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1. 2. 1970, 10. 10. 1970, 10. 10. 1970

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ጽሑፉ ስለዚህ ሆኖ ይጻፋል :

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ADDENDUM 2 - 7/27/2015

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• 0001 T 7835 JHC 7 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 10

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पावती

Original/Duplicate

Wednesday, March 24, 2021

नोंदणी क्र.: 39म

3:33 PM

Regn.: 39M

पावती क्र.: 7699

दिनांक: 24/03/2021

गावाचे नाव: कोथरूड

दस्तऐवजाचा अनुक्रमांक: हवल23-7129-2021

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: कु. प्रिया दिनकर पाटकर (लग्नापूर्वीचे नाव) सौ. प्रिया अजित पंडित (लग्नानंतरचे नाव) --

नोंदणी फी

रु. 30000.00

दस्त: हाताळणी फी

रु. 1660.00

पृष्ठाची संख्या: 83

एकूण:

रु. 31660.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

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Jt. Sub Registrar Haveli 23

बाजार मूल्य: रु. 4799797.1/-

मोबदला रु. 5067603/-

भरलेले मुद्रांक शुल्क: रु. 203000/-

सह. दुय्यम निबंधक वर्ग-२

हवेली क्र. २३, पुणे

1) देयकाचा प्रकार: DHC रकम: रु. 1660/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2303202127424 दिनांक: 24/03/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013790267202021E दिनांक: 24/03/2021

बँकेचे नाव व पत्ता:

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1. 1995年10月，在“95年中国最佳新闻人物”评选中，李瑞环名列榜首。

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24/03/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.हवेली 23

दस्त क्रमांक : 7129/2021

नोदणी :

Regn:63m

गावाचे नाव : कोथरूड

(1)विलेखाचा प्रकार	करारनामा
(2)मोवदला	5067603
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4799797.1
(4) भू-मापन,पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:पुणे म.न.पा. इतर वर्णन : इतर माहिती: मीजे कोथरूड,पुणे येथील स.नं. 88/4+138+181 (सि.स.नं. 721)प्लॉट नं. 54+55+56 या मिळकतीवर कितिज रेसिडेन्सी या नावाने बांधलेल्या इमारतीतील इमारत नं. बी मधील पहिल्या मजल्यावरील प्लॉट नं. 105 यांसी क्षेत्र 414.00 चौ.फुट म्हणजेच 38.46 चौ.मी. रेरा कारपेट व ओपन बाल्कनी क्षेत्र 57.00 चौ.फुट म्हणजेच 5.29 चौ.मी.,हि मिळकत.((Survey Number : 88/4+138+161 ;))
(5) क्षेत्रफळ	1) 38.46 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:-यशएम्पायर डेव्हलपर्स एलएलपी (पूर्वीचे नाव-यश बिल्डकॉन) तर्फे भागीदार बळीराम विठ्ठलराव गुंड तर्फे क.ज.चे कु. सु. म्हणून केदार कुलकर्णी वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: 1537, सदाशिव पेठ, पुणे, रोड नं:-, महाराष्ट्र, PUNE. पिन कोड:-411030 पॅन नं:-AABFY4645G 2): नाव:-माल्यता देणार - औदुंबर बापू खराडे, मधुकर रामचंद्र ठक्कर, सुधाकर पांडुरंग कुलकर्णी, दादाराव बापूराव जगताप, विठ्ठल किसन तुरडे, रामचंद्र दगडू कोडेकर यांचे तर्फे कु.सु. धारक म्हणून यशएम्पायर डेव्हलपर्स एलएलपी (पूर्वीचे नाव-यश बिल्डकॉन) तर्फे भागीदार बळीराम विठ्ठलराव गुंड तर्फे क.ज.चे कु. सु. म्हणून केदार कुलकर्णी वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: 1537, सदाशिव पेठ, पुणे, रोड नं:-, महाराष्ट्र, PUNE. पिन कोड:-411030 पॅन नं:-AABFY4645G
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कु. प्रिया विनकर पाटकर (लग्नापूर्वीचे नाव) सौ. प्रिया अजित पंडित (लग्नानंतरचे नाव) -- वय:-38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: परमेश्वरी अमर सोसायटी 44/2 एरंडवणे पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411004 पॅन नं:-ASNPP3752D 2): नाव:-अजित नंदकुमार पंडित -- वय:-41 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: परमेश्वरी अमर सोसायटी 44/2 एरंडवणे पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411004 पॅन नं:-ALUPP0507C
(9) दस्तऐवज करून दिल्याचा दिनांक	24/03/2021
(10)दस्त नोंदणी केल्याचा दिनांक	24/03/2021
(11)अनुक्रमांक,खंड व पृष्ठ	7129/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	203000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

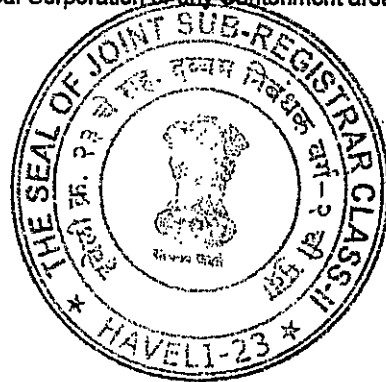
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

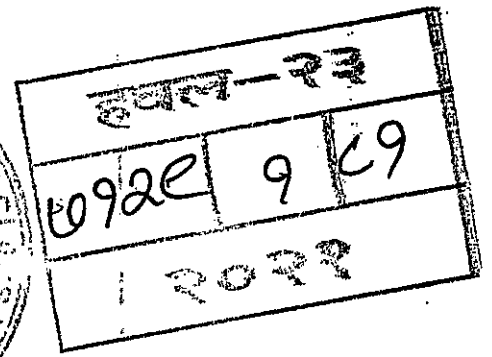
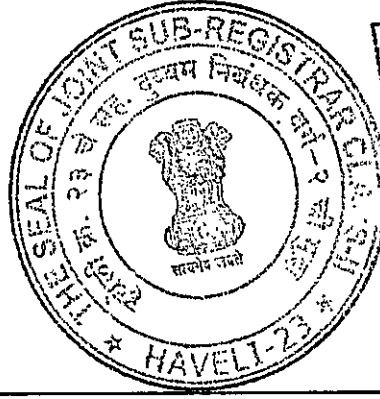
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

सह. दुय्यम निबंधक वर्ग-२

हवेली क्र. २३, पुणे

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





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2303202127424

Receipt Date 24/03/2021

Received from Yashempire Developers LLP, Mobile number 9225640471, an amount of Rs.1660/-, towards Document Handling Charges for the Document to be registered on Document No. 7129 dated 24/03/2021 at the Sub Registrar office Joint S.R.Haveli 23 of the District Pune.

DEFACED

₹ 1660

DEFACED

Payment Details

Bank Name IDIB

Payment Date 23/03/2021

Bank CIN 10004152021032320541

REF No. 2566516672

Deface No 2303202127424D

Deface Date 24/03/2021

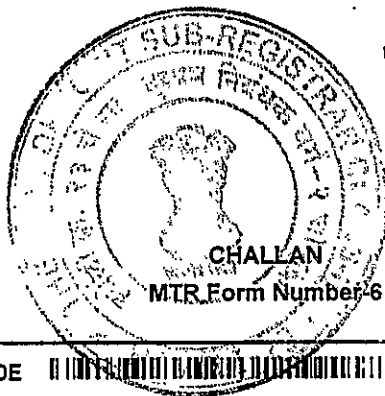
This is computer generated receipt, hence no signature is required.

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 \frac{d}{dt} \left(\frac{1}{2} \dot{\theta}^2 \right) &= \dot{\theta} \ddot{\theta} = \dot{\theta} \left(-\frac{g}{L} \sin \theta \right) = -\frac{g}{L} \dot{\theta} \sin \theta \\
 \frac{d}{dt} \left(\frac{1}{2} \dot{\theta}^2 \right) &= -\frac{g}{L} \dot{\theta} \sin \theta \\
 \int \frac{d}{dt} \left(\frac{1}{2} \dot{\theta}^2 \right) dt &= \int -\frac{g}{L} \dot{\theta} \sin \theta dt \\
 \frac{1}{2} \dot{\theta}^2 &= -\frac{g}{L} \int \sin \theta d\theta \\
 \frac{1}{2} \dot{\theta}^2 &= -\frac{g}{L} (-\cos \theta) + C \\
 \frac{1}{2} \dot{\theta}^2 &= \frac{g}{L} \cos \theta + C
 \end{aligned}$$



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GRN	MH013790267202021E	BARCODE			Date	23/03/2021-20:28:11	Form ID	25:2				
Department Inspector General Of Registration				Payer Details								
Stamp Duty Type of Payment Registration Fee				TAX ID / TAN (If Any)								
				PAN No.(If Applicable)								
Office Name HVL1_HAVELI NO1 SUB REGISTRAR				Full Name		Priya Dinkar Patkar alias Priya A Pandit						
Location PUNE												
Year 2020-2021 One Time				Flat/Block No.		Flat						
Account Head Details			Amount In Rs.	Premises/Building								
0030046401 Stamp Duty			203000.00	Road/Street		Kothrud						
0030063301 Registration Fee			30000.00	Area/Locality		Pune						
				Town/City/District								
				PIN			4	1	1	0	3	8
				Remarks (If Any) SecondPartyName=Yashempire Developers LLP~								
				Amount In		Two Lakh Thirty Three Thousand Rupees Only						
			2,33,000.00	Words								
Payment Details				FOR USE IN RECEIVING BANK								
Cheque-DD Details				Bank CIN		Ref. No.		02608672021032396044		2566378521		
Cheque/DD No.				Bank Date		RBI Date		23/03/2021-20:28:32		Not Verified with RBI		
Name of Bank				Bank-Branch		INDIAN BANK						
Name of Branch				Scroll No. , Date		26191 , 24/03/2021						

Department ID : Mobile No. : 9225640471
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-524-7129	0006483587202021	24/03/2021-15:33:37	IGR564	30000.00
2	(IS)-524-7129	0006483587202021	24/03/2021-15:33:37	IGR564	203000.00
Total Defacement Amount					2,33,000.00



CHALLAN
MTR Form Number-6



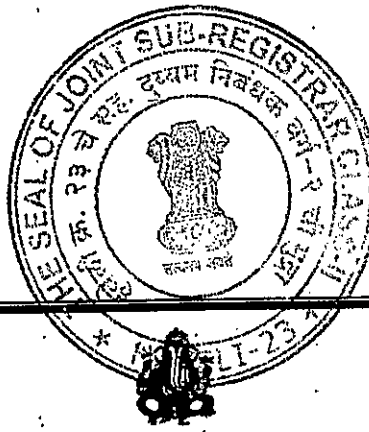
GRN	MH013790267202021E	BARCODE	Date		23/03/2021-10:28:11	Form ID	252-23
Department	Inspector General Of Registration		Payer Details				
Stamp Duty			TAX ID / TAN (If Any)	092E3			C9
Type of Payment	Registration Fee		PAN No.(If Applicable)				
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR		Full Name	Priya Dinkar Patkar alias Priya A Randit			
Location	PUNE		Flat/Block No.	Flat			
Year	2020-2021 One Time		Premises/Building				
Account Head Details	Amount In Rs.						
0030046401 Stamp Duty	203000.00	Road/Street	Kothrud				
0030063301 Registration Fee	30000.00	Area/Locality	Pune				
		Town/City/District					
		PIN	4 1 1 0 3 8				
		Remarks (If Any)					
		SecondPartyName=Yashempire Developers LLP-					
		Amount In	Two Lakh Thirty Three Thousand Rupees Only				
Total	2,33,000.00	Words					
Payment Details		FOR USE IN RECEIVING BANK					
INDIAN BANK		Bank CIN	Ref. No.	02608672021032396044			2566378521
Cheque-DD Details		Bank Date	RBI Date	23/03/2021-20:28:32			Not Verified with RBI
Cheque/DD No.							
Name of Bank		Bank-Branch		INDIAN BANK			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			

Department ID : Mobile No. : 9225640471
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

P.A. Randit



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||Shri Gajanan Prasanna ||

ARTICLES OF AGREEMENT

This Articles of Agreement is made and executed on this 24 day of March 2021 at Pune.

(24/03/2021) 9/5

BETWEEN

YASHEMPIRE DEVELOPERS LLP
(Formerly known as Yash Buildcon)

A registered partnership firm, Registered under the provisions of Limited Liability Partnership Act, 2008, having its registered Office at 1537, Sadashiv Peth, Mulay Arcade, Third Floor, Tilak Road, Pune 411 030.

(PAN: AABFY4645G)

Through its Designated Partner

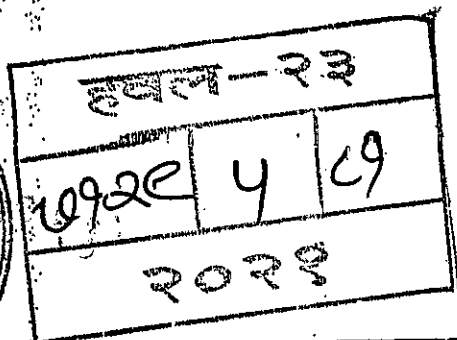
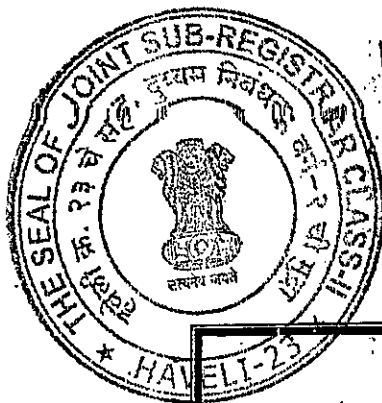
Mr. Baliram Vitthalrao Gund,

Age: 44 Years, Occupation: Business

Herein after referred to as 'THE PROMOTER' (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the present and future partners their executors, legal representatives, administrators and assignees etc.)THE PARTY OF THE FIRST PART;

AND

1. **Mr. Audumbar Bapu Kharade,**
Age: 75 Years, Occupation: Business,
Residing at: Kothrud, Pune 411029.
2. **Mr. Madhukar Ramchandra Thakar,**
Age: 61 Years, Occupation: Service,
Residing at: Shiv Sai, Flat No. 2, Behind Vanaz Engineering,
Lokmanya Colony, Kothrud, Pune - 411038.
3. **Mr. Sudhakar Pandurang Kulkarni,**
Age: 60 Years, Occupation: Business,
Residing at: B6/19, Saudamini Co. Op. Society,



- Ujavi Bhusari Colony, Paud Road, Kothrud, Pune - 411038.
4. **Mr. Dadarao Bapurao Jagtap,**
Age: 83 Years, Occupation: Business,
Residing at: Plot No. 55+56/2, Gujarat Colony,
Kothrud, Pune 411038.
 5. **Mr. Vitthal Kisan Tarade,**
Age: 64 Years, Occupation: Service,
Residing at: 45/6A/2, Erandwane, Pune.
 6. **Mr. Ramchandra Dagadu Kondkar,**
Age: 54 Years, Occupation: Service,
Residing at: Plot No. 55+56/2, Gujarat Colony,
Kothrud, Pune - 411038.

Through their Power of Attorney holder
Yashempire Developers LLP
(Formerly known as Yash Bulldcon)
Registered Partnership Firm,
Through its Authorized Partner
Mr. Baliram Vitthalrao Gund,

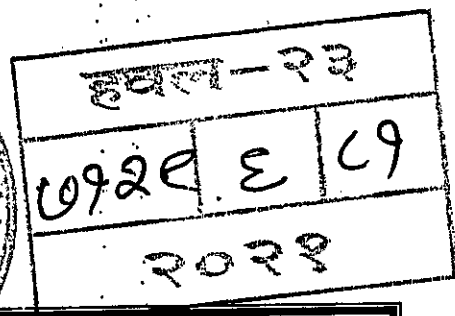
Hereinafter jointly referred to as 'THE CONSENTING PARTY' (which expression shall unless repugnant to the context or meaning thereof shall mean and include their respective heirs, executors, successors, administrators and assigns)

... THE PARTY OF SECOND PART;

AND

1. **Ms. Priya Dinkar Patkar, (Before Marriage)**
Mrs. Priya Ajit Pandit (After Marriage)
Age: 38 Years, Occupation: Business
PAN: ASNPP3752D
2. **Mr. Ajit Nandkumar Pandit**
Age: 41, Occupation: Business
PAN: ALUPP0507C

Both Residing at: Plot no. 42, Parmeshwari, Amar Society, 44/2, Behind SNTD College,
Erandwane, Pune - 411004



Hereinafter jointly referred to as "THE ALLOTTEE/S and/or PURCHASER/S" (which expression shall unless repugnant to the context or meaning thereof shall mean and include his/her/their respective heirs, executors, successors, administrators and assigns)

... THE PARTY OF THIRD PART;

WHEREAS,

1) **Brief History of the Plot No. 54:**

a) All that piece and parcel of the Plot bearing no. 54 totally admeasuring 11711 Square Feet i.e. 1088 Square Meter from and out of the land bearing Survey no. 88/4+138+161 (which forms part of C.T.S. no. 721), situated at Village - Kothrud, Taluka - Haveli, District - Pune, within the limits of the Pune Municipal Corporation and within the jurisdiction of Sub Registration Haveli, Dist. Pune, was purchased by Mrs. Umabai Yashwant Datar from Mr. Maganbhai Eshwarbhai Patel vide Sale Deed dated 22-09-1947;

b) Thereafter, Mr. Jaysinha Chintamani Pendse and Mr. Udaysinha Chintamani Pendse have purchased the property bearing Plot no. 54, situated at Village - Kothrud, Taluka - Haveli, District - Pune from Smt. Umadevi Mahadeo Datar vide the Sale Deed dated 27/04/1967. The same is registered in the office of Sub-registrar Haveli no. 11, bearing Sr. no. 906/1967. Accordingly, their names have been recorded to the revenue record of the Said plot vide mutation entry no. 2853;

c) Thereafter, M/s. Kedar Associates a partnership firm through its partner Mr. Suryakant Nivrutti Nikam has purchased the property bearing Plot no. 54, situated at Village - Kothrud, Taluka - Haveli, District - Pune from Mr. Jaysinha Chintamani Pendse and Mr. Udaysinha Chintamani Pendse with the consent of Sai Venkatesh Associates through its proprietor Mr. Vijay Tukaram Dakale vide Sale Deed dated 11/09/2012 on the terms and conditions mentioned therein. The same is duly registered in the office of Sub-registrar Haveli No. 13, bearing Serial no. 7232/2012. Accordingly, the name of the aforeSaid purchaser was recorded to the revenue record in respect of the land bearing Plot no. 54 vide M.E No. 19530. The aforeSaid persons i.e. Mr. Jaysinha Chintamani Pendse and Mr. Udaysinha Chintamani Pendse have given power of attorney for doing the acts mentioned therein to Mr. Suryakant Nivrutti Nikam, a partner of M/s. Kedar Associates dated 11/09/2012. The same is duly registered in the office of Sub-registrar Haveli No. 13, bearing Serial no. 7232/2012;

d) M/s. Kedar Associates (a partnership firm having its Registered office at: 310, Narayan Peth, Pune - 411030) through its partner Mr. Suryakant Nivrutti Nikam have sold the aforeSaid Plot bearing no. 54, totally admeasuring 11711 square feet i.e. 1088 Square Meter, situated at Village - Kothrud, Taluka - Haveli, District - Pune to and in favour of M/s. Yash Buildcon presently known as Yashempire Developers LLP (a partnership firm having its Registered office at: 3rd Floor, Mulay Arcade, 1537 Sadashiv Peth, Tilak Road, Pune 411030.) through its partners Mr. Dnyaneshwar Bajirao Darvatkar and Mr. Shekhar Bapusahab



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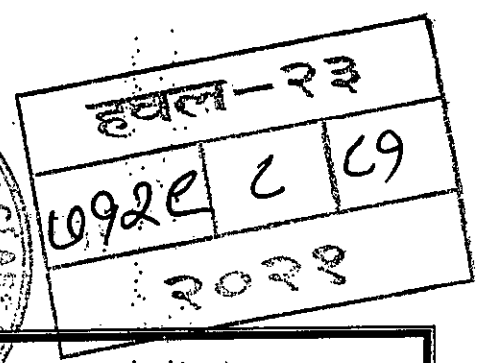
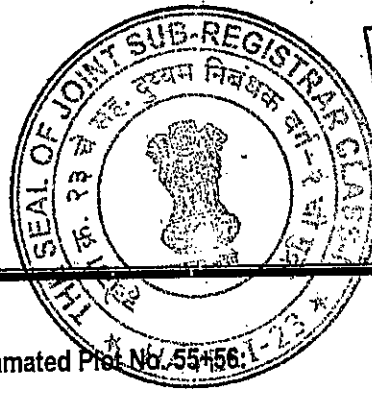
Chindhe Vide Sale Deed dated 18/03/2016 on the terms and conditions mentioned therein. The same is duly registered in the office of Sub-registrar Haveli No. 9, bearing Serial no. 1913/2016.

2) Brief History of the Plot No. 55:

- a) All that piece and parcel of the Plot bearing no. 55 totally admeasuring 11647 square feet i.e. 1082 square meter from and out of the land bearing Survey no. 88/4+138+161 (which forms part of C.T.S. no. 721), situated at Village - Kothrud, Taluka - Haveli, District - Pune, within the limits of the Pune Municipal Corporation and within the jurisdiction of Sub Registration Haveli, Dist. Pune was purchased Miss. Kastur P. Sawala from Mr. Maganbhai Eshwarbhai Patel vide Sale Deed dated 22/09/1947;
- b) Thereafter, Mrs. Kasturben Bhawanji Gala alias Miss. Kastur P. Sawala sold the Said property bearing Plot No. 55 situated at Village - Kothrud, Taluka - Haveli, District - Pune, with the consent of Mr. Balwant Mahadev Datar, vide Sale Deed Dated 19/02/1971 to 1. Mr. Madhukar Mahadev Mahajan, 2. Mr. Bhalchandra Vishnu Phadake, 3. Mr. Shantaram Govind Bhogale and 4. Mr. Bhaskar Vinayak Bhogale. Accordingly, the name of the aforesaid purchaser was recorded to the revenue record in respect of the land bearing Plot no. 55 vide M.E No. 3431;

3) Brief History of the Plot No. 56:

- a) All that piece and parcel of the Plot bearing no. 56 totally admeasuring 11227 square feet i.e. 1043 square meter from and out of the land bearing Survey no. 88/4+138+161, (which forms part of C.T.S. no. 721) situated at Village - Kothrud, Taluka - Haveli, District - Pune, within the limits of the Pune Municipal Corporation and within the jurisdiction of Sub Registration Haveli, Dist. Pune, was purchased by Mr. Tribhuvandas Devji Kamdar from Mr. Maganbhai Eshwarbhai Patel vide Sale Deed dated 12/09/1947, Accordingly, his name was mutated to the revenue record of the aforesaid plot bearing no 56 vide M. E. No. 1442;
- b) Thereafter, the Said Mr. Tribhuvandas Devji Kamdar died intestate at Pune on 12/05/1959 leaving behind his only heir and next-of-kin, his widow i.e., Smt. Kamalaben Tribhuvandas Kamdar. Accordingly, her name was mutated to the revenue record of the aforesaid plot bearing no. 56 vide M. E. No. 3359;
- c) Thereafter, the Said Smt. Kamalaben Tribhuvandas Kamdar with the consent of Mr. Balwant Mahadev Datar vide Sale Deed dated 19/02/1971 sold the Said plot no. 56 to Mr. Madhukar Mahadev Mahajan, Mr. Bhalchandra Vishnu Phadake, Mr. Shantaram Govind Bhogale and Mr. Bhaskar Vinayak Bhogale. The same is duly registered in the office of Sub-registrar Haveli No. 11, bearing Serial no. 442/1971. Accordingly, the names of the aforesaid purchasers were recorded to the revenue record of the land bearing Plot no. 56 vide M. E. no 3432;

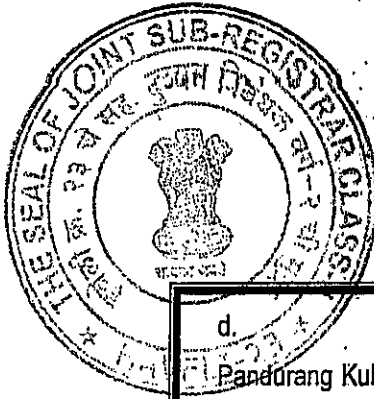


4) **Brief History of the amalgamated Plot No. 55+56:**

a. Thereafter, Mr. Madhukar Mahadev Mahajan, Mr. Bhalchandra Vishnu Phadake, Mr. Shantaram Vinayak Bhogale and Mr. Bhaskar Vinayak Bhogale amalgamated the Said Plot nos. 55 and 56 and thereafter again sub-divided the aforesaid amalgamated plots in to three sub plots i.e., Plot no. 55+56/1 admeasuring 7818 square feet i.e., 726.31 square meter, Plot no. 55+56/2 admeasuring 7656 square feet i.e. 711.25 square meter and Plot no. 55+56/3 admeasuring 7400 square feet i.e. 687.48 square meter. The Pune Municipal Corporation has also sanctioned the Said amalgamation and sub-division plan vide its sanction letter bearing no. 11090/TPO, dated 08.02.1971. The aforesaid four persons have partitioned the Said Plot nos. 55 and 56 between themselves and as per their understanding Plot no. 55+56/1 admeasuring 7800 square feet i.e. 724.63 square meter came to the share of Mr. Madhukar Mahadev Mahajan, Plot no. 55+56/2 admeasuring 7656 square feet i.e. 711.25 square meter came to the share of Mr. Bhalchandra Vishnu Phadake and Plot no. 55+56/3 admeasuring 7400 square feet i.e. 687.48 square meter came to the share of Mr. Shantaram Govind Bhogale and Mr. Bhaskar Vinayak Bhogale. However, the effect of the aforesaid amalgamation and sub-division plan has not been given to the revenue record of the Said Plot nos. 55 and 56;

b. Thereafter, Mr. Bhaskar Vinayak Bhogale and Mrs. Meghana Madhavrao Datar granted development rights in respect of the land bearing Plot no. 55+56/3, admeasuring 7400 Square Feet i.e. 687.48 Square meter along with the old structure standing thereon admeasuring 4321 square feet i.e. 401.43 square meter, situated at Village – Kothrud, Taluka - Haveli, District – Pune vide Development Agreement dated 23/05/2008 to and in favour of M/s. Gund-Pethe and Joshi Associates through its partners Mr. Baliram Vitthalrao Gund and 2 others and M/s. Sapre Builders Pvt. Ltd. through its director Mr. Shriram Madhavrao Sapre with the consent of Mr. Shankar Tukaram Pangare and others at and for the consideration and on the terms and conditions mentioned therein. The same is registered in the office of Sub-registrar Haveli No. 4 at Serial No. 4352/2008. In furtherance of the Said Development Agreement Said Mr. Bhaskar Vinayak Bhogale and Mrs. Meghana Madhavrao Datar and Mr. Shankar Tukaram Pangare and others have also given Power of Attorney dated 23/05/2008 to M/s. Gund-Pethe and Joshi Associates through its partners Mr. Baliram Vitthal Gund and 2 others and M/s. Sapre Builders Pvt. Ltd. through its director Mr. Shriram Madhavrao Sapre for doing the acts mentioned therein. The same is registered in the office of Sub-registrar Haveli No. 4, bearing Serial No. 4353/2008;

c. Thereafter, Mr. Bhaskar Vinayak Bhogale and Mrs. Meghana Madhavrao Datar with the consent of M/s. Gund-Pethe and Joshi Associates, a partnership Firm through its partner Mr. Baliram Vitthalrao Gund and M/s. Sapre Builders Pvt. Ltd., a private limited company through its Director Mr. Kuldeep Shriram Sapre have sold the Said Plot no. 55+56/3 to the Promoter herein vide Sale Deed dated 08/05/2017. The same is duly registered in the office of Sub-registrar Haveli No. 11, bearing Serial no. 3447/2017;



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d. Mr. Audumbar Babu Kharade, Mr. Madhukar Ramchandra Thakar, Mr. Sudhakar Pandurang Kulkarni, Mr. Dadarao Bapurao Jagtap, Mr. Vitthal Kisan Tarade and Mr. Ramchandra Dagadu Kondekar have purchased the Plot bearing no. 55+56/2 from Mr. Bhalchandra Vishnu Phadake vide registered Sale Deed dated 15/10/1983. The same is duly registered in the office of Sub-registrar Haveli No. 1, bearing Serial no. 16709/1990. Accordingly, the names of the aforesaid purchasers were recorded to the revenue record of the Said Plot nos. 55 and 56 to the extent of the land purchased by them i.e., land admeasuring 7656 square feet vide M. E. no 14540;

e. The Said Mr. Madhukar Ramchandra Thakar has granted development rights in respect of the land admeasuring 805.79 square feet i.e., 74.87 square meter from and out of Said Plot no. 55+56/2 in favour of the Promoter herein vide Development Agreement dated 14/12/2015 at and for the consideration and on the terms and conditions mentioned therein. The same is registered in the office of Sub-registrar Haveli No. 9, bearing Serial No. 7497/2015. Mr. Madhukar Ramchandra Thakar and Mr. Suresh Ramchandra Thakar have also executed Power of Attorney dated 14/12/2015 in favour of the Promoter herein in furtherance of the aforeSaid Development Agreement. The same is registered in the office of Sub-registrar Haveli No. 9, bearing Serial No. 7498/2015;

f. Mr. Audumbar Babu Kharade has granted development rights in respect of the land admeasuring 2215.95 square feet i.e., 205.87 square meter from and out of the Plot no. 55+56/2, in favour of the Promoter herein at and for the consideration and on the terms and conditions mentioned therein vide Development Agreement dated 14/12/2015. The same is registered in the office of Sub-registrar Haveli No. 9, bearing Serial No. 7501/2015. Mr. Audumbar Babu Kharade and 4 others have also executed Power of attorney dated 14/12/2015 in favour of M/s. Yash Buildcon which is presently known as Yashempire Developers LLP, in furtherance of the aforesaid Development Agreement. The same is registered in the office of Sub-registrar Haveli No. 9, bearing Serial No. 7502/2015;

g. Mr. Sudhakar Pandurang Kulkarni has granted development rights in respect of the land admeasuring 805.79 square feet i.e., 74.87 square meter from and out of the Plot no. 55+56/2, in favour of the Promoter herein at and for the consideration and on the terms and conditions mentioned therein vide Development Agreements dated 14/12/2015. The same is registered in the office of Sub-registrar Haveli No. 9, bearing Serial No. 7503/2015. Mr. Sudhakar Pandurang Kulkarni has also executed Power of attorney dated 14/12/2015 in favour of the Promoter herein in furtherance of the aforesaid Development Agreement. The same is registered in the office of Sub-registrar Haveli No. 9, bearing Serial No. 7504/2015;

h. Mr. Vitthal Kisan Tarade has granted development rights in respect of the land admeasuring 805.79 square feet i.e., 74.87 square meter from and out of the Plot no. 55+56/2, in favour of the Promoter herein at and for the consideration and on the terms and conditions mentioned therein vide Development Agreement dated 02/02/2016. The same is registered in the office of Sub-registrar Haveli No. 9, bearing Serial



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No. 761/2016. Mr. Vitthal Kisan Tarade has also executed Power of attorney dated 02/02/2016 in favour of the Promoter herein in furtherance of the aforesaid Development Agreement. The same is registered in the office of Sub-registrar Haveli No. 9, bearing Serial No. 762/2016;

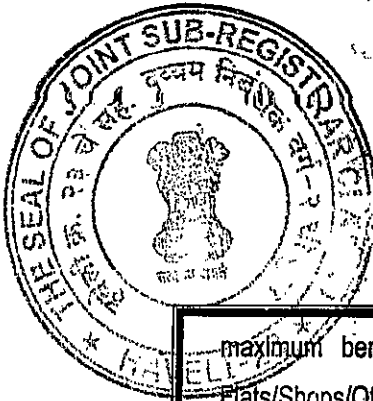
i. Mr. Dadarao Bapurao Jagtap has granted development rights in respect of the land admeasuring 2215.95 square feet i.e. 205.87 square meter from and out of the Plot no. 55+56/2, in favour of the Promoter herein at and for the consideration and on the terms and conditions mentioned therein vide Development Agreements dated 02/03/2016. The same is registered in the office of Sub-registrar Haveli No. 9, bearing Serial No. 1437/2016. Mr. Dadarao Bapurao Jagtap has also executed Power of attorney dated 02/03/2016 in favour of the Promoter herein in furtherance of the aforesaid Development Agreement. The same is registered in the office of Sub-registrar Haveli No. 9, bearing Serial No. 1438/2016;

j. Mr. Ramchandra Dagadu Kondekar has granted development rights in respect of the land admeasuring 805.79 square feet i.e., 74.87 square meter from and out of the Plot no. 55+56/2 in favour of the Promoter herein at and for the consideration and on the terms and conditions mentioned therein vide Development Agreements dated 24/05/2017. The same is registered in the office of Sub-registrar Haveli No. 9, bearing Serial No. 3180/2017. Mr. Ramchandra Dagadu Kondekar has also executed Power of attorney dated 24/05/2017 in favour of the Promoter herein in furtherance of the aforesaid Development Agreement. The same is registered in the office of Sub-registrar Haveli No. 9, bearing Serial No. 3181/2017. Thereafter, there was misunderstanding between Promoter and the owner herein i.e., Mr. Ramchandra Dagadu Kondekar, however after due negotiation the promoter and owner have settled the issue and have executed Supplementary Development Agreement dated 05/01/2020 on the terms and conditions mentioned therein. The same is registered in the office of Sub registrar Haveli No.23 bearing No: 373/2020;

k. The Promoter herein purchased the Plot no. 55+56/1 from Mr. Madhukar Mahajan vide Sale Deed dated 07/06/2018. The same is duly registered in the office of Sub-registrar Haveli No. 13, bearing Serial no. 7830/2018 on the terms and conditions mentioned therein;

l. Thus, the Promoter herein is the owner of the Said Plot no. 54 and the Plot no. 55+56/1 and Plot no. 55+56/3 and has acquired the development rights in respect of the Plot no. 55+56/2. The Said Plot nos. 54 to 56 herein after collectively referred as 'Said Entire Property' for the sake of brevity and convenience. The copies of Property Cards extracts / 7/12 extracts of the Said Entire Property showing the nature of the title of the Promoter and The Consenting Party are annexed hereto and collectively marked as ANNEXURE-'A'. However, most of the part of the Said Entire Property was occupied by various Tenements and the same has been declared as Slum in the official gazette of state of Maharashtra;

By virtue of the above mentioned Sale Deeds/ Development Agreements, "THE PROMOTER" alone possess sole and exclusive rights to implement ownership scheme on the Said entire property, by availing



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maximum benefit by demolishing the existing structure and constructing new buildings, allot the Flats/Shops/Offices to the existing Occupiers as well as land owners and to sell the remaining Flats/Shops/Offices/Units in the new building/s to be constructed on the Said Entire Property and also possess the rights to enter into agreements with the prospective purchasers of remaining Flats/Shops/Offices and to accept the consideration from the prospective purchasers as well as to sell the TDR that may be generated from and out of the Said Entire Property under the Slum Rehabilitation Project to the intending buyers. THE PROMOTER has got the rights to amalgamate adjacent buildings/properties/plots/phases and has got the rights to change the building plans, attach further phases buildings/changes in the passages and staircases of the proposed building/s for the purpose of attaching future phases building/s, claim all FSI/TDR from the requisite authorities for utilization of it in the building/s

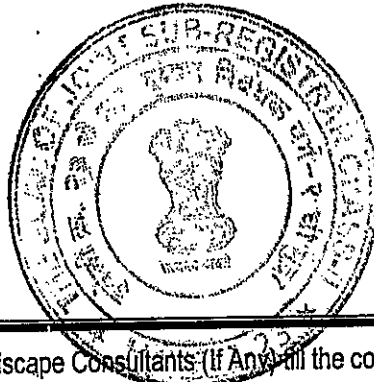
and/or for sell in market, claim ventilation for the Flats/Shops/Offices/Units of the proposed building/s and the Flat purchaser shall not have any objection regarding the same unless and until his Flat location, position and orientation is affected. Since the Said project is been executed under Slum Rehabilitation Scheme of Government of Maharashtra, "THE PROMOTER" has the rights to utilize all the benefits available under the scheme in the proposed building/s/phases;

m. Therefore, the Promoter has obtained the necessary permissions from Assistant Director of Town Planning, Slum Rehabilitation Authority Pune vide Commencement Certificate No. SRA/4437/219 dated 14/08/2019 to develop the Said Entire Property as per the rule and regulations of the Said Authority;

n. Thus, the Promoter herein is perfectly entitled and has absolute authority and/or is empowered to develop the Said Entire Property. The authenticated copy of certificate of title issued by Advocate of the Promoter, S.R.S. ADVOCATES & ASSOCIATES, is annexed hereto and marked as ANNEXURE-'B';

o. Accordingly, the Promoter decided to implement Ownership Scheme on the Said Property, subject to the rules and regulation of Slum Rehabilitation Authority Pune & Pimpri-Chinchwad under the name and style as "KSHITIJ RESIDENCY" (the "SAID PROJECT") comprising of (1+) buildings & (3+) Wings, consists of (12+) floors with multiple storied parking without ramp, to be used through car elevator, that may be permissible as per rules and regulations as would be applicable from time to time. As per the terms of the Sale Deeds/Development Agreements "THE PROMOTER" has commenced the development of the Said property by demolishing the existing structure and accommodating the existing Occupiers in the alternative tenements elsewhere by providing requisite funds to them;

p. "THE PROMOTER" has appointed Mr. Rahul Malvadkar, as a SRA/PMC/Concerned authority- liaison work Architect. M/s. Sandeep Shikre and Associates as Design/Planning Architects, M/s. G. A. Bhilare Consultant Pvt. Ltd as a Structural Consultants for the preparation of the structural designs and drawings of the Said project and "THE PROMOTER" accepts the supervision of the Architect, Structural



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Engineer, MEP Consultants and Landscape Consultants (If Any) till the completion of the Said project but the "THE PROMOTER" herein has reserved the right to change them or any one of them during the construction or before the completion of the building/s.

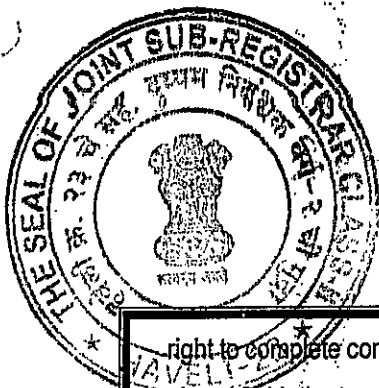
q. The Promoter has applied to the concerned Competent Authority for the purpose of amalgamation of the Said Entire Property. Accordingly, the Competent Authority i.e., Assistant Director of Town Planning Slum Rehabilitation Authority Pune permitted the Promoter to amalgamate the Said Entire Property and has also approved building plans in respect of the building/s to be constructed thereon vide Commencement Certificate No. SRA/4437/219 dated 14/08/2019. The Said Commencement Certificates are annexed hereto and collectively marked as ANNEXURE 'C';

r. "THE PROMOTER" has registered the Said building Project proposed to be developed on the Schedule I property with the Real Estate Regulatory Authority, Maharashtra State, under the provisions of The Real Estate (Regulation and Development) Act, 2016 vide Registration Certificate No. P52100023369 dated 12 December 2019 by name "KSHITIJ RESIDENCY". The Copy of the Said Registration Certificate issued by the Real Estate Regulatory Authority, Maharashtra State is annexed hereto as ANNEXURE 'D';

s. The Promoter proposed to construct on the Said Entire Property multistoried building/s consisting of Flats/Shops/Offices/Units and to sell/lease/mortgage etc. the Flats/Shops/Offices/Units and allot exclusive right to covered car parking, terraces, reserved/restricted area in the building which is under construction or to be constructed on the Said Entire Property by the Promoter with a view that ultimately all such purchaser/s/ allottees together shall form and incorporate Apartment Condominium/Co-Operative Society or any other organization as the Promoter may decide and to enter into agreements with the purchaser/s, mortgagees, lessees, allottees etc. and to receive sale price and other charges in respect thereof;

t. The Purchaser/s with an intention to purchase one of the Flats/Shops/Offices/Units in the Said Project approached the Promoter and he/she/they demanded and the Promoter gave the inspection of all the documents of title relating to the Said Entire Property, the Said Project, the plans, designs and specifications prepared by the aforesaid Architects of the Promoter and the copies of various orders/permissions and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, and the rules made there under and The Real Estate (Regulation & Development) Act, 2016 and rules made there under;

u. The Purchaser/s has/have also carried out the independent necessary search by appointing his/her/their own Advocate and accordingly he/she/they has/have satisfied about the marketable title and rights of the Promoter in respect of the Said Entire Property, particularly regarding consumption of the all present as well as future FSI/TDR that is or may be available till the entire project is being completed and also



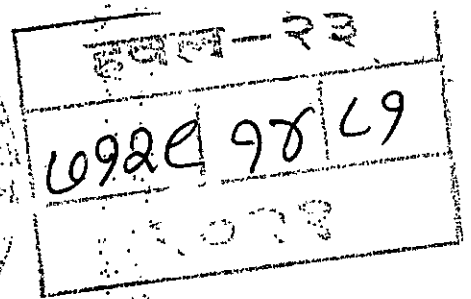
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right to complete construction by constructing multi-storied building/s in phases and with the knowledge of the above Said, the purchasers have agreed to purchase the Flat in the Said Project;

v. The Purchaser/s is/are also aware about the Promoter's right to consume present and future increase in FSI/TDR on the Said Entire Property as per Building Rules of Slum Rehabilitation Authority Pune and Pimpri Chinchwad as well as right to sale TDR that may be generated by virtue of development of the Said Entire Property as per the rules and regulations of the Slum development authority which may changed from time to time. The Purchaser/s is/are also aware that the Promoter has entered or will enter into similar and/or separate Agreement/s with several other person/s and/or party/s in respect of Flats/Shops/Offices/Units etc. in the Said Project and the Promoter is going to develop the Said Entire Property in a phase wise manner irrespective of completion of construction and irrespective of execution of Declaration and/or formation of organization. The Purchaser/s has/have agreed to execute a separate letter of consent/POA to that effect at the time of execution of this Agreement and also at the time of execution of Letter of Possession on receiving full consideration by the Promoter;

w. The Allottee/Purchaser after inspection of the above Said documents is aware of the entire project as well as THE PROMOTER's right to consume present and future increase in FSI / TDR on the Said property and also The Promoter's right to disposed of TDR in any manner what so ever that may generated from and out of the Said Property and/or from the amalgamated property that may be amalgamated at any point of time with the Said property, as per Building Rules of Slum Rehabilitation Authority Pune and Pimpri Chinchwad. The Promoter has specifically disclosed to the Allottee/Purchaser, that the Promoter intends to amalgamate an adjoining land with the Said Property and further intends to construct additional wing viz. Wing D comprising of 12 floors, to be constructed on the West side of the presently sanctioned Wing C and the Promoter has disclosed the drawings of the Proposed constructions to the Allottee/ Purchaser/s prior to execution of these presents. The construction of Wing D will be a separate Phase of development of the Said Property after the proposed amalgamation and sanction. The Allottee/Purchaser is also made aware that the "THE PROMOTER" has entered or will enter into similar and/or separate Agreement/s with several other person/s and/or party/ies in respect of Flats/Shops/Offices /Units etc. in the Said building / project as well as in respect of TDR etc. and the Promoter is going to develop the Said property in phase wise manner irrespective of completion of construction and irrespective of execution of Declaration and/or formation of organization. The Allottee /Purchaser has / have agreed to execute a separate Letter of Consent / POA to that effect at the time of execution of this Agreement and also at the time of execution of Letter of Possession on receiving full consideration by the "THE PROMOTER".

x. After satisfying about the development rights of the Promoter the Purchaser/applied to the Promoter for allotment of a Flat bearing No. 105 situated on the 1st Floor in B Wing in the Said Project, admeasuring 414.00 Square feet i.e. 38.46 Square Meter RERA carpet, along with exclusive right to use Open balcony admeasuring 57.00 Square Feet i.e. 5.29 Square Meters Carpet, along with the appurtenances



attached thereto (subject to variation of not more than 3%) and the same is hereinafter referred as the "SAID Flat" for the sake of brevity and convenience and which is more particularly described in the Schedule - IV written herein under. The Allottee /Purchaser/s herein represented, assured and declared that he/she/they is/are entitled to and otherwise not debarred or disentitled to acquire the Said Flat in the Said Project under the provisions of any law. Relying on the representation, declaration and the assurance given by the Purchaser/s that he/she/they is/are ready to pay total lump sum consideration of an amount of Rs. 50,67,603/- (RUPEES Fifty Lacs Sixty Seven Thousand Six Hundrd and Three ONLY). However, the Purchaser/s shall bear the GST Charges as well as the stamp duty and registration charges in respect of these presents. The Purchaser/s shall not question or challenge the Said consideration as the same been settled on lump sum basis after considering all aspects and other terms of the agreement. The floor plan of the Said Flat is annexed hereto and marked as ANNEXURE 'E' and the same is shown in red colour boundary line;

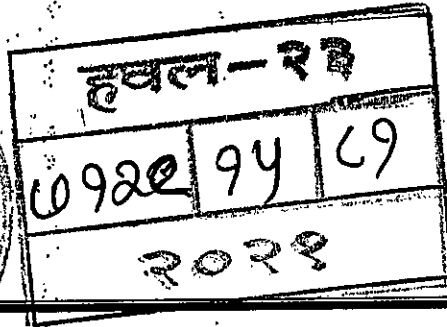
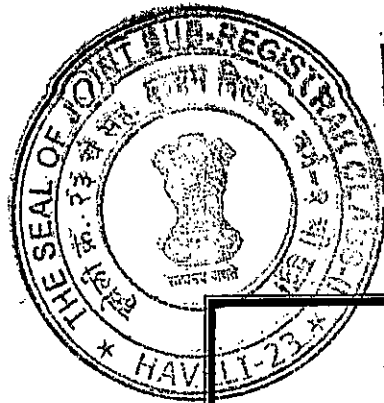
y. The copies of property extract card / 7-12 extract, Title Certificate, Commencement Certificate, RERA certificate and the copies of Floor plans, specifications of the Said Flat agreed to be allotted and approved by the concerned competent authority/s, are annexed here to and marked as Annexure A,B,C,D,E respectively.

z. Under section 13 of The Real Estate (Regulation and Development) Act, 2016 the Promoter is required to execute a written agreement for sale of the Said Flat in favour of the Purchaser/s being in fact these presents and the parties are required to register the same under the Registration Act 1908. Accordingly, in accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the parties, the Promoter hereby agrees to sell and the Purchaser/s hereby agrees to purchase the Said Flat on the terms and conditions appearing hereinafter;

NOW THESE ARTICLES OF AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. **Promoter to construct the building/s: -**

The Promoter shall construct the Said (1+) Building/s with (3+) Wings, consisting of multiple storied Car parking (without ramp, to be used through car elevator) + (12+) storied floors on the Said Entire Property in accordance with the plans, design approved/ sanctioned / to be approved / to be sanctioned by the concerned local Authority and which have been seen and approved by the Purchaser/s, with only such variations, modifications as the Promoter/Developer may consider necessary or as may be required by the concerned local authority/Government to be made in them or any of them. However, Purchaser/s herein categorically admit/s that, if, the Promoter / Developer intends to use TDR or any additional FSI that may be available to the Promoter/Developer on the existing building in future then floors or number of the floors to be constructed on the Said Entire Property will be changed and in that case Purchaser/s will not complain against the same and Purchaser/s hereby give/s blanket irrevocable permission to use TDR or additional FSI or paid FSI on the Said Building/s to the Promoter / Developer.



Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser/s in respect of variations or modifications which may adversely affect the "Said Flat/s" of the Purchaser/s except any alteration or addition required by any Government authorities or due change in law.

2. **Flat agreed to be purchased by the Purchaser/s:**

The Purchaser/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser/s a Flat bearing No. 105, situated on the 1st Floor in B Wing in the Said Project, admeasuring 414.00 square feet i.e. 38.46 Square Meter RERA carpet, along with exclusive right to use Open balcony admeasuring 57.00 Square Feet i.e. 5.29 Square Meters Carpet, along with the appurtenances attached thereto (subject to variation of not more than 3%) for the lump sum consideration of an amount of Rs. 50,67,603/- (RUPEES Fity Lacs Sixty Seven Thousand Six Hundrd and Three ONLY). (The lump sum consideration includes cost of the Said Flat and Parking + infrastructure charges).

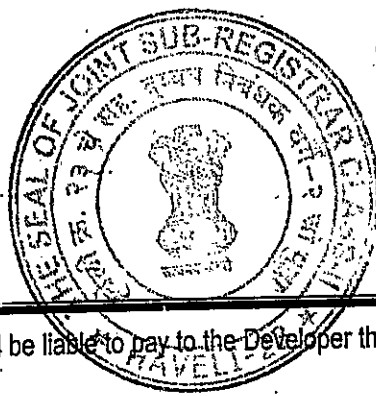
3. The Promoter hereby agrees to allot mechanized/ regular/ basement, covered / open Car parking space bearing No. situated on "NA" Parking Floor in the building to be constructed on the Said Entire Property to the Purchaser/s herein for his/her/their exclusive use:

4. **Payment Schedule:**

The Allottee hereby agrees to pay to the Promoter the amount in the following manner: -

No.	Stage	Amount
1	9% Before the Execution Of Agreement	Rs.4,56,084.27
2	9% At the time of Plinth	Rs.4,56,084.27
3	9% At The Time Of 2 nd Slab	Rs.4,56,084.27
4	9% At The Time Of 5 th Slab	Rs.4,56,084.27
5	9% At the Time Of 8 th Slab	Rs.4,56,084.27
6	9% At the time of 11 th Slab	Rs.4,56,084.27
7	9% At the time of 14 th slab	Rs.4,56,084.27
8	9% At the time of 17 th slab	Rs.4,56,084.27
9	8% At the time of Brickwork of the Said unit	Rs.4,05,408.24
10	8% At the time of Flooring of the Said unit	Rs.4,05,408.24
11	7% At the time of Painting of the Said unit	Rs.3,54,732.21
12	5% At the time of Possession	Rs.2,53,380.15
	TOTAL	Rs.50,67,603.00

5. The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of GST, Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Said Flat and Stamp Duty and Registration Charges in respect of these



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presents. The Allottee/ Purchaser/s shall be liable to pay to the Developer the Said Taxes, on demand from the Developer to pay the same.

PROVISION FOR PAYMENT OF TDS:

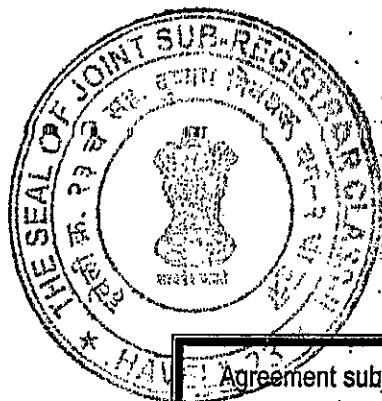
That the present transaction being for the value more than Rs. 50,00,000/-, the provisions of Income Tax Act require the amount @ 1% to be deducted and paid to Income Tax Department as and by way of TDS. The Allottee/ Purchaser/s shall pay off the amount towards TDS and shall produce the proof of payment thereof and upon furnishing such proof; the Promoters shall pass the receipt for the amount of TDS paid under Challan-cum-statement in Form No. 26QB as being the part of the consideration. The TDS shall be paid for and at instance of and in name of "Yashempire Developers LLP" |

6. The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the Competent Authority/ Local Bodies/ Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the Said notification/order/rule/regulation published/ issued in that behalf to that effect along with the demand letter being issued to the Purchaser/s, which shall only be applicable on subsequent payments. The parties hereto further confirm that the benefit of input tax credit has been passed on to the Purchaser/s (where applicable) by way of commensurate reduction in price.

7. The Purchaser/s authorizes the Promoter to adjust/appropriate all payments made by him/her/them under any head(s) of dues against lawful outstanding including but not limited to price of the apartment, payment towards taxes, levies, charges, services, extra items, Statutory compliances etc. as agreed under this agreement, if any, in his/her/their name as the Promoter may in its sole discretion deem fit and the Purchaser/s undertakes not to object/demand/direct the Promoter to adjust his/her/their payments in any manner.

8. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the Said plans or thereafter and shall, before handing over possession of the Said Flat to the Purchaser/s, obtain from the concerned local authority occupation and/or completion certificates in respect of the Said Flat.

9. Time is of essence for the Promoter as well as the Purchaser/s. The Promoter shall abide by the time schedule for completing the project and handing over the Said Flat to the Purchaser/s and the common areas to the association of the Purchaser/s after receiving the Occupancy Certificate or the completion certificate or both, as the case may be. Similarly, the Purchaser/s shall make timely payments of the installment and other dues payable by him/her/them and meeting the other obligations under the



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Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 4 herein above. ("Payment Plan")

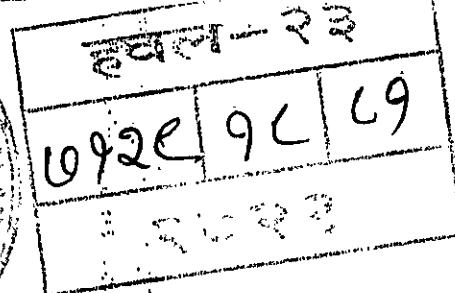
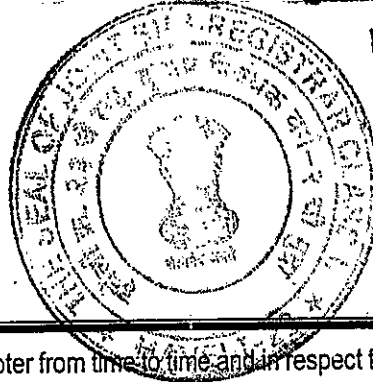
10. If any portion of the Said Entire Property is acquired/reserved/amalgamated with any adjacent property which is allowed for the purpose of improvement as per the objectives/Rule and Regulations of the Slum Rehabilitation Authority or such other authority and in the event an additional FSI/FAR in respect thereof is allowed, the Promoter shall be entitled to utilize the same as an additional built-up area in the remaining portion of the Said Entire Property and/or the building/s to be constructed thereon or in any other property upon which the Promoter may be entitled to utilize the Said FSI/FAR by way of floating FSI/FAR; either by way of construction of new building/s or extension of the building/s which are presently permitted on the Said Entire Property. If the Pune Municipal Corporation/ Town Planning Department/ Collector of Pune/Slum Rehabilitation Authority, refuses to permit the FSI/ FAR in respect of the aforeSaid acquisition/reservation, upon such event, the Promoter alone shall be entitled to the compensation in respect thereof and the Purchaser/s shall not take any objection regarding the same and the

Purchaser/s hereby given no objection for the same. Also, if the FSI is increased by Government and/or by the local authority then the Promoter is allowed to utilize the same by increasing any number of floors than presently sanctioned if permitted by Local Authorities and the Purchaser/s has accepted the same.

11. The Purchaser/s hereby agree/s that, notwithstanding anything herein contained, the Promoter shall be entitled to use Transferable Development Right (TDR) as may be permissible by the Pune Municipal Corporation/Slum Rehabilitation Authority, within the Said Entire Property and construct additional structure/s within the Said Entire Property and the Purchaser/s shall be admitted the prospective purchasers in respect of such additional construction or additions to be made in pursuance thereof as the members of the Society and PROMOTER is also entitled to sale TDR that may be generated by virtue of development of the Said Entire Property as per the rules and regulations of the Slum Redevelopment authority which may change from time to time.

12. The Promoter has made full and true disclosure of the title of the Said Entire Property. The Promoter has also disclosed to the Purchaser/s nature of its right, title and interest or right to construct building/s. The Promoter has also given inspection of all documents including layouts, revision in the Layouts/sanctioned plan to the Purchaser/s as required by law. The Purchaser/s was/were also explained about the rights under this Agreement and obligation of parties to the agreement. The Purchaser/s has/have also independently verified the title of the Said Entire Property through his/her/their/its advocate and having acquainted himself/herself/themselves with all the facts and rights of the Promoter.

13. The specifications, fixtures and fittings to be provided by the Promoter in the Said Flat and common amenities and limited common amenities of the building/s, are those that are set out in Annexure annexed hereto, provided that same may be modified/changed to the extent as may become necessary or as



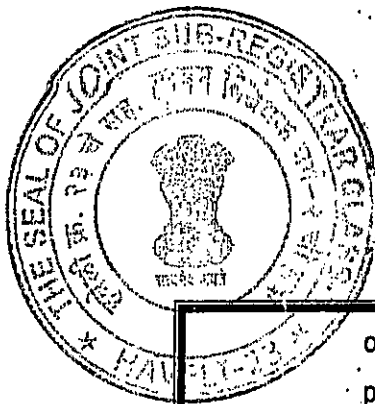
may be deemed expedient by the Promoter from time to time and in respect therewith or in pursuance thereof, the Purchaser/s shall have no claim by way of compensation or damages of whatsoever nature.

14. No extra specifications, fittings and fixtures shall be provided by the Promoter and the Purchaser/s shall not be entitled to demand the same, unless the same is informed in writing in advance before commencement of the respective stage and if it is possible and accepted by the Promoter and subject to advance payment of such extra items to the Promoter as per estimate given by the Promoter.

15. The Promoter hereby agrees that he/she/they shall before handing over possession of the Said Flat to the Purchaser/s and in any event before execution of a conveyance/assignment of the Said structure of the Said Building or wing in favour of a corporate body to be formed by the Purchaser/s units/ Flats/ Shops / Offices /Garages in the building/wing to be constructed on the Said Entire Property (hereinafter referred to as "Said Society") make full and true disclosure of the nature of his title to the Said structure of the Said Building/Wing as well as encumbrances, if any, including any right, title, interest or claim of any party in or over the Said structure of the Said Building/Wing, and shall, as far as practicable, ensure that the Said structure of the Said building/wing is free from all encumbrances and that the Promoter has absolute, clear and marketable title to the Said structure of the Said building or wing, so as to enable him to convey the Said structure to the Said Society with absolute, clear and marketable title on the execution of a conveyance of the Said structure of the Said building/wing by the Promoter in favour of the Said Society,

16. Formation of Organization & Conveyance -

- (a) As detailed above that the project consists One+ building comprising of three+ wings and one proposed additional wing as well as the common amenities and facilities mentioned in schedule hereunder.
- (b) There shall be Co. Operative Housing Society of the unit purchasers in the buildings in each wing viz. A to D or a separate Co-op Housing Society for Unit Purchasers in wing A and separate Co-op Housing Society for Unit Purchasers in Wings B to D.
- (c) According to obligations of the RERA such society shall be formed after booking of 51% of units in the phase.
- (d) The conveyance of building viz. superstructure shall be within 3 months from obtaining the Occupancy Certificates of that respective wing.
- (e) Despite formation of the organization of unit holders the purchasers of new units shall be admitted as the members of such Co. Operative Housing Society.
- (f) The Allottee along with other Allottee(s) of Flats/Shops/Offices/Units in the building shall join in forming and registering the Society to be known by such name as the Promoter may decide and for this purpose also from time-to-time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration



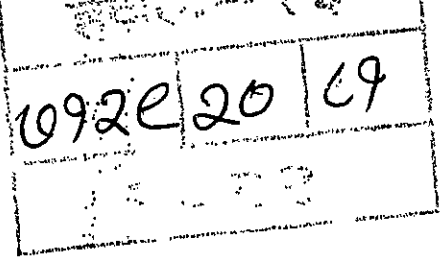
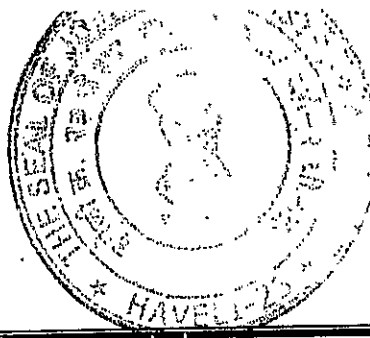
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of the Society and for becoming a member, including the bye-laws of the proposed Society. The purchaser shall duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organization of Allottee. No objection shall be taken by the Allottee if any; changes or modifications are made in the draft bye-laws, or the Memorandum, as may be required by the Registrar of Co-operative Societies or any other Competent Authority.

- (g) The Promoter shall have the absolute authority and control as regards the unsold premises and the disposal thereof. The Promoter shall be liable to pay only the municipal taxes, at actual, in respect of the unsold premises. The Promoter shall join in as a member in respect of such unsold premises and as and when such premises are sold, the Organization shall admit such purchaser as the member/s without charging any premium or extra payment of any nature whatsoever either to the Developer and/or the purchasers of such premises.
- (h) The Promoter shall, within one year of obtaining Occupancy Certificate to the last wing viz. wing D, transfer proportionately to each Society or jointly to all the societies, (as per the discretion of the Promoters) the Said Entire property viz. land along with all the right, title and the interest of the Promoter and the owners. Provided such final conveyance shall not adversely affect the rights and interests of the promoter to proceed with the balance development as well as sale of unsold Flats/Shops/Offices/Units etc. However, said limit shall automatically stand extended in events –
- Delay on part of organization of Flat/Shop/Office/Unit holders to approve the draft of final conveyance and to provide Index II, necessary resolutions and such other documents and consents from side of organization.
 - Deliberate delay by any Flat/Shop/Office/Unit purchaser to pay balance dues,
 - Litigations and disputes pending beyond control of the Promoter
 - Time taken by organization or purchasers in complying mandates laid down by authorities after delivery of possession.
 - Time required complying the specific technical requirements by registering authority
 - Such other sufficient reason.

17. The Purchaser/s agrees to pay to the Promoter interest at 12% per annum on all the amounts which become due and payable by the Purchaser/s to the Promoter under the terms of this Agreement from the date the Said amount is payable by the Purchaser/s to the Promoter.

18. Without prejudice to right of promoter to charge the interest in terms above, on the Purchaser/s committing default in payment on due date of any amount due and payable by the Purchaser/s to the Promoter under this Agreement (including his/her/their proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser/s committing breach of any of the terms and conditions herein contained, the Promoter shall be entitled in his own option, to terminate this Agreement:



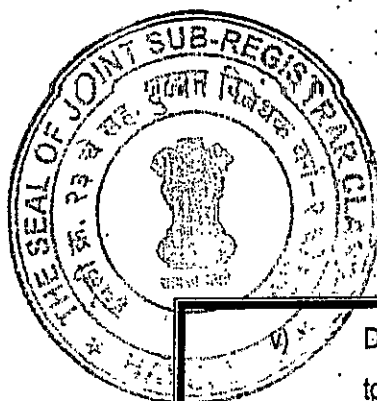
Provided that, Promoter shall give notice of fifteen days in writing to the Purchaser/s by email at the email address provided by the Purchaser/s of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser/s fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, the Promoter shall be entitled to terminate this Agreement and upon termination of this Agreement the Promoter, shall be at liberty to dispose of and sell the Said Flat to such person and at such price as the Promoter may in his absolute discretion think fit.

Provided further that upon termination of this Agreement as aforeSaid, the Promoter shall refund to the Purchaser/s (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of 90 days of the termination, the installments of sale price of the Said Flat which may till then have been paid by the Purchaser/s to the Promoter but the Promoter shall not be liable to pay to the Purchaser/s any interest on the amount so-refunded subject to deduction of – (a) administrative charges of Rs. 25,000/-, (b) the amounts actually incurred by promoter for execution and registration of agreement, (c) the amount incurred for Taxes, Stamp Duty, Registration, Goods and Services Tax etc., (d) charges of notice and such other actual charges.

19. The Promoter shall handover possession of the Said Flat to the Purchaser/s on or before 31st October 2024 subject to further grace period of 6 month, provided always that the Purchaser/s has/have made timely payment of all dues payable by him/her/them to the Promoter in pursuance of these presents.

Provided that the Promoter shall be entitled to reasonable extension of time for handing over possession of the Said Flat on the aforesaid date, if the completion of building in which the Said Flat is to be situated is delayed on account of: -

- i) Non-availability of steel, cement, other building material, water or electric supply,
- ii) War, Civil commotion, Pandemic Situation or any other Act of God,
- iii) Any notice, order rule, notification of the Government and/or other public or competent authority or court or any changes that may be effected hereafter which are relevant to or connected with the subject matter of this agreement,
- iv) Delay in grant of any NOC/permissions/ licenses, connections/ installations including services such as electricity and water connections and meters connected therewith or drainage or road NOC's or as well as completion certificate from the appropriate authorities,



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Delay or default in payment of dues by the Purchaser/s under these presents (without prejudice to the right of the Promoter to terminate this Agreement).

20. **Procedure for taking possession: -**

The Purchaser/s shall take possession of the Said Flat within 10 days from the receipt of the intimation in writing from the Promoter intimating that the Said Flat is ready for use and occupation.

21. **Failure of Purchaser/s to take Possession of the Said Flat/Shop/Office: -**

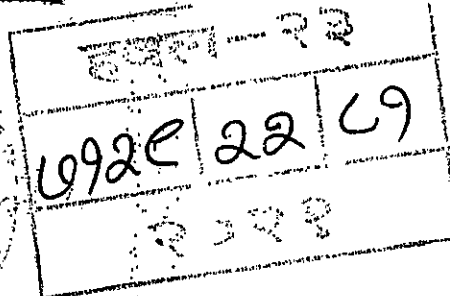
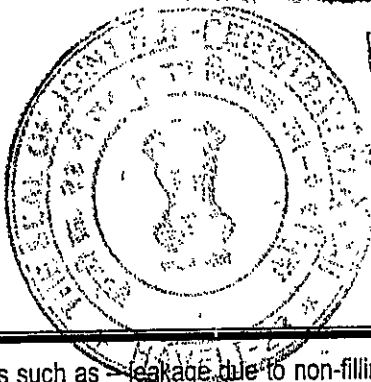
Upon receiving a written intimation from the Promoter, the Purchaser/s shall take Possession of the Said Flat from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Said Flat to the Purchaser/s. In case the Purchaser/s fails to take possession within the time provided above, such Purchaser/s shall continue to be liable to pay maintenance charges as applicable.

22. **DEFECT LIABILITY: -**

- i) If within a period of five years from the date of handing over the Said Flat to the Purchaser/s, the Purchaser/s brings to the notice of the Promoter any structural defect in the Said Flat or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

Provided that the warranty given above shall be valid only if -

- (a) The Allottee/s don't/ doesn't carry out any alterations of the whatsoever nature in the Said Flat or the Said phase/Building and in specific the structure of the Said Flat/ Wing/ Phase of the Said building which shall include but not limited to columns, beams etc. or in the fittings therein,
- (b) Allottee don't/ doesn't make any alterations in any of the fittings, pipes, water supply connections or any erection or alteration in the bathroom, toilet and kitchen, which may result in seepage of the water.
- (c) Allottee/ Organization of allottees shall renew and update the warranties by payment of requisite amount to the vendor or service provider in respect of the bought-out items or services;

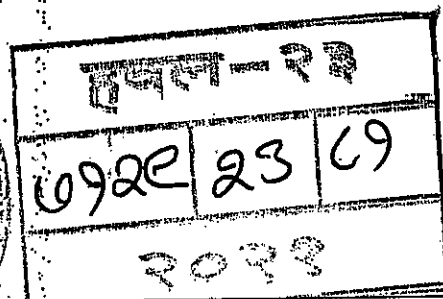
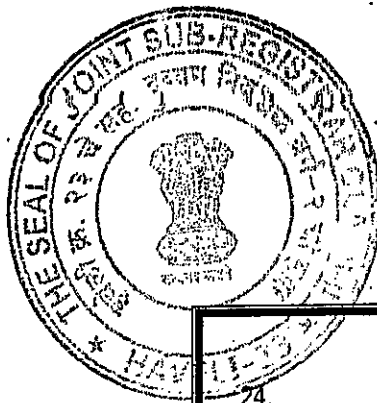


- (d) The defects, repairs such as - leakage due to non-filling of the joints in tiles from time to time, wearing of the paint in passage of time, damage to flooring due to heavy loading and offloading of the goods, problems in functioning of the electric items such as lift, water purification, water treatment plants, solar systems due to lack of maintenance are not covered under the warranty above.
- (e) Further the defects and damages arising out of the unauthorized works by purchaser or organization without written permission of the promoter and lack of maintenance shall automatically nullify the warranty given hereby.
- (f) The word 'defect' here means only the manufacturing and workmanship defect/s caused on account of willful neglect on the part of the Promoter, and shall not mean defect/s caused by normal wear and tear and by negligent use of apartment by the Occupants, vagaries of nature etc.
- (g) That it shall be the responsibility of the Allottee to maintain his Flat/Shop/Office/Unit in a proper manner and take all due care needed including but not limiting to the joints in the tiles in his Flat are regularly filled with white cement/epoxy to prevent water seepage.
- (h) Further where the manufacturer warranty as shown by the developer to the Allottee ends before the defects liability period and such warranties are covered under the maintenance of the Said unit/building/phase/ wing, and if the annual maintenance contracts are not renewed by the Allottee/s the promoter shall not be responsible for any defects occurring due to the same.
- (i) That the project as a whole has been conceived, designed and constructed based on the commitments and warranties given by the vendors/ manufacturers that all equipment's, fixtures and fittings shall be maintained and covered by maintenance/warranty contracts so as it to be sustainable and in proper working condition to continue warranty in both the Flats/Shops/Offices/Units and in the common project amenities wherever applicable.
- (j) That the Purchaser/s has/have been made aware and that the Allottee expressly agrees that the regular wear and tear of the Unit/ Building/ Phase/ Wing includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature of more than 20 Deg C and which does not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect.

23.

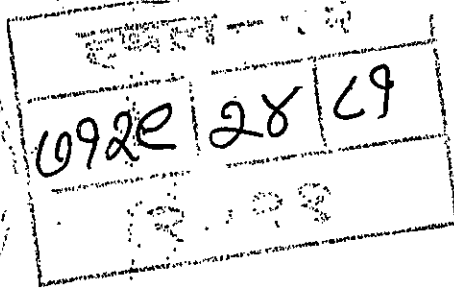
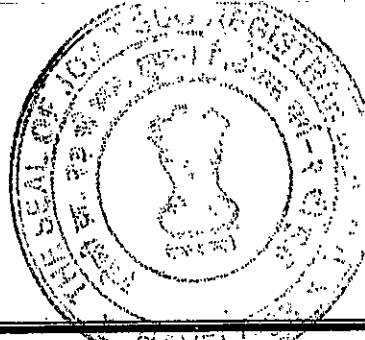
Purpose or use of the Said Flat:

The Purchaser/s shall use the Said Flat or any part thereof or permit the same to be used only for its sanctioned purposes and as may be permissible under the relevant rules of the concerned local authority (presently DCPR), as the case may be. He/ she/ they shall use the parking space (only if allotted) approved by amalgamated/merged society only for the purpose for keeping or parking the Purchaser's own vehicles.



24. The Purchaser/s along with other Purchaser/s of units/Flat/Shop/Offices in the building shall join in forming and registering the Society to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and the registration of the Society and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Purchaser/s. so as to enable the Promoter to register the common organization of Purchaser/s. No objection shall be taken by the Purchaser/s if any changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

25. Within 10 days after notice in writing is given by the Promoter to the Purchaser/s that the Said Unit/Flat is ready for use and occupation, the Purchaser/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the Said Flat/Shop/Office) of outgoings in respect of the Said Entire Property and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, Common Electricity Bills, repairs and salaries of Clerks, Bill collectors, Security Guards, Sweepers and all other expenses necessary and incidental to the management and maintenance of the Said Entire Property and building/s. Until the Society is formed and the Said structure of the building/s or wings is transferred to it, the Purchaser/s shall pay to the Promoter such proportionate share of outgoings as may be determined. However, during the period i.e., from delivery of possession of the Said Flat till final conveyance of the building the maintenance shall be looked after by the Promoters from contribution to be received from purchasers. The Allottee/ Purchaser shall at the time of delivery of possession of the apartment pay to the promoter the deposit towards Corpus Fund of Rs.50,000/- and Rs.45,782/- towards Approximate Two-year advance maintenance amount. The Exact Monthly Maintenance Amount shall be decided and calculated by the Management Committee as decided/voted by the society members. If the monthly Maintenance amount calculated by the Society's Management Committee is higher than the approximate 2 Year Advance Maintenance amount paid by the Purchaser at the time of Possession of the Said Flat which is mentioned above, then the Purchaser shall pay the difference in the monthly maintenance amount to the society as per the payment schedule laid down by the Society. The Promoter shall deposit the entire amount of maintenance in a separate account opened for that purpose and shall utilize the interest on the Said deposits for maintenance of the buildings till final conveyance. In the event such amount falls deficit for maintenance then the promoter shall demand and receive additional amount. Such maintenance and the amounts in the Corpus fund shall be taken over by the co. operative housing society of unit holders after final conveyance of the building to the society. The Promoter shall not be liable to share the maintenance charges and electricity charges in respect of the unsold Flats/Shops/Offices/Units except those which are occupied and use thereof has been commenced. The Developer will bear the taxes



payable to the PMC, in respect of unsold Flats/Shops/Offices/Units, if any payable till all such unsold Flats/Shops/Offices/Units are sold

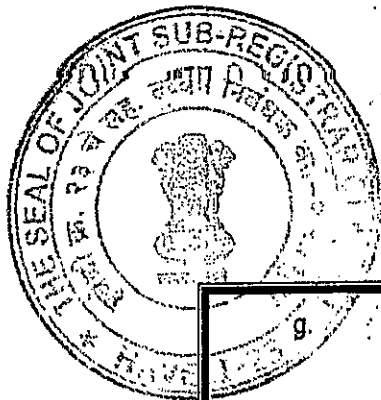
26. The Purchaser/s shall pay to the Promoter a sum of Rs.15,000/- for meeting all legal costs, charges and expenses, including professional costs of the Advocates of the Promoter in connection with the Registration of this agreement and Society Formation Charges / Conveyance.

27. At the time of registration of conveyance or Lease of the Said Entire Property, the Purchaser/s shall pay to the Promoter, the Purchaser/s' share of stamp duty and registration charges payable, by the Said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the Said Entire Property to be executed in favour of the Apex Body or Federation.

28. **Representations and Warranties of the Promoter: -**

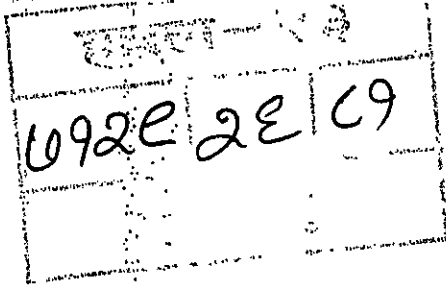
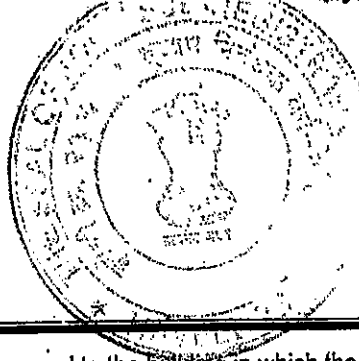
The Promoter hereby represents and warrants to the Purchaser/s as follows:

- a. The Promoter and the Consenting Party has clear and marketable title with respect to the Said Entire Property as declared in the TITLE CERTIFICATE annexed to this agreement and has the requisite rights to carry out development upon the Said Entire Property and also has actual, physical and legal possession of the Said Entire Property for the implementation of the Project.
- b. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project.
- c. Except the encumbrances, if any, disclosed in the title certificate there are no encumbrances upon the Said Entire Property or the Project.
- d. As stated in the preamble of these presents.
- e. All approvals, licenses and permits issued by the competent authorities with respect to the Project, Said Entire Property and Said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, Said Entire Property and Said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, Said Entire Property, Building/wing and common areas.
- f. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser/s created herein, may prejudicially be affected.



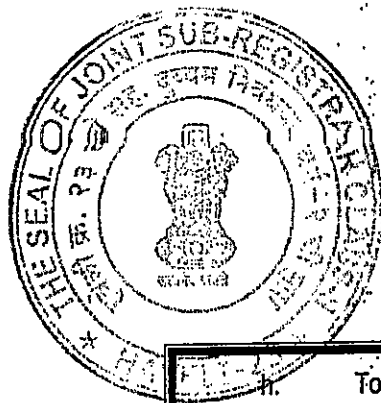
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- g. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the Said Entire Property including the Project and the Said Flat which will, in any manner, affect the rights of Purchaser/s under this Agreement.
- h. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the Said Flat to the Purchaser/s in the manner contemplated in this Agreement.
- i. At the time of execution of the conveyance deed of the structure to the association of Purchaser/s the Promoter shall handover lawful, vacant, peaceful, physical possession of the common area of the Structure to the Association of the Purchaser/s.
- j. The Promoter has duly paid and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Said project to the competent Authorities.
- k. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the Said Entire Property) has been received or served upon the Promoter in respect of the Said Entire Property and/or the Project except those disclosed in the title report.
29. The Purchaser/s or himself/herself/themselves with intention to bring all persons into whosoever is hands the Said Flat may come, hereby covenants with the Promoter as follows: -
- a. To maintain the Said Flat at the Purchaser/s own cost in good and tenantable repair and condition from the date that of possession of the Said Flat is taken and shall not do or suffer to be done anything in or to the building in which the Said Flat is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Said Flat is situated and the Said Flat itself or any part thereof without the consent of the local authorities, if required.
- b. Not to store in the Said Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Said Flat is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Said Flat is situated, including entrances of the building in which the Said Flat is situated and



in case any damage is caused to the building in which the Said Flat is situated or the Said Flat on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach.

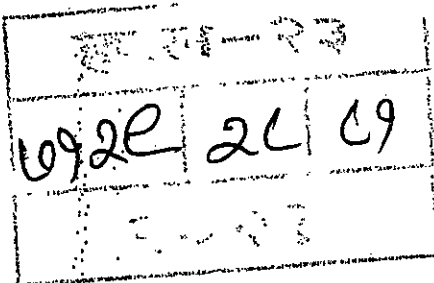
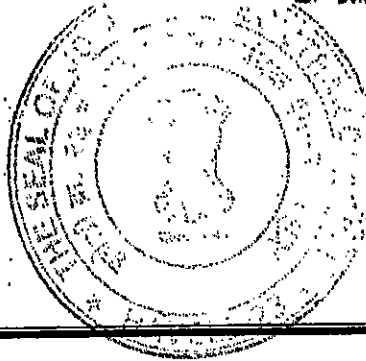
- c. To carry out at his/her/their own cost all internal repairs to the Said Flat and maintain the Said Flat in the same condition, state and order in which it was delivered by the Promoter to the Purchaser/s and shall not do or suffer to be done anything in or to the building in which the Said Flat is situated or the Said Flat which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- d. Not to demolish or cause to be demolished the Said Flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Said Flat or any part thereof, nor any alteration in the elevation and outside color scheme of the building in which the Said Flat is situated and shall keep the portion, sewers, drains and pipes in the Said Flat and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Said Flat is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Said Flat without the prior written permission of the Promoter and/or the Society or the Limited Company.
- e. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Said Entire Property and the building in which the Said Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- f. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Said Flat in the compound or any portion of the Said Entire Property and the building in which the Said Flat is situated.
- g. Pay to the Promoter within fifteen days of demand by the Promoter, his/her/their share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Said Flat is situated.



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To bear and pay increase in local taxes. Water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Said Flat by the Purchaser/s to any purposes other than for purpose for which it is sold.

- i. The Purchaser/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Said Flat until all the dues payable by the Purchaser/s to the Promoter under this Agreement are fully paid up and only if the Purchaser/s had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Purchaser/s has intimated in writing to the Promoter and obtained the written consent of the Promoter for such transfer, assign or part with the interest etc.
- j. The Purchaser/s shall observe and perform all the rules and regulations which the Society or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the Said building and the Flat therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the Society/Apex Body/Federation regarding the occupation and use of the Said Flat in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- k. Till a conveyance of the structure of the building in which Said Flat is situated is executed in favour of Society, the Purchaser/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Said buildings or any part thereof to view and examine the state and condition thereof.
- l. Till a conveyance of the Said Entire Property on which the building in which the Said Flat is situated is executed in favour of Apex Body or Federation, the Purchaser/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Said Entire Property or any part thereof to view and examine the state and condition thereof.
- m. The Purchaser/s shall bear and pay and shall be liable always to bear and pay all such amount levied as Property Tax/Cess /Charges/Duties on the Said Flat and on the Said building proportionately, by the local authority or any other authority under any statute/rules/regulations/orders/notifications/contracts, from the date of the completion of construction work, in respect of the Said Flat.



30.

Mode of Payment:

The Purchaser/s shall make all the payments to the Promoter by Demand Draft or by local cheques or Electronic Payment methods. If the Purchaser/s makes the payment by outstation cheques then the date of the payment for the purpose of this Agreement shall be deemed to be the date on which the same is credited to the account of Promoter provided that the commission so charged by the Bank shall be to the account of the Purchaser/s.

31.

Parking Areas:

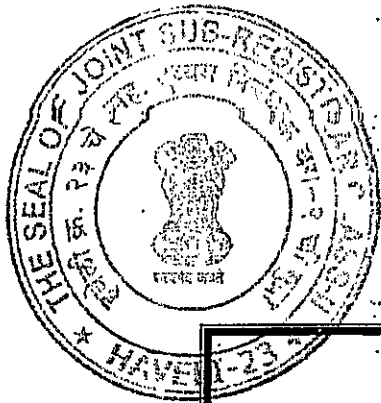
To regulate the proper management and discipline in the Said Project, the owner society with Confirmation of the Said Promoter has decided to allot the respective parking/s thereof to the specific Flat/Shop/Office buyer/s, subject to certain terms and conditions, to which the Purchaser/s hereby accord/s his/her/their irrevocable consent. The Promoter has not taken any consideration for such allotments. It is specifically agreed by the Purchasers that in any case they shall not be entitled to claim any refund of any amount or compensation, as the consideration price herein agreed is only in respect of the Said Flat. The Developer has also informed that the parking to be allotted by the Developer from 'B' & 'C' or "D" wing to the office/s purchaser of 'A' wing shall be used by the concerned Purchaser/s for parking only and has further informed that in that case the concerned Purchaser shall not use any other part of 'B' & 'C' wing. In such case the concerned Purchaser shall pay proportionate maintenance to the concerned society/apartment, if formed separately i.e. for parking to the concerned society where it is situated and for office to the concerned society of 'A' wing. The Purchaser/s has also agreed and accepted the aforeSaid condition...

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The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Purchaser/s as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or a Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

33.

Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the Flat/Shop/Office/Unit or of the Said Entire Property and Building or any part thereof. The Purchaser/s shall have no claim save and except in respect of the Said Flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter, until the Said structure of the building is transferred to the Society or other body and until the Said Property is transferred to the Apex Body/Federation as hereinbefore mentioned.



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34.

Promoter shall not Mortgage or Create A Charge:

After the Promoter executes this Agreement shall not mortgage or create a charge on the Said Flat and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Purchaser/s who has taken or agreed to take such Said Flat. However, it is expressly understood that the Promoter shall have the right to mortgage the Said Entire property for seeking project loan. That in the event the bank / Financial Institution compels to create charge on the entire project then in such event the no dues.no charge certificate or release in respect of the Said Flat shall be obtained by the Promoter.

35.

Binding Effect:

Forwarding this Agreement to the Purchaser/s by the Promoter does not create a binding obligation on the part of the Promoter or the Purchaser/s until, firstly, the Purchaser/s signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Purchaser/s and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Purchaser/s fails to execute and deliver to the Promoter this Agreement within 30 (Thirty) days from the date of its receipt by the Purchaser/s and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Purchaser/s for rectifying the default, which if not rectified within 7(Seven) days from the date of its receipt by the Purchaser/s, application of the Purchaser/s shall be treated as cancelled and all sums deposited by the Purchaser/s in connection therewith including the booking amount shall be returned to the Purchaser/s without any interest or compensation whatsoever.

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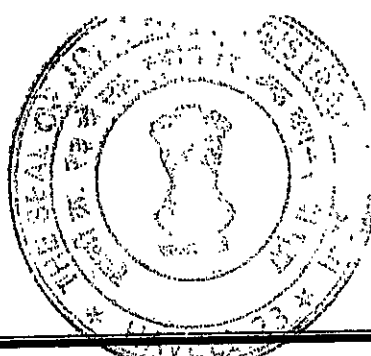
Entire Agreement:

This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the Said Flat/building, as the case may be. Notwithstanding anything stated in any other document/ allotment/ letter given or communicated with the Allottee any time prior, this agreement shall be considered as the only document and its condition shall be read as the only conditions valid and basis for which the Said Flat is agreed to be sold to the Allottee.

37.

Right to Amend:

This Agreement may only be amended through written consent of the Parties.



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38. **Provisions of this Agreement applicable on Purchaser/S / Subsequent Purchaser/s:**

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Purchaser/s of the Said Flat, in case of a transfer, as the Said obligations go along with the Said Flat for all intents and purposes.

39. **Severability:**

If any provision of this Agreement shall be determined to be void or unenforceable under the Said Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

40. **Method of calculation of Proportionate Share wherever referred to in the Agreement:**

Wherever in this Agreement it is stipulated that the Purchaser/s has to make any payment, in common with other Purchaser/s in Project, the same shall be the proportion which the carpet area of the Said Flat bears to the total carpet area of all the Said Flat in the Project.

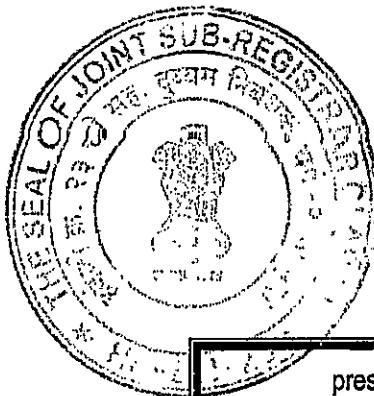
41. **Further Assurances:**

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

42. **Place of Execution:**

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Purchaser/s, in after the Agreement is duly executed by the Purchaser/s and the Promoter or simultaneously with the execution the Said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at PUNE.

43. **The Purchaser/s and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit**



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prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

44. The entire expenses by whatever name called and Stamp Duty, Registration Charges in respect of this agreement, conveyance any other document required to be executed in respect of and relating to the Said Flat and/or the transaction under this agreement shall entirely be borne and paid by the Purchaser/s.

45. That all notices to be served on the Purchaser/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s or the Promoter by Registered Post A.D/ Speed Post A.D. at their respective addresses and/or Notified Email ID specified below:

Name of Purchaser/s: 1. Mrs. Priya Ajit Pandit,
2. Mr. Ajit Nandkumar Pandit

(Purchaser/s Address): Plot no. 42, Parneshwari, Amar Society, 44/2, Behind SNDT College, Earandwane, Pune - 411004

Notified Email ID: anpandit@gmail.com, ajit@sps-losung.com

Promoter name: YASHEMPIRE DEVELOPERS LLP

Promoter Address: 3rd Floor, Mulay Arcade, 1537 Sadashiv Peth, Tilak Road, Pune - 411030.

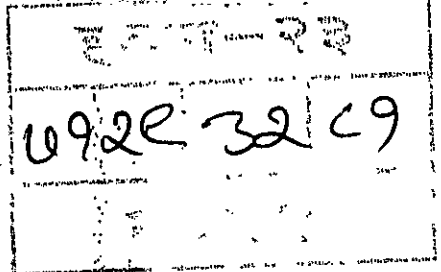
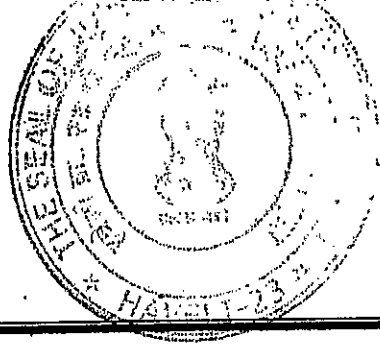
Notified Email ID: renukaa.ventures@gmail.com

It shall be the duty of the Purchaser/s and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Purchaser/s, as the case may be.

46. **Joint Purchaser/S:**

That in case there are Joint Purchaser/s all communications shall be sent by the Promoter to the Purchaser/s whose name appears first and at the address given by him/her/them which shall for all intents and purposes to consider as properly served on all the Purchaser/s.

47. "Carpet Area" shall mean the net usable floor area of the Said Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the Said Flat for exclusive use of the purchaser and exclusive open terrace area appurtenant to the Said Flat for exclusive use of the Purchaser, but includes the area covered by the internal partition walls of the Said Flat, as outlined by RERA.



48. "Covered Parking Space" means an enclosed or covered area as approved by the P.M.C as per the applicable Development Control Regulations for parking of vehicles of the Purchasers which may be in basements and/or still and/or podium/or parking floor.

49. "FSI "or" Floor Space Index" shall have the same meaning as assigned to it in the Building Rules or Building By-laws or Development Control Regulations made under any law for the time being in force;

50. "Open Space/s" means and includes the designated area/s which is / are shown as Open Space in the sanctioned layout/building plan of the Said property which is sanctioned by Assistant Director of Town Planning Slum Rehabilitation Authority Pune – 411016 vide Permission i.e., Commencement Certificate No. CC/4305/15SRA/4437/2019 dated 14/08/2019 and which will be revised from time to time.

51. "TRANSFORMER AREA" The Transformer area at present not shown in the sanctioned layout plan dated 14th Aug 2019 and with the change in layout as there is no requirement for the same from MSEDCL, if required, the location will also be shown on the revised further sanction plans and the same is accepted by the Allottee / Purchaser.

52. "COMMON AREAS & AMENITIES and RESTRICTED AREAS" Common areas, amenities and restricted areas shall have the same meaning as enumerated in the List of Common Areas and Common facilities and limited common areas & facilities in Annexure F, written hereunder.

53. **Governing Law:**

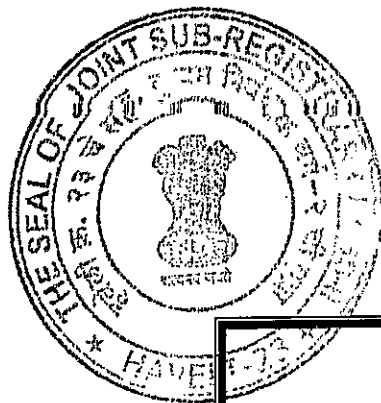
That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the PUNE courts will have the jurisdiction for this Agreement.

SCHEDULE - I

All that piece and parcel of the Plot bearing no. 54 totally admeasuring 11711 square feet i.e. 1088 square meter from and out of the land bearing Survey no. 88/4+138+161 (which forms part of C.T.S. no. 721), situated at Village – Kothrud, Taluka - Haveli, District – Pune, within the limits of the Pune Municipal Corporation and within the jurisdiction of Sub Registration Haveli, Dist. Pune, along with structure standing thereon which is bounded as under:

On or Towards East	:	Plot no. 53,
On or Towards South	:	Survey no. 139,
On or Towards West	:	Plot no. 55,
On or Towards North	:	Corporation Road.

Along with all the appurtenances and easementary rights attached thereto.



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SCHEDULE - II

All that piece and parcel of the Plot bearing no. 55 totally admeasuring 11647 square feet i.e. 1082 square meter from and out of the land bearing Survey no. 88/4+138+161 (which forms part of C.T.S. no. 721), situated at Village -- Kothrud, Taluka - Haveli, District - Pune, within the limits of the Pune Municipal Corporation and within the jurisdiction of Sub Registration Haveli, Dist. Pune, along with structure standing thereon which is bounded as under:

On or Towards East	:	Plot no. 54,
On or Towards South	:	Survey no. 139,
On or Towards West	:	Plot no. 56,
On or Towards North	:	Corporation Road.

Along with all the appurtenances and easementary rights attached thereto.

SCHEDULE-III

All that piece and parcel of the Plot bearing no. 56 totally admeasuring 11227 square feet i.e. 1043 square meter from and out of the land bearing Survey no. 88/4+138+161, (which forms part of C.T.S. no. 721) situated at Village -- Kothrud, Taluka - Haveli, District - Pune, within the limits of the Pune Municipal Corporation and within the jurisdiction of Sub Registration Haveli, Dist. Pune, along with structure standing thereon which is bounded as under:

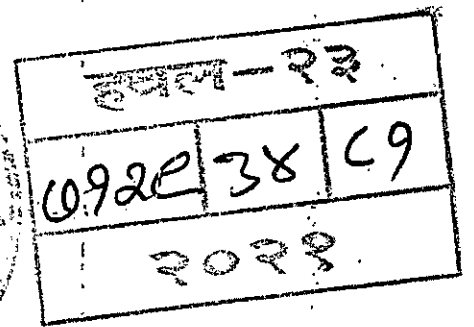
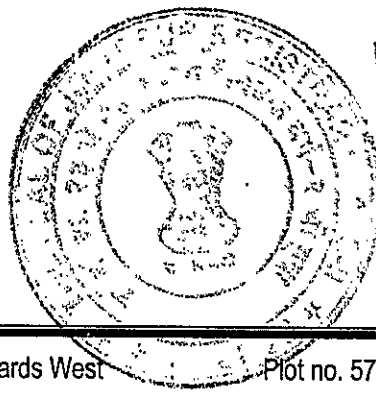
On or Towards East	:	Plot no. 55,
On or Towards South	:	Survey no. 139,
On or Towards West	:	Plot no. 57,
On or Towards North	:	Corporation Road.

Along with all the appurtenances and easementary rights attached thereto.

SCHEDULE - IV

All that piece and parcel of the Plot bearing no. 54+55+56 totally admeasuring 34585 square feet i.e. 3213 square meter from and out of the land bearing Survey no. 88/4+138+161, (which forms part of C.T.S. no. 721) situated at Village -- Kothrud, Taluka - Haveli, District - Pune, within the limits of the Pune Municipal Corporation and within the jurisdiction of Sub Registration Haveli, Dist. Pune, along with structure standing thereon which is bounded as under:

On or Towards East	:	Plot no. 53,
On or Towards South	:	Survey no. 139,



On or Towards West Plot no. 57,
On or Towards North Corporation Road.

Along with all the appurtenances and easementary rights attached thereto.

SCHEDULE-V

A Flat bearing No. 105, situated on the 1st Floor in B Wing in the Said Project, admeasuring 414.00 Square feet i.e. 38.46 Square Meter RERA carpet, along with exclusive right to use Open balcony admeasuring 57.00 Square Feet i.e. 5.29 Square Meters Carpet, along with the appurtenances attached thereto. (subject to variation of not more than 3%) in the Building known as KSHITIJ RESIDENCY, constructed on the lands more particularly mentioned in the Schedule-IV, along with all the appurtenances and easementary rights attached thereto.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THIS AGREEMENT AT PUNE ON THE DATE ABOVE MENTIONED

SIGNED SEALED AND DELIVERED

By the within named PROMOTER

M/S. YASHEMPIRE DEVELOPERS LLP,

Through its Authorized Partner

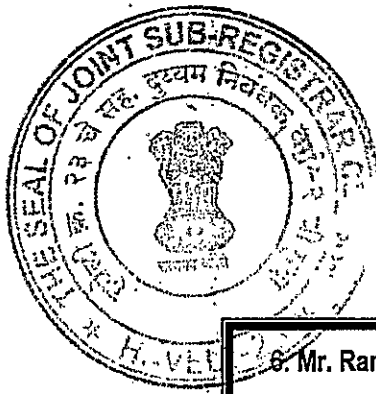
NAME	Signature	Photograph	Thumb Impression
Mr. Baliram Vitthalrao Gund			

SIGNED AND DELIVERED

BY THE WITHIN NAMED

CONSENTING PARTY

1. Mr. Audumbar Bapu Kharade,
2. Mr. Madhukar Ramchandra Thakar,
3. Mr. Sudhakar Pandurang Kulkarni,
4. Mr. Dadarao Bapurao Jagtap,
5. Mr. Vitthal Kisan Tarade,



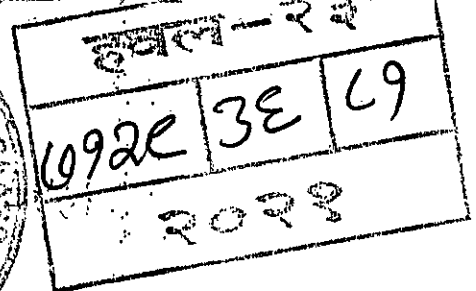
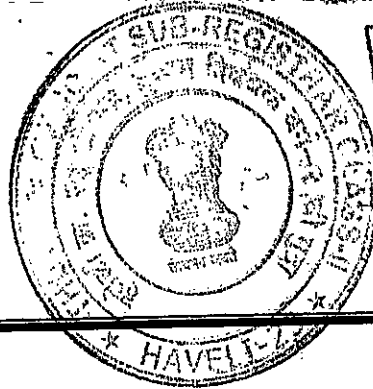
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6. Mr. Ramchandra Dagadu Kondekar,
Through their Power of Attorney holder
M/S. YASHEMPIRE DEVELOPERS LLP
Through its Authorized Partner

NAME	Signature	Photograph	Thumb Impression
Mr. Baliram Vitthalrao Gund			

SIGNED AND DELIVERED
BY THE WITHIN NAMED PURCHASER/S

NAME	Signature	Photograph	Thumb Impression
Ms. Priya Dinkar Patkar, (Before Marriage) Mrs. Priya Ajit Pandit (After Marriage)			
Mr. Ajit Nandkumar Pandit			



WITNESSES:

1. Signature: *Mangesh*
Name: *Mangesh Jushi*
Address: *warje - Pune-38*

2. Signature: *Rakesh*
Name: *Rakesh Phamkar*
Address: *Warded city, Pune-52*

ANNEXURE - "A"

7/12 showing the nature of the title of the Promoter and Consenting Party.

ANNEXURE - "B"

Search & Title Report from Promoter's Advocate

ANNEXURE - "C"

Commencement certificate/s issued by Concerned Authority.

ANNEXURE - "D"

Certificate issued by RERA authority

ANNEXURE - "E"

Floor plan

Annexure "F"

Common Areas and Common Facilities:

a) Municipal Water Supply:

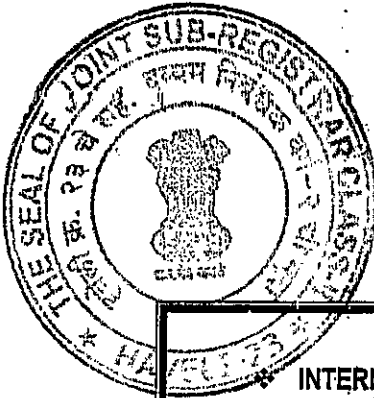
The municipal water will be collected in an underground/ground level water tank and pumped to the Overhead water tank and will be distributed to the Flat/Shop/Offices directly.

b) Borewell In the parking Area:

Provision of water as per Plumbing Consultants lay out regarding compartments of Borewell and PMC water. Separate Firefighting water tank compartment shall be provided.

AMENITIES FOR THE FLATS/OFFICES

- Attractive Entrance Gate
- 24 x 7 intercom facility
- Sewage Treatment Plant, as directed Governing Authority
- Two automatic lifts of Kone, Otis, Schindler or equivalent make in each Wing.
- Battery / Generator backup for lifts, Water Pumps and Lights in common areas
- Ever-ready firefighting system
- Rain water harvesting system
- Vermiculture for waste disposal/ machine yet to be finalized



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INTERNAL SPECIFICATIONS FOR Flat

- a) **Structure-**
 - Earthquake Resistant RCC Frame Structure as specified by RCC Consultant
- b) **Masonry-**
 - External Wall 6" thick brick work in Red Bricks/ Light Weight Blocks/Concrete Blocks,
 - Internal Wall 4/6" thick brick work in Red Bricks/ Light Weight Blocks/ Concrete Blocks
- c) **Plastering-**
 - Sand faced double coat plaster for external walls and Sunla finish plaster for internal walls.
- d) **Flooring-**
 - Living Room, Bedrooms, Dining and Other rooms, Passage – 2' x 2' Ivory Vitrified Tiles
 - Toilets – Anti skid Ceramic Tiles
 - Balcony/ Terrace – Anti skid Ceramic Tiles
- e) **Kitchen-**
 - Kitchen Platform 8' Long – Black Granite Top with SS Sink of Nirali or Equivalent make.
- f) **Tiling -**
 - Kitchen - Designer tiles up to lintel level and white glazed tiles below platform
 - Toilets - Designer tiles up to lintel level
- g) **Door frames-**
 - Main Door – Plywood
 - Others - Plywood
 - Toilets – Granite frame
 - Balcony & Dry Balcony Door - Granite Frame
- h) **Door Shutters-**
 - Main Door – Flush Door with Designer Laminate on both sides.
 - Bedroom / Internal Doors: Flush Door with Laminate on both sides.
 - Toilet and Balcony – Waterproof Flush Door with laminate on both sides.
- i) **Door fittings-**
 - Bedroom Doors: Mortise locks, Door Stopper and tower bolts.
 - Main Door: Night Latch, Tower Bolt, Door Stopper and safety chain.
- j) **Window-**
 - Single Granite Window sill
 - Three track Aluminium windows (One Mosquito and Two glasses) with MS Grill
- k) **Plumbing-**
 - Internal Concealed plumbing using UPVC pipes and PVC/CPVC/CI pipes for external plumbing
 - Plumbing Fittings of Jaguar make or equivalent
- l) **Sanitary-**
 - Wall-hung Commode (White) and wash basin in attached toilet



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- Counter wash basin in passage (where applicable)

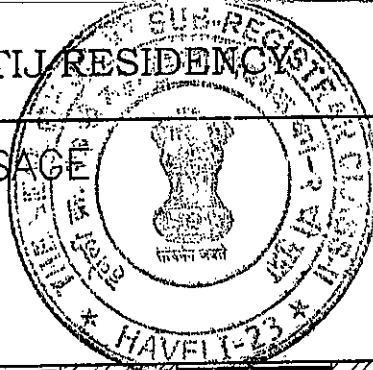
m) Electrical works-

- 3 points + 1 Plug Point in each room + Provision for Inverter Back up for entire Flat with 1 fan, 2 light points in each room 1 point in toilet.
- 1 Power point in toilet.
- 3 Power points in kitchen.
- 1 Separate plug point in living.
- 1 A.C. point in all bedrooms.
- 1 Telephone and T.V. point in living room and Master bedroom.

n) Painting-

- Oil bond paint for internal walls.
 - Oil painted grills.
 - Acrylic Paint for external walls.
-

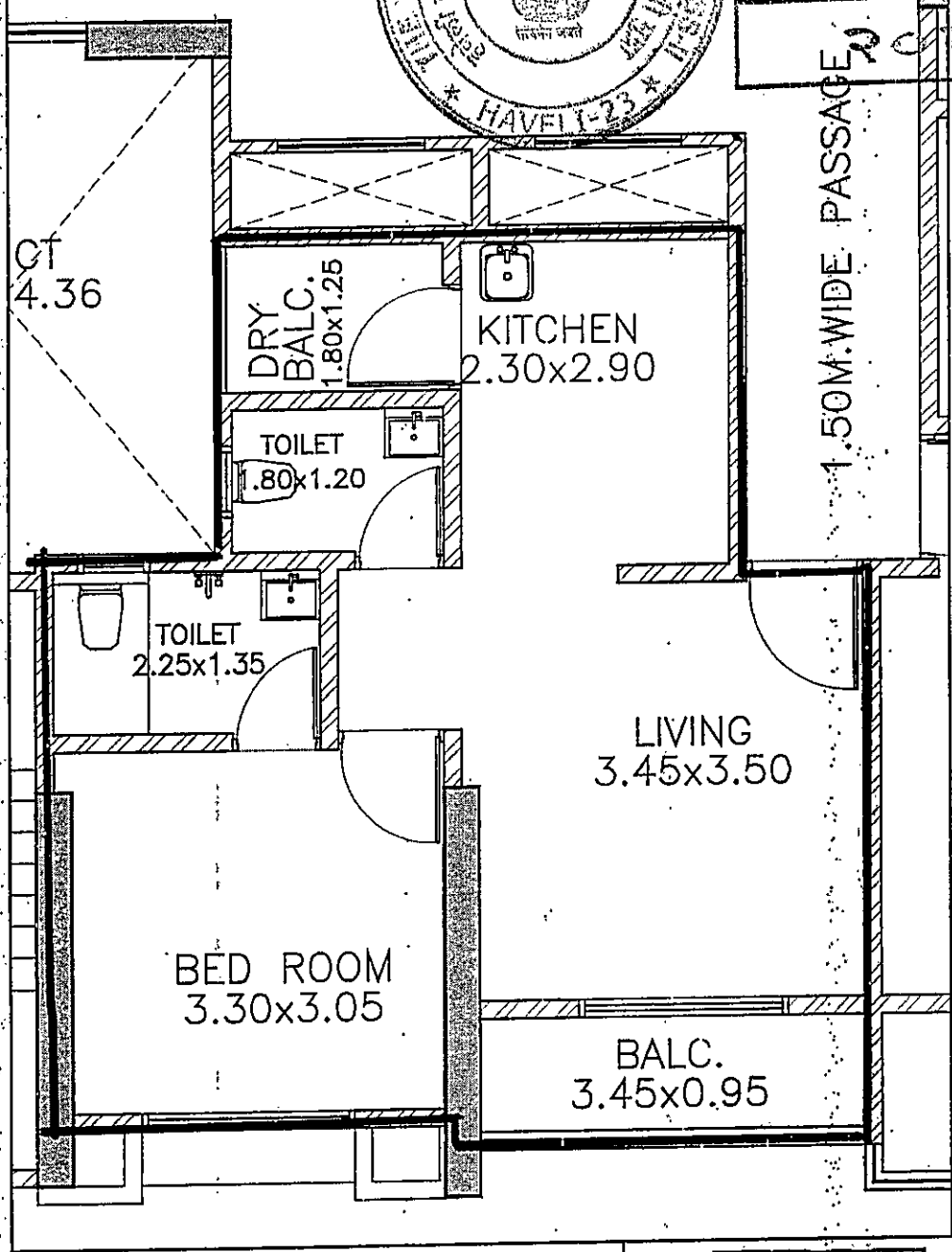
KSHITIJ RESIDENCY



TYPICAL FLOOR PLAN
1ST TO 4TH & 6TH TO 9TH
11TH TO 12TH FLOOR PLANS

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20	22	22

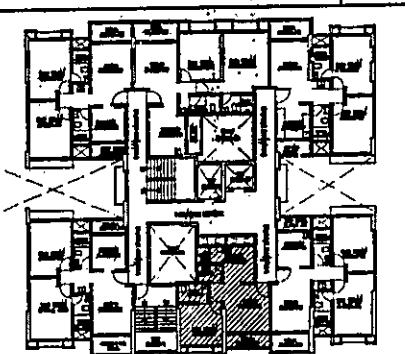
1.50M.WIDE PASSAGE



RERA
38.50 SQ.M.
414.41 SQ.FT.

RERA(BAL.)
43.76 SQ.M.
471.03 SQ.FT.

Handwritten signatures and initials:
x P.A. Pandit
x Heli



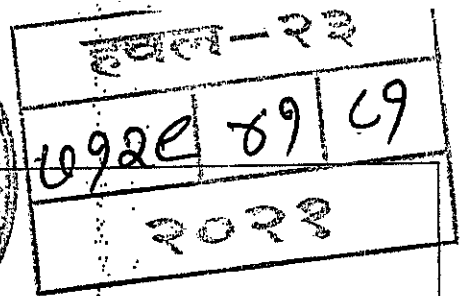
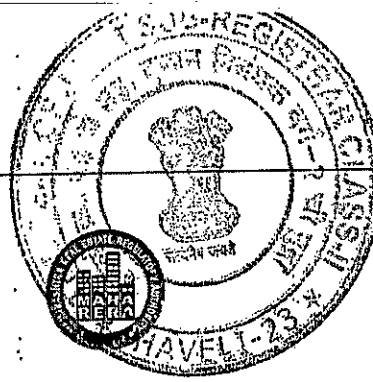
B-WING

FLAT NO. 105

FLOOR 1st Floor

PROPOSED S.R.A. BUILDING AT C.T.S. NO. 721,
S.NO. 88/4, 138, 161, F.P. NO. 54, 55, 56
GUJRAT COLONY, KOTHRUD, PUNE.





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P52100023369

Project: Kshitij Residency, Plot Bearing / CTS / Survey / Final Plot No.: CTS No 721 Final Plot No 54,55,56 at Pune (M Corp.), Pune City, Pune, 411038;

1. **Yash Buildcon** having its registered office / principal place of business at Tehsil: **Pune City, District: Pune, Pin: 411030.**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **12/12/2019** and ending with **31/10/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

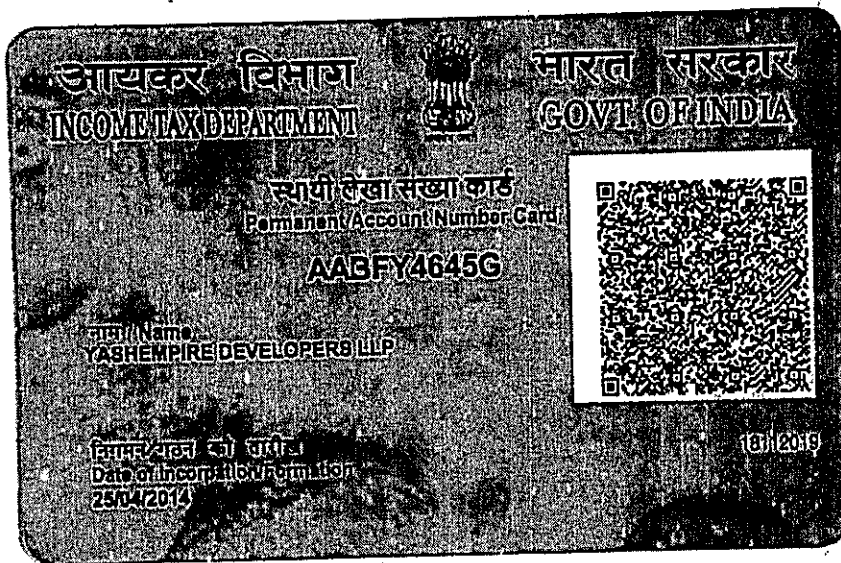
Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 12-12-2019 10:50:39

Dated: 12/12/2019
Place: Mumbai

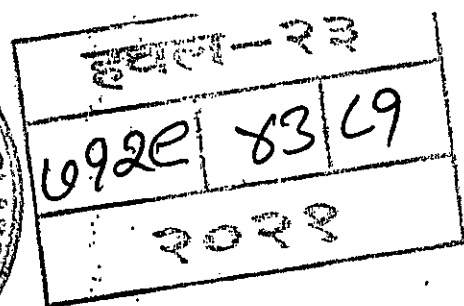
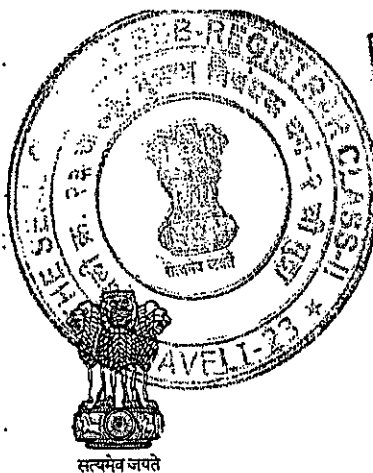
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



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**GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Central Registration Centre**

Form 19

[Refer Rule 32(1) of the LLP Rules, 2009]

**CERTIFICATE OF REGISTRATION ON CONVERSION
OF
YASH BUILDCON
TO
YASHEMPIRE DEVELOPERS LLP**

LLP Identification Number: **AAQ-3624**

It is hereby certified that YASHEMPIRE DEVELOPERS LLP is this day registered pursuant to section 58(1) of the LLP Act, 2008.

Given under my hand at Manesar this Twenty sixth day of August Two thousand nineteen.



SHIVARAJ C RANJERI

ASST. REGISTRAR OF COMPANIES

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar Office:

YASHEMPIRE DEVELOPERS LLP

MULAY ARCADE, 1537, SADASHIV PETH, PUNE, Pune, Maharashtra, 411030, India





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गाव नमुना सात
अधिकार अभिलेख पत्रक

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम , १९७९ यातील नियम ३, ५, ६ आणि ७]

गाव : कोथरुड		तालुका : हवेली		जिल्हा : पुणे	
गट क्रमांक	गट क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवट्यादाराचे नाव		
भोगवट्यादार वर्ग -१					
८८/४+१३८+१६१/प्लॉटनं५४					
शेताचे स्थानिक नाव		क्षेत्र , आकार आणि पे पो.ख. फ.फा.		खाते क्रमांक	
लागवडी योग्य क्षेत्र हे. आर.चौ.मी. जिरायत ०.१०.८८		जयसिंह चिंतामणी पेंडसे उदयसिंह चिंतामणी पेंडसे		(३१८०) (३१८०)	
एकूण ०.१०.८८				३२७४ कुळाचे नांव इतर अधिकार इतर (१५६८) इतर (२४१९)	
पोटखराव (लागवडी अयोग्य)					
वर्ग (अ)					
वर्ग (ब)					
एकूण					
आकारणी ०.२५					
जुडी किंवा विशेष आकारणी		(१२४०),(२८५३)		सीमा आणि भूमापन चिन्हे	

गाव नमुना बारा
पिकांची नोंदवही

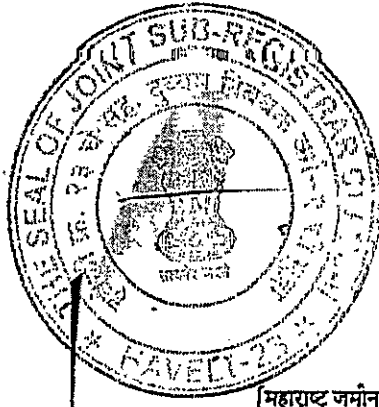
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम , १९७९ यातील नियम २९]

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील						लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेता
		मिश्र पिका खालील क्षेत्र		निर्भळ पिकाखालील क्षेत्र		अजल				
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे जल नाव सिंचित	अजल सिंचित	पिकाचे जल नाव सिंचित			
२०११-१२ खराप घरपड ०.१०.८८										

Print Serial No 272500070311720000/4936

अम्सल नवकल तयार

तहसिलदार हवेली करिता



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७१२२	४५	८९
२०२३ गाव नमुना सात		

अहवाल दिनांक : १४/१०/२०१५

अधिकार अभिलेख पत्रक

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम , १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव : कोयरुड

तालुका : हवेली

जिल्हा : पुणे

गट क्रमांक	गट क्रमांकाचा उपविभाग	मूधारणा पद्धती	भोगवट्यादाराचे नाव	
			भोगवट्यादार वर्ग -१	
			८८४+१३८+१६१/प्लॉटनं५५	
शताचे स्थानिक नाव	क्षेत्र	आकार	आण प	पो.ख. फ.फा.
हं. आर.चौ.मो.	मधुकर महादेव महाजन	०.१०.८२ (३१८०)		३२७५
	शांताराम गोविंद भोंगले	(३१८०)		कुळाचे नाव
	भास्कर विनायक भोंगले	(३१८०)		इतर अधिकार
	औद्वर बापू खराडे	(१४५४०)		
	मधुकर रामचंद्र ठकार	(१४५४०)		
	सुधाकर पांडुरंग कुलकर्णी	(१४५४०)		
	दादाराव बापूराव जगताप	(१४५४०)		
एकूण	विठ्ठल किसन तरडे	(१४५४०)		
पोटाखराव (लागवडी अयोग्य)	रामचंद्र दगडू कोंढेकर	(१४५४०)		
वर्ग (अ)	सामयिक क्षेत्र	०.१०.८२		
वर्ग (ब)				
एकूण				
आकारणी		०.२५		
जुडी किया				
विशेष आकारणी	(१२४१),(३४३१)			सीमा आणि भूमापन चिन्हे

गाव नमुना घारा

पिकांची नोंदवह्या

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम , १९७१ यातील नियम २९]

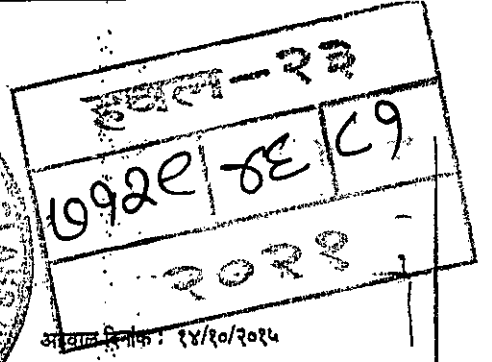
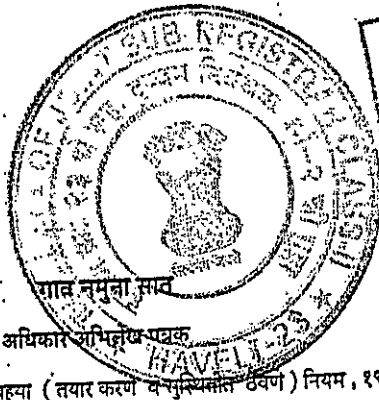
वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील						लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा
		मिश्र पिका खालील क्षेत्र				निर्भळ पिकाखालील क्षेत्र				
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	वटक पिके व प्रत्येका खालील क्षेत्र	अजल सिंचित	पिकाचे जल नाव			
		जल सिंचित	अजल सिंचित	पिकाचे जल नाव	अजल सिंचित	पिकाचे जल नाव	अजल सिंचित	स्वरूप क्षेत्र		
२०११-१२ खराप घराण्ड ०.१०.८२										

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अम्सल नवकल तयार

नमसिलदार झ्येली करिता

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अधिकार क्रमांक : १४/१०/२०१५

गाव नमुना नाव

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम , १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव : कोथरुद

तालुका : हवेली

जिल्हा : पुणे

गट क्रमांक	गट क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नाव	
			भोगवटादार वर्ग -१	
			८८/४+१३८+१६१/प्लॉटन५६	
शेताचे स्थानिक नाव	क्षेत्र	आकार	जाणे पे	पो.ख. फ.फा.
हे. आर.चौ.मी.	मधुकर महादेव महाजन	०.१०.४३	(३९८०)	३२७६
	शांताराम गोविंद भोंगळे	(३९८०)		कुळ्याचे नाव
	भास्कर विनायक भोंगळे	(३९८०)		इतर अधिकार
	अर्जुन बापू खराडे	(१४५४०)		
	मधुकर रामचंद्र ठकार	(१४५४०)		
	सुधाकर पांडुरंग कुलकर्णी	(१४५४०)		
	दादाराव बापूराव जगताप	(१४५४०)		
एकूण	विठ्ठल किसन तरडे	(१४५४०)		
पोटखराब (लागवडी अयोग्य)	रामचंद्र दगडू कोठेकर	(१४५४०)		
वर्ग (अ)	सामायिक क्षेत्र	०.१०.४३		
वर्ग (ब)				
एकूण		०.१०.४३		
आकारणी		०.२३		
जुडी किंवा विशेष आकारणी				
	(१२४२),(३३५९),(३४३२)			सीमा आणि भूमापन चिन्हे

गाव नमुना द्वारा

पिकांची नोंदवही

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम , १९७१ यातील नियम २१]

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील						लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा
		मिश्र पिका खालील क्षेत्र				निर्भळ पिकाखालील क्षेत्र				
		मिश्रणाचा संकेत क्रमांक		यटक पिके व प्रत्येका खालील क्षेत्र		अजल सिंचित				
		जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव			
२०११-१२ खरप घरपड ०.१०.४३										

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अग्रेसर नवकल तयार

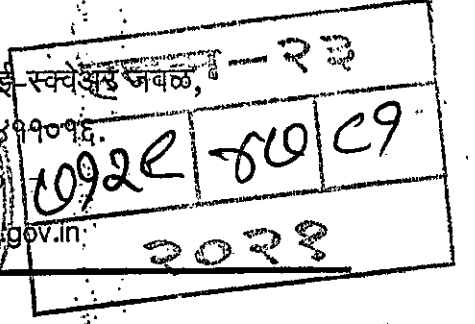
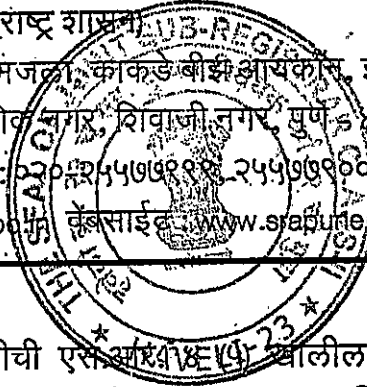
तहसिलदार हवेली करिता

झोपडपट्टी पुनर्वसन प्राधिकरण, पुणे व पिंपरी चिंचवड क्षेत्र, पुणे



(गृहनिर्माण विभाग, महाराष्ट्र शासन)

मुख्य कार्यालय : चौथा मजला, काकडे बीडी आयकॉन, ई-स्वयंसेवा जवळ,
पुणे विद्यापीठ रोड, अशोक नगर, शिवाजी नगर, पुणे - ४११०१६.
दूरध्वनी क्रमांक : (का.) : २२०४२५५७७९९९, २५५७७९९००
ई-मेल : srापुणे@yahoo.co.in वेबसाईट : www.srapुणे.gov.in



- वाचा:- १) दि.०१/०६/२०१९ रोजीची एस.आर.४(५) खालील मान्यता.
- २) मूळ बांधकाम परवानगी जा.क्र.झोपुप्रा/ ४४३७/२०१९ दि. १४/०८/२०१९.
- ३) वास्तुविशारद श्री. राहुल माळवदकर यांचेकडून सुधारित एस.आर.४ (५) चे मान्यतेसाठी दिनांक १४/०५/२०१९ रोजी (नकाशे प्राप्त दि ०३/०२/२०२१) प्राप्त झालेला प्रस्ताव.
- ४) विकसक मे.यश बिल्डकॉन यांचेकडून सुधारित एस.आर.४ (५) चे मान्यतेसाठी दिनांक ०४/०१/२०२१ रोजी पत्र.
- ५) झोपुप्रा विशेष नियम क्र. एस.आर.४(५) अंतर्गत झोपडपट्टी पुनर्वसन योजनेस दि. १७/०२/२०२१ रोजीची सुधारित प्रशासकिय मान्यता.
- ६) दि. ०४/०३/२०२१ रोजीची मान्य छाननी टिपणी.



(सुधारित) बांधकाम परवानगी (CC)

सि.स.नं. ७२१, स.नं. ८८/४, १३८, प्लॉ.क्र. ५४, ५५, ५६, कोथरुड, पुणे येथील झोपडपट्टी पुनर्वसन योजनेचे विकसक मे. यश बिल्डकॉन व वास्तुविशारद वास्तुविशारद श्री. राहुल माळवदकर यांना सदर योजनेचे बांधकाम चालू करणेकरिता दाखल (प्रथम बांधकाम परवानगी) संदर्भ क्र. २ अन्वये देण्यात आलेला आहे.

उपरोक्त वाचामधील अ.क्र. १ अन्वये मा. मुख्य कार्यकारी अधिकारी झोपडपट्टी पुनर्वसन प्राधिकरण (पुणे व पिंपरी चिंचवड) यांचेकडून प्रस्तुत योजनेसाठी एस.आर. ४(५) अन्वये प्रशासकीय मान्यता देणेत आली असुन त्याअनुषंगाने संदर्भ क्र. २ अन्वये बांधकाम परवानगी देणेत आलेली आहे.

विकसक व वास्तुविशारद यांनी उपरोक्त संदर्भ क्र.४ व ५ नुसार सदर योजना क्षेत्रातील अंतिम पात्रता यादीनुसार पात्र - अपात्र झोपडीधारकांना समाविष्ट करून तसेच अंतिम पात्रता यादी व्यतिरिक्त अपिला मधील झोपडीधारकांचा विचार करून सुधारित बांधकाम नकाशांना एसआर ४ (५) खालील सुधारित प्रशासकिय मान्यता व त्यानुषंगिक सुधारित बांधकाम परवानगी अपेक्षिली होती, त्यास संदर्भ क्र ५ अन्वये विशेष नियमावलीतील नियम क्र. एस.आर.४(५) अन्वये मा.मुख्य कार्यकारी अधिकारी, झोपडपट्टी पुनर्वसन प्राधिकरण, पुणे यांनी सुधारित मंजूरी दिलेली आहे.

आता महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, सन १९६६ चे कलम ४४ व ४५, तसेच महाराष्ट्र महानगरपालिका अधिनियम, सन १९४९ चे कलम २५३ व २५४ तसेच महाराष्ट्र झोपडपट्टी (सुधारणा, निर्मुलन व पुनर्विकास) अधिनियम, १९७१ इ. चे तरतूदीनुसार (तसेच प्रकरणी असलेली पूर्व मंजूर नकाशांची बांधिलकी विचारात घेता) व खालील तक्त्यात नमूद केलेनुसार आणि सोबतचे बांधकाम नकाशा संचामध्ये दर्शविलेनुसार तसेच खालील तक्त्यानंतरचे अटी व शर्तीसह, प्रकरणी सुधारित बांधकाम परवानगी देणेत येत आहे.



हवाल-२३
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WING A - Rehab + Sale (Composite Building)

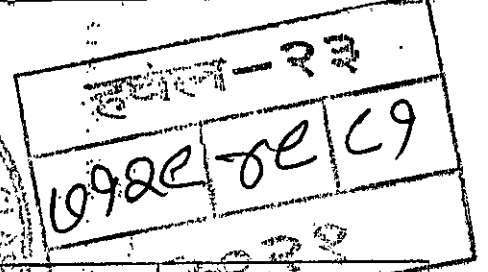
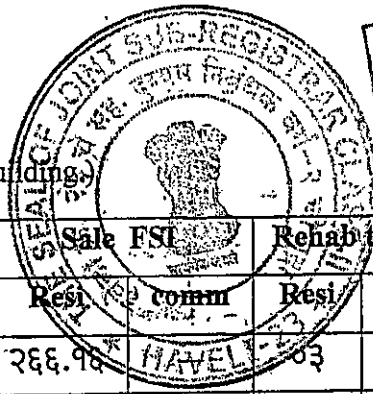
अ.क्र.	Floor	Rehab FSI		Sale FSI		Rehab Tenament		Sale Tenament	
		Resi	comm	Resi	comm	Resi	comm	Resi	comm
१	Stilt Floor	—	—	—	३७८.७३	—	—	—	०८
२	First	—	—	—	२५५.५२	—	—	—	०४
३	Second	२९६.२४	—	—	—	०९	—	—	—
४	Third	२९६.२४	—	—	—	०९	—	—	—
५	Forth	२९६.२४	—	—	—	०९	—	—	—
६	Fifth	२९६.२४	—	—	—	०९	—	—	—
७	Sixth	२९६.२४	—	—	—	०९	—	—	—
८	Seventh	१९४.३४	—	—	—	०८	—	—	—
९	Eight	२९६.२४	—	—	—	०९	—	—	—
१०	Ninth	२९६.२४	—	—	—	०९	—	—	—
११	Tenth	२९६.२४	—	—	—	०९	—	—	—
१२	Eleventh	२९६.२४	—	—	—	०९	—	—	—
१३	Twelveth	१९४.३४	—	—	—	०८	—	—	—
१४	Thirteenth	२९६.२४	—	—	—	०९	—	—	—
	Total	२५५१.०८	—	—	६३४.२५	१०६	—	—	१२
	Total	३१८५.३३				१०६		१२	



WING B - Rehab + Sale (Composite Building)

अ.क्र.	Floor	Rehab FSI		Sale FSI		Rehab tenament		Sale tenament	
		Resi	comm	Resi	comm	Resi	comm	Resi	comm
१	First	—	—	४३३.०६	—	०६	—	—	—
२	Second	—	—	४३३.०६	—	०६	—	—	—
३	Third	—	—	४३३.०६	—	०६	—	—	—
४	Forth	—	—	४३३.०६	—	०६	—	—	—
५	Fifth	—	—	४९३.१७	—	०६	—	—	—
६	Sixth	—	—	४३३.०६	—	०६	—	—	—
७	Seventh	—	—	४३३.०६	—	०६	—	—	—
८	Eight	—	—	४३३.०६	—	०६	—	—	—
९	Ninth	—	—	४३३.०६	—	०६	—	—	—
१०	Tenth	—	—	४९३.१७	—	०६	—	—	—
११	Eleventh	—	—	४३३.०६	—	०६	—	—	—
	Total	—	—	४७२३.८८	—	६६	—	—	—
	Total	४७२३.८८				६६		—	

WING C - Rehab + Sale (Composite Building)



अ.क्र.	Floor	Rehab FSI		Sale FSI		Rehab tenament		Sale tenament	
		Resi	comm	Resi	comm	Resi	comm	Resi	comm
१	First	६३.५७	—	२६६.९६	—	०३	—	०५	—
२	Second	६३.५७	—	२६३.२६	—	०३	—	०४	—
३	Third	६३.५७	—	२६६.९६	—	०३	—	०५	—
४	Forth	६३.५७	—	२६२.९४	—	०३	—	०४	—
५	Fifth	४०.२८	—	२७९.५३	—	०२	—	०४	—
६	Sixth	६३.५७	—	२६२.९४	—	०३	—	०४	—
७	Seventh	४०.२८	—	२८६.२३	—	०२	—	०४	—
८	Eight	६३.५७	—	२६२.९४	—	०३	—	०४	—
९	Ninth	४४.४४	—	२८२.०७	—	०२	—	०५	—
१०	Tenth	२९.४७	—	२९०.३४	—	०१	—	०४	—
११	Eleventh	२९.४७	—	३०५.०४	—	०१	—	०४	—
	Total	५४९.०४	—	३०९९.६९	—	२६	—	४७	—
	Total	३५६८.६५				२६		४७	



WING A + B + C - Rehab + sale (Composite Building)

अ.क्र.	Floor	Rehab FSI		Sale FSI		Rehab tenament		Sale tenament	
		Resi	comm	Resi	comm	Resi	comm	Resi	comm
१	Lower Ground	—	१२८.४०	—	२८६.५८	—	०९	—	१३
२	Upper Ground	—	११०.०२	—	५२६.८२	—	०६	—	१३
	Total	—	२३८.४२	—	८१३.४०	—	१५	—	२६
	Total	१०५९.८२				१५		२६	

एकुण बांधकाम क्षेत्र (Wing A + Wing B + Wing C)

= १२५२९.६८ चौ.मी.

एकुण Excess Balcony क्षेत्र

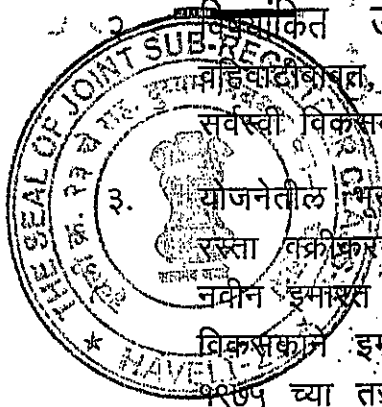
= २८३.६४ चौ.मी.

एकुण बांधकाम क्षेत्र

= १२८१३.३२ चौ.मी.

अटी/शर्ती

- प्रकरणी यापूर्वी दिलेल्या सर्व बांधकाम परवानग्या रद्द समजणेत याव्यात. तसेच सदर बांधकाम परवानगीची मुदत म.प्रा.व.न.र. अधि. १९६६ च्या कलम ४८ नुसार लागू राहिल.



विशेषांकित जमिनीचे मालकी हक्काबाबत व इतर कोणत्याही हक्काबाबत, नोंदविण्याबाबत, चतुःसिमेबाबत वाढ-विकसनाच्यामालयीन तंट्या निर्माण झाल्यास त्यास सर्वस्वी विकसक जबाबदार राहिल.

याजनेतील भूखंडाच्या हद्दीनुसार किमान १.५ मी उंचीची सिमाभित आवश्यक त्या रस्ता वक्रीकरणानुसार (Road curvature) बांधणे बंधनकारक आहे. ज्या भूखंडावर नवीन इमारत बांधण्यात येणार आहे त्या इमारतीचे भोगवटापत्र मागण्यापूर्वी प्रत्येक विकसकाने इमारतीसमोर सिमाभित्तीच्या (कंपाऊंड वॉल) आत वृक्ष संवर्धन कायदा १९८५ च्या तरतूदीनुसार झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी. रस्त्यावरील झाडांना जरूर ते संरक्षण कुंपण अर्जदाराने करावयाचे आहे. तसेच योजना क्षेत्रातील झाडे बांधकामासाठी तोडणे आवश्यक झाल्यास योग्य त्या प्राधिकरणाची पूर्व परवानगी घेणे बंधनकारक राहिल.

४. कामगारांच्या सोयीसाठी जागेवर किमान पुरेशा तात्पुरत्या स्वरूपाच्या स्वच्छता गृहाची सोय करणेची, तसेच कामगारांच्या सुरक्षिततेसाठी आवश्यक व्यवस्था करणेची जबाबदारी विकसकाची राहिल. इमारत व इतर बांधकाम कामगार (रोजगार विनियमन व सेवाशर्ती) अधिनियम १९९६ व त्याअंतर्गत अधिनियमाचे तसेच नियमाचे काटेकोरपणे पालन करणे बंधनकारक राहिल.

५. सदर प्रकरणी मान्य ले-आऊट नकाशा / बांधकाम नकाशा वरील दर्शविलेल्या दुरुस्त्या / अटी / शर्ती बंधनकारक राहतील.

६. महाराष्ट्र झोपडपट्टी पुनर्वसन अधिनियम १९७१ (Slum Act १९७१) व झो.पु.प्रा. पुणे व पिंपरी चिंचवड क्षेत्रासाठी लागू नियमावली, तसेच शासनाकडून वेळोवेळी प्राप्त निर्देशानुसार कार्यवाही करणे बंधनकारक राहिल. यापुढे मा. मुख्य कार्यकारी अधिकारी, झो.पु.प्रा. यांचे मान्यतेने अटी घालण्याचे अधिकार झो.पु.प्रा. कार्यालयास राहतील. झोपडपट्टी पुनर्वसन प्राधिकरणाने वेळोवेळी निर्गमित केलेले परिपत्रक / आदेश विकसकावर बंधनकारक राहतील.

७. पर्यावरण अधिनियम अथवा त्यासंबंधित कायद्याचे अनुषंगाने आवश्यक ती नियमानुसार पूर्तता करणे विकसकावर बंधनकारक राहिल. तसेच इको हौसिंग बाबत सर्व अटी बंधनकारक राहतील.

८. या बांधकामासाठी Rain Water Harvesting करून पावसाचे पाणी साठविणे व ते पुनर्वापर करणे बंधनकारक राहिल. सांडपाणी प्रक्रिया Recycling करणे आवश्यक आहे.

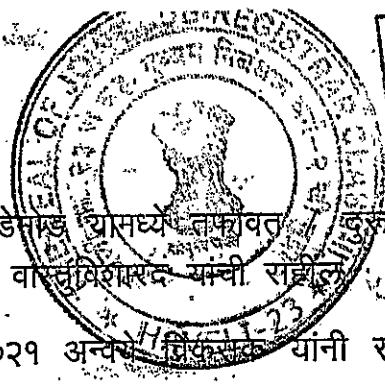
९. सांडपाणी विल्हेवाट (sewage treatment) पध्दतीचा अवलंब करणे बंधनकारक राहिल.

१०. घन कचरा व्यवस्थापन Solid waste विल्हेवाटीसाठी ओला कचरा/सुका कचरा यांचे नियोजन/ वर्गीकरण जमिन पातळीवर करणे बंधनकारक राहिल.

११. Solar water heating system ची व्यवस्था करण्यात यावी.

१२. बांधकाम साहित्यात पर्यावरण पूरक Environment friendly साहित्य जसे प्लाय अॅश विटा इ. वापर करणे बंधनकारक राहिल.

१३. बांधकाम परवानगीसाठी सादर केलेली कागदपत्रे चुकीची अथवा दिशाभूल करणारी असल्याचे आढळून आल्यास दिलेली बांधकाम परवानगी आपोआप रद्द होईल.



हवाल - २२		
७९२८	५९	८९
२३		

बांधकाम नकाशातील सर्व आकडेमांमध्ये तफावत / त्रुटी अगस्त्यक यांची संपूर्ण जबाबदारी ही विकसक व वास्तुविशारद यांची राहिल.

१४. चलन क्र.०१८० दि. ०८/०३/२०२१ अन्वये विकसक यांनी सदर सुधारित बांधकाम परवानगी अनुषंगाने शुल्क रक्कम रु. २७,२९,५५३/-चा भरणा RTGS - HDFC ५२०२१०३०८८०२४९४७५. केल्याचे सादर केलेल्या चलना वरून निदर्शनास येत आहे, तथापि प्रस्तुत बांधकाम परवानगीचे अनुषंगाने विविध देय शुल्कांच्या परिगणनेमध्ये तफावत आढळून आल्यास फरकाची रक्कम त्वरीत भरणे विकसकावर बंधनकारक राहिल. तसेच विविध शुल्काबाबत शासनाकडून / प्राधिकरणाकडून वेळोवेळी होणारे बदल बंधनकारक राहतील.

१५. नकाशात दाखविलेल्या नियोजनामध्ये पूर्व परवानगीशिवाय कोणतेही बदल करू नये. तसेच इमारती बांधकाम करतानाची देखरेख (Supervision) हे सुशिक्षित तज्ञ अभियंत्यामार्फत करणेची व गुणवत्ता नियंत्रण (Quality Control) ची जबाबदारी संपूर्णपणे विकसक / वास्तुविशारद यांची राहिल.

१६. प्रस्तुत बांधकाम परवानगी मिळाल्यानंतर परवानाधारक / भूखंडधारक यांनी जागेवर खालील प्रमाणे माहिती दर्शविणारा फलक लावावा.



अ. भूखंडधाराकाचे / परवानाधारकाचे (विकसक / वास्तु विशारद) नाव व पत्ता.

ब. भूखंड क्रमांक त्याच्या हद्दी व सभोवतालची माहिती नमूद करणे.

क. बांधकाम आरंभ प्रमाणपत्राचा क्रमांक व दिनांक

ड. एकूण मंजूर बांधकाम क्षेत्र / मजले.

१७. विक्री घटक इमारतीमधील बाल्कनी बांधकाम क्षेत्र तसेच Refuge area क्षेत्र बंद करणे अनुज्ञेय नाही त्या कायमस्वरूपी खुल्या ठेवाव्यात.

१८. बेसमेंटचा वापर Not for habitation purpose व केवळ परवानगी प्राप्त वाहनतळासाठी अनुज्ञेय आहे. सदरहू बेसमेंट वापरण्याबाबत उल्लेख फलकावर ठळक अक्षरांत नमूद करण्यात यावा. त्याचे रहिवासी / व्यापारी वापरास प्रतिबंध राहिल. बेसमेंटसाठी पुरेशा प्रमाणात वायु विजनाची सोय नैसर्गिकरित्या अथवा मेकॅनिकल पद्धतीने करणे बंधनकारक राहिल. तसेच इमारतीमधील प्रस्तावित रॅम्पचा स्लोप किमान १:१० इतका असणे आवश्यक राहिल.

१९. आपत्कालीन व्यवस्थापन अधिनियमातील तरतूदीनुसार प्रस्तावित बांधकाम हे भूकंप विरोधक (Earthquake Resistant) पद्धतीने होईल, याची संपूर्ण जबाबदारी ही विकसक / वास्तुविशारद यांची राहिल. याबाबत Structural Designer यांचे प्रमाणपत्र हे जोते तपासणी पूर्वी सादर करण्यात यावे.

२०. फायर एस्केप जिना (safety stop door सह) बाहेरील बाजूस उघडेल याची दक्षता घेण्यात यावी. तसेच इमारतीमधील प्रस्तावित लॉफ्टची उंची (Head room) १.५० मीटरचे मर्यादित तसेच क्षेत्र ३३% / ५०% मर्यादित ठेवण्यात यावे.

२१. विक्री घटक इमारतीसाठी स्थावर संपदा अधिनियम २०१६ (RERA ACT) च्या तरतुदी बंधनकारक आहेत.

२२. योजनेच्या रेखांकनातील रस्ते, खुली जागा (DCPR मधील तरतुदीनुसार), सार्वजनिक वापराचे वाहनतळ सर्व रहिवाशांसाठी उपलब्ध करून देणे बंधनकारक आहे.

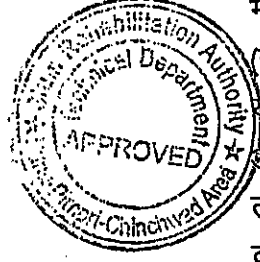


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२३. वि. यो. वी. रस्तारुंदी क्षेत्र आस्थापनांतर्गत क्षेत्र पुणे म.न.पा.कडे त्वरीत हस्तांतरित करण्यात यावे. याशिवाय रूग्णनिहाचे टिडीआर आणि भोगवटा पत्र अनुज्ञेय होणार नाही.

२४. योजनेमध्ये दिव्यांग व्यक्तीसाठी (physically disable persons) आवश्यक त्या सोयी बांधकामामध्ये उपलब्ध करून देण्याची सर्वस्वी जबाबदारी विकसकाची राहिल.

२५. सदरच्या झोपडपट्टी पुनर्वसन योजनेतील पात्र झोपडीधारकांची सहकारी गृहनिर्माण संस्थेची स्थापना/नोंदणी ३० दिवसांमध्ये करण्यात यावी.



२६. सिमाभित / संरक्षक / प्रतिधारक भित ही तज्ञ आर.सी.सी. सल्लागाराकडून प्रचलित भारतीय मानक आय.एस.४५६-२०००, आय.एस.१४४४८-१९९८ व अनुषंगिक इतर मानांकामधील तरतुदीनुसार डिझाईन करून घेवून भारत राष्ट्रीय भवन निर्माण संहिता (नॅशनल बिल्डिंग कोड) मधील तरतुदीनुसार तज्ञ सल्लागाराचे देखरेखीखाली करण्यात याव्यात. सिमाभित आरसीसी फ्रेम स्ट्रक्चर मध्ये व संरक्षक / प्रतिधारक भित ही आर.सी.सी. मध्येच इमारत विकसनाचे कोणतेही काम करण्यापुर्वी बांधण्यात याव्यात. तसेच लगतच्या बांधकाम / विकसनाचा विचार करून सदर मिळकतीचे तळघराचे कामाचे स्ट्रक्चरल कन्सलटंट कडून डिझाईन ड्राईंग घेवून काम करण्यात यावे.

२७. योजनेतील प्रत्येक इमारतीच्या बाहेरील बाजूचा (सामासिक अंतरामधील) एक मी. रुंदीचा समांतर भाग paved असणे बंधनकारक राहिल.

२८. प्रस्तुत प्रकरणी इमारतीची बहुमजली उंची विचारात घेता Aviation Authority अथवा Survey Of India कडील ना हरकत प्रमाणपत्र घेणे आवश्यक राहिल.

२९. विषयांकित योजनेतील एक पुनर्वसन रहिवासी गाळा Sample Flat म्हणून पाहणीसाठी, आर.सी.सी. व वीट बांधकाम पूर्णत्वापोटीचा टी.डी.आर. मागणीपूर्वी पूर्ण करणे विकसकावर बंधनकारक राहिल.

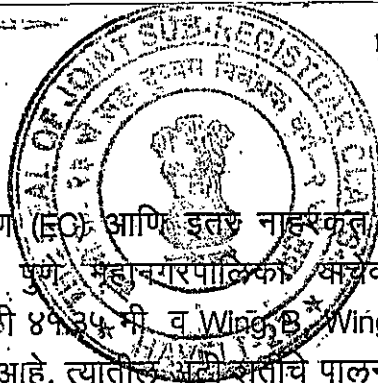
३०. सदरची झोपडपट्टी पुनर्वसन योजना एकुण पुर्ण सदनिका संख्येनुसार मुळ बांधकाम परवानगी दिनांकापासून ३० महिने इतक्या कालावधीमध्ये पूर्ण करणे बंधनकारक राहिल.

३१. कोव्हीड -१९ पार्श्वभूमीवर शासन मार्गदर्शक तत्वानुसार प्रत्यक्ष बांधकामाबाबत कार्यवाही करणे बंधनकारक राहिल.

वरीलप्रमाणे कोणत्याही अटी / शर्तीचा भंग झाल्याचे आढळल्यास प्रस्तुतची बांधकाम परवानगी रद्दबातल ठरविण्यात येऊन विकसक / वास्तुविशारद यांच्यावर नियमानुसार कार्यवाही करण्यात येईल.

अ. प्रकल्पांची गुणवत्ता तपासणी

सदर प्रकल्पाचे बांधकाम झो.पु.प्रा.ने निश्चित केलेल्या मानकाप्रमाणे (कार्यालयीन परिपत्रक क्र. १३१, दि. १३/२/२०१४) (कार्यालयीन परिपत्रक क्र. १३१ दि. १३/२/२०१४) विहित मुदतीत पुर्ण करणे विकसकावर बंधनकारक राहिल. तसेच प्रकल्पाचे स्ट्रक्चरल स्टॅबिलिटी बांधकामात वापरण्यात येणा-या मालाची गुणवत्ता तसेच बांधकामाचा दर्जा याबाबत कसलीही तडजोड न करता बांधकाम करणेची सर्व जबाबदारी विकसकाची राहिल.



हस्ताक्षर-२३		
७१२८	५३	८९
२०२१		

ब. अग्नीशमन (Fire NOC), पर्यावरण (EC) आणि इतर नाहरकृत प्रमाणपत्राबाबत मुख्य अग्निशमन अधिकारी, पुणे महानगरपालिका यांचेकडील जा.क्र. FB/९३०८ दि. २९/०५/२०१९ अन्वये Wing A साठी ४९.३५ मी. व Wing B, Wing C साठी ४४.९५ मी. उंची करिता Provisional fire NOC दिलेली आहे. त्यातील अटीवरील पालन करणे बंधनकारक राहिल. तथापि, सुधारित Provisional fire NOC व त्यासोबतचे नकाशे Plinth checking certificate प्राप्त करणेपूर्वी झोपुप्राकडे विकसकांनी सादर करणे आवश्यक राहिल.

क. भविष्यात पात्र ठरणान्या तसेच अपात्र झोपडीधारकांचे सशुल्क पुनर्वसनासाठी आवश्यक त्या गाळ्यांविषयी सदर योजनेच्या संरचनेत / स्ट्रक्चरल डिझाईनमध्ये तरतूद करणे विकसक / वास्तुविशारद यांचेवर बंधनकारक राहिल.

(१६/११/२०२१)
प्र.सहाय्यक संचालक नगररचना
झोपडपट्टी पुनर्वसन प्राधिकरण,
पुणे व पिंपरी चिंचवड, पुणे

जा.क्र. झोपुप्रा/तां.२/मास्टर क्र.२४६/४६५ /२०२१
दिनांक- १२/०३/२०२१



प्रत:-

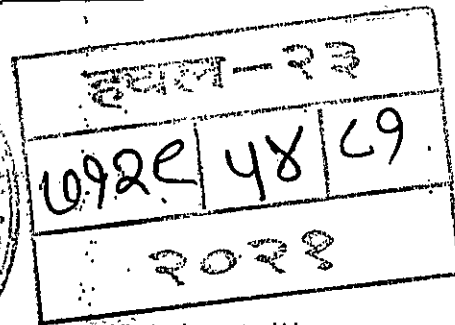
- १) विकसक - मे. यश बिल्डकॉन,
१५३७, मुळे आर्केड, सदाशिव पेठ, पुणे-३०
- २) वास्तुविशारद राहुल माळवदकर,
स.नं. ६७२/६७३, लोकेश सोसायटी,
समर्थ बिल्डिंग, प्लॉट.क्र. १०,
बिबवेवाडी पुणे-३७.
- ३) सहायक निबंधक, झोपुप्रा, पुणे.
- ४) संगणक अधिकारी यांना संकेतस्थळावर उपलब्ध करून देण्यासाठी अंगेरषित.

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Date: 03-2021



SEARCH AND TITLE REPORT

1) DESCRIPTION OF THE PROPERTY:-

All that piece and parcel of the Land bearing Plot bearing no. 54+55+56, totally admeasuring 34585 square feet i.e. 3213 square meter from and out of the land bearing Survey no. 88/4+138+161, (which forms part of C.T.S. no. 721) situated at Village - Kothrud, Taluka - Haveli, District - Pune, within the local limits of Pune Municipal Corporation and also within the jurisdiction of Sub-Registrar Haveli, Pune together with the appurtenances, easements, ingress, egress, pathways, accesses, right to use easementary road, all other things attached thereto, and all other ancillary, supplementary and incidental rights, title, interest and claims of the Owner therein.

2) Upon instructions from Yashempire Developers LLP (Formerly known as YashBuildcon), a registered partnership firm, Registered under the provisions of The Limited Liability Partnership Act, 2008, Having its registered Office at 1537, Sadashiv Peth, Mule Arcade, Third Floor, Pune 411 030, through its partner Mr. Balram Vitthalrao Gund, we have prepared this Title Report. Before we proceed to analyze the Title in respect of the said Plot nos. 54, 55 and

56, we hereby place on record the following documents which were supplied by them for the purpose of inspection and scrutiny of the title in respect of the said Plot nos. 54, 55 and 56.

3) DOCUMENTS MADE AVAILABLE FOR THIS REPORT:-

- 1) Photo Copy of the 7x12 extract for the period of 1962 to 2016 in respect of plot no. 54.
- 2) Photo Copy of the 7x12 extract for the period of 1963-2016, in respect of plot no. 55.
- 3) Photo Copy of the 7x12 extract for the period of 1979-2016 in respect of plot no. 56.
- 4) Photo Copy of the mutation entry no. 1240.
- 5) Photo Copy of the mutation entry no. 1241.
- 6) Photo Copy of the mutation entry no. 1242.
- 7) Photo Copy of the mutation entry no. 1568.
- 8) Photo Copy of the mutation entry no. 3180.

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9) Photo Copy of the mutation entry no. 3359.

10) Photo Copy of the mutation entry no. 3431.

11) Photo Copy of the mutation entry no. 3432.

12) Photo Copy of the mutation entry no. 14540.

13) Photo Copy of the mutation entry no. 19530.

14) Copy of Sale Deed dated 27/04/1967, executed by Smt. Umabai Mahadeo Datar to and in favour of Mr. Jaysinh Chintamani Pendse and Mr. Udaysinh Chintamani Pendse in respect of plot no 54 referred herein above.

15) Photo Copy of the Sale Deed dated 19-02-1971 executed by Mrs. Kasturben Bhiavanji Gala to and in favour of Mr. Madhukar Mahadev Mahajan and 3 others.

16) Photo Copy of the Sale Deed dated 19-02-1971 executed by Smt. Kamlaben Tribhuvandas Kamdar with the consent of Mr.

Balwant Mahadev Datar to and in favour of Mr. Madhukar Mahadev Mahajan and 3 others.

17) Photo Copy of Sale Deed dated 17-10-1983 executed by Mr. Bhalchandra Vishnu Phadake to and in favour of Mr. Audumbar Bapu Kharade and 5 others.

18) Photo Copy of Development Agreement dated 23-05-2008 executed by Bhaskar Vinayak Bhogale and another to and in favour of M/s Gund-Pethe and Joshi Associates a partnership Firm through its partner Mr. Balram Vitthalrao Gund and M/s Sapre Builders Pvt. Ltd. through its director Mr. Shriram Madhav Sapre with the consent of Mr. Shankar Tukaram Pangare and others.

19) Photo Copy of Power of Attorney dated 23-05-2008 executed by Mr. Bhaskar Vinayak Bhogale and others to and in favour of M/s Gund-Pethe and Joshi Associates a partnership Firm through its partner Mr. Balram Vitthalrao Gund and M/s Sapre Builders Pvt. Ltd. through its director Mr. Shriram Madhav Sapre.

20) Photo Copy of Sale Deed dated 10-09-2012 executed by Mr. Jaysinha Chintamani Pendse and another to and in favour of M/s Kedar Associates a Partnership Firm through its partner Mr.

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Ref. No. :

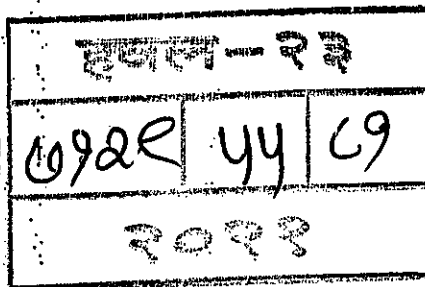
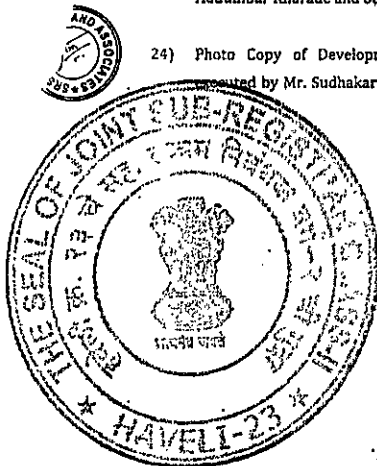
Date :

Surykant Nivrutti Nikam with the consent of M/s Sai Venkatesh Associates a proprietary concern through its proprietor Mr. Vijay Tukaram Dakale.

- 21) Photo Copy of Power of Attorney dated 11-09-2012 executed by Mr. Jaysinha Chintamani Pendase and another to and in favour of Mr. Surykant Nivrutti Nikam.
- 22) Photo Copy of Development Agreement dated 14-12-2015 executed by Mr. Madhukar Ramchandra Thakar to and in favour of M/s Yash Buildcon a partnership firm through its partner Mr. Baliram Vitthalrao Gund with the consent of Mr. Suresh Ramchandra Thakar.
- 23) Photo Copy of Development Agreement dated 14-12-2015 executed by Mr. Audumbar Bapu Kharade to and in favour of M/s Yash Buildcon a partnership firm through its partner Mr. Baliram Vitthalrao Gund with the consent of Mrs. Kamal Audumbar Kharade and others.
- 24) Photo Copy of Development Agreement dated 14-12-2015 executed by Mr. Sudhakar Pandurang Kulkarni to and in favour of

of M/s Yash Buildcon a partnership firm through its partner Mr. Baliram Vitthalrao Gund.

- 25) Photo Copy of Development Agreement dated 02-02-2016 executed by Mr. Vitthal Kisan Tarade to and in favour of M/s Yash Buildcon a partnership firm through its partner Mr. Shekhar Anand Pethe.
- 26) Photo Copy of Development Agreement dated 02-03-2016 executed by Mr. Dadarao Bapurao Jagtap to and in favour of M/s Yash Buildcon a partnership firm through its partner Mr. Shekhar Anand Pethe.
- 27) Photo Copy of Sale Deed dated 18-03-2016 executed by M/s Kedar Associates through its partner Mr. Surykant Nivrutti Nikam to and in favour of M/s Yash Buildcon a partnership firm through its partner Mr. Dnyaneshwar Balrao Jagtap and another.
- 28) Photo Copy of Sale Deed dated 08-05-2017 executed by Mr. Bhaskar Vinayak Bhogale and Mrs. Meghana Madhavrao Datar to and in favour of M/s Yash Buildcon a partnership firm through its partner Mr. Baliram Vitthalrao Gund with the consent of M/s Gund-Pethe and Joshi Associates a partnership firm through its



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partner Mr. Baliram Vitthalrao Gund and M/s Sapre Builders Pvt. Ltd. a private limited company through its Director Mr. Kuldeep Shriram Sapre.

- 29) Photo Copy of Development Agreement dated 24-05-2017 executed by Mr. Ramchandra Dagadu Kondhekar to and in favour of Yash Buildcon a partnership firm through its partner Mr. Baliram Vitthal Gund.
- 30) Photo Copy of Power of Attorney dated 24-05-2017 executed by Mr. Ramchandra Dagadu Kondhekar to and in favour of M/s Yash Buildcon a partnership firm through its partner Mr. Baliram Vitthal Gund.
- 31) Photo Copy of Sale Deed dated 07-06-2018 executed by Mr. Madhukar Mahadev Mahajan to and in favour of Yash Buildcon a partnership firm through its partner Mr. Baliram Vitthal Gund and Index-If thereof.
- 32) Photocopy of sanction of the layout and building plans from the Assistant Director of Town Planning Slum Rehabilitation

Authority Pune vide Commencement Certificate No. SRA/4437/219 dated 14/08/2019.

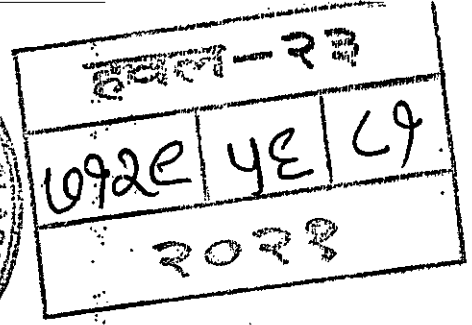
- 32) Photocopy of registered I.L.P. dated 21/11/2019, Deed of reconstitution dated 28/11/2019 & Confirmation Deed dated 04/12/2019.
- 34) Search Report dated 25-01-2020 issued by Adv. G. S. Khair & Search Report dated 02/03/2021 issued by Adv. Mahendra Pawar.

4) BRIEF HISTORY OF THE PROPERTY:-

- a. It appears from the Mutation Entry no. 1240 that, Mrs. Umabal Yashwant Datar has purchased the property bearing Plot no. 54, situated at Village - Kothrud, Taluka - Haveli, District - Pune from Mr. Maganbhai Eshwarbhai Patel vide Sale Deed dated 22-09-1947;
- b. It appears from the Mutation Entry no. 1241 that, Miss. Kastur P. Sawala has purchased the property bearing Plot no. 55, situated at Village - Kothrud, Taluka - Haveli, District - Pune from Mr. Maganbhai Eshwarbhai Patel vide Sale Deed dated 22-09-1947;

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- c. It appears from the Mutation Entry no. 1242 that, Mr. Tribhuvandas Devaji Kamdar has purchased the property bearing Plot no. 56, situated at Village - Kothrud, Taluka - Havelli, District - Pune from Mr. Maganbhai Eshwarbhai Patel vide Sale Deed dated 12-09-1947;
- d. It appears from the Mutation Entry no. 1568 that, Mr. Mahadeo Yashwant Datar and Mrs. Umadevi Mahadeo Datar has mortgaged the property bearing plot no. 54 with Mr. Kanho Krushna Kulkarni for the period of 1½ years;
- e. It appears from the Mutation Entry no. 3180 that, the provisions of the Maharashtra Weights & Measurements Act, 1958, and the Indian Coinage Act, 1955 were made, applicable to Village Kothrud.
- f. It appears from the Mutation Entry No. 3359 that Mr. Tribhuvandas Devji Kamdar died intestate at Pune on 12-05-1959 leaving behind him as his only heir and next-of-kin his widow i.e. Smt. Kamalaben Tribhuvandas Kamdar.

g. It appears from the Sale Deed dated 27/04/1967 that, Mr. Vishnu Chintamani Pendse and Mr. Udaysinh Chintamani Pendse have purchased the property bearing Plot no. 54, situated at Village - Kothrud, Taluka - Havelli, District - Pune from Smt. Umadevi Mahadeo Datar vide aforesaid registered Sale Deed. The same is registered in the office of Sub-registrar Havelli no II, at Sr. no. 906/1967. Accordingly, their names were also recorded to the revenue record of the Said Plot no. 54. Accordingly their names have been recorded to the revenue record of the said plot vide mutation entry no 2853;

h. It appears from the Mutation Entry no. 3431 & Sale Deed Dated 19-02-1971 that, 1. Mr. Madhukar Mahadev Mahajan, 2. Mr. Bhalchandra Vishnu Phadake, 3. Mr. Shantaram Vinayak Bhogale and 4. Mr. Bhaskar Vinayak Bhogale have purchased the property bearing Plot no. 55, situated at Village - Kothrud, Taluka - Havelli, District - Pune from Mrs. Kasturben Bhawanji Gala alias Miss. Kastur P. Savala with the consent of Mr. B. M. Datar vide Sale Deed dated 19-02-1971. Accordingly, the names of the purchasers were recorded to the revenue record in respect of the land bearing Plot no. 55;

i. It appears from the Mutation Entry no. 3432 and Sale Deed dated 19/02/1971 that, 1. Mr. Madhukar Mahadev Mahajan, 2.

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- Mr. Bhalchandra Vishnu Phadake, 3. Mr. Shantaram Vinayak Bhogale and 4. Mr. Bhaskar Vinayak Bhogale have purchased the property bearing Plot no. 56, situated at Village - Kothrud, Taluka - Havelli, District - Pune from Smt. Kamalaben Tribhuvandas Kamdar with the consent of Mr. Balwant Mahadev Datar vide Sale Deed dated 19-02-1971. The same is duly registered in the office of Sub-registrar Havelli No. II, at Serial no. 442/1971. Accordingly, the name of the purchasers came to be recorded to the revenue record in respect of the land bearing Plot no. 56;
- j. We have been orally informed that 1. Mr. Madhukar Mahadev Mahajan, 2. Mr. Bhalchandra Vishnu Phadake, 3. Mr. Shantaram Vinayak Bhogale and 4. Mr. Bhaskar Vinayak Bhogale had amalgamated the aforesaid two Plots bearing nos. 55 and 56 and thereafter sub-divided the aforesaid amalgamated plots in to three sub plots. The Pune Municipal Corporation has also sanctioned the said amalgamation and sub-division plan vide its sanction letter bearing no. 11090/TPO, dated 08/02/1971. However, the copy of the said sanction letter has not been provided to us. It appears from the contents of Sale Deed dated 15th October 1983 executed by Mr. Bhalchandra Vishnu Phadake

in favour of Mr. Aadumbar Bapu Kharade and others that the aforesaid four persons have partitioned the said plot nos. 55 and 56 between themselves and as per their understanding Plot no. 55+56/1 admeasuring 7800 square feet i.e. 724.63 square meter, came to the share of Mr. Madhukar Mahadev Mahajan, Plot no. 55+56/2 admeasuring 7656 square feet i.e. 711.25 square meter, came to the share of Mr. Bhalchandra Vishnu Phadake and Plot no. 55+56/3 admeasuring 7400 square feet i.e. 687.47 square meter, came to the share of Mr. Shantaram Govind Bhogale and Mr. Bhaskar Vinayak Bhogale.

However, the effect of the said amalgamation and sub-division plan has not been given to the revenue record of the said plot nos. 55 and 56.

k. It appears from the Mutation Entry no. 14540 that, 1. Mr. Aadumbar Bapu Kharade, 2. Mr. Madhukar Ramchandra Thakar, 3. Mr. Sudhakar Pandurang Kulkarni, 4. Mr. Dadarao Bapurao Jagtap, 5. Mr. Vitthal Kisan Tarade and 6. Mr. Ramchandra Dagadu Kondekar have purchased the Plot bearing no. 55+56/2, totally admeasuring 7600 square feet i.e. 706 square meter, situated at Village - Kothrud, Taluka - Havelli, District - Pune from Mr. Bhalchandra Vishnu Phadake vide registered Sale Deed dated 15-10-1983. The same is duly registered in the office of

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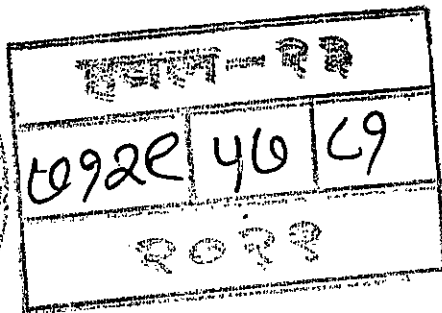
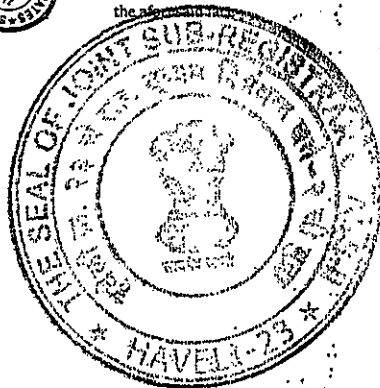
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Sub-registrar Haveli No. 1, at Serial no. 16709/1990. Accordingly, the names of the purchasers were recorded to the revenue record in respect of the land bearing Plot nos. 55 and 56 to the extent of the land purchased by them i.e. land admeasuring 7600 square feet.

1. It appears from the Mutation Entry no. 19530 and Sale Deed dated 10th September 2012 that, M/S Kedar Associates a partnership firm through its partner Mr. Surkant Nivrutti Nikam has purchased the property bearing Plot no. 54, situated at Village - Kothrud, Taluka - Haveli, District - Pune from Mr. Jaysinha Chintamani Pendase and Mr. Udaysinha Chintamani Pendase with the consent of M/s Sai Venkatesh Associates through its proprietor Mr. Vijay Tukaram Dakale vide Sale Deed dated 11-09-2012. The same is duly registered in the office of Sub-registrar Haveli No. 13, at Serial no. 7232/2012, on the terms and conditions mentioned therein. Accordingly, the name of the purchaser was recorded to the revenue record in respect of the land bearing Plot no. 54. It appears from the contents of the aforesaid Sale Deed that there are huts in the said plot and the purchaser has purchased the said plot with the knowledge of the aforesaid facts.



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conditions mentioned therein. The same is registered in the office of Sub-registrar Haveli No. 4 at Serial No. 4352/2008. In furtherance of the said Development Agreement said Mr. Bhaskar Vinayak Bhogale and Mrs. Meghana Madhavrao Datar and Mr. Shankar Tukaram Pangare and others have also given Power of Attorney to M/S Gund-Pethe and Joshi Associates through its partners Mr. Baliram Vitthal Gund and 2 others and M/S Sapre Builders Pvt. Ltd. through its director Mr. Shriram Madhavrao Sapre for doing the acts mentioned therein. The same is registered in the office of Sub-registrar Haveli No. 4 at Serial No. 4353/2008;

- o. It appears that vide Development Agreements dated 14-12-2015, Mr. Madhukar Ramchandra Thakar has granted development rights in respect of the land admeasuring 805.79 square feet i.e. 74.86 square meter from and out of land bearing Plot no. 55+56/2, totally admeasuring 7656 Square Feet i.e. 711.25 Square meter, situated at Village - Kothrud, Taluka - Haveli, District - Pune in favour of M/s Yash Buildcon (a partnership firm having its Registered office at: Mule Arcade, 1537 Sadashiv Peth, Tilak Road, Pune-411030) through its partner Mr. Baliram Vitthal Gund with the consent of Mr. Suresh



- m. It appears that vide General Power of Attorney dated 11-09-2012 that Mr. Jaysinha Chintaman Pendase and Mr. Udaysinha Chintaman Pendase have given power of attorney for doing the acts mentioned therein to Mr. Suryakant Nivrutti Nikam, the partner of M/S Kedar Associates. The same is duly registered in the office of Sub-registrar Haveli No. 13, at Serial no: 7232/2012;

- n. It appears that vide Development Agreements dated 23-05-2008, Mr. Bhaskar Vinayak Bhogale and Mrs. Meghana Madhavrao Datar granted development rights in respect of the land bearing Plot no. 55+56/3, admeasuring 7400 Square Feet i.e. 687.48 Square meter along with the old structure standing thereon admeasuring 4321 square feet i.e. 401.43 square meter, situated at Village - Kothrud, Taluka - Haveli, District - Pune in favour of M/S Gund-Pethe and Joshi Associates (a partnership firm having its Registered office at: Mule Arcade, 1537 Sadashiv Peth, Tilak Road, Pune-411030) through its partners Mr. Baliram Vitthal Gund and 2 others and M/S Sapre Builders Pvt. Ltd. (a Company registered under the provisions of Company Act 1950 having its registered office at: 657, Sadashiv Peth, Ran-rekha, Pune-411030 through its director Mr. Shriram Madhavrao Sapre) with the consent of Mr. Shankar Tukaram Pangare and others at and for the consideration and on the terms and



Ramchandra Thakar at and for the consideration and on the terms and conditions mentioned therein. The same is registered in the office of Sub-registrar Haveli No. 9 at Serial No. 7497/2015. The said Mr. Madhukar Ramchandra Thakar and Mr. Suresh Ramchandra Thakar have also executed Power of attorney in favour of M/s Yash Buildcon on the same date in furtherance of the aforesaid Development Agreement. The same is registered in the office of Sub-registrar Haveli No. 9 at Serial No. 7498/2015.

- p. It appears that vide Development Agreements dated 14-12-2015, Mr. Audumbar Bapu Kharade has granted development rights in respect of the land admeasuring 2215.95 square feet i.e. 205.86 square meter from and out of land bearing Plot no. 55+56/2, totally admeasuring 7656 Square Feet i.e. 711.25 Square meter, situated at Village - Kothrud, Taluka - Haveli, District - Pune in favour of M/s Yash Buildcon (a partnership firm having its Registered office at: Mule Arcade, 1537 Sadashiv Peth, Tilak Road, Pune-411030) through its partner Mr. Baliram Vitthal Gund with the consent of Mrs. Kamal Audumbar Kharade and 3 others at and for the consideration and on the terms and conditions mentioned therein. The same is registered in the office of Sub-registrar Haveli No. 9 at Serial No. 7501/2015. The said Mr. Audumbar Bapu Kharade and 4 others have also



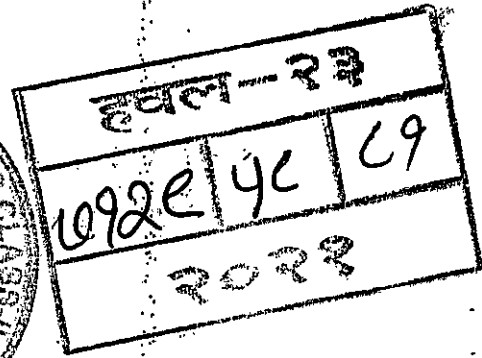
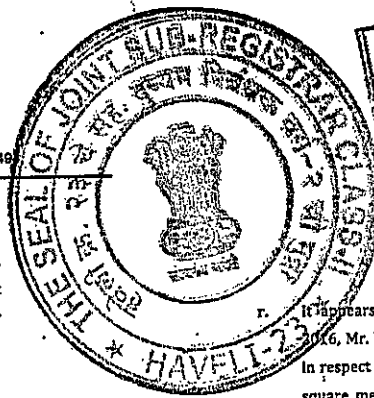
S. R. S. ADVOCATES & ASSOCIATESB-10, Purushottam Apartments, Gokhale Road,
CTS No. 1120, Model Colony, Shivajinagar, Pune - 411 016, Tel.: (020) 25863484

Ref. No.:

Date:

executed Power of attorney in favour of M/s Yash Buildcon on the same date in furtherance of the aforesaid Development Agreement. The same is registered in the office of Sub-registrar Havelli No. 9 at Serial No. 7502/2015.

- q. It appears that vide Development Agreements dated 14-12-2015, Mr. Sudhakar Pandurang Kulkarni has granted development rights in respect of the land admeasuring 805.79 square feet i.e. 74.86 square meter from and out of land bearing Plot no. 55+56/2, totally admeasuring 7656 Square Feet i.e. 711.25 Square meter, situated at Village - Kothrud, Taluka - Havelli, District - Pune in favour of M/s Yash Buildcon (a partnership firm having its Registered office at: Mule Arcade, 1537 Sadashiv Peth, Tilak Road, Pune-411030) through its partner Mr. Ballram Vitthal Gund at and for the consideration and on the terms and conditions mentioned therein. The same is registered in the office of Sub-registrar Havelli No. 9 at Serial No. 7503/2015. The said Mr. Sudhakar Pandurang Kulkarni has also executed Power of attorney in favour of M/s Yash Buildcon on the same date in furtherance of the aforesaid Development Agreement. The same is registered in the office of Sub-registrar Havelli No. 9 at Serial No. 7504/2015.



- r. It appears that vide Development Agreements dated 02-02-2016, Mr. Vitthal Kisan Tarade has granted development rights in respect of the land admeasuring 805.79 square feet i.e. 74.86 square meter from and out of land bearing Plot no. 55+56/2, totally admeasuring 7656 Square Feet i.e. 711.25 Square meter, situated at Village - Kothrud, Taluka - Havelli, District - Pune in favour of M/s Yash Buildcon (a partnership firm having its Registered office at: Mule Arcade, 1537 Sadashiv Peth, Tilak Road, Pune-411030) through its partner Mr. Shekhar Anand Pethe at and for the consideration and on the terms and conditions mentioned therein. The same is registered in the office of Sub-registrar Havelli No. 9 at Serial No. 761/2016. The said Mr. Vitthal Kisan Tarade has also executed Power of attorney in favour of M/s Yash Buildcon on the same date in furtherance of the aforesaid Development Agreement. The same is registered in the office of Sub-registrar Havelli No. 9 at Serial No. 762/2016.

- s. It appears that vide Development Agreements dated 02-03-2016, Mr. Dadarao Baburao Jagtap has granted development rights in respect of the land admeasuring 2215.95 square feet i.e. 205.86 square meter from and out of land bearing Plot no.

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Date:

55+56/2, totally admeasuring 7656 Square Feet i.e. 711.25 Square meter, situated at Village - Kothrud, Taluka - Havelli, District - Pune in favour of M/s Yash Buildcon (a partnership firm having its Registered office at: Mule Arcade, 1537 Sadashiv Peth, Tilak Road, Pune-411030) through its partner Mr. Shekhar Anand Pethe at and for the consideration and on the terms and conditions mentioned therein. The same is registered in the office of Sub-registrar Havelli No. 9 at Serial No. 1437/2016. The said Mr. Dadarao Baburao Jagtap has also executed Power of attorney in favour of M/s Yash Buildcon on the same date in furtherance of the aforesaid Development Agreement. The same is registered in the office of Sub-registrar Havelli No. 9 at Serial No. 1438/2016.

- t. It appears that vide Sale Deed dated 18-03-2016 that of M/s Kedar Associates (a partnership firm having its Registered office at: 310, Narayan Peth, Pune-411030) through its partner Mr. Suryakant Nivrutti Nikam have sold the aforesaid Plot bearing no. 54, totally admeasuring 11668 square feet i.e. 1083.9 square meter, situated at Village - Kothrud, Taluka - Havelli, District - Pune to and in favour M/s Yash Buildcon (a partnership firm having its Registered office at: Mule Arcade, 1537 Sadashiv Peth,

Tilak Road, Pune-411030) through its partners Mr. Dnyaneshwar Balirao Darvarkar and Mr. Shekhar Bapusaheb Chindhe. The same is duly registered in the office of Sub-registrar Havelli No. 9, at Serial no. 1913/2016;

- u. It appears that vide Sale Deed dated 08-05-2017 that Mr. Bhaskar Vinayak Bhogale and Mrs. Meghana Madhavrao Datar with the consent of M/s Gund-Pethe and Joshi Associates a partnership firm through its partner Mr. Baliram Vitthalrao Gund and M/s Sapre Builders Pvt. Ltd. a private limited company through its Director Mr. Kondeep Shriram Sapre have sold the Plot bearing no. 55+56/3, totally admeasuring 7400 square feet i.e. 689.48 square meter, situated at Village - Kothrud, Taluka - Havelli, District - Pune to and in favour of M/s Yash Buildcon (a partnership firm having its Registered office at: Mule Arcade, 1537 Sadashiv Peth, Tilak Road, Pune-411030) through its partners Mr. Baliram Vitthalrao Gund. The same is duly registered in the office of Sub-registrar Havelli No. 11, at Serial no. 3447/2017;
- v. It appears that vide Development Agreements dated 24-05-2017 that Mr. Ramchandra Dagadu Kondekar has granted development rights in respect of the land admeasuring 805.79 square feet i.e. 74.86 square meter from and out of land bearing

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Ref. No. :

Date :

Plot no. 55+56/2, totally admeasuring 7656 Square Feet i.e. 711.25 Square meter, situated at Village - Kothrud, Taluka - Haveli, District - Pune to and in favour of Yash Buildcon (a partnership firm having its Registered office at: Mule Arcade, 1537 Sadashiv Peth, Tilak Road, Pune-411030) through its partner Mr. Baliram Vitthalrao Gund at and for the consideration and on the terms and conditions mentioned therein. The same is registered in the office of Sub-registrar Haveli No. 9 at Serial No. 3180/2017. The said Mr. Ramchandra Dagadu Kondekar has also executed Power of attorney in favour of Yash Buildcon on the same date in furtherance of the aforesaid Development Agreement. The same is registered in the office of Sub-registrar Haveli No. 9 at Serial No. 3181/2017.

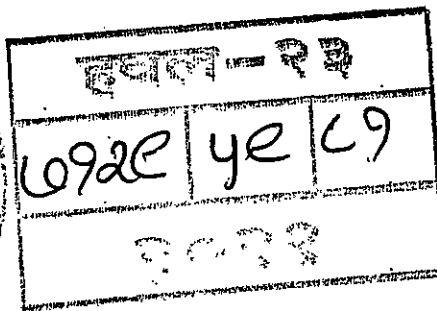
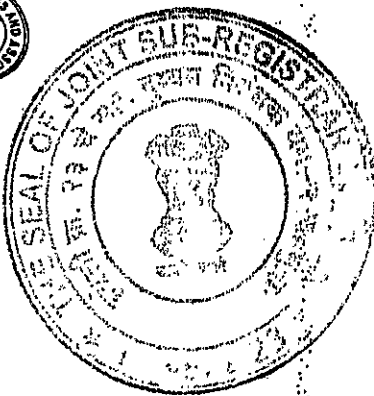
- w. It appears from the Sale Deed, dated 07-06-2018 that M/S Yash Buildcon a Partnership Firm through its partner Mr. Baliram Gund has purchased the land bearing Plot no. 55+56/1, admeasuring 726.26 square meters from Mr. Madhukar Mahadeo Mahajan vide Sale Deed dated 07.06.2018 on the terms and conditions mentioned therein. The same is registered in the office of Sub-Registrar Haveli no. 13, at serial no. 7830/2018.

x. It appears from the photocopy of the Supplementary Development Agreement dated 05-01-2020 executed by Mr. Ramchandra Dagadu Kondekar and others in favour of the aforesaid Developer, that the aforesaid persons have confirmed the Development rights granted to and in favour of the Developer on the terms and conditions mentioned therein. The same is registered in the office of Sub-registrar Haveli No. 23 at Serial No. 373/2020.

y. It appears from the contents of the documents referred herein above that most of the part of the aforesaid Plot nos. 54, 55 and 56 is occupied by various hutments.

z. It appears from the copy of the Commencement Certificate bearing no. SRA/4437/219 dated 14/08/2019 that the concerned authority has sanctioned layout and building plan in respect of the said property.

aa. It appears from the Limited Liability Partnership Agreement dated 21/11/2019 that Mr. Pawan Nemichand Bhandari & four others have converted M/S Yash Buildcon, a partnership firm in to Limited Liability Partnership on the terms and conditions



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Date :

mentioned therein. The same is registered in the office of Sub-registrar Haveli No. 23, at Sr. No. 24143/2019.

It further appears from the Reconstitution of Limited Liability Partnership Agreement dated 28/11/2019 that Mr. Pawan Nemichand Bhandari & Mr. Shekhar Anand Pethe have retired from the aforesaid firm and NBA Pawan Properties L.L.P. has become partner of the aforesaid firm on the terms and conditions mentioned therein. The same is registered in the office of Sub-registrar Haveli No. 23, at Sr. No. 24144/2019.

It further appears from the Confirmation Deed dated 04/12/2019 that parties to the aforesaid Limited Liability Partnership Agreement dated 21/11/2019 & Reconstitution of Limited Liability Partnership Agreement dated 28/11/2019 have confirmed the aforesaid facts on the terms and conditions mentioned therein. The same is registered in the office of Sub-registrar Haveli No. 23, at Sr. No. 24145/2019.

5) SEARCH DETAILS:-

We had appointed Adv. G. S. Khairi to take the search in respect of the said Plot nos. 54, 55 and 56. Accordingly, an application was filed in the office of Sub-Registrar Haveli no. 1 for taking

search for last 30 years in respect of the said Plot nos. 54, 55 and 56. An amount of Rs. 750/- was paid towards the search fees through GRAS payment bearing it GRN No. MH000482462201617E, dated 24-04-2016. Further three applications were filed in the office of Sub-Registrar Haveli no. 1 for taking search for last 04 years in respect of the said Plot nos. 54, 55 and 56. An amount of Rs. 300/- each were paid towards the search fees through GRAS payment bearing it GRN Nos. MH005923037201819E, dated 07-09-2018, MH006003901201920E, dated 05.09.2019, and MH011134048201920E, dated 23-01-2020. As per the instructions, Adv. G. S. Khairi has taken search for the period 1990 to 2020 in respect of the said Plot nos. 54, 55 and 56 through Index II registers maintained by the office of Sub-registrar Haveli Nos. I, II, IV, IX, X, XI, XIII, XX, XXI and XXII and the office of Joint District Registrar, Pune. Adv. G. S. Khairi has issued his Search reports dated 26-04-2016, 07-09-2018, 05-09-2019 and 25-01-2020 in respect to the said Plot nos. 54, 55 and 56. He has not found any entry adverse to the title of Yashempre Developers LLP (Formerly known as Yash Buildcon) through its partners in respect of the Plot nos. 54, 55+56/1, 55+56/3 and the title of the respective owners of the plot no. 55+56/2, which is part of the Said Property.



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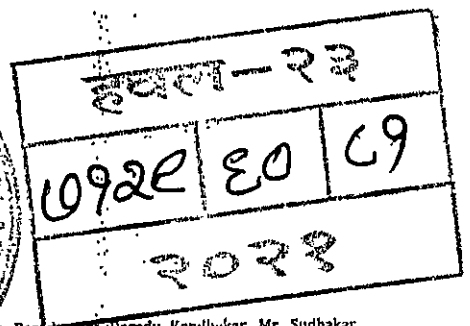
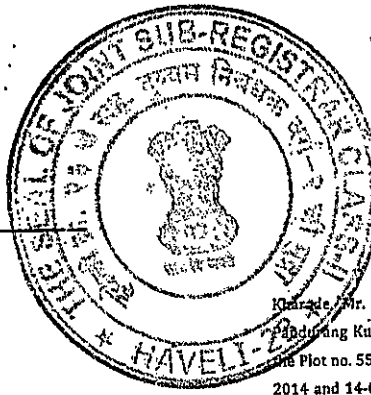
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Adv. Mahendra Pawar has taken search for the period 2020 to 2021 in respect of the said Plot nos. 54, 55 and 56 through Index II registers maintained by the office of Sub-registrar Haveli Nos. I to XXII. Adv. Mahendra Pawar has issued his Search reports dated 02-03-2021 in respect of the said Plot nos. 54, 55 and 56. He has not found any entry adverse to the title of Yashempire Developers LLP (Formerly known as Yash Buildcon) through its partners in respect of the Plot nos. 54, 55+56/1, 55+56/3 and the title of the respective owners of the plot no. 55+56/2, which are collectively called as Said Property, subject to the rights created, in favour of the unit purchasers by the aforesaid partnership firm, the details of the unit purchased by the respective purchaser/s and their registered agreement are given in the Search Report issued by Adv. Mahendra Pawar.

6) PUBLIC NOTICE:-

For the purpose of title verification, we had also issued public notices calling objections if any from public at large in respect of the ownership/title of Mr. Madhukar Kahadeo Mahajan for Plot no. 55+56/1 and the ownership/title of Mr. Dadarao Baburao Jagtap, Mr. Madhukar Ramchandra Thakar, Mr. Audumbar Bapu



Kharade, Mr. Ramchandra Dagadu Kondhekar, Mr. Sudhakar Pandurang Kulkarni and Mr. Vitthal Kisan Tarade in respect of the Plot no. 55+56/2, in daily Prabhat in its issues, dated 03-06-2014 and 14-06-2015 respectively. However, we have received objections from various persons pertaining to the ownership of Mr. Madhukar Mahadeo Mahajan through their Advocate Mr. Parag Gavade. Further we have not issued any public notice in respect of the Plot nos. 54 and plot no 55+56/3.

7) REMARK:-

- We are of the opinion that Yashempire Developers LLP (Formerly known as M/s. Yash Buildcon) a registered partnership firm is the lawful owner of the said Plot no. 54 which is part of the property more particularly described in paragraph 1 herein above and their title to the said plot is clean, clear and marketable, subject to the terms and conditions of the Sale Deed and alleged rights of the occupants/hutment holders thereof as informed.
- We are of the opinion that Yashempire Developers LLP (Formerly known as M/s. Yash Buildcon) a registered partnership firm is the lawful owner of the said Plot no. 55+56/1, admeasuring 7800 square feet which is part of the

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Ref. No. :

Date :

property more particularly described in paragraph 1 herein above and their title to the aforesaid plot is clean, clear and marketable, subject to the terms and conditions of the Sale Deed and alleged rights of the occupants/hutment holders thereof as informed and/or subject to the alleged rights claimed under the objection raised through Adv. Parag Gavade.

- We are of the opinion that 1. Mr. Audumbar Bapu Kharade, 2. Mr. Madhukar Ramchandra Thakar, 3. Mr. Sudhakar Pandurang Kulkarni, 4. Mr. Dadarao Bapurao Jagtap, 5. Mr. Vitthal Kisan Tarade and 6. Mr. Ramchandra Dagadu Kondhekar are the lawful owners to extent of their respective area purchased by them from and out of the said Plot no. 55+56/2, totally admeasuring 7655 square feet i.e. 711.16 Square Meter which is part of the property more particularly described in paragraph 1 herein above and Yashempire Developers LLP (Formerly known as M/s. Yash Buildcon) a registered partnership firm has acquired development rights in respect of the aforesaid Plot no. 55+56/2, admeasuring about 7655 square feet on the terms and conditions mentioned in the respective development agreements executed in their favour. Thus the lawful ownership of the aforesaid persons and development rights of Yashempire

Developers LLP (Formerly known as M/s. Yash Buildcon) is clean, clear and marketable subject to the terms and conditions of the Development Agreements and alleged rights of the occupants/hutment holders thereof as informed.

- We are of the opinion that Yashempire Developers LLP (Formerly known as M/s. Yash Buildcon) is the lawful owner of the Plot no. 55+56/3, totally admeasuring 7400 square feet which is part of the property more particularly described in paragraph 1 herein above. Thus the lawful ownership of the Yashempire Developers LLP (Formerly known as Yash Buildcon) a registered partnership firm is clean, clear and marketable subject to the terms and conditions of the Sale Deed and alleged rights of the occupants/hutment holders thereof as informed.

We have arrived at the aforesaid opinion on the basis of the aforementioned revenue record and the copies of the documents provided for our perusal as mentioned in the list of documents referred herein above.



Advocate

MAHENDRA PAWAR

ADVOCATE
Office no. 1, Grnd Floor, Padmamadha
28 Dhanukar Colony Lane No.2,
Kothrud, Pune-411038

Ref: SRS/Search/Kothrud/21

Date: 02/03/2021

SEARCH REPORT

To,
S.R.S. ADVOCATES AND ASSOCIATES,
1120, Purshottam Apt, B-10,
Model Colony, Pune 411016.

DESCRIPTION OF PROPERTY:

All that piece and parcel of the land Final Plot No. 54+55+56, out of CTS NO.721 located at village Kothrud within the limits of Taluka Haveli, Dist - Pune, and local limits of Pune Municipal Corporation Pune and within the Sub REGISTRARION limits of Sub - Registrar Haveli no. I to XXVII

Hereinafter to be referred as 'Said Property'.

Sir,

I have conducted search as required by you and at your instance in regard to aforesaid property for period of 03 years i.e. for the period 2019 TO 2021 from records maintained at Haveli No. IV and XI and also from the common record of all offices maintained online on official website of IGR. The required fees are deposited in the office of Sub-Registrar Haveli no. 4 bearing vide E-Challan bearing GRN No. MH011906987202021P dated 19/02/2021.

I carried search of bided registers of Index II maintained in the office of Sub-Registrar Haveli No. IV, for the aforesaid period during my search I find entries, transaction in respect to Said Property from the records maintained and updated on official website of Inspector General of Registrar and Stamp. They are mentioned herein below:

Vendor/Transferor: Yash Empire Developers through It Partners Mr. Baliram Vitthalrao Gund and others

Purchaser/ Transferee: Mr. Ashutosh Dole
AT SERIAL NO.: 6162/2020 dated 09/11/2020

11) IN THE OFFICE OF SUB - REGISTRAR HAVELI NO.23

DESCRIPTION: Kshilil Residency, Flat No. B - 701, on 54+55+56

TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through It Partners Mr. Baliram Vitthalrao Gund and others

Purchaser/ Transferee: Mr. Jagdish Atmaram Mule and Mrs. Jagruti Jagdish Mule
AT SERIAL NO.: 19056/2020 dated 18/12/2020.

12) IN THE OFFICE OF SUB - REGISTRAR HAVELI NO.23

DESCRIPTION: Kshilil Residency, Flat No. B - 705, on 54+55+56

TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through It Partners Mr. Baliram Vitthalrao Gund and others

Purchaser/ Transferee: Mr. Ketan Shripad Khurjekar through PoA Mrs. Devarti Ketan Khurjekar
AT SERIAL NO.: 16193/2020 dated 20/11/2020

13) IN THE OFFICE OF SUB - REGISTRAR HAVELI NO.1

DESCRIPTION: Kshilil Residency, Flat No. B - 401, on 54+55+56

TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through It Partners Mr. Baliram Vitthalrao Gund and others

Purchaser/ Transferee: Mr. Dinesh Shaligram Rane and Mrs. Deepal Dinesh Rane
AT SERIAL NO.: 7977/2020 dated 23/12/2020

14) IN THE OFFICE OF SUB - REGISTRAR HAVELI NO.1

DESCRIPTION: Kshilil Residency, Flat No. B - 303, on 54+55+56

TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through It Partners Mr. Baliram Vitthalrao Gund and others

Purchaser/ Transferee: Mrs. Subhadra Sunil Abhyankar and Mr. Sunil Narayan Abhyankar
AT SERIAL NO.: 7807/2020 dated 21/12/2020

1) IN THE OFFICE OF SUB - REGISTRAR HAVELI NO.23

DESCRIPTION: Plot No. 54, of CTS No. 721,

TYPE OF DOCUMENT: Partnership Deed

BETWEEN THE PARTIES:

Partners: Yash Empire Developers (LLP), Mr. Rahul Dhawade, Mr. Pawan Nemichand Bhandari, Mr. Shekar Anand Pethe, Mr. Baliram Vitthalrao Gund, Mr. Shekar Bapusaheb Chindhe

AT SERIAL NO.: 24143/2019 dated 04/12/2019

2) IN THE OFFICE OF SUB - REGISTRAR HAVELI NO.23

DESCRIPTION: Plot No. 54, of CTS No. 721,

TYPE OF DOCUMENT: Partnership Deed

BETWEEN THE PARTIES:

Partners: Yash Empire Developers (LLP), Mr. Rahul Dhawade, Mr. Pawan Nemichand Bhandari, Mr. Shekar Anand Pethe, Mr. Baliram Vitthalrao Gund, Mr. Shekar Bapusaheb Chindhe

AT SERIAL NO.: 24144/2019 dated 04/12/2019

3) IN THE OFFICE OF SUB - REGISTRAR HAVELI NO.23

DESCRIPTION: Plot No. 54, of CTS No. 721,

TYPE OF DOCUMENT: Confirmation Deed

BETWEEN THE PARTIES:

Partners: Yash Empire Developers (LLP), Mr. Rahul Dhawade, Mr. Pawan Nemichand Bhandari, Mr. Shekar Anand Pethe, Mr. Baliram Vitthalrao Gund, Mr. Shekar Bapusaheb Chindhe

AT SERIAL NO.: 24145/2019 dated 04/12/2019

4) IN THE OFFICE OF SUB - REGISTRAR HAVELI NO.1

DESCRIPTION: Kshilil Residency, Shop No. 15, on 54+55+56

TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through It Partners Mr. Baliram Vitthalrao Gund and others

Purchaser/ Transferee: Mr. Deepak Pawar

AT SERIAL NO.: 1122/2020 dated 06/02/2020

5) IN THE OFFICE OF SUB - REGISTRAR HAVELI NO.1

DESCRIPTION: Kshilil Residency, Shop No. 16, on 54+55+56

TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through It Partners Mr. Baliram Vitthalrao Gund and others

Purchaser/ Transferee: Mr. Avinash Pawar

AT SERIAL NO.: 1123/2020 dated 06/02/2020

6) IN THE OFFICE OF SUB - REGISTRAR HAVELI NO.1

DESCRIPTION: Kshilil Residency, Flat No. B - 704, on 54+55+56

TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through It Partners Mr. Baliram Vitthalrao Gund and others

Purchaser/ Transferee: Mr. Amog Soman

AT SERIAL NO.: 7976/2020 dated 23/12/2020

7) IN THE OFFICE OF SUB - REGISTRAR HAVELI NO.1

DESCRIPTION: Kshilil Residency, Flat No. B - 705, on 54+55+56

TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through It Partners Mr. Baliram Vitthalrao Gund and others

Purchaser/ Transferee: Mr. Pritam Dashpande

AT SERIAL NO.: 8193/2020 dated 26/12/2020

8) IN THE OFFICE OF SUB - REGISTRAR HAVELI NO.1

DESCRIPTION: Kshilil Residency, Flat No. B - 201, on 54+55+56

TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through It Partners Mr. Baliram Vitthalrao Gund and others

Purchaser/ Transferee: Mr. Gund Vaidya

AT SERIAL NO.: 8268/2020 dated 28/12/2020

9) IN THE OFFICE OF SUB - REGISTRAR HAVELI NO.1

DESCRIPTION: Kshilil Residency, Flat No. B - 403, on 54+55+56

TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through It Partners Mr. Baliram Vitthalrao Gund and others

Purchaser/ Transferee: Mrs. Amruta Bagalkar

AT SERIAL NO.: 8421/2020 dated 30/12/2020

10) IN THE OFFICE OF SUB - REGISTRAR HAVELI NO.1

DESCRIPTION: Kshilil Residency, Flat No. B - 701, on 54+55+56

TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

15) IN THE OFFICE OF SUB - REGISTRAR HAVELI NO.1

DESCRIPTION: Kshilji Residency, Flat No. B - 602, on 54+55+56
TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through It Partners Mr. Balliram Vitthalrao Gund and others
Purchaser/ Transferee: Mr. Rajeev Vishwanth Abhyankar and Mrs. Suranga Rajeev Abhyankar
AT SERIAL NO.: 7809/2020 dated 21/12/2020

16) IN THE OFFICE OF SUB - REGISTRAR HAVELI NO.1

DESCRIPTION: Kshilji Residency, Flat No. C - 203, on 54+55+56
TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through It Partners Mr. Balliram Vitthalrao Gund and others
Purchaser/ Transferee: Mr. Aditya Avinash Joshi and Mr. Avinash Sudam Joshi
AT SERIAL NO.: 7521/2020 dated 16/12/2020

17) IN THE OFFICE OF SUB - REGISTRAR HAVELI NO.1

DESCRIPTION: Kshilji Residency, Flat No. B - 405, on 54+55+56
TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through It Partners Mr. Balliram Vitthalrao Gund and others
Purchaser/ Transferee: Mr. Ashok Ramchandra Joshi and Mrs. Aruna Ashok Joshi
AT SERIAL NO.: 6762/2020 dated 27/11/2020

18) IN THE OFFICE OF SUB - REGISTRAR HAVELI NO.1

DESCRIPTION: Kshilji Residency, Flat No. B - 605, on 54+55+56
TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through It Partners Mr. Balliram Vitthalrao Gund and others
Purchaser/ Transferee: Mr. Sunil Vasudeo Naphad and Mrs. Sumegha Sunil Naphad
AT SERIAL NO.: 6761/2020 dated 27/11/2020

19) IN THE OFFICE OF SUB - REGISTRAR HAVELI NO.4

DESCRIPTION: Kshilji Residency, Flat No. B - 504, on 54+55+56
TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through It Partners Mr. Balliram Vitthalrao Gund and others
Purchaser/ Transferee: Mr. Ajinkya Dilip Chordiya (HUF) and Mr. Yogesh Shende
AT SERIAL NO.: 2656/2020 dated 09/07/2020

20) IN THE OFFICE OF SUB - REGISTRAR HAVELI NO.1

DESCRIPTION: area measuring 50 Square meters from and out of total area of plot no. 54+55+56
TYPE OF DOCUMENT: Lease deed

BETWEEN THE PARTIES:

Leasor: Yash Empire Developers through It Partners Mr. Balliram Vitthalrao Gund and others
Lessee: MSDEL through Additional Executive Engg. Mr. Bhagwant Krishnarao Savade
AT SERIAL NO.: 1525/2021 dated 13/01/2021

21) IN THE OFFICE OF SUB - REGISTRAR HAVELI NO.1

DESCRIPTION: Kshilji Residency, A wing Shop No. 3, on 54+55+56
TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through It Partners Mr. Balliram Vitthalrao Gund and others
Purchaser/ Transferee: Mr. Manoj Nilkhanthrao Kivale
AT SERIAL NO.: 1827/2021 dated 15/02/2021

22) IN THE OFFICE OF SUB - REGISTRAR HAVELI NO.1

DESCRIPTION: Kshilji Residency, Flat No. B wing 706, on 54+55+56
TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through It Partners Mr. Balliram Vitthalrao Gund and others
Purchaser/ Transferee: Mr. Sonali Sagar Ambasarkar and Mr. Sagar Mohan Ambasarkar
AT SERIAL NO.: 2461/2021 dated 12/03/2021

23) IN THE OFFICE OF SUB - REGISTRAR HAVELI NO.1

DESCRIPTION: Kshilji Residency, Shop No.11, on 54+55+56
TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through It Partners Mr. Balliram Vitthalrao Gund and others
Purchaser/ Transferee: Mrs. Manisha Jayant Prayag and Mr. Jayant Jitendra Prayag and Mr. Gavray Jayant Prayag
AT SERIAL NO.: 524/2021 dated 13/01/2021

24) IN THE OFFICE OF SUB - REGISTRAR HAVELI NO.1

DESCRIPTION: Kshilji Residency, Flat No. B wing 305, on 54+55+56
TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through It Partners Mr. Balliram Vitthalrao Gund and others
Purchaser/ Transferee: Mrs. Jayshree S. Patil and Mr. Prasad S. Patil
AT SERIAL NO.: 1998/2021 dated 18/02/2021

25) IN THE OFFICE OF SUB - REGISTRAR HAVELI NO.23

DESCRIPTION: Kshilji Residency, Flat No. C wing 505, on 54+55+56
TYPE OF DOCUMENT: Supplementary Agreement

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through It Partners Mr. Balliram Vitthalrao Gund and others
Purchaser/ Transferee: Mr. Arvind Chandulala Darji and Mrs. Leela Arvind Darji
AT SERIAL NO.: 2118/2021 dated 27/01/2021

26) IN THE OFFICE OF SUB - REGISTRAR HAVELI NO.23

DESCRIPTION: Kshilji Residency, A wing Shop No. 4, on 54+55+56
TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through It Partners Mr. Balliram Vitthalrao Gund and others
Purchaser/ Transferee: Mr. Kishore Kanojiya and Mrs. Manisha Kanojiya
AT SERIAL NO.: 2119/2021 dated 27/01/2021

28) IN THE OFFICE OF SUB - REGISTRAR HAVELI NO.1

DESCRIPTION: Kshilji Residency, Flat No. B wing 805, on 54+55+56
TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through It Partners Mr. Balliram Vitthalrao Gund and others

Purchaser/ Transferee: Mr. Subhash Digambar Khatri, Mrs. Manini B. Chaudhari (maiden Name Manini Sadanan Khatri)
AT SERIAL NO.: 3849/2021 dated 12/02/2021

29) IN THE OFFICE OF SUB - REGISTRAR HAVELI NO.1

DESCRIPTION: Kshilji Residency, Flat No. B wing 804, on 54+55+56
TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through It Partners Mr. Balliram Vitthalrao Gund and others

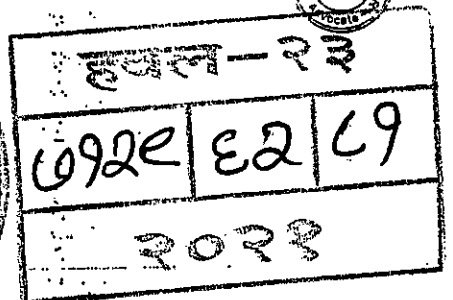
Purchaser/ Transferee: Mr. Subhash Digambar Khatri, Mrs. Manini B. Chaudhari (maiden Name Manini Sadanan Khatri)
AT SERIAL NO.: 3850/2021 dated 12/02/2021

Hence the search,

I had conducted search of Index II register (manual as well computerized) from the aforementioned offices and records available during my search, therefore subject to available and updated records maintained in aforesaid offices, I comment that I did not find any transaction, entry document in respect to the Said property other than those mentioned herein above.

Pune

ADVOCATE



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'
[See rule 6(a)]

हवल-२३		
०१२२	६३	८९
२०२३		

This registration is granted under section 5 of the Act to the following project under project registration number :
P52100023369

Project: **Kshitij Residency, Plot Bearing / CTS / Survey / Final Plot No.: CTS No 721 Final Plot No 54,55,56 at Pune (M Corp.), Pune City, Pune, 411038;**

1. **Yash Buildcon** having its registered office / principal place of business at Tehsil: **Pune City, District: Pune, Pin: 411030.**

2. This registration is granted subject to the following conditions, namely:-

- ♦ The promoter shall enter into an agreement for sale with the allottees;
- ♦ The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- ♦ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- ♦ The Registration shall be valid for a period commencing from **12/12/2019** and ending with **31/10/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- ♦ The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- ♦ That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 12-12-2019 10:50:39

Dated: **12/12/2019**
Place: **Mumbai**

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

1227

9/1468

पावती

Wednesday, March 02, 2016
12:50 PM

Original/Duplicate

नॉदणी क्र. 39म
Regn. 39म

पावती क्र.: 1667

दिनांक: 02/03/2016

गावाचे नाव: कोयंबूर

दस्तावेजाचा अनुक्रमांक: हवेली-1468-2016

दस्तावेजाचा प्रकार: कुममुबत्पारप

सादर करणाऱ्याचे नाव: यश विन्डकॉन सर्व्हे आणियार श्री. शेखर आनंद पेंढे

नॉदणी फी ₹. 100.00

दस्त हाताळणी फी ₹. 460.00

पुण्याची संख्या: 23

एकूण: ₹. 560.00

आपणास मूळ दस्त, येवनेस रिट, सुची-२ अंदाजे
1:09 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-9

बाजार मुल्या: ₹. 0.00/-

मोबदला: ₹. 0/-

भरलेले मुद्रांक शुल्क: ₹. 500/-

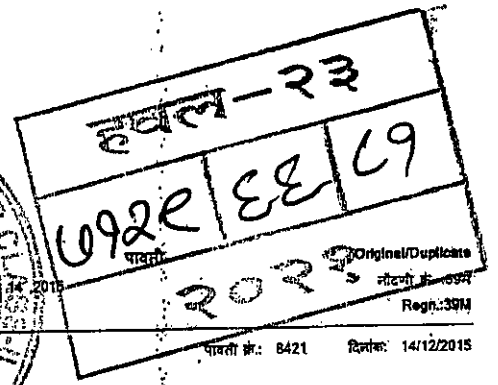
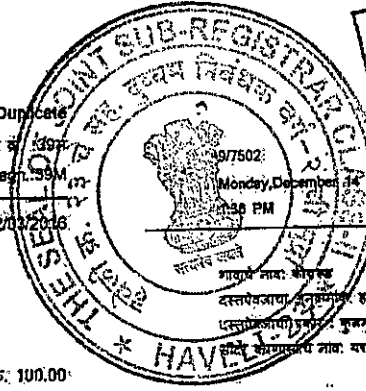
हवेली क्र. ९ पुणे.

1) देयकाचा प्रकार: eChallan रक्कम: ₹. 100/-

डीडी/घनादेशाचे ऑर्डर क्रमांक: MH007489049201516M दिनांक: 02/03/2016

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: ₹. 460/-



9/7502

Monday, December 14, 2015
1:38 PM

Original/Duplicate

नॉदणी क्र. 39म
Regn. 39म

पावती क्र.: 8421

दिनांक: 14/12/2015

गावाचे नाव: कोयंबूर

दस्तावेजाचा अनुक्रमांक: हवेली-7502-2016

दस्तावेजाचा प्रकार: कुममुबत्पारप

सादर करणाऱ्याचे नाव: यश विन्डकॉन आणियार श्री. शेखर आनंद पेंढे

नॉदणी फी ₹. 100.00

दस्त हाताळणी फी ₹. 400.00

पुण्याची संख्या: 20

एकूण: ₹. 500.00

आपणास मूळ दस्त, येवनेस रिट, सुची-२ अंदाजे
1:49 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-9

बाजार मुल्या: ₹. 0.00/-

मोबदला: ₹. 0.00/-

भरलेले मुद्रांक शुल्क: ₹. 500/-

सह दुय्यम निबंधक, (वर्ग-२)
हवेली क्र. ९ पुणे.

1) देयकाचा प्रकार: eChallan रक्कम: ₹. 100/-

डीडी/घनादेशाचे ऑर्डर क्रमांक: MH005573036201516M दिनांक: 14/12/2015

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: ₹. 400/-

9/752

पावती

Tuesday, February 02, 2016
2:09 PM

Original/Duplicate

नॉदणी क्र. 39म
Regn. 39म

पावती क्र.: 865

दिनांक: 02/02/2016

गावाचे नाव: कोयंबूर

दस्तावेजाचा अनुक्रमांक: हवेली-752-2016

दस्तावेजाचा प्रकार: कुममुबत्पारप

सादर करणाऱ्याचे नाव: यश विन्डकॉन सर्व्हे आणियार श्री. शेखर आनंद पेंढे

नॉदणी फी ₹. 100.00

दस्त हाताळणी फी ₹. 540.00

पुण्याची संख्या: 27

एकूण: ₹. 640.00

आपणास मूळ दस्त, येवनेस रिट, सुची-२ अंदाजे
2:30 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-9

बाजार मुल्या: ₹. 0.00/-

मोबदला: ₹. 0/-

भरलेले मुद्रांक शुल्क: ₹. 500/-

सह दुय्यम निबंधक, (वर्ग-२)
हवेली क्र. ९ पुणे.

1) देयकाचा प्रकार: eChallan रक्कम: ₹. 100/-

डीडी/घनादेशाचे ऑर्डर क्रमांक: MH006615381201516M दिनांक: 02/02/2016

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: ₹. 540/-

9/7504

पावती

Monday, December 14, 2015
1:40 PM

Original/Duplicate

नॉदणी क्र. 39म
Regn. 39म

पावती क्र.: 8423

दिनांक: 14/12/2015

गावाचे नाव: कोयंबूर

दस्तावेजाचा अनुक्रमांक: हवेली-7504-2015

दस्तावेजाचा प्रकार: कुममुबत्पारप

सादर करणाऱ्याचे नाव: यश विन्डकॉन आणियार श्री. शेखर आनंद पेंढे

नॉदणी फी ₹. 100.00

दस्त हाताळणी फी ₹. 380.00

पुण्याची संख्या: 19

एकूण: ₹. 480.00

आपणास मूळ दस्त, येवनेस रिट, सुची-२ अंदाजे
1:58 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-9

बाजार मुल्या: ₹. 0.00/-

मोबदला: ₹. 0.00/-

भरलेले मुद्रांक शुल्क: ₹. 500/-

सह दुय्यम निबंधक, (वर्ग-२)
हवेली क्र. ९ पुणे.

1) देयकाचा प्रकार: eChallan रक्कम: ₹. 100/-

डीडी/घनादेशाचे ऑर्डर क्रमांक: MH005573058201516M दिनांक: 14/12/2015

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: ₹. 380/-

7498

पावती

Original/Duplicate

Monday, December 14, 2015
1:03 PMनॉदीणी क्र. 139म
Regn. 39M

पावती क्र.: 8415 दिनांक: 14/12/2015

गवाये नाव: कोयलक

दस्तावेजाचा अनुक्रमांक: 7498-2015

दस्तावेजाचा प्रकार: कुममुवाधारपत्र

सादर करणाऱ्याचे नाव: यश विमलकां भागीदारी संस्थेचे भागीदार श्री बळीराम विठ्ठलराव गुंड

नॉदीणी क्र. ₹. 100.00

दस्त प्रत्यक्षाची की ₹. 400.00

पुस्तकी संख्या: 20

एकूण: ₹. 500.00

आपणस मूळ दस्त, यंत्रणेस मिट.सूची-३ अंतर्गत
1:20 PM हया वेळेस मिळेल.

सह दुय्यम दिनांक, हवेली-९

बाजार मूल्य: ₹.0.00/-

मोबदला: ₹.0.00/-

भरलेले मुदतक शुल्क: ₹. 500/-

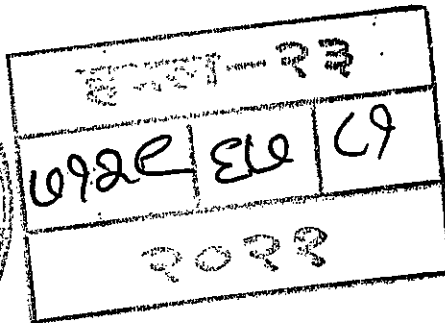
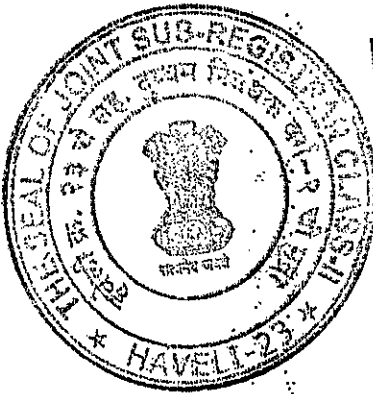
सह: दुय्यम निबंधक, (वर्ग-२)
हवेली क्र.९ पुणे.

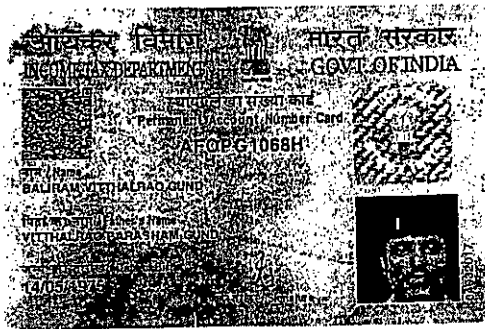
1) देयकाचा प्रकार: e-Challan रकम: ₹.100/-

दस्तावेजाचे ऑर्डर क्रमांक: MH005573015201518E दिनांक: 14/12/2015

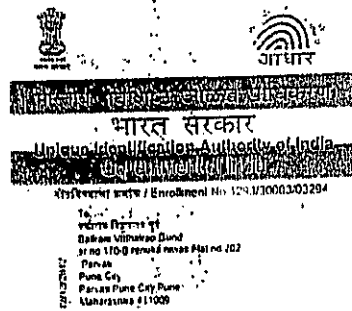
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: ₹. 400/-





Scanned by CamScanner

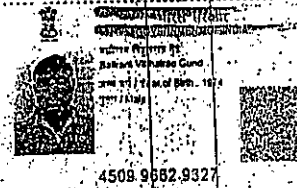


Net: 254 / 224 - 4357037 437638 / P

SH1113431710F

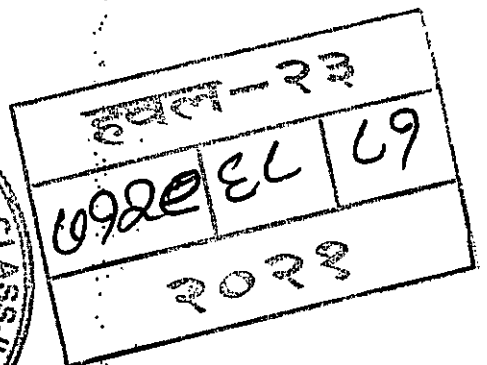
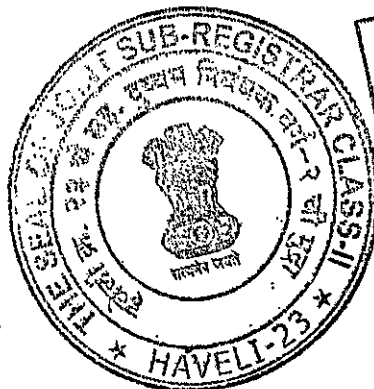
आपका आधार क्रमांक / Your Aadhaar No. :
4509 9662 9327

आधार - सामान्य माणसाचा अधिकार



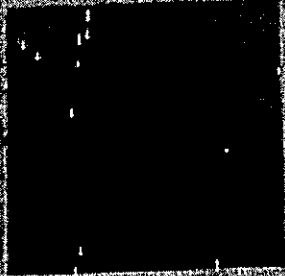
आधार - सामान्य माणसाचा अधिकार

Scanned by CamScanner





मानव संसाधन विकास विभाग

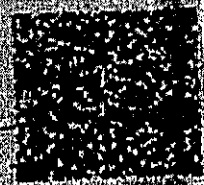


प्रिया अजित पंडित

Priya Ajit Pandit

जन्म तारीख / DOB: 14/03/1983

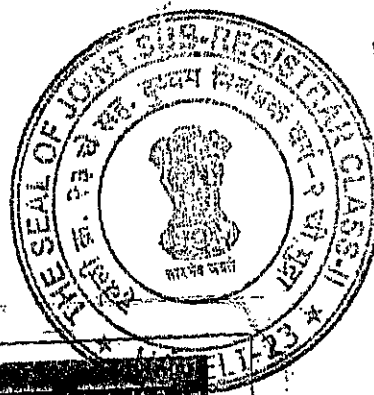
महिला / FEMALE



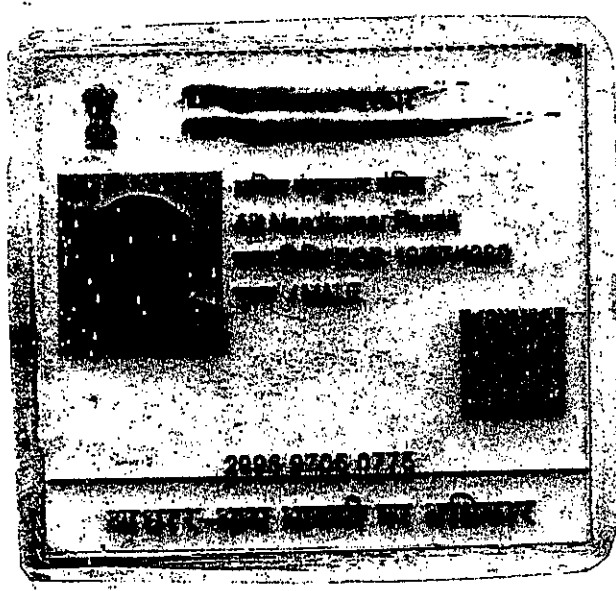
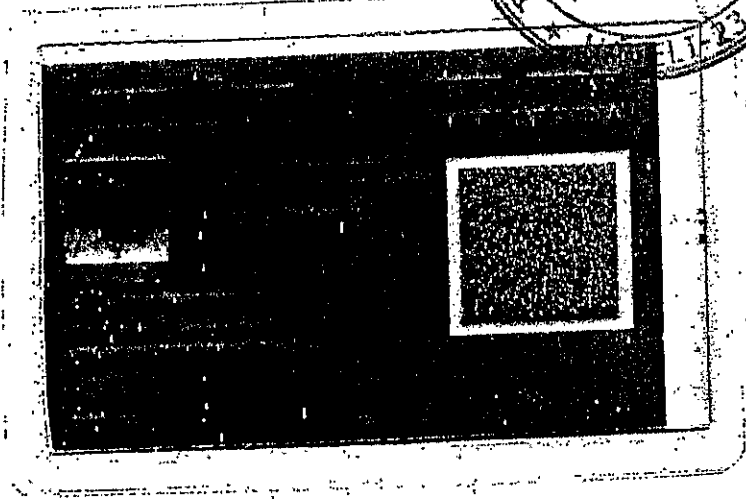
4547 5541 1370

माझे आधार, माझी ओळख

P. A. Pandit

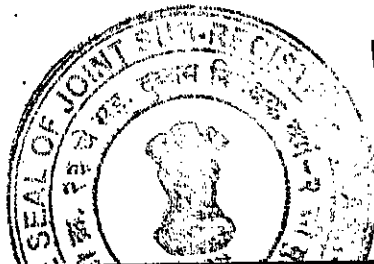


हफ्ता-२३		
७९२६	७९	८९
१०२४		

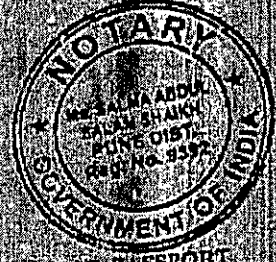


Ho





65A-23
092R 02 L9



ANNEXURE D

STRICTLY CONFIDENTIAL AND NOT TO BE SUBMITTED ALONG WITH APPLICATION FOR PASSPORT BY A WOMAN REQUESTING FOR CHANGE OF NAME AFTER MARRIAGE (JOINT AFFIDAVIT WITH HUSBAND (HUSBAND TO GO ALONG WITH HER HUSBAND))

(To be filled on non-judicial stamp paper of minimum value)

We, the undersigned, do hereby certify that

1. The above named person is a resident of

2. The above named person is a Hindu/Muslim/Christian/Jain/Buddhist/Sikh/etc.

3. The above named person is married to the person named below and they are living together as husband and wife.

4. The above named person is a Hindu/Muslim/Christian/Jain/Buddhist/Sikh/etc. and is of legal age and is of sound mind.

5. The above named person is a Hindu/Muslim/Christian/Jain/Buddhist/Sikh/etc. and is of legal age and is of sound mind.

6. The above named person is a Hindu/Muslim/Christian/Jain/Buddhist/Sikh/etc. and is of legal age and is of sound mind.

7. The above named person is a Hindu/Muslim/Christian/Jain/Buddhist/Sikh/etc. and is of legal age and is of sound mind.

ATTEST
Mrs. SALMA ABOL
Advocate & N
Govt of India



Notes: 1. This affidavit may be sworn before a Magistrate/Notary.

2. The photograph of the couple is to be pasted on the bottom of the back side of the affidavit and affixed to the Magistrate/Notary with his/her signature and rubber stamp (half on the affidavit and half on the back of the affidavit).

3. The affidavit above to be signed by applicants who seek endorsement of name of spouse in passport.

4. The affidavit above cannot be affixed then a single copy of it is attached to it cannot be used.



SHAKSHI DUMBRE
NOTARY GOVT OF INDIA
PUNE

BEFORE ME

18 AUG 2014



P.A. Pandit
Hale

D. H. Chaudhary
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PNR	0502202119547	Receipt Date	06/02/2021
-----	---------------	--------------	------------

Received from Paratip, Mobile number 9238940471, an amount of Rs. 250/- towards Document Handling Charges for the Document to be registered on Document No. 3250 dated 06/02/2021 at the Sub Registrar office Joint S.R.J. level 23 of the District Panaji.

DEFACED
₹ 250
DEFACED

Payment Details	
Bank Name	BARB
Payment Date	06/02/2021
Bank C/N	10004102021020514612
RSP No.	1246491965
Debit No	0502202119547D
Debit Date	06/02/2021

This is computer generated receipt, hence no signature is required.

CHALAN
MTR Form Number

3250-23
3250 2 93
2022

Order No.	0502202119547D	Sub Order No.	0502202119547D	Date	06/02/2021	Page No.	465
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Reportant	Inspector General of Registration	Page Details	
Type of Payment	Registration Fee	TAX ID / TAN (if any)	
Other From	INLA / MOVEMENT REGISTRATION	Post Inland Application	
Location	PUNE	Post Name	Maharashtra & Panaji
Year	2020-2021 On Time	Post Date	
Account Head Details		Post/Book No.	
050048401 Stamp Duty	800.00	Post/Book/Sheet	Stamp Duty
050048401 Registration Fee	100.00	Amount/Sheet	Pune
		Quantity/Sheet	
		Post	4 1 1 1 1
		Amount (if any)	
		Stamp/Postage/Postage New V Stamp	
		Amount in	Rs Hundred Rupee Only
		800.00	
Payment Details	DEBANK BANK	FOR USE BY MICROFINANCE BANK	
Chq/CD No.		Bank/CN	10004102021020514612
Chq/CD Date		Post Date	06/02/2021
Name of Bank	DEBANK BANK	Post/Book/Sheet	Stamp Duty
Name of Branch		Post/Book/Sheet	Stamp Duty
Name of Branch		Post/Book/Sheet	Stamp Duty

THE SEAL OF JOINT SUB REGISTRAR
PANELO-23
2022

3250-23
3250 2 93
2022

DEFACED
₹ 250
DEFACED

CHALAN
MTR Form Number

3250-23
3250 2 93
2022

DEFACED
₹ 250
DEFACED

SPECIAL GENERAL POWER OF ATTORNEY

THIS SPECIAL GENERAL POWER OF ATTORNEY is executed on this 06th day of month of February 2021 (06/02/2021)

BY

1) MR. BALIRAN VITHALRAO GUND
Age 44 years, Occ. Business,
PAN: AFOPG 1093 H
Residing at Flat No. 501, Tirth Scape Apt.
CTS No. R/23, P.P. No. 7/25, Erandwane,
Pune - 411004.

Hereinafter called as the "Executants".

WHEREAS,

- The Executants herein, are authorized signatories and partners of the firm viz. "YASHEMPURE DEVELOPERS LLP" engaged in the business of development and for construction etc. of the Land/Properties, situated at Badakh, Path, "Jai Road Pune - 30.
- As a part of business of the said firm, the Executants requires to sign and execute various agreements and/or indentures of Sale, respect of Plo/ Apartments/ Shop/ Godowns etc. constructed/developed by the said LLP and also to register the same in the concerned registration offices.
- However, due to engagements and other activities of the Executants, it is not possible for the Executants to remain present personally and to present the said agreements and/or indentures of Sale for registration and/or get registered the same, from time to time.
- The Executants therefore, decided to appoint Mr. Mahendra Anand Paranjape, Mr. Mangesh Mahadev Joshi and Mr. Kedar Prakash Kulkarni as their Attorney for performing following acts, deeds and things concerning the registration of agreements. And for indentures, in respect

Now this Power of Attorney Witnessed as Under:

The Executants hereby solemnly, completely and Constitutes (a) MR. MAHENDRA ANAND PARANJAPÉ - age about 42 years, R/o: Subhag Road Pune, Andor (b) MR. KEDAR PRAKASH KULKARNI - Age about 41 years, R/o: Sahasramagar No. 1 Pune Andor (c) MR. MANGESH MAHADEV JOSHI - Age about 42 years, R/o: W/o: Jankinaka, Pune as the attorney for, in the name of, and for behalf of the Executants, to remain, present in the concerned sub-registrar office to present the agreements, indentures, documents, executed by the Executants, in respect of sale of Plo/ Apartments/ Shop/ Godowns etc. constructed/developed by the said LLP, for registration, and to execute get registered such agreements, indentures, documents, do and perform, all ancillary and supplementary things thereto, such as procure, obtain and receive all original documents, certified copies, receipts, Index - II extracts etc. from the concerned sub-registrar offices as the Executants may have done in person.

2) The Executants hereby read and agree to ratify all above acts, deeds and things done or which would be done by the said attorney and further agree that all such acts, deeds and things and always be binding upon the Executants, as if the Executants did the same in person.

In witness whereof the Executants have executed this Power of Attorney on the day and year hereinafter first Written.

EXECUTANTS

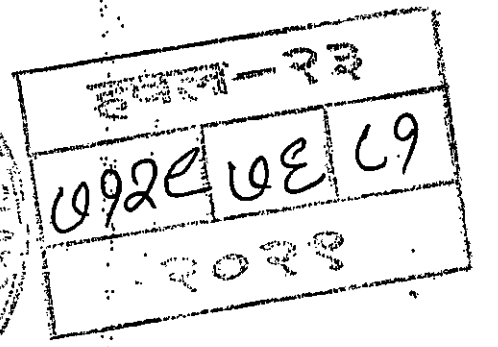
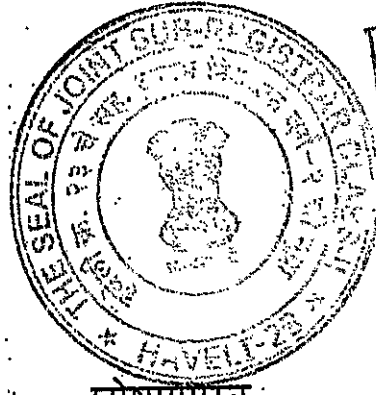
NAME	Signature	Photograph	Thumb Impression
Mr. Baliran Vithalrao Gund			

Through their Power of Attorney holder

NAME	Signature	Photograph	Thumb Impression
Mr. Kedar Prakash Kulkarni			







घोषणापत्र

मी ~~श्री धर्माश्रम~~ याद्वारे घोषित करतो की, दुय्यम निबंधक ~~हवेली~~

~~हवेली~~ यांचे कार्यालयात ~~हवेली~~ या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात

आला आहे. श्री ~~मोहम्मद खान~~ व इ. यांनी दि. ~~28/10/2029~~ रोजी मला

दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत

करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र

रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले

नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही. सदरचे

कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.

सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये

शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक 28/10/2029

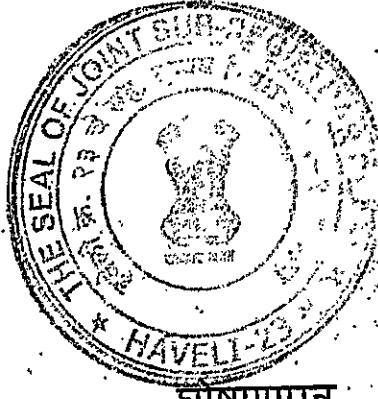
कुलमुखत्यारपत्रधारकाचे नाव
व सही

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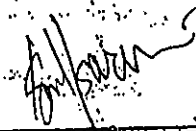


हवेली-२३		
७९२९	७७	८९
२०१९		

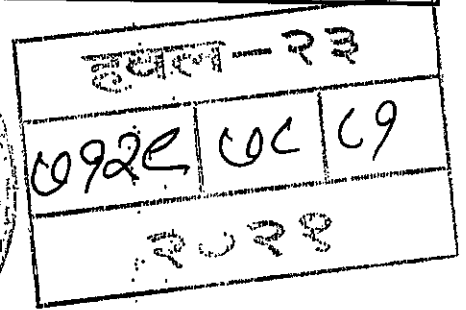
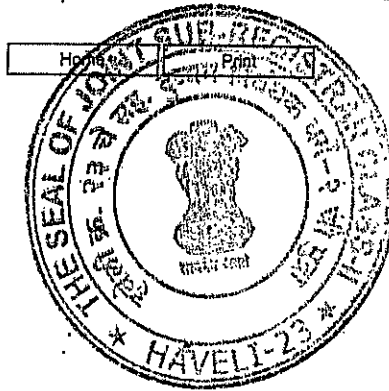
घोषणापत्र

मी कुशाव कुलकर्णी याद्वारे घोषित करतो की, दुय्यम निबंधक हवेली
कृ.२३ यांचे कार्यालयात कुशावनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात
आला आहे. श्री वसुधाम भुंड व इ. यांनी दि. ६/०३/२०१९ रोजी मला
दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत
करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र
रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले
नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही. सदरचे
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.
सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, १९०८ चे कलम ८२ अन्वये
शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक २४/०३/२०१९


कुलमुखत्यारपत्रधारकाचे नाव
व सही

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202103247816			24 March 2021, 02:54:52 PM हवल23	
मूल्यांकनाचे वर्ष	2020				
निलदा	पुणे				
मूल्य विभाग	तालुका : हवेली विभागाचे नाव : (वि.क्र.21) कोयंबड (पुणे महानगरपालिका)				
उप मूल्य विभाग	21/363-पोस्ट रोडवरील मातमता				
क्षेत्राचे नाव	Pune Municipal Corporation	सर्व्हे नंबर / न. भू. क्रमांक :	सि.टी.एस. नंबर/721		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
	40400	108050	135880	191500	0
बांधीव क्षेत्राची माहिती	मोबमापनाचे एकक ची. मीटर				
बांधकाम क्षेत्र (Built Up)-	42.306 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वर्ष -	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.108050/-
उद्वाहन सुविधा -	आहे	मजला -	1st To 4th Floor	कार्टेट क्षेत्र-	38.46 चौ. मीटर
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा-यानुसार मिळकतीचा प्रति ची. मीटर मूल्यदर $= (\text{वार्षिक मूल्यदर} * \text{घसा-यानुसार टक्केवारी}) * \text{मजला विस्तर घट/वाढ}$ $= (108050 * (100 / 100)) * 100 / 100.$ $= \text{Rs.108050/-}$					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र $= 108050 * 42.306$ $= \text{Rs.4571163.3/-}$				
F) लगतच्या मजलीचे/खुली बाटळी क्षेत्र	5.29 चौ. मीटर				
लगतच्या मजलीचे/खुली बाटळी मूल्य	$= 5.29 * (108050 * 40/100)$ $= \text{Rs.228633.8/-}$				
Applicable Rules	= 3, 18, 19, 14				
एकत्रित अंतिम मूल्य	$= \text{मुख्य मिळकतीचे मूल्य} + \text{तळपराचे मूल्य} + \text{वेगवेगळे मजला क्षेत्र मूल्य} + \text{लगतच्या मजलीचे मूल्य (खुली बाटळी)} + \text{वरील मजलीचे मूल्य} + \text{मंदिर वगैरे तळपराचे मूल्य} + \text{खुल्या जमिनीवरील बांधन तळपराचे मूल्य} + \text{इगारती भोंवतीच्या खुल्या जागेचे मूल्य} + \text{मंदिर बाटळी}$ $= A + B + C + D + E + F + G + H + I$ $= 4571163.3 + 0 + 0 + 0 + 0 + 228633.8 + 0 + 0 + 0$ $= \text{Rs.4799797.1/-}$				



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12. 12. 1954

3. 2. 1944

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10-11-68

1990

1. 17. 11

Page 1 of 2

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14499

524/7129

बुधवार, 24 मार्च 2021 3:44 म.नं.

दस्त गोषवारा भाग-1

हवल23

दस्त क्रमांक: 7129/2021

दस्त क्रमांक: हवल23 /7129/2021

बाजार मूल्य: रु. 47,99,797/-

मोबदला: रु. 50,67,603/-

भरलेले मुद्रांक शुल्क: रु.2,03,000/-

दु. नि. सह. दु. नि. हवल23 यांचे कार्यालयांत

पावती:7699

पावती दिनांक: 24/03/2021

अ. क्र. 7129 वर दि.24-03-2021

सादरकरणाचे नाव: कु. प्रिया दिनकर पाटकर (लग्नापूर्वीचे नाव)
सौ. प्रिया अजित पंडित (लग्नानंतरचे नाव) --

रोजी 3:26 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1660.00

पृष्ठांची संख्या: 83

एकुण: 31660.00

दस्त हजर करणाऱ्याची सही:

Jt. Sub Registrar Haveli 23

Jt. Sub Registrar Haveli 23

दस्ताचा प्रकार: करारनामा

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

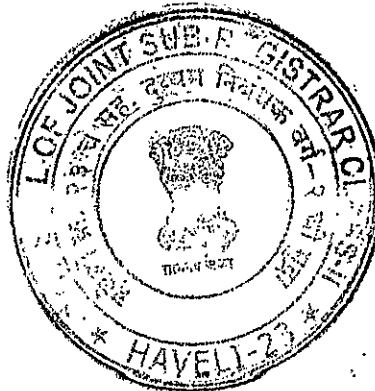
शिक्षा क्र. 1 24 / 03 / 2021 03 : 26 : 52 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 24 / 03 / 2021 03 : 33 : 26 PM ची वेळ: (फी)

प्रतिज्ञापत्र

आम्ही लिहून देणार व लिहून घेणार
सत्य प्रतिज्ञेवर लिहून देतो की सदर दस्तास
जोडलेली पुरक कागदपत्रे ही अस्सल व खरी
असून ती खोटी व बनावट आढळून आल्यास
नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये
होणाऱ्या कार्यवाहीत आम्ही जबाबदार राहू.P.A. Pandit
लिहून घेणार

लिहून देणार



4444

[illegible]

1. The first part of the document is a list of names and addresses, which are written in a cursive script. The names are: *John Smith, James Brown, William Jones, Robert Taylor, Thomas Wilson, Charles Davis, Henry Miller, George Clark, Benjamin Franklin, and Daniel Webster.* The addresses are: *123 Main Street, New York, NY; 456 Elm Street, Boston, MA; 789 Oak Street, Philadelphia, PA; 101 Pine Street, Washington, DC; 202 Cedar Street, Baltimore, MD; 303 Birch Street, San Francisco, CA; 404 Spruce Street, Portland, ME; 505 Fir Street, Seattle, WA; 606 Redwood Street, San Jose, CA; 707 Cypress Street, Los Angeles, CA; 808 Sycamore Street, Chicago, IL; 909 Walnut Street, St. Louis, MO; 1010 Chestnut Street, Cincinnati, OH; 1111 Hickory Street, Louisville, KY; 1212 Maple Street, New Orleans, LA; 1313 Poplar Street, Memphis, TN; 1414 Ash Street, Nashville, TN; 1515 Juniper Street, Kansas City, MO; 1616 Cedar Street, Omaha, NE; 1717 Birch Street, Denver, CO; 1818 Spruce Street, Salt Lake City, UT; 1919 Fir Street, Sacramento, CA; 2020 Redwood Street, San Diego, CA; 2121 Cypress Street, San Antonio, TX; 2222 Sycamore Street, Austin, TX; 2323 Walnut Street, Fort Worth, TX; 2424 Chestnut Street, Dallas, TX; 2525 Hickory Street, Houston, TX; 2626 Maple Street, Phoenix, AZ; 2727 Poplar Street, Tucson, AZ; 2828 Ash Street, Albuquerque, NM; 2929 Juniper Street, Santa Fe, NM; 3030 Cedar Street, Las Vegas, NV; 3131 Birch Street, Reno, NV; 3232 Spruce Street, Carson City, NV; 3333 Fir Street, Salt Lake City, UT; 3434 Redwood Street, Boise, ID; 3535 Cypress Street, Butte, MT; 3636 Sycamore Street, Helena, MT; 3737 Walnut Street, Great Falls, MT; 3838 Chestnut Street, Billings, MT; 3939 Hickory Street, Missoula, MT; 4040 Maple Street, Kalispell, MT; 4141 Poplar Street, Glacier House, MT; 4242 Ash Street, Glacier Park, MT; 4343 Juniper Street, Glacier House, MT; 4444 Cedar Street, Glacier House, MT; 4545 Birch Street, Glacier House, MT; 4646 Spruce Street, Glacier House, MT; 4747 Fir Street, Glacier House, MT; 4848 Redwood Street, Glacier House, MT; 4949 Cypress Street, Glacier House, MT; 5050 Sycamore Street, Glacier House, MT; 5151 Walnut Street, Glacier House, MT; 5252 Chestnut Street, Glacier House, MT; 5353 Hickory Street, Glacier House, MT; 5454 Maple Street, Glacier House, MT; 5555 Poplar Street, Glacier House, MT; 5656 Ash Street, Glacier House, MT; 5757 Juniper Street, Glacier House, MT; 5858 Cedar Street, Glacier House, MT; 5959 Birch Street, Glacier House, MT; 6060 Spruce Street, Glacier House, MT; 6161 Fir Street, Glacier House, MT; 6262 Redwood Street, Glacier House, MT; 6363 Cypress Street, Glacier House, MT; 6464 Sycamore Street, Glacier House, MT; 6565 Walnut Street, Glacier House, MT; 6666 Chestnut Street, Glacier House, MT; 6767 Hickory Street, Glacier House, MT; 6868 Maple Street, Glacier House, MT; 6969 Poplar Street, Glacier House, MT; 7070 Ash Street, Glacier House, MT; 7171 Juniper Street, Glacier House, MT; 7272 Cedar Street, Glacier House, MT; 7373 Birch Street, Glacier House, MT; 7474 Spruce Street, Glacier House, MT; 7575 Fir Street, Glacier House, MT; 7676 Redwood Street, Glacier House, MT; 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1-1-1979

MR. PRATT: Yes, 1533 (CJ) 48288 is the correct one.

המחבר מודה כי אין זה נכון להניח כי כל המדינות החדשות הן כאלו שהיו קודם לכן חלק מהאימפריה הבריטית, וכן הוא מודה כי אין זה נכון להניח כי כל המדינות החדשות הן כאלו שהיו קודם לכן חלק מהאימפריה הבריטית.

॥ पृष्ठ १०८ ॥

1. THE STATE OF TEXAS, ss. I, CLARENCE M. DAVIS, Clerk of the said State, do hereby certify that the within and foregoing is a true and correct copy of the original of the same as the same appears from the records of the said Secretary of State.

Σελ: 47

19. 30. 2017

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दस्त क्रमांक :हवल23/7129/2021

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:यशम्पायर डेव्हलपर्स एलएलपी (पूर्वीचे नाव-यश बिल्डकॉन) तर्फे भागीदार बळीराम विठ्ठलराव गुंड तर्फे क.ज.चे कु. मु. म्हणून केदार कुलकर्णी - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 1537, सदाशिव पेठ, पुणे, रोड नं: -, महाराष्ट्र, PUNE. पॅन नंबर:AABFY4645G	लिहून देणार वय :-41 स्वाक्षरी:-		
2	नाव:मान्यता देणार - औदुंबर बापू खराडे, मधुकर रामचंद्र ठक्कर, सुधाकर पांडुरंग कुलकर्णी, दादाराव बापूराव जगताप, विठ्ठल किसन तरडे, रामचंद्र दगडू कोंडेकर यांचे तर्फे कु.मु. धारक म्हणून यशम्पायर डेव्हलपर्स एलएलपी (पूर्वीचे नाव-यश बिल्डकॉन) तर्फे भागीदार बळीराम विठ्ठलराव गुंड तर्फे क.ज.चे कु. मु. म्हणून केदार कुलकर्णी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 1537, सदाशिव पेठ, पुणे, रोड नं: -, महाराष्ट्र, PUNE. पॅन नंबर:AABFY4645G	लिहून देणार वय :-41 स्वाक्षरी:-		
3	नाव:कु. प्रिया दिनकर पाटकर (लग्नापूर्वीचे नाव) सी. प्रिया अजित पंडित (लग्नानंतरचे नाव) -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: परमेश्वरी अमर सोसायटी 44/2 एरंडवणे पुणे, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:ASNPP3752D	लिहून घेणार वय :-38 स्वाक्षरी:-		
4	नाव:अजित नंदकुमार पंडित -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: परमेश्वरी अमर सोसायटी 44/2 एरंडवणे पुणे, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:ALUPP0507C	लिहून घेणार वय :-41 स्वाक्षरी:-		

वरील दस्तावेज करून देणार तथाकथित करारनामा वा दस्तावेज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:24 / 03 / 2021 03 : 47 : 19 PM

ओळख:-

सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तावेज करून देणा-याना व्यक्तीस ओळखतात. याच्याची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अॅड. शेखर आर. चव्हाण -- वय:32 पत्ता:नारायण पेठ, पुणे पिन कोड:411030		

शिक्का क्र.4 ची वेळ:24 / 03 / 2021 03 : 47 : 51 PM

Jt. Sub Registrar, Haveli 23

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Priya Dinkar Patkar alias Priya A Pandit	eChallan	2303202127424	MH013790267202021E	203000.00	SD	0006483587202021	24/03/2021
2		DHC	2303202127424	2303202127424	1660	RF	2303202127424D	24/03/2021
3	Priya Dinkar Patkar alias Priya A Pandit	eChallan		MH013790267202021E	30000	RF	0006483587202021	24/03/2021

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

