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Page

8/12680

पावती

Original/Duplicate

Wednesday, December

31,2014

11:27 AM

नौंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 13319

दिनांक: 31/12/2014

गाआचे नाव: खराडी (पुणे महापालिकेमध्ये समाविष्ट)

दस्तऐवजाचा अनुक्रमांकः हवल8-12680-2014

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नावः समीर देविदास कापडिगा

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1180.00

पृष्ठांची संख्याः 59

एकुण:

₹. 31180.00

आपणा**स मूळ दस्त .धंबनेल प्रिंट,सूची-२ व सीडी अंदाजे 11:39 AM** हया वेळेस मिळेल.

सह द्य्यम निबंधक, हवेली-8

बाजार **मुल्य: रु.4883500** /-

भरलेले मुद्रांक शुल्क :

₹. 328400/-

मोबदला: रु.5472100/-

. दुरयम निबधक वग - व

हवेली क्र. - ८

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004842414201415E दिनांक: 31/12/2014

बँकेचे नाव व पत्ताः

2) देयकाचा प्रकार: By Cash रक्कम: रु 1180/-

स्ची क्र.2

2

दुरयम निबंधक : सह दु नि हक्क

3

दस्त क्रमांक : 12680/2014

नोटणी .

Regn 63m

# गावाचे नाव: 1) खराडी (प्णे महापालिकेमध्ये समाविष्ट)

(1)विलेखाचा प्रकार

करारनामा

(2)मोबदला

02/01/2015

5472100

(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)

4883500



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

1) पालिकेचे नाव:पुणे म.न.पा.इतर वर्णन :, इतर माहिती: गांव मौजे खराडी ता.हवेली,जि.पुणे येथील स.नं.53/23/1(पार्ट),53/23/4(पार्ट),53/23/5 (पार्ट),53/23/6(पार्ट),54/4/1(पार्ट),54/4/2(पार्ट),54/7(पार्ट),या मिळकतीवर बांधण्यात येत असलेल्या 'सिटी व्हिस्टा' या प्रोजेक्ट मधील 'ए' इमारतीमधील,'तिस-या' मजल्यावरील ऑफीस नं.03 यासी क्षेत्र 588.22 चौ.फुट म्हणजेच 51.86 चौ.मी.कारपेट + एक कार पार्कींग स्पेस सह हि मिळकत. ( ( Survey Number : 53 ; ) )

(5) क्षेत्रफळ

1) 62.24 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.
- (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ना
- 1): नाव:-कोलते पाटील रिअल इस्टेट प्रा. लिमिटेड तर्फ अधिकृत सही करणार व मा. देणार गुलाब गोपाळा पठारे, व इतर तर्फे कु.मु. नेल्सन मिस्क्वीथ तर्फे क.ज.कु.मु .लक्ष्मण नामदेव टेकाडे वय:-44; पत्ता:-प्लॉट नं: 201, माळा नं: दुसरा, इमारतीचे नाव: सिटी पॉइंट, ब्लॉक नं: -, रोड नं: ढोले पाटील रोड पुणे, महाराष्ट्र, पुणे. पिन कोड:-411001 पॅन नं:-AACCK9285A
- 1): नाव:-समीर देविदास कापिडया वय:-39; पत्ता:-प्लॉट नं: ए/104, माळा नं: -, इमारतीचे नाव: शिव सागर को-ऑप हाउसिंग सोसायटी, ब्लॉक नं: प्लॉट नं.36, चर्कोप, सेक्टर 1, मुंबई, कांदिवली, वेस्ट, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AFNPK1012L
- 2): नाव:-हेतल समीर कापडिया वय:-36; पत्ता:-प्लॉट नं: ए/104, माळा नं: -, इमारतीचे नाव शिव सागर को-ऑप हाउसिंग सोसायटी, ब्लॉक नं: प्लॉट नं 36, चर्कोप, सेक्टर 1, मुंबई, कांद्रिवली, वेस्ट, रॉड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AKTPK4137D

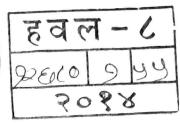
(9) दस्तऐबज करून दिल्याचा दिनांक

29/12/2014









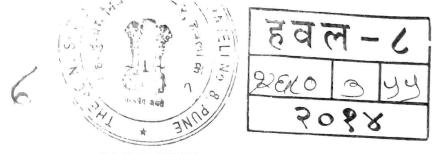
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Department Inspector Ger	neral Of	Registration				P	ayer D	etails	3				
Type of Payment Non-Judicial (	Custom	er-Direct Pay	ment	TAX ID (If Ar	ıy)								
Sale of Non J	ludicial S	Stamps IGR	Rest of Maha	PAN No. (If A	Appliacabl	le)	AFNI	PK10	12L				
Office Name HVL8_HAVE	LI 8 JOI	NT SUB REG	GISTRAR	Full Name			SAM	EER	KAPA	DIYA	A		
Location PUNE													
Year 2014-2015 One T	Flat/Block No.			CITY VISTA OFFICE NO. A/03 ON 3RD									
Account Head Details			Amount In Rs.	Premises/Building				FLOOR					
0030046401 Sale of NonJudicial Stamp			328400.00	Road/Street				51.86					
				Area/Localit	y		PUN	E					
				Town/City/District									
				PIN			4	1	1	ú	1	4	
•				Remarks (If Any)  PAN2=AACCK9285A-PN=KOLTE PATIL REAL									
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					ES	STATE P	RIVAT	ELIN	MITE	DCA	=547	2100	
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				Amount In Three Lakh Twenty Eight Thousand Four Hundred Rupe						Rupe			
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Name of Branch				Scroll No. ,	Date	Not	Verific	ed wit	h Scr	oll			
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Mobile No.: Not Available

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## **AGREEMENT**

This "Agreement" is made and executed at Pune

on this 29th day of DEC 2014.

#### BETWEEN

#### KOLTE-PATIL REAL ESTATE PVT. LTD. (PAN NO. AACCK9285A)

A private limited company incorporated under Companies Act of 1956 having it's Registered Office at 'City Point', 2nd floor, Dhole Patil Road, Pune 411001.

#### Through its Authorized Signatory:

MR. NELSON MISQUITH AND/OR MR. VASANT GAIKWAD

Adult, Occupation: Business

(Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the said Company, it's successor in title, it's receiver, official liquidator or the Company in which the said Company may be merged or amalgamated)

..... hereinafter called as "OWNER/DEVELOPER"

#### AND

1. MR. SAMEER DEVIDAS KAPADIA

(PAN NO. AFNPK1012L)

AGE: 39 YEARS.

OCCUPATION: BUSINESS

E-Mail ID: ds marketing2000(a)yahoo.com

MOBILE NO: 9819956441

2. MRS. HETAL SAMEER KAPADIA

(PAN NO. AKTPK4137L)

AGE: 36 YEARS.

(

OCCUPATION: BUSINESS

MOBILE NO: 9920156445

BOTH RESIDING AT: A/104, SHIV SAGAR, CO-OP. HSG. SOCIETY, PLOT NO. 36, CHARKOP SECTOR I, MUMBAI, KANDIVALI WEST 400067.

(Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his/her/their legal heirs executors, administrators and permitted assigns.)

..... Hereinafter called "the PURCHASER(S)"

#### AND

1. SHRI. GULAB GOPALA PATHARE

Age: Adult, Occupation: Business & Agriculturist

2. SHRI. SADASHIV GOPALA PATHARE

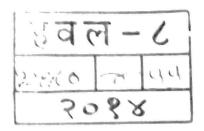
Age: Adult, Occupation: Business & Agriculturist

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#### 3. SMT. CHABUTAI GOPALA PATHARI

Age Adult Occupation Business & Agricultarior

through their duly Constituted & Substituted Power of Attorney Holders

## MR. NELSON MISQUITH AND OR MR. VASANT GAIKWAD

Adult, Occupation Business

(Which expression shall unless at be recognized to the context of meaning thereof shall mean and include their legal hour, executors, administrators and lasse; its)

## heremafter called as "CONSENTING PARTY"

WHEREAS the Owner Developer is sole and absolute owner of the property bearing S. Nos. 53.1.1, 53.1.2, 53.1.3, 53.1.4, 53.2.4.1, 53.2.4.4, 53.2.4.5, 53.2.4.6, 54.1.1, 54.1.3, 54.2.1, 54.4.1, 54.4.2, 54.4.3, 54.4.4, 54.5B, 54.6, & 54.7 collectively admeasuring about 1.16.129 Sq Mtrs. lying, being and situated at Mouze Kharadi, Tai. Haveli, Dist. Pune within the limits of Pune Municipal Corporation and which is more particularly described in the Schedule "A" written hereunder, which it has purchased vide various Sale Deeds from its respective erstwhile Owners;

AND WHEREAS the property bearing 8. Nos. 53.1.2, 53.2A.4 & 54.4.1 collectively admeasuring about 13,800 sq. mtrs. belongs to Mr. Gulab Gopal Pathare and others, who have entrusted development rights to the Owner Developer through. Chirag Land Promoters Pvt. Ltd. vide registered Development Agreement and General Power of Attorney and which property is also more particularly described in the Schedule 'A' written hereunder,

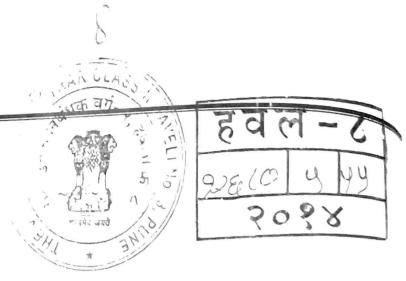
AND WHEREAS Owner Developer has amalgamated aforesaid lands, which are described in the Schedule written hereunder and has got approved layout from Pune Municipal Corporation vide its DPO-1652 10 31 dated 24.8.2010;

AND WHEREAS the Owner/Developer applied to the Competent Authority and got the permission for conversion of use of the part of said Property into non-agricultural use vide N.A.Order bearing No: PMH NA/SR 718 2009 dtd: 06/01/2010 issued by Collector Pune and the same was revised vide Order bearing No: PMH NA/SR/1141/2010 dtd: 15/12/2011.

AND WHEREAS the Owner/Developer prepared lay-out and building plan in respect of part of the Schedule A property and the same is described in schedule B hereunder and got the same approved from Pune Municipal Corporation which was revised from time to time now being revised by the Owner/Developer on 22/06/2012 vide Commencement Certificate bearing No: CC/0996/12. The plans have been further revised vide Commencement Certificate bearing No.CC 1197/13 dated 11/07/2013.

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The Owner/Developer is promoting a residential \* Commercial scheme on the part of Schedule \*B\* property under the project name "CITY VISTA".

AND WHEREAS the Owner/Developer has entered into a standard agreement with an Architect registered with Council of Architects and such agreement is as per the Agreement prescribed by the Council of Architects, as also and the Owner/Developer has appointed Structural Engineers for preparation of structural designs and drawings of the building s and the Owner/Developer accepts the professional supervision of the Architect and the Structural Engineer till completion of buildings,

AND WHEREAS a copy of the Certificate of Title in respect of the said land issued by UDK & ASSOCIATES is annexed hereto and marked as Annexure "A".

AND WHEREAS a copy of the 7/12 extracts issued by the Talathi Office depicting the nature of title of the Owner/Developer to the larger lands described in the Schedule "A" written hereunder is annexed hereto and marked as Annexure "B".

At Present the said Office No. 03 is a part of a big office no. (03 & 03A) totally admeasuring approx. 1360.78 sq. ft. as per plan Sanctioned on 11.07.2013. However the Owner Developer has divided the said office into TWO parts of various sizes and the developer shall get approval to the revised plans in entering into the present agreement

AND WHEREAS the Purchaser(s) being desirous of purchasing Office No. 03 on the THIRD floor in the Building No. A admeasuring 558.22 sq. ft. (i.e. 51.86 sq. mtrs.) of carpet area, together with exclusive right to use ONE car parking space which property is more particularly described in the Schedule "C" written hereunder and shown on the plan annexed hereto by red colour boundary line togetherwith amenities and facilities as mentioned in the annexture annexed hereto, offered lump sum consideration of RS. 54,72,100/- (RUPEES FIFTY FOUR LAKHS SEVENTY TWO THOUSAND ONE HUNDRED only) and the Owner/Developer agreed to sell to the Purchaser(s), the said property which is more particularly described in the Schedule "C" written hereunder for the said consideration.

AND WHEREAS Owner / Developer has made clear to the Purchaser's that the plans for the entire building has been put up for revision and internal positioning of rooms of unit are likely to be changed and the same is accepted and acknowledged by the Purchaser and has given written consent for the same by this Agreement itself and those changes after getting approval to the sanction/revision plan will be incorporated and modified either in the final Transfer Deed i.e. Deed of Apartment or by way of correction deed as may be mutually agreed.

Office The Parket

50 PM - C

AND WHEREAS the Purchaser(s), before entering into this Agreement with Owner/Developer, has inspected all the title deeds, documents in respect of Schedule "A" property and has/have got satisfied with the title of the owners as well as rights of the Owner/Developer and thereafter is/are entering into this Agreement with the Owner/Developer herein, on the terms and conditions appearing herein under. AND WHEREAS the Purchaser/s has/have demanded from the Owner/Developer and the Owner/Developer has given inspection to the Purchaser/s of all the documents relating to the land and the layout plan, building plan/s, commencement certificate, designs and specifications prepared by the Architect and all other documents as are specified under the Maharashtra Ownership of Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (Maharashtra Act No.XLV of 1963) as amended from time to time (herein referred to as "the said act") and the Maharashtra Ownership of Flats Rules, 1964 (hereinafter referred to as the said "Rules") and the Owner/Developer has furnished to the Purchaser/s copies of such of the documents as are mentioned in Rules of the above referred said Act as demanded by the Purchaser/s. The Purchaser/s has/have seen the building plan's in respect to the said building/s as at present envisaged and approved by the Pune Municipal Corporation. The Purchaser/s hereby confirms that the Owner Developer has produced for inspection of the Purchaser/s all the information and documents and have made full and true disclosure as demanded by the Purchaser/s and the Purchaser/s is are satisfied with the same and has/have no further or other information nor disclosure to be required from the Owner/Developer.

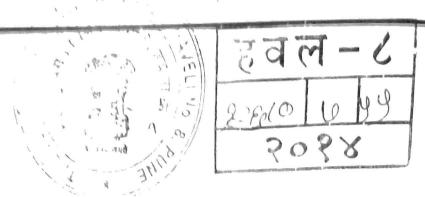
# NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Owner/Developer shall construct the said building/s on the part of the said land described in schedule "B" written hereunder in accordance with the plans designs, specifications approved by the concerned local authority and which have been seen and approved by the Purchaser(s) with only such variations and modifications as the Owner/Developer may consider necessary or as may be required by the concerned local authority / the Government to be made in them or any of them.

Provided that the Owner/Developer shall have to obtain prior consent in writing from the Purchaser(s) in respect of such variations or modifications which may adversely affect the Showroom/Shop/Office of the Purchaser(s) and Purchaser(s) shall not unreasonably withhold such consent. The Owner/Developer need not obtain such consent from the Purchaser(s) if such variations, modifications etc are required to be made due to instructions/suggastions given

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by Municipal Authority due to peculiar site condition or building rules and bye-laws, but Owner Developer shall inform those changes to the Purchaser(s).

The Purchaser(s) hereby agrees to purchase from the Owner/Developer and the Owner Developer hereby agrees to sell to the Purchaser(s) one Office No. 03 on the THIRD floor in the Building No. A admeasuring 558.22 sq. ft. (i.e. 51.86 sq.mtrs.) of carpet area, together with exclusive right to use ONE car parking space with the amenities mentioned in the list annexed herewith in the project known as "CITY VISTA" (hereinafter referred to as "the Shop-Office") for the price of RS. 54,72,100/- (RUPEES FIFTY FOUR LAKHS SEVENTY TWO THOUSAND ONE HUNDRED only) including proportionate price of the common areas and facilities/limited common areas and facilities which are more particularly described in the Annexure "C" hereunder written. The Purchaser's hereby agree/s to pay to the Developer/Promoter an amount of purchase price of RS. 54,72,100/- (RUPEES FIFTY FOUR LAKHS SEVENTY TWO THOUSAND ONE HUNDRED only) in the following manner:-

## MODE OF PAYMENT

A) Rs 9,64,247/- paid on or before execution of this presents

AMOUNT	CHEQUE NO	CHEQUE DATE	BANK		
96,425/-	000037	16.04.2014	HDFC BANK		
96,425/-	000026	16.04.2014	HDFC BANK		
1,92,849/-	000071	26.06.2014	BANK OF BARODA		
1,92,849/-	000104	29.07.2014	HDFC BANK		
1,92,849/-	000061	29.07.2014	HDFC BANK		
96,425/-	RTGS	22.09.2014	HDFC BANK		
96,425/-	000070	26.09.2014	HDFC BANK		

(The receipt where-of the Promoter hereby admit and acknowledge)

- B) Rs. 12,24,593/- on or before 25<sup>TH</sup> January 2015.
- C) Rs. 5,47,210/- on or before commencement of 1st Slab.
- D) Rs. 5,47,210/- on or before commencement of 3rd Slab.
- E) Rs. 5,47,210/- on or before commencement of 5th Slab.
- F) Rs. 5,47,210/- on or before commencement of 6th Slab.
- G) Rs. 5,47,210/- on or before commencement of 7th Slab.
- H) Rs. 2.73,605/- on or before commencement of Brick Work.
- I) Rs. 2,73,605/- on or before Possession.

Rs. 54,72,100/-

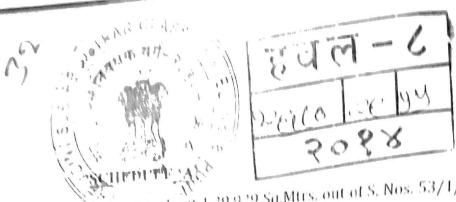
**Total Consideration** 

The above cost includes the MSEDCL charges/ legal/ club membership.

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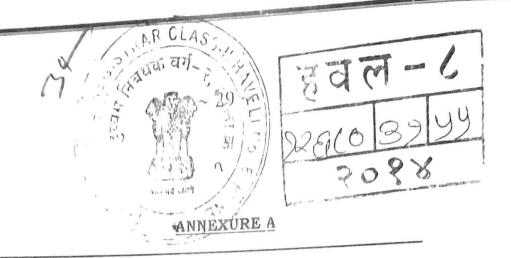
All that piece and parcel of Property admedsuring about 1.29.929 Sq.Mtrs. out of S. Nos. 53/1/1, 53/1/2, 53/1/3, 53/1/4, 53/2A/1, 53/2A/4, 53/2A/5, 53/2A/6, 54/1/1, 54/1/3, 54/2/1, 54/4/1, 54/4/2, 54/4/3, 54/4/4, 54/5B, 54/6, & 54/7 lying, being and situated at Mouze Kharadi, Tal. Haveli, Dist. Pune within Pune Municipal Corporation Limits, Pune, together with right to use, enjoy Easement Right and all other appurtenances thereto and also together with right to use and enjoy all present and future benefits of the said land in any form/kind such as FSI, TDR etc., together with all easement rights and appurtenance thereto.

#### SCHEDULE 'B'

All that piece and parcel of the property admeasuring 24,357 Sq. Mtrs. out of Schedule A property bearing Sr. No. 53/2A/1 (Part), 53/2A/4 (Part), 53/2A/5 (Part), 53/2A/6 (Part), 54/4/1(Part),54/4/2 (Part) & 54/7(Part) lying, being and situated, at Mouze Kharadi, Tal. Haveli, Dist. Pune within Pune Municipal Corporation Limits, Pune.

### SCHEDULE 'C'

All that piece and parcel of premises i.e. Office No. 03 on the THIRD floor in the Building No. A admeasuring 558.22 sq. ft. (i.e. 51.86 sq.mtrs.) of carpet area, together with exclusive right to use ONE car parking space in the project known as "CITY VISTA", which is to be constructed on the part of property described in the Schedule "B" written hereinabove and which is shown on the plan annexed hereto by red colour boundary line and also together with right to use and enjoy common amenities of the said building as decided and declared by the Owner/Developer.



UDK Associates
UDAY KULKARNI
B.Com. LL.B.
Advocate & Notary (Pune Dist.)

'City Point', Office No. 309, 3<sup>rd</sup> floor, Dhole Patil Road, Pune: 411 001 Tel: 26<sup>1</sup>65374 Telefax: 26169375

E mail: udkassociates@gmail.com

#### CERTIFICATE

This is to certify that I have carried out title investigation of the property bearing S. Nos. 53/1/1, 53/1/3, 53/1/4, 53/2A/7, 53/2A/5, 53/2A/6, 53/2A/1, 54/1/3, 54/1/1, 54/4/2, 54/4/3, 54/4/4, 54/6, 54/5B, 54/7, 54/2/1 collectively admeasuring about 1,16,129 sq mtrs., lying, being and situated at Mouze Kharadi, Tal. Haveli, Dist. Pune within the limits of Pune Municipal Corporation is owned and possessed by Kolte Patil Real Estate Pvt. Ltd. and S. Nos. 53/1/2, 53/2A/4 & 54/4/1 collectively admeasuring about 13,800 sq. mtrs. belongs to Mr. Gulab Gopal Pathare and others who have entrusted development rights to Kolte Patil Real Estate Pvt. Ltd. The said Owner/Developer is developing the said land and constructing buildings thereon on the basis of Sale Deeds, Development Agreements and General Power of Attorneys, which are legal, valid and subsisting. Despite this fact, the said property is subjudice and subject matter R.C.S. Nos. 1315/2008, 600/2010 & 1084/11 and S.C.S. No. 852/2012 which are pending for final hearing and disposal. There is no substance or tenability in the said suits, as the parties to the suits have already transferred their right, title and interest and have executed Sale Deeds in favour of the Developer.

Subject to what is stated above, the Owner, Developer Kolte Patil Real Estate Pvt. Ltd. and the owner of small portion - Mr. Gulab Pathare and others possess good, clean and clear title to the said property, which is transferable and reasonably free from encumbrances.

Pune

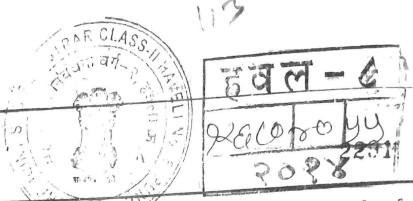
Date: 14/10/2013

sd/-

For UDK & Associates UDAY KULKARNI Advocate and Notary

Que al ?

Recodice,



ANOO

वांधकाम विकास विभाग पूर्ण महानगरपालिका. शिवाजीनगर, गा - ४११००५.

(वापुढील पत्रत्यवहार खालील क्रमांक व दिनांक वाच्या उन्नेखासह करावा) √च्या वा इमार्ग्नाच्या कायदेशीर मालकी हक्षांचे सदम नक्षात न चेना अर्जवायस है संमनीपत्र

बांधकाम चालू करण्याकरिता वाखला (संमती नकाशासह)

कमेन्समेन्ट सार्टिफिकेट

सदस्या **बांधकान चानु करण्याचा क्रखंला आणि बांधकामांचे सं**मतीपत्र महागष्ट्र नगर रचना अधिनियम, सन ३९६६ चे क्रक्य ४४/४५/५८/६९ यांतील **आणि म**हाराष्ट्र म्युनिसिपल कॉर्पो**रान ॲक्ट वै क**लम २५३ व २५४ यांतील तम्तुर्रीप्रमाणे खालील अटींवर देण्यान येन आहे.

KRD/0018/10

Proposal Type: Resi+Comm

Case Type : : : Revised

क्रमांक ।

CC/1197/13

दिनांक :

11/7/2013

Project Type,: Layout of Building + Proposed Building

श्री./बीमती MILIND KOLTE & RAJESH PATIL ब्दारा ला.स.श्री, 'SWAPNEEL J. DESHPANDE (CA/2005/35074) यांस राहणार पुणे पैठ 95/5 PRABHAR ROAD ERANDAVANA PUNE महाराष्ट्र नगर रखना अधिनियम, शतु १९६६ चे कलमे ४४/४५/५८/६९ व मुंबई प्रांतिक महानगरपालिका अधिनियम, सन १९४९ चे कलमे २५३/२५४ प्रमाणे पुणे महानगरपाहि केच्या सींगेनील पेठ Kharad) घरांक सर्व्हे नं.

53M 1,53/1/2,53M/3,53M/4,53/2A/1,53/2A/5,53/2A/6,53/2A/4,54/1/1,54/1/3,54/2A/1(P),54/4/1,54/4/2 सि.सं.न - हिस्सा नं. - फायनल प्लॉट क्र. - प्लॉट क्र. - (-) (सोसायटी) बेथे विकास करण्यासाठी आपृष्ण महानगरपालिकेकडे दिवाक 16/4/2013 गेंवी प्रस्ताव दाखल केना आपृ

सदर प्रस्तावातील दर्शविण्यात आलेली **दर्शनी क्षेतरे/म्मा प्रमाण रे**षा प्रथमचे क्षेत्र पूर्ण म.न पा.च्या सुचनेनुसार शविष्यात मार्वजनिक रस्त्वाचा भाग गराणार आहे. कोणत्याही नीवन इमरतीया अववा वादीव, दुसस्य इमरतीया वांपर अथवा वापगमाठी परवानगी वा नावा हा कोणत्याही व्यक्तिद्वार पूर्ण म.च.पा.चे भोगवटापव प्राप झाल्याभिवाय करण्यान येक नये.

मदर संमर्तापदार्थो / दिकाम **बस्तानगाँची मूदत (काम सुरू झा**लेले नसल्याम) संमर्ताणवाचे विशेष्टानासूत् १ वर्षोची सहीछ. सोवताचा संसती नकाशा ह्या

संमतीपत्रकादा अविभाज्य भाग समजागत वादा.

सहर संप्रतीपन्न हे पुदत संपल्यानंतर प्रत्येक सूर्वी नृतिनीकण वहूँची आवश्यक आहे आरं प्रानीकरण सन्नगतीत वेळा कला येईन. नहीं न झाल्यास महासह प्रादेशिक आणि नगरासका आधिनियम १९६६ में कर्नम ४४ ऑबर्ध नवीन अर्ज करून संगती घ्याचा सम्पेक एमें आए.टी.पी. कलम ४८ अन्वयं संपतीपत्राची

मत्त्रचे संमतीयत्र हे पूढील अठींचा भेरी भारतामें दूर केववान पाः। राजीक.

(अ) वायेवरील विकसन वांश्रकाम है मेन्द्रे पेक्काप्रमणि कार्सिनेत्वा 'गंगत केवंग्या वांपरानुसार होत नस्त्विस अववा सदर ठिकाणी अचिकृत बांधकानः अर्माधकृत वापरचान् असल्यासः अटीसाः पूरा समज्ञायानः येईल

(आ) सदर वांचकाम ग्रन्तावातील संबंधीर्तिक मुन केलेस्या अर्टाचे अधार होत असस्याम/झाले असम्यास की महित्यों, ने वातजेत्या विजवाचे उद्योगन झाले असल्यास. पूर्ण म.न.पा.ने <del>घारलेल्या निर्वधान्त्रे उल्लंघ</del>न झाल असल्यास चटीला घंग झण्या अले **समे** समझल्यास चेईन.

 अर्जवागर्न सदस्वी परवानमी ही गर कृत्य करूम पुणे म.न.पा. थे दिशाभूल करून प्राप्त केलेली आहे असे निदशनाम आल्याम अदीवा मेंन झाळा आहे असे समाजप्यात येईक, विकास नियंत्रण नियमायकी नियम क्र. ६.१०. महाराष्ट्र म्यूनिरियन कर्षियान अंबट करूम २५८ अन्ययं सदस्यी परवानगी दिशामुख

(ई) अर्जवार आणि जो इसम हा स्वतः किंवा त्याच्या द्वारे मानकी हकाचा वाचा कम्पन नागर प्रांटशिक आणि नगरस्वना अधिनियम १९६६ चे कसम ४२ व ४५ अन्वये असल्लया तम्बुदीचे उत्तर्यन करून जमीन विकसन अथवा शोधकाम करत असल्याचे निदर्शनास आस्वास. सदाची परवानगी विशासुङ

काल घंण्यात आली आहे असे यमजण्यात येईल.

सबर वम्होपत्राबतेत्व समत असलल्या अदी व सूधना या केवळ अर्जदागम नव्हे नर भविष्यानीत अर्जदाशचे मर्च वालीवारस, मुखल्यासमस्त. व्यवस्थापक, प्रशासक, वास्त्रदार आणि प्रत्येक इसम जो अर्जदाराच्यादाग मारुटी हवा निध्य कोल त्या सर्वांत कायमप्रकर्णा येथनकारक गहील.

काम मुक्त करण्यापूर्वी छून. ए. ऑस्टर दाखुल करणार.

अकृपिक दाराम्म (एन. ए. ऑर्डर), यू.प्ल.ग्री. अवेश. महाराष्ट्र प्रदृष्ण निवासक मंडळ. औद्योगिक संवनांक्य, कामगार विमा आयुक्त वांधे आदेशातील अर्ज

वर्ताल पंचनीप्रमाणं काम काताला महाराष्ट्र म्युनिसियल कॉर्पिशन ॲक्ट. महागण् णवेर्गणक व नगरम्यना अधिविदाम १९६६ अगर त्याहा अनुसलन केवेले नियम **बं बोटनियम वांद्रा भंद होत आहे अहं पुग्ने म**.न.पा.चे निदर्शनास आल्यास सकचे संपतीषत्र रह करण्याचा <mark>अधिकार पुग</mark>े म.न.पा.स गहीनः ातो कांका चेता असंह तर कांमास आरोह करण्यापूर्वी महाचारमाज्ञिकडं तसे कळवून न्यदीकाण काहन व्याचे.



कारण के उसाउरमरील स्तर्व करी व