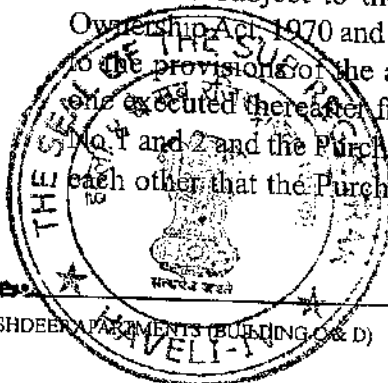
1. That, in consideration of the payment of a sum of Rs. 8,44,000/- (Rs. Eight lakh Forty Four thousand only) as a total consideration for the said Flat/Apartment which has been paid by the Purchaser(s)/Transferee(s) to the Developer/Vendor/ Transferor No 2 i.e. party of the second part herein (the payment and the receipt whereof the Vendor/Transferor No 2 herein doth hereby admit and acknowledge the same) and in consideration of payment in full of all sums to be paid by Developer/Vendor/Transferor No. 2 to Vendor/Transferor No.1 herein against the said agreement(s) for development of the said property the Vendor/Transferor No.1 and 2 release, convey the Flat/Apartment No. 606 admeasuring — Sq.Mtrs. of salable area (salable area being sum of an area equivalent to 125% of the carpet area of such flat and $\frac{1}{2}$ of area of terrace if any attached to such Flat/Apartment) on 6th floor of the C building, — wing having —% undivided share in common areas and facilities for ever and discharge the same unto the use of the Purchaser(s)/Transferee(s) herein. The Vendor/Transferor No. 1 and 2 do hereby transfer, clear and marketable title and full ownership of the Flat/Apartment and do hereby grant, sale, convey, assure and transfer the said Flat/Apartment, which is more particularly described in the **SCHEDULE -III** hereunder written together with all the fittings, fixtures and together with the proportionate undivided share and interest in the general common areas and facilities and also in the restricted areas and facilities as described in the Deed of Declaration along with the undivided impartable and proportionate interest in the said property.



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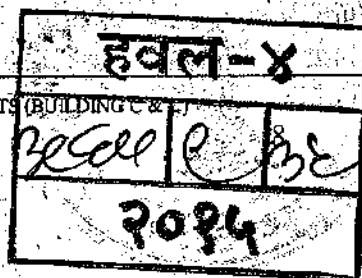
TO HAVE AND TO HOLD the said Flat/Apartment and all and singular every facility hereby granted, released, conveyed, transferred and assured unto use of the Purchaser(s)/Transferee(s) herein absolutely forever subject to the provisions of the Maharashtra Apartment Ownership Act 1970 and the rules made there under and also subject to the provisions of the aforesaid Deed of Declaration and the changes therein from time to time. The Vendor/Transferor No.1 and 2 confirm with the Purchaser(s)/Transferee(s) herein that they have full power and the absolute authority to transfer grant, release, convey, transfer and assure the said Flat/Apartment unto the Purchaser(s)/Transferee(s) herein in pursuance of the agreement entered into with the Developer/Vendor/Transferor No. 2 and Vendor/Transferor No.1 on one hand and the Purchaser(s)/Transferee(s) herein on the other hand. The Purchaser(s)/Transferee(s) is /are in possession, use and occupation of the said Flat/Apartment and shall continue hereinafter peaceably and quietly to occupy, possess, enjoy and use the said Flat/Apartment hereditaments and to receive the rent, issue land profits, thereof unto and to have its own benefit subject to the payment of all the rents, taxes, assessments hereinafter to assessment, rents, dues and duties hereinafter to become payable to Pune Municipal Corporation or any other public body or the state or central government or the proportionate common maintenance charges and expenses and/or sinking funds if any in respect of the building and the said Flat/Apartment .

2. The Purchaser(s)/Transferee(s) shall use the said flat / shop / office hereby conveyed transferred for residential/commercial purpose as sanctioned in the plan and shall abide by the rules and regulations and the bye laws of the association of apartment owners.
3. The Purchaser(s)/Transferee(s) hereby confirm/s that he/she/they has/ have received the possession of the Flat/Apartment on or before execution of this Deed of Apartment and he/she/they agree to pay all taxes, duties pertaining to said Flat/Apartment to concerned authorities from the date of Completion Certificate / date of offering possession of the said premises by the Developer.
4. The said Flat/Apartment hereby sold, transferred, conveyed to the Purchaser(s)/Transferee(s) herein shall be transferable, heritable estate and subject to the provisions of Maharashtra Apartment Ownership Act, 1970 and the rules made there under and also subject to the provisions of the aforesaid Deed of Declaration and or the rules executed thereafter from time to time. The Vendor/ Transferor No.1 and 2 and the Purchaser(s)/Transferee(s) hereby confirm with each other that the Purchaser(s)/Transferee(s) shall not be entitled



to claim the partition or division of the said Flat/Apartment and/or any part thereof or that of common areas and facilities.

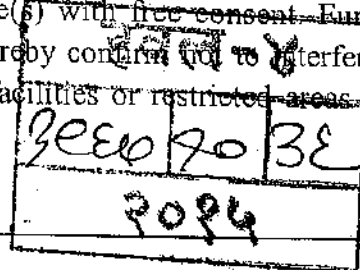
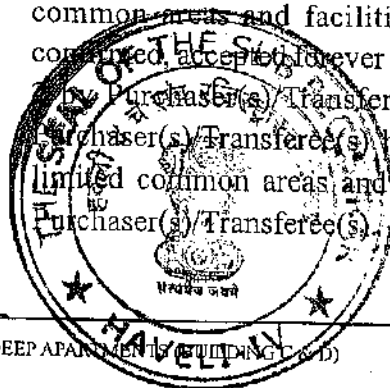
5. The Purchaser(s)/Transferee(s) herein has/have already seen and inspected said Flat/Apartment, its construction, amenities, specifications, services and satisfied himself / herself / themselves about the same and obtained the possession of the Flat/Apartment and agreed to purchase the same and accordingly is/are in possession, occupation, use and the enjoyment of the said Flat/Apartment on and from today. The Purchaser(s)/Transferee(s) hereinafter shall / will not raise any query, claim, dispute, objections regarding the same against the Vendor/Transferor No 2 as well as Vendor/Transferor No.1 herein. The Purchaser(s)/Transferee(s) shall not have any objection about the said Flat/Apartment and also against the Developer/ Vendor/Transferor No.2.
6. The Purchaser(s)/Transferee(s) hereby confirm with the Vendor/ Transferor Nos. 1 and 2 herein that the Purchaser(s)/Transferee(s) herein shall not demolish any structure or portion of the building standing on the said property or damage the said Flat/Apartment by any act or by his/her/their neglect.
7. The Purchaser(s)/Transferee(s) shall not occupy, interfere, hinder, keep and store any good/s or any hazardous or combustible goods, furniture etc. in the passage, entrance and the staircase and the general common areas in the said building/s or open space thereof.
8. All the cost, charges and expenses in connection with the stamp, registration, transfer fees of Flat, etc. if any and incidental charges etc, of these presents are to be fully borne and paid by the Purchaser(s)/Transferee(s) and Developer/Vendor/ Transferor No 2 herein shall not contribute towards the same.
9. The Purchaser(s)/Transferee(s) has paid all the dues and paid the entire price to the Developer/Vendor/Transferor No.2 which the Developer/Vendor/Transferor No. 2 herein confirms and admits that nothing is outstanding towards this deal and hence Vendor/Transferor No.1 and Developer/Vendor/Transferor No. 2 are executing final deed only of the Flat and confirming peaceful possession in favor of the Purchaser(s)/Transferee(s) forever.
10. The Purchaser(s)/Transferee(s) herein has/have already submitted the agreement vide serial no. 02054 on 10/04/06 to the Office of the Sub-Registrar at 4 for registration and paid Rs. 9,500/- as registration charges. Xerox copy of the agreement / Index II / registration receipt is enclosed.



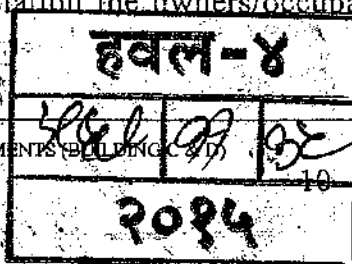
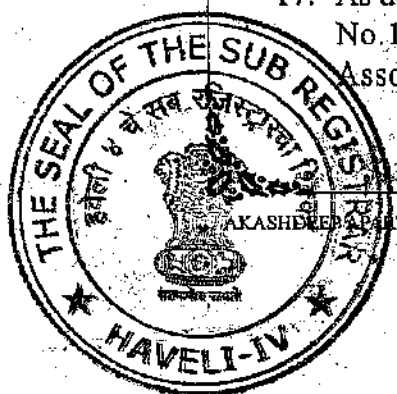
11. The Vendor/Transferor No. 1 and 2 executed Joint Venture Agreement and Developer/Vendor/Transferor No.2 completed entire development. The Vendor/Transferor No. 1 have no complaint/s of whatsoever nature against Developer/Vendor/Transferor No.2. Further Developer/Vendor/Transferor No. 2 sold Flat/Apartment to the Purchaser(s)/Transferee(s) and received entire consideration from the Purchaser(s)/Transferee(s) and handed over the possession of the Flat/Apartment to the Purchaser(s)/Transferee(s) and hence Developer/ Vendor/Transferor No. 2 and/or Purchaser(s)/ Transferee(s) do not have any complaint against each other and all performances and all obligations are totally completed in all respects, and further same is confirmed by all the parties.

12. The Developer/Vendor/Transferor No 2 has completed the entire scheme so also declared the said property as per Sec. 2 of The Maharashtra Apartment Ownership Act 1970 and Declaration to that effect is also registered and thus it has complied with all the obligations on its part which the Owner/Vendor/Transferor No. 1 as well as Purchaser(s)/Transferee(s) hereby confirm and the Developer/ Vendor/Transferor No. 2 is discharged/released for ever from all his duties, liabilities and obligations and the same is also confirmed and accepted by the Purchaser(s)/Transferee(s) by this Deed of Apartment and hence Developer/Vendor/Transferor No. 2 is discharged from all present laws time being in force.

13. The Owner/Vendor/Transferor No.1 gave exclusive right and authority to Developer/Vendor/Transferor No.2 to execute ownership flat scheme and to sell or allow limited common areas and facilities or restricted areas to the Purchaser(s)/ Transferee(s) to the exclusion of other Purchaser(s)/Transferee(s). Further accordingly Developer/ Vendor/Transferor No.2 gave garden/car parking/ terrace as described hereunder to the Purchaser(s)/Transferee(s) herein for exclusive use, enjoyment, possession and disposal for which other Purchaser(s)/ Transferee(s) cannot have any complaint of whatsoever nature and they will not be entitled to raise any objection and/or litigation regarding this executed registered deed in respect of limited common areas and facilities and restricted areas and same is confirmed, accepted forever in favor of Vendor/Transferor No.1 and the Purchaser(s)/Transferee(s) with free consent. Further the Purchaser(s)/Transferee(s) hereby confirm not to interfere in the limited common areas and facilities or restricted areas of other Purchaser(s)/Transferee(s).

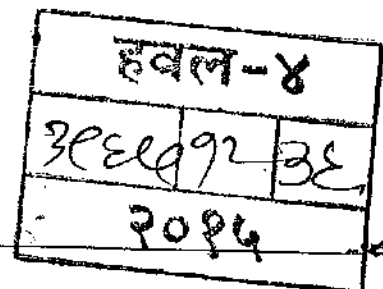


14. The Purchaser(s)/Transferee(s) hereby confirm to comply with the provisions of Deed of Declaration, the Bye-Laws, decisions and resolutions of the Association of Apartment Owners or apex body or its representatives and failure to comply with any such provisions decisions or resolutions, shall be ground for an action to recover sums due, for damages, or for injunctive relief.
15. The Purchaser(s)/Transferee(s) hereby confirms and admits that the Developer/Vendor/Transferor No.2 has provided Club House within Akashdeep Township and the owners of all Flats/Apartments of building A, B, C and D of Akashdeep Township and their family members within blood relation staying with them in Akashdeep Township shall be the members of the said Club House and shall be entitled to avail the facilities available thereat i.e. Landscape Garden, Gym., Play area etc. The Purchaser(s)/Transferee(s) further confirms and admits that each and every Purchaser(s)/Transferee(s) or member within blood relations from his/her family shall have to contribute Club House fees as per rules and regulations of the said Club House. The club house facility is common for all Purchaser(s)/Transferee(s) in Akashdeep Township and decisions, rules and regulations including fees finalized by the body governing management of the said Club House shall always be binding on all Purchaser(s)/Transferee(s).
16. The Developer/Vendor/Transferor No.2 hereby communicates that the Owner/Vendor/Transferor No.1 had raised loan from the Bank of Maharashtra and mutation entry to that effect had been recorded on other rights column of the 7/12 extract. Subsequently, Bank of Maharashtra as applicant had preferred original application No. 362 (P)/2001 before Recovery Tribunal, Pune. The said application had been contested and presiding officer of Tribunal turned down the contentions of the applicant vide order dated 20/02/2003. Subsequently, Bank of Maharashtra preferred appeal before debt recovery appellate Tribunal wherein appellate authorities ordered to furnish appropriate bank guarantee and accordingly Owner/Vendor/Transferor No.1 furnished Bank guarantee against said loan amount Rs.12,97,000/-. However, compromise took place among the parties and Developer/Vendor/Transferor No.2 has repaid the entire loan amount and accordingly the mutation on 7/12 extract is removed. Now there is absolute no charge, encumbrance of any nature on the said property. The flat purchasers are fully aware of this fact and they do not have any complaint about the title of the property.
17. As declared in the said Deed of Declaration the Vendor/Transferor No.1 and 2 has granted right to Maherwat Senior Citizen's Association the owners/occupants represented by Shrinidhi



Purushottam Kadurkar of the adjacent property bearing S. No. 14/14/2 and 14/14/5/2 to use the main entrance gate and common road shown in the plan annexed to the said Deed of Declaration of the Akashdeep Apartments, as access to their property and to pass, re-pass, ingress and egress without interruption through the entrance gate and common road till alternate access is granted by Pune Municipal Corporation to them. The members of the apartment shall have no right to raise any objection for such use or deprive the owners /occupants of the said adjacent property from using the entrance gate and the common road as access till alternate access is granted by Pune Municipal Corporation to them. The Purchaser(s)/Transferee(s) hereby admit and confirm the said right granted to Maherwat Senior Citizen's Association and admits not to raise any objection for such use or deprive the owners /occupants of the said adjacent property from using the entrance gate and the common road as access till alternate access is granted by Pune Municipal Corporation to them.

18. The Purchaser(s)/Transferee(s) hereby admits and confirms that amenity space shown in the sanctioned plan of the scheme was never subject matter of development and Deed of Declaration referred above. The Purchaser(s)/Transferee(s) further admits and confirms that the Developer/Vendor/Transferor No.2 is entitled to take all benefits of the amenity space shown in the sanctioned plan any time in any form either monetary or TDR or FSI or otherwise as per its discretion. The Developer/Vendor/Transferor No.2 is also entitled to handover developed amenity space by way of any deed or document to Pune Municipal Corporation by accepting consideration in any form. The Purchaser(s)/Transferee(s) admits and confirms the rights retained by Developer/Vendor/Transferor No.2 in respect of amenity space shown in the sanctioned plan and gives blanket consent to the Developer/Vendor/Transferor No.2 for exercising the aforesaid rights of the said amenity space.
19. The Purchaser(s)/Transferee(s) has/have already paid Stamp Duty at the time of Agreement as per the then market rate and xerox copy of said agreement (whereupon the Purchaser(s)/Transferee(s) has/have paid entire stamp duty)/Index -II is enclosed herewith and that being part and parcel of this Deed of Apartment the Purchaser(s)/Transferee(s) need not be required to pay stamp duty again as per provisions of Bombay Stamp Act, 1958 and Rules made there under.



SCHEDULE -I

DESCRIPTION OF THE LARGER PROPERTY

FIRSTLY- All that piece or parcel of land and ground bearing S.No.14, Hissa No.9 of village Dhayari , Taluka Haveli , District Pune in the Registration District and Sub-District of Pune and Haveli admeasuring 1 Hectare , 64 Ares i.e. to say 16,400 Sq. Mtrs. and bounded as follows i.e. to say :-

On or towards the North	: By S.No.14, Hissa No. 5, 6 and 7
On or towards the East	: By S.No.14 Hissa No.8 and 13,
On or towards the West	: By Public Road,
On or towards the South	: By S.No.14 Hissa No.10, 11,12,17,18,19,20 and 21

SECONDLY-All that piece or parcel of land and ground bearing S.No.14 , Hissa No.11 of village Dhayari , Taluka Haveli , District Pune in the Registration District and Sub-District of Pune and Haveli admeasuring 14 Ares i.e. to say 1,400 Sq.Mtrs. and bounded as follows i.e. to say :-

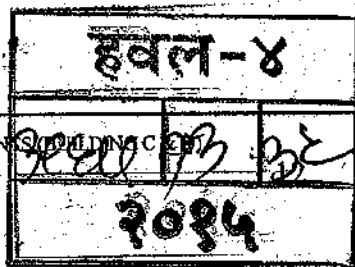
On or towards the North	: By S.No.14, Hissa No. 9
On or towards the East	: By S.No.14 Hissa No.12,
On or towards the West	: By S.No.14, Hissa No.10
On or towards the South	: By S.No.14 Hissa No.16

THIRDLY-All that piece or parcel of land and ground bearing S.No.14 , Hissa No.13 of village Dhayari , Taluka Haveli , District Pune in the Registration District and Sub-District of Pune and Haveli admeasuring 9 Ares i.e. to say 900 Sq. Mtrs. and bounded as follows i.e. to say :-

On or towards the North	: By S.No.14, Hissa No. 8
On or towards the East	: By S.No.14 Hissa No.14
On or towards the West	: By S.No.14 Hissa No.9
On or towards the South	: By S.No.14 Hissa No.21

(Total area of all the said lands is 2,01,286.8 Sq.Ft.)

Together with all rights, liabilities, heriditament and appurtenance thereto.



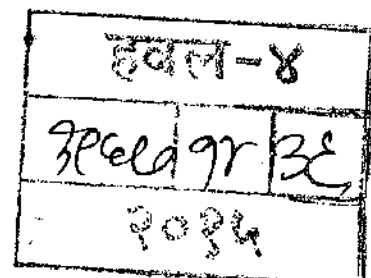
SCHEDULE -II
DESCRIPTION OF THE SUBJECT MATTER OF
DEVELOPMENT

Out of the aforesaid entire larger land, the piece and parcel of land and ground admeasuring 7882.634 Sq.Mtrs. i.e. 84,848.672 Sq.Ft. of S. No. 14, Hissa No. 9,11 and 13 part, of Village Dhayari, District Pune within limits of Pune Municipal Corporation and within jurisdiction of Sub-Registrar Haveli, Pune, building C and D constructed thereon together with FSI availed for construction as per sanctioned plan and all rights, liabilities, heriditaments and appurtenants thereto. The land is bounded as follows i.e. to say :-

On or towards the North	: By S.No.14, Hissa No.07
On or towards the East	: By S.No.14, Hissa No.8 & 14
On or towards the West	: By Open space
On or towards the South	: By S.No.14 , Hissa No.19 & 20

SCHEDULE -III
DESCRIPTION OF THE FLAT

Flat/Apartment No. 606 on 6th Floor, admeasuring about 733 Sq.ft. i.e. 68.10 Sq.mtrs. (built up area) of C building of Akashdeep Apartments and exclusive Attached Terrace/Garden admeasuring 178 sq.ft.i.e. 16.54 sq. mtrs. and having proportionate 0.73 % undivided share in common areas and facilities described in the aforesaid Deed of Declaration of the property described in Schedule-I above.



IN WITNESSES WHEREOF THE PARTIES TO THIS DEED OF APARTMENT HAVE SIGNED THIS DOCUMENT ON THE DATE FIRST HEREINABOVE MENTIONED.

SIGNED AND DELIVERED by
within named Owner/ Vendor/
Transferor No.1 through Power of
Attorney Holder Shri Subodh Apte
the party of the First Part.

Subodh Apte

Witness:

05/08/15
Abhijeet R. Deshpande
A-2/9, Chandrakala Height's,
Vaiduwadi, Hadapsar,
Pune-411 028.



SIGNED AND DELIVERED by the
within Developer/ Vendor /
Transferor No.2 M/s Paranjape
Schemes Akashdeep - Developer
through its Principal Officer Shri
Shrikant P. Paranjape the party of the
Second Part.

S. P. Paranjape

Witness:

9/3/2015

PRASANA V. MARNE
87/5, Plot No. 10 B,
Shriram Niwas, Azadnagar,
Kothrud, PUNE-29.

SIGNED AND DELIVERED by the
within named Purchaser(s)/
Transferee(s) the party of the Third
Part.

1st Subodh

2nd Bhagwat

Witness:



AKASHDEEP APARTMENTS BUILDING



हवल-४		
२०६०	११	३८
२०१५		

घोषणापत्र

मी प्रमोद रघुनाथ पानसे/ राजेंद्र अनिल कर्वे याद्वारे घोषित करतो की, बुध्यम निबंधक हवेली नं. _____ यांचे कार्यालयात डिड ऑफ अपार्टमेंट या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. एस. पी. पराजपे यांनी दि. _____ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/ निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मरत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला ज्ञानीव आहे.

कुलमुखत्यारपत्रधारकाचे नाव व सही

दिनांक



दस्तावेजांक व वर्ष: 2054/2006

Monday, April 10, 2006

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दुय्यम निबंधक: हवेली 4 (कोथरुड)

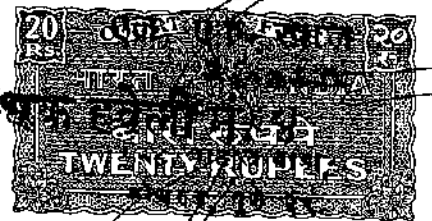
नॉंदणी 63 म.

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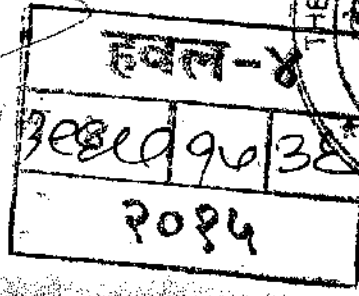
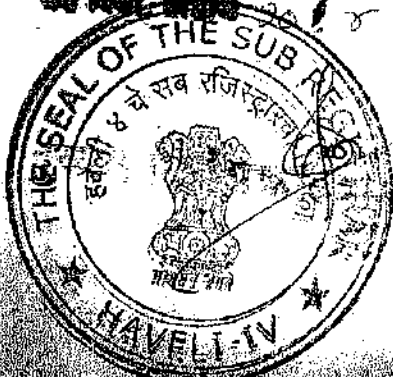
सूची क्र. दोन INDEX NO. II

गावाचे नाव : धायरी

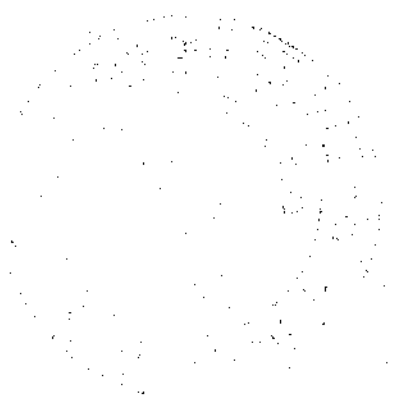
- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 844,000.00 बा.मा. रु. 573,483.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 14(1) वर्णन: विभागाचे नाव - विभागाचे नाव : (वि.क्र.61) धायरी (पुणे महानगरपालिका), उपविभागाचे नाव - 61/695 - पुणे सिंहगड रस्ता ते धायरी गावठाणाकडे जाणारा रस्त्यावरील मालमत्ता. सदर मिळकत सर्व्हे. नंबर - 14 मध्ये आहे. स.नं. 14 हिस्सा नं. 9, 11, 13 या मिळकतीवरील आकाशदीप युनिट क्र. 2 योजनेतील सी इमारतीतील सहाय्या मजल्यावरील फ्लॅट क्र. 606 क्षेत्र 68.10 चौ. मी. म्हणजेच 733 चौ. फुट व लगतची टेरेस क्षेत्र 16.54 चौ. मी. म्हणजेच 178 चौ. फुट (1)68.1
- (3) क्षेत्रफल
- (4) आकारणी किंवा जुडी देण्यात आलेले तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे. परांजपे स्किम्स आकाशदीप AAAAP2538H तर्फे मे. परांजपे स्किम्स (कन्स्ट्रक्शन) लि. (भुतपूर्व मे. परांजपे स्किम्स कन्स्ट्रक्शन प्रा. लि.) तर्फे प्रिन्सिपल ऑफीसर एस. पी. परांजपे तर्फे वि. कु. मु. राजेंद्र अनिल कर्वे - -; घर/फ्लॅट नं. -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेट/वसाहत: सिंहगड रोड, विठ्ठलवाडी, पुणे - 411051; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (2) मे. इंडीया मरीन अँड फुड प्रॉडक्ट्स प्रा. लि. तर्फे कु. मु. सुबोध गोवर्धन आपटे तर्फे वि. कु. मु. राजेंद्र अनिल कर्वे - -; घर/फ्लॅट नं. -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेट/वसाहत: सिंहगड रोड, विठ्ठलवाडी, पुणे - 411051; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) प्रशांत सुरेश भागवत; घर/फ्लॅट नं. 26; गल्ली/रस्ता: रायकर नगर; ईमारतीचे नाव: उज्ज्वल टेरेस ए; ईमारत नं. -; पेट/वसाहत: धायरी; शहर/गाव: पुणे; तालुका: -; पिन: -; पॅन नम्बर: AHGPB8009B.
- (2) स्वांती प्रशांत भागवत; घर/फ्लॅट नं. -; सदर: गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AHGPB8010L.
- (7) दिनांक करून दिल्याचा 22/03/2006
- (8) नोंदणीचा 10/04/2006
- (9) अनुक्रमांक, खंड व पृष्ठ 2054 /2006
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 25950.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 8440.00
- (12) घेरा



दुय्यम निबंधक हवेली 4



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INCOME TAX DEPARTMENT

GOVT. OF INDIA

SWATI PRASHANT BHAGAWAT

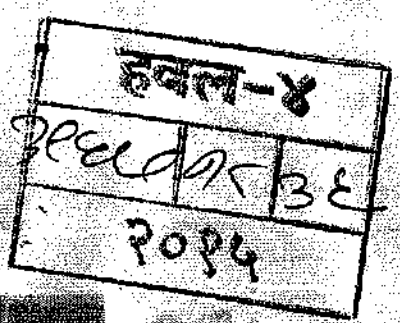
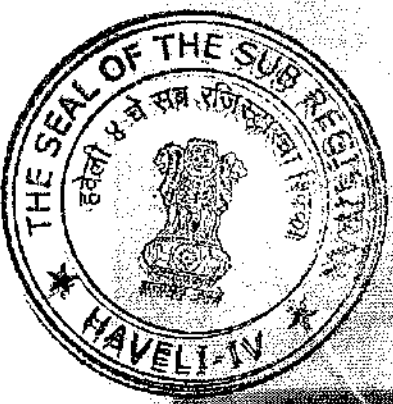
S S JAYWANT

10/07/1979

Return Account Number

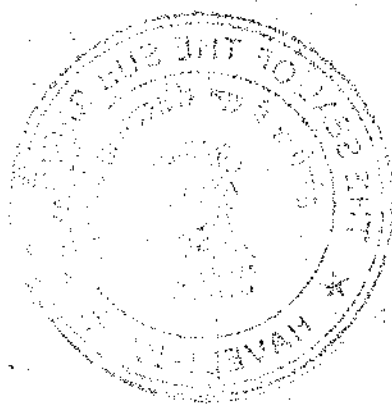
AHGPB8010L

Signature



Bhagwat

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10-11-54	



Sample

घोषणापत्र

मी श्री रमेश अशोक को

साहकार मि. एस. एस. को

याद्वारे घोषित करतो ,

दुध्याम निर्गंधक ०४ यांचे कार्यालयात डी. एस. एस. को या शिर्षकाचा
दस्त नोंदणीसाठी सादर करण्यात आला
आहे. कुलमुख्यापत्र

यांनी दिनांक २२/१०/०२ हवेली नं. १३ दस्त नं. ४६३०/०२
मला दिलेल्या कुलमुख्यापत्राच्या आधारे मी , सदर दस्त नोंदणीस सादर केला आहे. /
निष्पादित करून कबुलीजबान दिला आहे. सदर कुलमुख्यापत्र लिहून देणार यांनी
कुलमुख्यापत्र रद्द केलेले नाही किंवा कुलमुख्यापत्र लिहून देणार व्यक्तीची कोणीही मर्यादा
झालेले नाही. किंवा अन्य कोणत्याही कारणामुळे कुलमुख्यापत्र रद्दनाबत ठरलेले नाही.
सदरचे कुलमुख्यापत्र पूर्णपणे वेध असून उपरोक्तकृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे
क न चुकीचे आढळून आल्यास , नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस
मी पात्र राहिन याची मला जाणीव आहे.

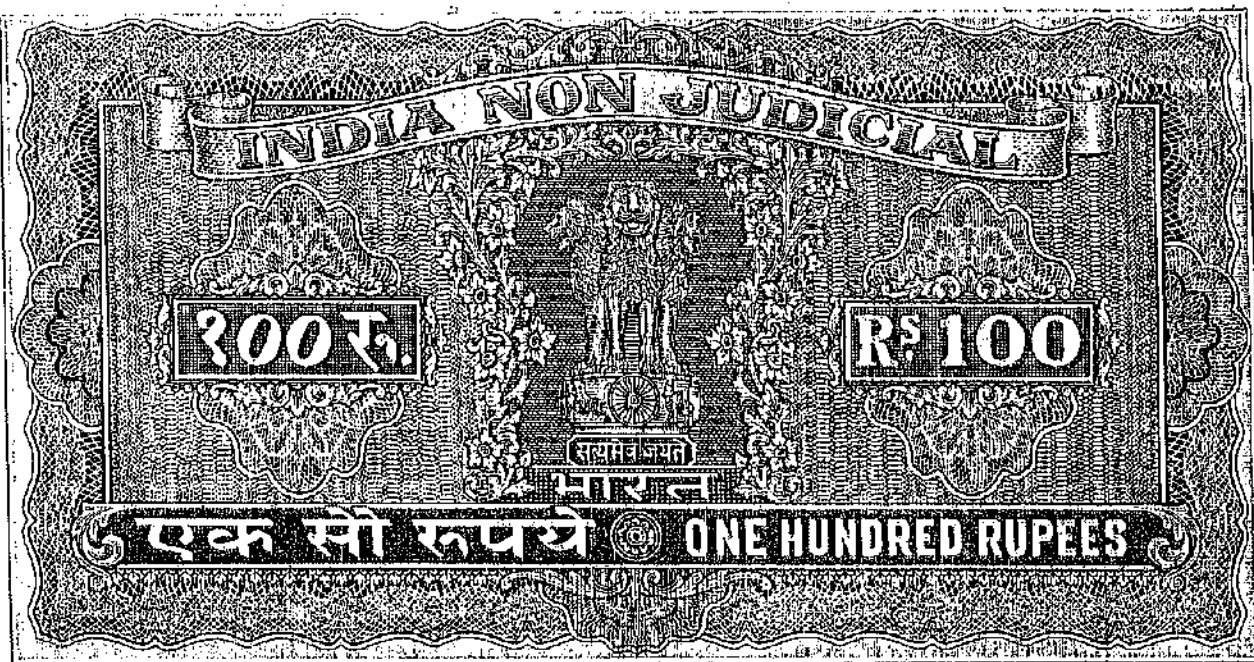
मुल

दिनांक २२/१०/०२

Rishadake
सही/ कुलमुख्यापत्रधारक



हवेली-४		
3990	RR	32
२०१५		



चक्र... 8679 2/100/-
 = 9 OCT 2002
 ना.ग.रा. राजेंद्रा कावे.
 पत्नी. S. Sahyad. Rel., Pune (C)
 हस्त. Sandeep G. सहो :-
 निवा. ४२, १२१८, विस्ववर्ग सोडा,
 ब्रह्मगन रस्ता, पुणे-४. Ohm



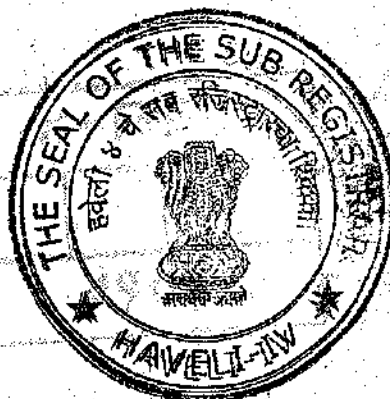
5 OCT 2002

हवल-९३	
दस्त क्रमांक (8630/2002)	
9	8



POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, SUBODH GOVERDHAN APTE, Age: Adult, Occupation: Service of M/s Paranjape Schemes (Construction) Pvt. Ltd., Registered under Companies Act 1956 having its office at 34 M.G. Road, Vile Parle, Mumbai 57 and administrative office at Shri Krishna Kunj, 112/2 Anand Colony, Erandawane, Pune 411 004.



हवल-४	
3660	20/38
२०१५	

DO SEND GREETINGS:-

हवल-१३	
दस्तावेज क्रमांक (४२३०/२००२)	
२	६

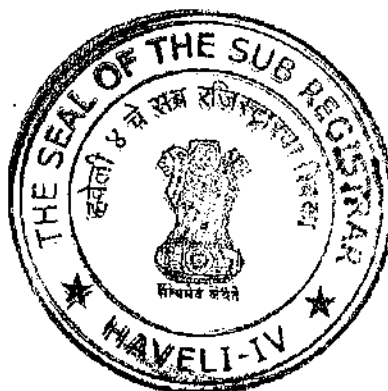


- I am appointed as constituted attorney by M/s INDIA MARINE AND FOOD PRODUCTS PVT. LTD. a body incorporated registered under Companies Act 1956 having office inter area at 204, Mangalwar Peth, Wellesley Road, Pune 411 011 by the hand of one of there present Director Shri Tajuddin Mohammadbhai Sonji, Age : 52 years, Occupation : Business & Agriculture of Pune in connection with demolition of existing structure standing on the peace and parcel of land and ground more particularly described in the Schedules hereunder and construction and sell of the flats/shops/offices to be constructed there at under ownership flats scheme.
- In discharge of my duties as a Constituted Attorney, I am required to execute and/or admit execution of several documents like Agreements, Undertakings, Cancellation Deeds etc.
- Upon such documents thus being presented for registration, I am required to attend the office of the Sub-registrar concerned for the purpose of admitting the execution of such documents and in some cases, I am even required to attend the concerned office for the purpose of so presenting such documents ;
- In view of my being otherwise occupied, I am at times not able to attend such an office upon presentment of such a document or soon upon execution thereof as the case may be with the result that registration of such a document is kept pending for a considerable period, thereby causing hardship and inconvenience not only to me but also to the other party to such an Agreement etc.;
- In the circumstances, and with a view to avoid all such hardship and inconvenience, I have decided to put **RAJENDRA ANIL KARVE** as a constituted Attorney of myself in the capacity mentioned above by executing a **GENERAL POWER OF ATTORNEY** authorising the said **RAJENDRA ANIL KARVE** of M/s Paranjape Schemes (Construction) Pvt. Ltd. to do in my name and on my behalf certain acts, deeds, matters and things as are more particularly hereinafter described.

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESS that in consideration of the premises and in further consideration of the said **RAJENDRA ANIL KARVE** having agreed to exercise the powers hereby being conferred by me upon him duly and diligently, I, **SUBODH GOVERDHAN APTE**, do hereby appoint, nominate and constitute the said **RAJENDRA ANIL KARVE** (hereinafter referred to as "the said Attorney") to be the true and lawful Attorney of myself in my capacity as aforesaid in fact and in law and in my name and on my behalf in any of my aforesaid capacities to do, execute and perform all or any of the following acts, deeds, matters and things, viz. :

- To present before the Competent registering authority the Agreements and/or any other documents executed by me either before execution hereof or hereafter and either singly or jointly with any other person or persons in any of my capacities as aforesaid or otherwise howsoever, to admit the execution of any such documents, to do all acts and things necessary for registration of such a document, to receive the same back after due registration thereof and to deliver the same to any person or persons lawfully entitled to receive the same.

AND GENERALLY to sign all letters, correspondence and other documents and to do, perform or execute any act, deeds, matters, or things whatsoever which ought to be done or performed or which in the opinion of the said Attorney ought to be done for the purpose of giving



हवल-४	
३९६०	२९३६
२०१५	

full and proper effect to the powers hereby conferred by me on the said Attorney to all intents and purposes as if I would have been personally present and done the same.

AND I DO HEREBY AGREE to confirm and ratify all the acts, deeds, matters or things which may lawfully be done, pursued, signed, executed or suffered by the said Attorney on my behalf and in my name by virtue of the powers and authorities hereinabove contained.

AND I DO HEREBY DECLARE that all such acts, deeds, matters, things and/or proceedings as the case may be done, commenced, pursued, signed, executed or suffered by the said Attorney during the continuance of these presents shall be binding upon me and the same shall be in full force and effect.

: SCHEDULE OF THE PROPERTY :

: THE SCHEDULE ABOVE REFERRED TO :

Description of the property

FIRSTLY:- ALL THAT the piece or parcel of land and ground bearing Survey No. 14, Hissa No. 9 of Village Dhayari, Taluka Haveli, District Pune in the Registration District and Sub-district of Pune and Haveli, admeasuring 1 Hectare, 64 Ares, i. e. to say 16,400 Sq. mtrs and bounded as follows, i.e. to say:-

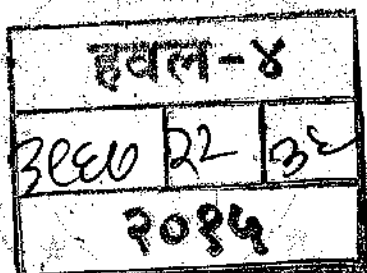
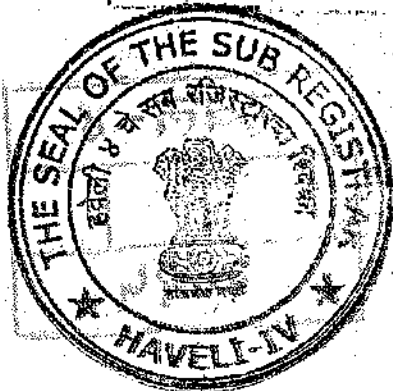
On or towards the North	S.No.14, H.No.5, S.No.14, H.No.6 and S.No.14, H.No.7
On or towards the East	S.No.14, H.No.8 and S.No.14, H.No.13
On or towards the West	By Public road,
On or towards the South	S.No.14, H.No.10, S.No.14, H.No.11, S.No.14, H.No.12, S.No.14, H.No.17, S.No.14, H.No.18, S.No.14, H.No.19, S.No.14, H.No.20 and S.No.14, H.No.21

SECONDLY:- ALL THAT the piece or parcel of land and ground bearing Survey No. 14, Hissa No. 11 of Village Dhayari, Taluka Haveli, District Pune in the Registration District and Sub-district of Pune and Haveli, admeasuring 14 Ares, i. e. to say 1,400 Sq. mtrs and bounded as follows, i.e. to say:-

On or towards the North	- S. No. 14, H. No. 9.
On or towards the East	- S. No. 14, H. No. 12.
On or towards the West	- S. No. 14, H. No. 10.
On or towards the South	- S. No. 14, H. No. 16.

THIRDLY:- ALL THAT the piece or parcel of land and ground bearing Survey No. 14, Hissa No. 13 of Village Dhayari, Taluka Haveli, District Pune in the Registration District and Sub-district of Pune and Haveli, admeasuring 9 Ares, i. e. to say 900 Sq. mtrs and bounded as follows, i.e. to say:-

On or towards the North	- S. No. 14, H. No. 8;
On or towards the East	- S. No. 14, H. No. 14.
On or towards the West	- S. No. 14, H. No. 9.
On or towards the South	- S. No. 14, H. No. 21.



IN WITNESS WHEREOF I, SUBODH GOVERDHAN APTE, have hereunto set and subscribed my hand this 21st day of OCTOBER in the Christian year 2002.

SIGNED SEALED AND DELIVERED by the withinnamed SUBODH GOVERDHAN APTE.

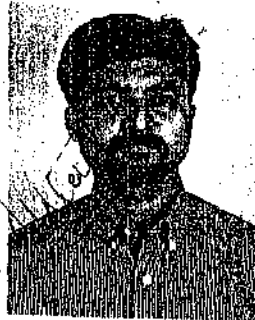
Subodh Apte

I have accepted the Power

Rajendra Karve

RAJENDRA ANIL KARVE

Identified by :-



22/10/2002

WITNESSES

1) *Mohan N. Mhatre*

MOHAN N. MHATRE

D/14, Vibhavari Apt.,
Kervenagar, PUNE-52.

R

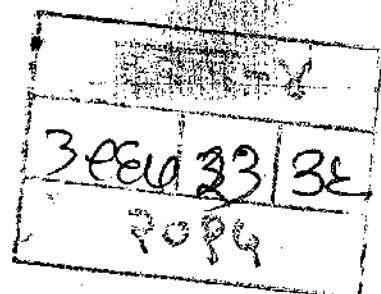
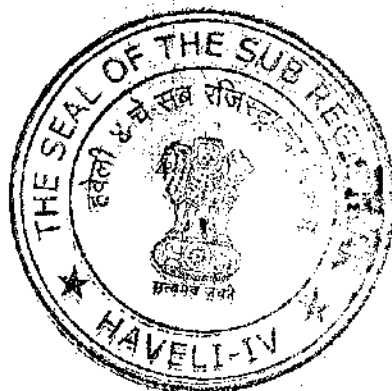


2) *Amit P. Patankar*

AMIT P. PATANKAR
435, NARAYAN PETH,
PUNE-411 030.

18E30

8 E



दस्त क्रमांक : 4630/2002

दस्ताचा प्रकार : Power of Attorney

अनु क्र. पक्षकाराचे नाव	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1 श्री. कर्वे राजेंद्र अनिल रा. विठ्ठलवाडी पुणे 51	Executant सही <i>Rajendra K. K.</i>		
2 श्री. आपटे सुबोध गोवर्धन रा. एरंडवणे पुणे 52	Executor सही <i>Sudhobh A.</i>		

हवल-१३

दस्त क्रमांक 4630/2002

५ ६



हवल-४

366 28 35
२०१५

दस्त गोषवारा भाग - 2

परत क्र. [हवेली 13-4630-2002] चा गोषवारा
बाजार मुल्य : 1 गोबदला : 1 भरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक : 22/10/2002 02:38 PM
निष्पादनाचा दिनांक : 21/10/2002

स्ताचा प्रकार : (48) मुखत्यारनामा
शिवका क्र. 1 ची वेळ : (सादरीकरण) 22/10/2002 02:38 PM
शिवका क्र. 2 ची वेळ : (फ्री) 22/10/2002 02:40 PM
शिवका क्र. 3 ची वेळ : (कबुली) 22/10/2002 02:40 PM
शिवका क्र. 4 ची वेळ : (ओळख) 22/10/2002 02:41 PM

दस्त नोंद केल्याचा दिनांक : 22/10/2002 02:41 PM

दस्तऐवज करून देणार तथाकथीत [मुखत्यारनामा] दस्तऐवज करून दिल्याचे कबूल करतात.

ओळख :
दुय्यम निबंधक यांच्या ओळखीचे इराग असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना
व्यवतीश ओळखतात, व त्यांची ओळख पटवितात.
1) अॅड. आनंद दिगंबर काक, रा. 205 शनिवार पेठ पुणे 30

दु. निबंधकाची राहणी
हवेली 13 (एरंडवणा)

पावती क्र. 4130 दिनांक: 22/10/2002

पावतीचे वर्णन

नांव: श्री. कर्वे राजेंद्र अनिल

100 : नोंदणी फी

120 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)).

राजघात (अ. 12) व छायाचित्रण (अ. 13) ->

एकत्रित फी

220: एकूण

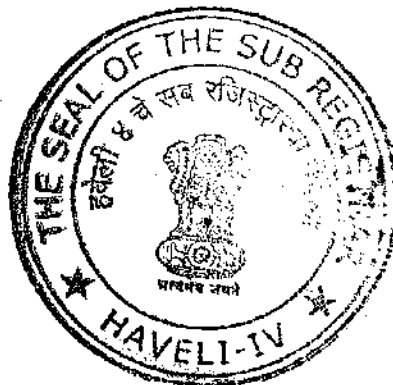
दु. निबंधकाची राहणी, हवेली 13 (एरंडवणा)

हवेली नंबराने पुस्तकाचे
संघरी नोंदली

दुय्यम निबंधक हवेली-१३

दिनांक 22/10/2002

हवेली-१३
दस्त क्रमांक (8830-2002)
६६



हवेली-४
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घोषणापत्र

मी श्री मि. ई. वी.

राहणार मि. ई. वी. १०१

याद्वारे घोषित करतो ,

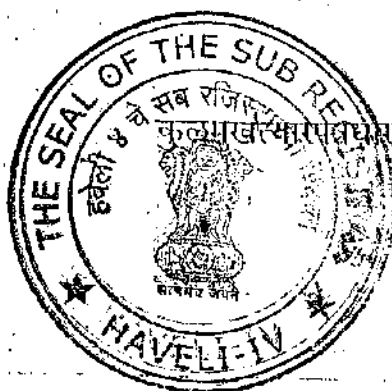
दुय्यम निबंधक ०५ यांचे कार्यालयात डी. ई. वी. १०१ या शिर्षकाचा
दस्त नोंदणीसाठी सादर करण्यात आला
आहे. २०१. पी. ५२५०५

यांनी दिनांक २५/१०/०१ हवेली नं. ४६१०६/०१ दस्त नं. ९३
मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी , सदर दस्त नोंदणीस सादर केला आहे. /
निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी
कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीची कोणीही मयत
झालेले नाही. किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दनाबत ठरलेले नाही.
सदरचे कुलमुखत्यारपत्र पुर्णपणे वेध असून उपरोक्तकृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे
क न चुकीचे आढळून आल्यास , नोंदणी अधिनीयम १९०८ चे कलम ८२ अन्वये शिक्षेस
मी पात्र राहिन याची मला जाणीव आहे.

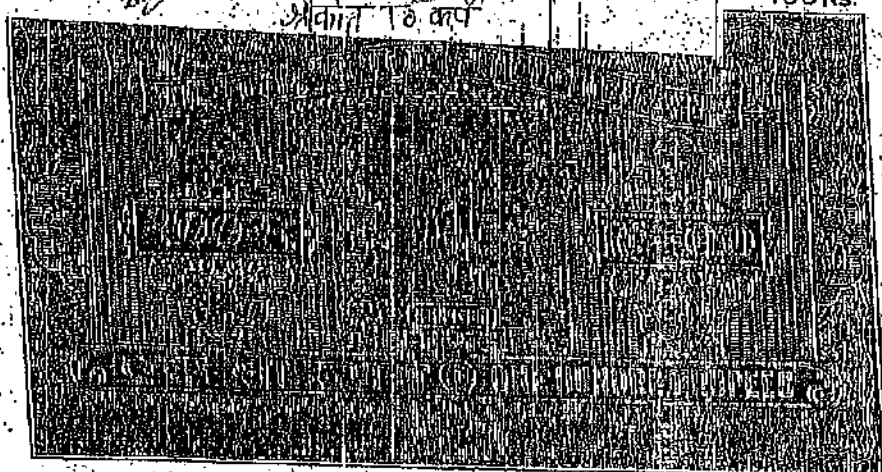
१०१

दिनांक ९३/३/१५

Reendera Kone
सही/ कुलमुखत्यारपत्रधारक



हवेली-४		
३९६६२९	३६	
२०१५		



100RS.

श्रीमोत 18 कर्पे

8681-100/-
 - 4 OCT 2002
 राजेंद्रा कोरवे
 श्रीमोत 18 कर्पे 57
 श्रीमोत 18 कर्पे 57
 श्रीमोत 18 कर्पे 57
 श्रीमोत 18 कर्पे 57



5 OCT 2002

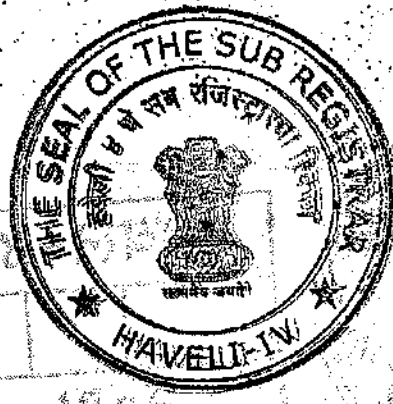
हवाल-93
 दस्तावेज (8681/2002)
 9/15



श्रीमोत 18 कर्पे 57

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, SHRIKANT
 PURUSHOTTAM PARAJADE, of Pune, Indian Inhabitant, residing at Shri Krishna
 Kunj, 112/2 Anand Colony, 49/2 Brandwana, Pune 411 004.



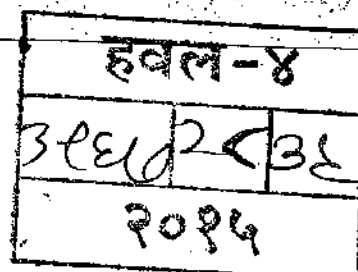
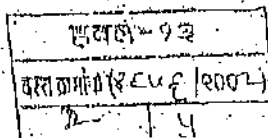
हवाल-8
 2084

DO SEND GREETINGS:-

WHEREAS:-

- a) I am carrying on business inter alia as a Builder and Developer and am having diverse business interests in various bodies including PARANJAPÉ GRIHA NIRMAN PVT. LTD., PARANJAPÉ SCHEMIS (CONSTRUCTION) PVT. LTD., PARANJAPÉ ESTATES & DEVELOPMENT COMPANY PVT. LTD., PARANJAPÉ PREMISES PVT. LTD., PARANJAPÉ PROPERTIES & INVESTMENTS PVT. LTD., etc. all being companies registered under the Companies Act, 1956; PARANJAPÉ GRIHA NIRMAN PVT. LTD. & Others M/S. PARANJAPÉ SCHEMIS AKASHDESH being an Association of Persons, HEMPADMA CONSTRUCTION being a registered firm etc.
- b) In view of my having such business interests and even otherwise, I from time to time am appointed as a Constituted Attorney by several persons who desire to sell their lands and/or who desire to have their lands developed either through any of the said bodies or otherwise;
- c) In discharge of my duties as such a Constituted Attorney as also in discharge of my duties as a person interested in various bodies as aforesaid, I am required to execute and / or admit execution of several documents like Agreements, Conveyances, Undertakings, Cancellation Deeds etc., most of which documents are thereafter presented before the Sub-registrar or Assurances concerned like the Sub-registrar of Assurances at Raigarh and/or at Bombay and/or at Kolhapur and/or at Haveli and/or Pune and/or at Maval for the purpose of registration thereof;
- d) Upon such documents thus being presented for registration, I am required to attend the office of the Sub-registrar concerned for the purpose of admitting the execution of such documents and in some cases, I am even required to attend the concerned office for the purpose of so presenting such a document;
- e) In view of my being otherwise occupied, I am at times not able to attend such an office upon presentation of such a document or soon upon execution thereof as the case may be with the result that registration of such a document is kept pending for a considerable period, thereby causing hardship and inconvenience not only to me but also to the other party to such an Agreement, Conveyance etc.;
- f) In the circumstances, and with a view to avoid all such hardship and inconvenience, I have decided to put MR. RAJENDRA ANIL KARVE as a constituted Attorney of myself in any of the capacities mentioned above by executing a GENERAL POWER OF ATTORNEY authorising the said MR. RAJENDRA ANIL KARVE to do in my name and on my behalf certain acts, deeds, matters and things as are more particularly hereinafter described.

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESS that in consideration of the premises and in further consideration of the said MR. RAJENDRA ANIL KARVE having agreed to exercise the powers hereby being conferred by me upon him duly and diligently, I, SHRIKANT PURUSHOTTAM PARANJAPÉ, do hereby appoint, nominate and constitute the said MR. RAJENDRA ANIL KARVE (hereinafter referred to as "the said Attorney") to be the true and lawful Attorney of myself in any of my capacities as aforesaid in fact and in law and in my name and on my behalf in any of my aforesaid capacities to do, execute and perform all or any of the following acts, deeds, matters and things, viz.:-



To present before the Competent registering authority the Agreements and/or Conveyances and/or any other documents executed by me, either before execution hereof or hereafter and either singly or jointly with any other person or persons in any of my capacities as aforesaid or otherwise howsoever, to admit the execution of any such documents, to do all acts and things necessary for registration of such a document, to receive the same back after due registration thereof and to deliver the same to any person or persons lawfully entitled to receive the same.

AND GENERALLY to sign all letters, correspondence and other documents and to do, perform or execute any act, deeds, matters, or things whatsoever which ought to be done or performed or which in the opinion of the said Attorney ought to be done for the purpose of giving full and proper effect to the powers hereby conferred by me on the said Attorney to all intents and purposes as if I would have been personally present and done the same.

AND I DO HEREBY AGREE to confirm and ratify all the acts, deeds, matters or things which may lawfully be done, pursued, signed, executed or suffered by the said Attorney on my behalf and in my name by virtue of the powers and authorities hereinabove contained AND I DO HEREBY DECLARE that all such acts, deeds, matters, things and/or proceedings as the case may be done, continued, pursued, signed, executed or suffered by the said Attorney during the continuance of these presents shall be binding upon me and the same shall be in full force and effect.

IN WITNESS WHEREOF I, SHRIKANT PURUSHOTTAM PATANJARI, have hereunto set and subscribed my hand this 21st day of OCTOBER in the Christian year 2002.

SIGNED SEALED AND DELIVERED by the within named SHRIKANT PURUSHOTTAM PATANJARI

S. P. Patanjari

Before Me,

Witness:

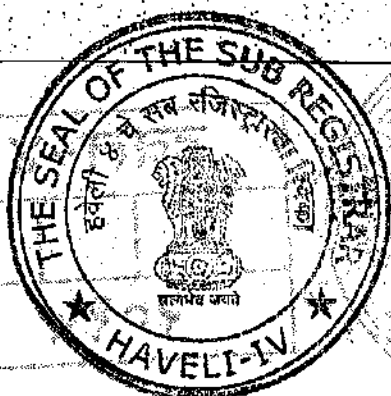
1. MOHAN N. KHATRE
D/14, Vithavadi Apts
Karyanagar, PUNE-32
2. AMRUT PATANKAR
436, NARAYAN PETH,
PUNE-411 030.
I have accepted the Power.

Rajendra Karna

Mr. Rajendra Anil Karna

Identified by

हवल-१३
दस्तावेज (२००२/२०१५)
२-१५



हवल-४		
3066	20	32
२०१५		

25/10/2002

11:09:05 am

दस्तावेज गोपबारा भाग

दस्तावेज क्रमांक : 1676/2002

दस्तावेज प्रकार : Power of Attorney

गणु मा. गवयवारा भाग

गवयवारा प्रकार

प्राप्त दिनांक

गवयवारा कर

1. दस्तावेज अंगित कर

Executant

ग. गवयवारा भाग 52

ग. गवयवारा भाग 52

2. दस्तावेज ग. गवयवारा भाग 52

Executor

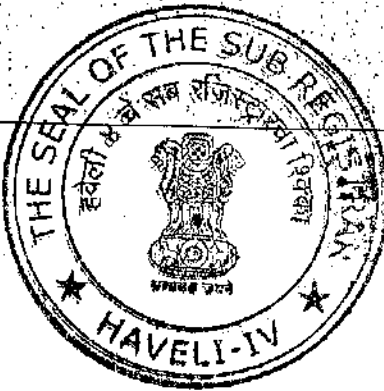
ग. गवयवारा भाग 52

ग. गवयवारा भाग 52

हवाल-93
दस्तावेज क्रमांक : 1676/2002
8 4



1 OF 1



हवाल-8
3 Feb 30 BE
2084

THE SUB-REGISTRAR'S OFFICE
HAVELI

दस्तावेजों का भाग - 2

दस्तावेज क्र. [हवल-93-4578-2002] का प्रेषण
दस्तावेज क्र. 11 अर्थात् मुद्रांक मुद्रांक : 100

दस्तावेज प्रेषण दिनांक : 25/10/2002 11:05 AM
निष्पत्ति दिनांक : 25/10/2002

दस्तावेज प्रेषण : 40 मुद्रांक
निष्पत्ति क्र. 1 की प्रतः : (सादीयारम्भ) 25/10/2002 11:05 AM
निष्पत्ति क्र. 2 की प्रतः : (अ. 1) 25/10/2002 11:07 AM
निष्पत्ति क्र. 3 की प्रतः : (अ. 2) 25/10/2002 11:08 AM
निष्पत्ति क्र. 4 की प्रतः : (अ. 3) 25/10/2002 11:08 AM

दस्तावेज प्रेषण दिनांक : 25/10/2002 11:08 AM

दस्तावेज क्र. 4116 दिनांक 25/10/2002

दस्तावेज क्र. 4116

दस्तावेज क्र. 4116

दस्तावेज क्र. 4116

दस्तावेज क्र. 4116

दस्तावेज क्र. 4116

दस्तावेज क्र. 4116

दस्तावेज क्र. 4116

दस्तावेज क्र. 4116

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दस्तावेज प्रेषण दिनांक : 25/10/2002 11:08 AM
दस्तावेज प्रेषण दिनांक : 25/10/2002 11:08 AM

हवल-93
दस्तावेज क्र. 4578-2002
9.14



हवल-8
3943
2034



शुक्रवार, 13 मार्च 2015 1:04 म.नं.

दस्त गोषवारा भाग-1

हवल4

32/38

दस्त क्रमांक: 3167/2015

दस्त क्रमांक: हवल4 /3167/2015

वाजार मुल्य: रु. 5,73,483/- मोबदला: रु. 8,44,000/-

भरलेले मुद्रांक शुल्क: रु.100/-

नोंदणी फी माफी असल्यास तपशिल :-

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

दु. नि. सह. दु. नि. हवल4 यांचे कार्यालयात

पावती:3332

पावती दिनांक: 13/03/2015

अ. क्र. 3167 वर दि.13-03-2015

सादरकरणाचे नाव: प्रशांत भागवत --

रोजी 12:57 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 780.00

पृष्ठांची संख्या: 39

दस्त हजर करणाऱ्याची सही:

एकुण: 880.00

सह दुय्यम निबंधक, हवेली-4

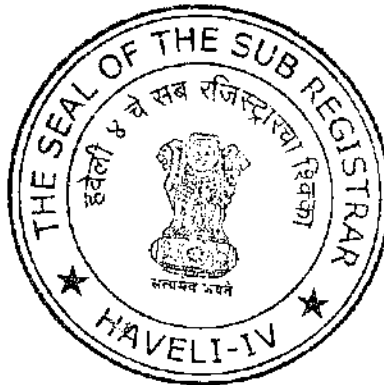
सह दुय्यम निबंधक, हवेली-4

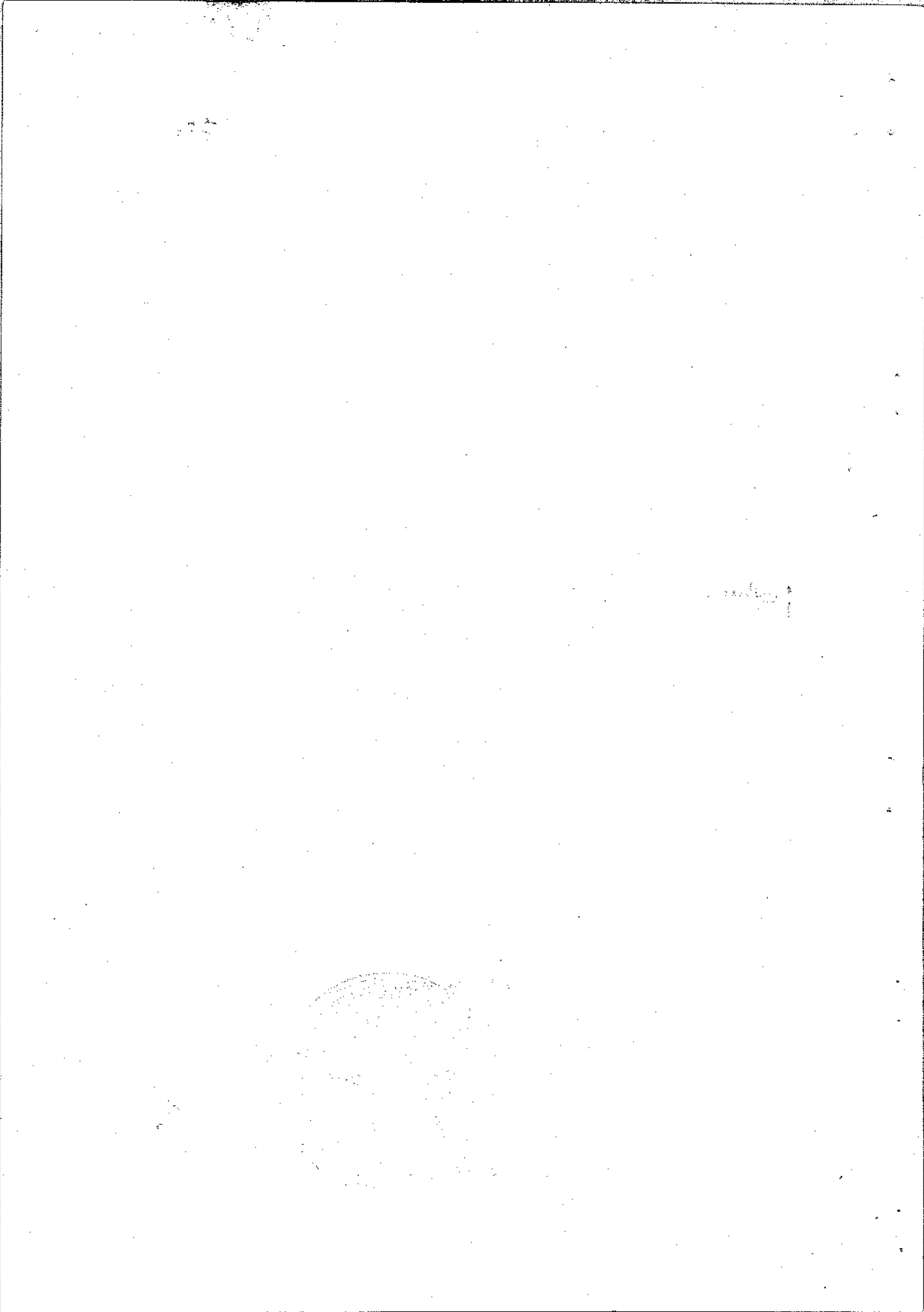
दस्ताचा प्रकार: डीड ऑफ अपार्टमेंट

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

शिक्षा क्र. 1 13 / 03 / 2015 12 : 57 : 13 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 13 / 03 / 2015 12 : 57 : 31 PM ची वेळ: (फी)







13/03/2015 1 06:25 PM

दस्त गोपवारा भाग-2

हवल4

33/32

दस्त क्रमांक:3167/2015

दस्त क्रमांक :हवल4/3167/2015

दस्ताचा प्रकार :-डीड ऑफ अपार्टमेंट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:प्रशांत भागवत - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आकाशदिप अपार्टमेंटस धायरी पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन नंबर:AHGPB8009B	लिहून घेणार वय :-40 स्वाक्षरी:		
2	नाव:स्वाती भागवत - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आकाशदिप अपार्टमेंटस धायरी पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन नंबर:AHGPB8010L	लिहून घेणार वय :-36 स्वाक्षरी:		

वरील दस्तऐवज करून देणार तथाकथीत डीड ऑफ अपार्टमेंट चा दस्त ऐवज करून दिल्याचे कबुल करतात.

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:समीर डावळकर - - वय:29 पत्ता:शुक्रवार पेठ पुणे पिन कोड:411002		
2	नाव:गणेश सोनावणे - - वय:34 पत्ता:वारजे पुणे पिन कोड:411058		

खालील पक्षकारांची कबली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	मे इंडिया मरिन अँड फूड प्रोडक्ट्स प्रा. लि. (ऑनर / व्होडीर) / रजिस्टर नं 1) तर्फे कु मु म्हणून सुबोध गोवर्धन आपटे तर्फे वि कु मु राजेंद्र अनिल कर्वे - - प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वडगाव खु पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. AAAAP2538H
2	मे परांजपे स्किम्स आकाशदीप (डेव्हलपर्स) व्होडीर / रजिस्टर नं 2) ए ओ पी तर्फे भागीदार परांजपे स्कीम्स (कन्सट्रक्शन) लि. तर्फे संचालक एस पी परांजपे तर्फे वि कु मु म्हणून राजेंद्र अनिल कर्वे - - प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वडगाव खु पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. AAAAP2538H

Summary-2 (दस्ता गोपबारा भाग - २)

सह दुय्यम निबंधक, हवेली-4

EPayment Details.

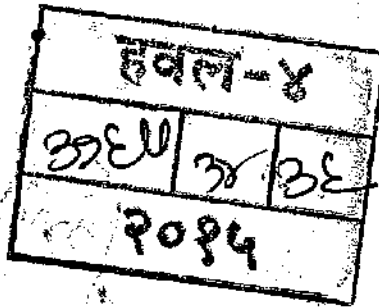
sr.	Epayment Number	Defacement Number
1	MH006367353201415E	C004020654201415

3167/2015

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08/04/2015 10 37:36 AM

दस्त गोपवारा भाग-2

हवल4

दस्त क्रमांक:3167/2015

दस्त क्रमांक :हवल4/3167/2015

दस्ताचा प्रकार :-डीड ऑफ अपार्टमेंट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:मे इंडिया मरिन अँड फूड प्रोडक्ट्स प्रा. लि. (ओनर/व्हेडोर/ट्रान्सफरर नं 1) तर्फे कु मु म्हणून सुबोध गोवर्धन आपटे तर्फे वि कु मु राजेंद्र अनिल कर्वे -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वडगाव खु पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन नंबर:AAAAP2538H	लिहून देणार वय :-36 स्वाक्षरी:- <i>Rajendra Kerve</i>		
2	नाव:मे परांजपे स्किम्स आकाशदीप (डेव्हलपर/ व्हेडोर/ ट्रान्सफरर नं 2) ए ओ पी तर्फे भागीदार परांजपे स्कीम्स (कन्सट्रक्शन) लि. तर्फे संचालक एस पी परांजपे तर्फे वि कु मु म्हणून राजेंद्र अनिल कर्वे -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वडगाव खु पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन नंबर:AAAAP2538H	लिहून देणार वय :-36 स्वाक्षरी:- <i>Rajendra Kerve</i>		

वरील दस्तऐवज करून देणार तथाकथीत डीड ऑफ अपार्टमेंट चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:08 / 04 / 2015 10 : 28 : 04 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:समीर डावळकर -- वय:29 पत्ता:शुक्रवार पेठ पुणे पिन कोड:411002		
2	नाव:भणेश सोनावणे -- वय:34 पत्ता:वारजे पुणे पिन कोड:411058		

खालील पक्षकारांची कबली उपलब्ध आहे .

अनु क्र. पक्षकाराचे नाव व पत्ता
स्वाती भागवत :-

1. प्लॉट नं: -, माळा नं: -, इमारतीचे नाव:आकाशदीप अपार्टमेंटस धामरा, पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे.
AHGPB8010L

Summary-2(दस्त गोपवारा भाग - २)

- प्रशांत भागवत :-
2 प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आकाशदिप अपार्टमेंट्स शायरी पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे.
AHGPB8009B

शिवका क्र.4 ची वेळ:08 / 04 / 2015 10 : 30 : 20 AM

सह दुय्यम निबंधक, हवेली-4

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH006367353201415E	0004020654201415

3167 /2015

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प्रमाणित करण्यात येते की, या दस्तऐवजामध्ये

एकुण 38 पृष्ठे आहेत.

सह दुय्यम निबंधक, हवेली क्र.

पहिले नंबरचे पुस्तकाचे

398 नंबरी नोंदविला

सह दुय्यम निबंधक, हवेली क्र. ४, पुणे

दिनांक 18/4/2015

