

Customer Educational loan

① Palak Sameer Kapadia - 9004032001

② Sameer Kapadia - 9819956441

↓  
Any requirement please call to him.

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Shaikh Furkan - 9867434516

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For legal and valuation.

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Shella (Ajay) and.

8/12680

पावती

Original/Duplicate

Wednesday, December

31, 2014

नोंदणी क्र. : 39M

11:27 AM

Regn.: 39M

पावती क्र.: 13319

दिनांक: 31/12/2014

गावाचे नाव: खराडी (पुणे महापालिकेमध्ये समाविष्ट)

दस्तऐवजाचा अनुक्रमांक: हवल8-12680-2014

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: समीर देविदास कापडिंगा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1180.00

पृष्ठांची संख्या: 59

एकूण:

रु. 31180.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 11:39 AM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-८

बाजार मुल्य: रु.4883500 /-

मोबदला: रु.5472100/-

भरलेले मुद्रांक शुल्क :

१. दुय्यम निबंधक वग = ३

रु. 328400/-

हवेली क्र. - ८

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

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

बँकेचे नाव व पत्ता:

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



02/01/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली  
8

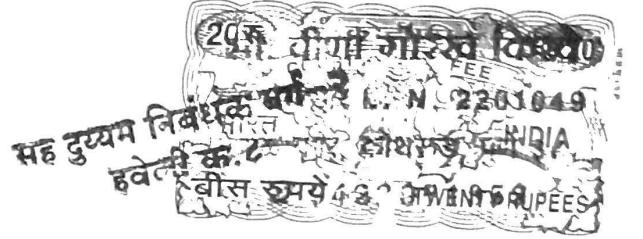
दस्त क्रमांक : 12680/2014

नोटणी

Regn 63m

गावाचे नाव : 1) खराडी (पुणे महापालिकेमध्ये समाविष्ट)

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5472100
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार 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.53/2अ/1(पार्ट), 53/2अ/4(पार्ट), 53/2अ/5(पार्ट), 53/2अ/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 पार्किंग 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.

1): नाव:-कोलते पाटील रिअल इस्टेट प्रा. लिमिटेड तर्फे अधिकृत सही करणार व मा. देणार गुलाब गोपाळा पठारे, व इतर तर्फे कु.मु. नेल्सन मिस्कीथ तर्फे क.ज.कु.मु. लक्ष्मण नामदेव टेंकाडे वय:-44; पत्ता:-प्लॉट नं: 201, माळा नं: दुसरा, इमारतीचे नाव: सिटी पॉइंट, ब्लॉक नं: -, रोड नं: ठोले पाटील रोड पुणे, महाराष्ट्र, पुणे. पिन कोड:-411001 पॅन नं:-AACCK9285A

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

1): नाव:-समीर देविदास कापडिया 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, कांदिवली, वेस्ट, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AKTPK4137D

(9) दस्तऐवज करून दिल्याचा दिनांक

29/12/2014



हवल-८  
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२०१४

GRN	MH004842308201415E	BARCODE	Date		29/12/2014-19 34 55	Form ID	25 2	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Non-Judicial Customer-Direct Payment			TAX ID (If Any)				
	Sale of Non Judicial Stamps IGR Rest of Maha			PAN No. (If Applicable)	AFNPK1012L			
Office Name	HVL8_HAVELI 8 JOINT SUB REGISTRAR			Full Name	SAMEER KAPADIYA			
Location	PUNE			Flat/Block No.	CITY VISTA OFFICE NO. A/03 ON 3RD			
Year	2014-2015 One Time			Premises/Building	FLOOR			
Account Head Details		Amount In Rs.	Road/Street	51.86				
0030046401	Sale of NonJudicial Stamp		328400.00	Area/Locality	PUNE			
			Town/City/District					
			PIN	4	1	1	0 1 4	
			Remarks (If Any)	PAN2=AACCK9285A-PN=KOLTE PATIL REAL ESTATE PRIVATE LIMITED-CA=5472100				
Total		328400.00	Amount In Words	Three Lakh Twenty Eight Thousand Four Hundred Rupees Only				
Payment Details			STATE BANK OF INDIA					FOR USE IN RECEIVING BANK
Cheque-DD Details			Bank CIN	REF No.	00040572014122996174	CK57993793		
Cheque/DD No			Date	29/12/2014-19:35:38				
Name of Bank			Bank-Branch	STATE BANK OF INDIA				
Name of Branch			Scroll No. , Date	Not Verified with Scroll				

Mobile No. : Not Available

*Spandh*

*Kapadia*

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हवल - ८		
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## AGREEMENT

This "Agreement" is made and executed at Pune

on this 29<sup>th</sup> 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@yahoo.com](mailto:ds_marketing2000@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

*[Handwritten signature]*

*[Handwritten signature]*



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20/05	7	44
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3. SMT. CHABU TALGOPAL PATHARE

Age Adult, Occupation Business & Agriculture

through their duly Constituted & Substituted Power of Attorney Holders

MR. NELSON MISQUITTI 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 their legal heirs, executors, administrators and assigns)

hereinafter 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 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 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 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 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 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,

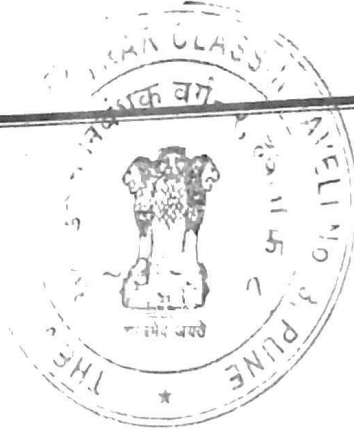
AND WHEREAS Owner/Developer has amalgamated aforesaid lands, which are described in the Schedule written hereunder and has got approved layout from Pune Municipal Corporation vide its DPO-1652/10/31 dated 24.8.2010;

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.

*S. G. Pathare*

*H. K. Pathare*



हवल - ८		
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२०१४		

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 buildings 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 due course of time and as per the said proposed revised plan, with this knowledge the parties are 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 annexure 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.

*[Handwritten signature]*

*[Handwritten signature]*







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हवल - ८		
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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).

- 2 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.

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**Rs. 54,72,100/- Total Consideration**

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

*Shripada*  
*Shripada*



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2018		

All that piece and parcel of Property admeasuring about 1,29,929 Sq.Mtrs. out of S. Nos. 53/1/L, 53/1/2, 53/1/3, 53/1/4, 53/2A/1, 53/2A/4, 53/2A/5, 53/2A/6, 54/1/L, 54/1/3, 54/2/L, 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.

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