

453

KHARGHAR 11673

LOS No. :	Loan A/C. No.
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COLL No. :	
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CIF No. : 1 91149498849	CIF No. : 2
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Applicant 1 : GAURAV SHINDE

Co - Applicant 2. :

Contact (Resident)

Mobile 1. 7276885225	Mobile 2
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Loan Amount : 55,00,000/-	Tenure :
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Interest Rate :	EMI :
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Loan Type : Home Loan NRI	
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Vehicle Cost :

Cessai ID :

Car Model :

Car No. :

Car Dealer : TSP - choudhary Nal - Choudhary Vasanthkumar
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SSL Coordinator :

Branch Contact Person : Rajkumar

RV/BV :

Post inspection :

Mr Mrs Ms Dr. Other Gender M F *Transgender
 Date of Birth 13-08-2006
 Married Unmarried Other Name of Spouse _____
 No. of Children _____ Name of Father CHANDRAKANT R. SHINDE
 Name VARSHA SHINDE Category SC ST OBC General
 NOIAN Residential Status Resident NRI/PIO Religion HINDU
 Photo Identification (ID) : Type _____
 Photo ID Valid Upto _____
 Driving Licence Valid Upto _____
 Passport No R9577357 Passport Valid Upto 19-02-2028
 Qualifying Year _____



SS: Staying at the present address for the past _____ Years and _____ Months. Type of Residence Owned Rented Allotted by employer Other
 Present No. or Name CECILIENSTR 17B 12683 BERLIN ROOM NO. 03
 Present Area/Location APT NO 03
 MOB - +49 1514 5896969
 BERLIN District BERLIN Pin Code 12683
 Country GERMANY
 +49 1514 5896869 Mobile (Primary) _____ Mobile (Secondary) 7276885225
 gshinde6028@gmail.com

SS: Is permanent address same as present address? Yes No (To be filled if permanent address is different from present address)
 No. or Name FLAT NO 216 RAJDHANI COMPLEX
 Area/Location PUNE SATARA ROAD NR SHANKA MAHARAJ MATHA
 DHANKAWADI PUNE CITY
 PUNE District PUNE Pin Code 411043
 MAHARASHTRA Country INDIA
 Telephone (Landline 2) _____

Office / Business Address
 DEMOUP CLIPLISTER GMBH
 10997 BERLIN CUVRYSTR 1
 BERLIN District _____ Pin Code 10997
 Country GERMANY
 Fax _____ Mobile (Secondary) _____
 lucas@demoup-cliplister.com

ECS (Electronic Clearing System) PDCs (Post Dated Cheques) SI (Standing Instruction) Others
 Less than 1 year 1 - 3 years More than 3 years
 Names of two referees who are not related to you:
 Name: _____ Address: _____

Subject: RiNn Raksha Policy

I have been explained SBI Life RiNnRaksha.

am willing/unwilling to take the policy.

Gaurav

Signature)

Name of the Customer: Gaurav - C. Shinde

Number: 7276885225

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

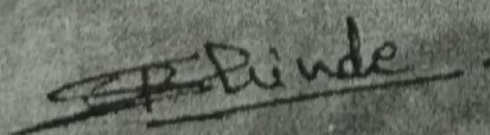
CHANDRAKANT SHINDE

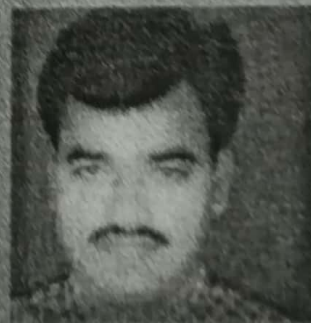
RAJARAM KONDIBA SHINDE

31/10/1975

Permanent Account Number

BAMPS3135F


Signature



07062005

POA holder KYC

भारत सरकार
Government of India



चंद्रकांत राजाराम शिंदे
Chandrakant Rajaram Shinde
जन्म तारीख/DOB: 31/10/1975
पुरुष/ MALE

Issue Date: 23/02/2021

4753 2723 3910

VID : 9168 7873 4658 4649

माझे आधार, माझी ओळख

525 9180

पावती

Original/Duplicate

Thursday, April 27, 2023

नोंदणी क्र.: 39म

11:04 AM

Regn.: 39M

पावती क्र.: 9687 दिनांक: 27/04/2023

गावाचे नाव: किवळे (०माळवाडी)

दस्तावेजाचा अनुक्रमांक: हवल24-9180-2023

दस्तावेजाचा प्रकार: अॅग्रीमेंट टू सेल

मादार कार्यालयचे नाव: श्री. गौरव चंद्रकांत शिंदे तर्फे कु.सु. धारक म्हणून श्री. चंद्रकांत राजाराम शिंदे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1400.00

पुण्याची मंजुरी: 70

एकूण:

रु. 31400.00

आपणाम मूळ दस्त ,धंदनेल प्रिंट,मूनी-२ अंदाजे

11:23 AM ह्या वेळेस मिळेल.

वाजार मूल्य: रु.5168618.395 /-

मोवदला रु.5767933/-

भगवले मुद्रांक शुल्क: रु. 403800/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001245114202324E दिनांक: 27/04/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC न्हम: रु.1400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2604202316926 दिनांक: 27/04/2023

बँकेचे नाव व पत्ता:

JSR HAWALI 21
सर. कुसुम निबंदणी (वर्ग-२)
हवेली क्र. २४, पुणे.

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सूची क्र.2

दस्तावेज क्रमांक : 9180/2023

दिनांक : 27/04/2023

पान संख्या :

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भाषाचे नाव : किवळे (मालवाडी)

अधीनस्थ द्र. मेल

5767933

5168618.395

1) पानिनेले नाव: गिंपरी-विंचवड म.न.पा. इतर वर्णन : इतर माहिती: गाव गात्रे किवळे येथील मळ नं. 80/8 पेक्षा 00 हे. 92 आर क्षेत्रावर बांधून असलेल्या मद्गुरु म्हापायल या प्रोजेक्ट वरती गी विंग मधील वेगळ्या मालक्यावरील प्लॉट नं. 1302 यांशी क्षेत्र 58.46 चौ. मी. कारभार, इन्वॉल्व्ह्ड थायलंडी क्षेत्र 11.75 चौ. मी. कारभार, इंग्लंड क्षेत्र 11.67 चौ. मी., प्लॉटच्या मुख्य दरवाजा समोरील पंगिज क्षेत्र 1.84 चौ. मी. व एक कळई कार पार्किंग (रंग क्र. P52100025665 दि. 30.06.2023) ((Survey Number : 80/8 ;))

1) 58.46 चौ. मी. टार

1): नाव:- जमिन मालक जनार्दन गहादू नरग व इतर नॉक कु. मु. म्हणून व स्वतःकरीता मद्गुरु डेव्हलपर्स अँड व्हिन्डर्स नॉक भागीदार श्री. नितीन बाळागाडे व देशमुख स्वतःकरीता व भागीदार श्री. सतिश मुदाम जगदाळे व श्री. विनायक मुभाष भोगले यांचे तर्फे क.ज.कु. मु. म्हणून वय:-45; पत्ता:- प्लॉट नं:-, माला नं:-, इमारतीचे नाव:-, र्वॉक नं:-, रोड नं:- ग.नं. 80/8, कोतवाळनगर, किवळे, पुणे, महाराष्ट्र, पुणे. पिन कोड:-412101 पॅन नं:-ADQFS7706J

1): नाव:- श्री. गीरव चंद्रकांत शिंदे नॉक कु.मु. धारक म्हणून श्री. चंद्रकांत राजाराम शिंदे वय:-48; पत्ता:- प्लॉट नं:-, माला नं:-, इमारतीचे नाव:-, र्वॉक नं:-, रोड नं:- कदमवाक येथील, पुणे, महाराष्ट्र, पुणे. पिन कोड:-412201 पॅन नं:-KOTPS4236D

27/04/2023

27/04/2023

9180/2023

403800

30000

पार्श्व:-

सूची क्र.2

दुय्यम निबंधक : मद्र. यु.नि.द.वे.नी 24

यम क्रमांक : 9180/2023

संख्या :

Regn:63m

गायारे नाव : किवळे (माळवाडी)

असीमेंट टू गेन

5767933

5168618,395

1) पालिनेले नाव: गिंगरी-चिंचवड म.ज.पा. इतर वर्णन : इतर माहिती: गाव गीजे किवळे येथील मळ नं. 80/8 फीची 00 हे. 92 आर क्षेत्रावर बांधण अमलेच्या मदतगुरु म्हापात्र या प्रांजवट फीची गी थिंग मधील वेगळ्या मजल्यावरील प्लॅट नं. 1302 यांगी क्षेत्र 58.46 चौ. मी. कागद, इन्फोन्स्ट्रक्चर व्हायली क्षेत्र 11.75 चौ. मी. कागद, टेंग क्षेत्र 11.67 चौ. मी., प्लॅटच्या मुख्य दरवाजा समोरील पंगेज क्षेत्र 1.84 चौ. मी. व एक कळई कार पार्किंग (रेग क्र.P52100025665 दि.30.06.2023) ((Survey Number : 80/8 ;))

1) 58.46 चौ.मीटर

1): नाव:-जगिन माळक जनार्दन गहादू तरस व इतर तर्फे कु. गु. म्हणून व स्वतःकरीता मदतगुरु डेव्हलपर्स अँड विल्डर्स तर्फे भागीदार श्री. नितीन बाळागान्हे व देशमुख स्वतःकरीता व भागीदार श्री. सनिश गृदाम जगदाळे व श्री. विनायक मुभाष भोगले यांचेतर्फे फ.ज.कु. गु. म्हणून वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ग.नं. 80/8, कोतवाळनगर, किवळे, पुणे, महाराष्ट्र, पुणे. पिन कोड:-412101 पॅन नं:-ADQFS7706J

1): नाव:-श्री. भीम चंद्रनाथ शिंदे तर्फे कु.गु. धारक म्हणून श्री. चंद्रनाथ राजाराम शिंदे वय:-48; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: कदमवाक बस्ती, पुणे, महाराष्ट्र, पुणे. पिन कोड:-412201 पॅन नं:-KOTPS4236D

27/04/2023

27/04/2023

9180/2023

403800

30000



CHALLAN
With Form Number 8



FORM NO. MH011945/14/2017-18	DATE 26/04/2023 21:03:17	FORM ID 28.2
Department Inspector General of Registration	Payee Details	
Type of Payment Stamp Duty	TAX ID / TAN (If Any)	
Type of Payment Registration Fee	PAN No. (If Applicable)	KOTPSR2310
Office Name HVL 1, HAVELI NO1 SUB REGISTRAR	Full Name	GAURAV CHANDRAKANT BHINDE
Location PUNE	Flat/Block No.	Flat No. C-1302, Sadguru Empire
Year 2023-2024 One Time	Premises/Building	
Account Head Details	Amount In Rs.	Road/Street
0030040401 Stamp Duty	403000.00	Kiwale
0030003301 Registration Fee	30000.00	Area/Locality
		Pune
		Town/City/District
		PIN
		4 1 2 1 0 1
		Remarks (If Any)
		PAN2=ADQFS7706J-SecondPartyName=SADGURU DEVELOPERS AND BUILDERS-
	Amount In	Four Lakh Thirty Three Thousand Eight Hundred Rupe
Total	4,33,800.00	Words es Only
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK
Cheque/DD Details	Bank CIN	Ref. No.
	69103332023042710468	2805239748
Cheque/DD No.	Bank Date	RBI Date
	26/04/2023-21:03:17	Not Verified with RBI
Name of Bank	Bank-Branch	IDBI BANK
Name of Branch	Scroll No. , Date	Not Verified with Scroll

Document ID: _____ Mobile No. : 814989514
 Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 टी. चालन कोवल दुरयान निवारा कनरा-पुणे नोदणी कनरापुणे दस्तासाठी लागू आहे. नोदणी व कनरापुणे दस्तासाठी चादर चालन लागू आहे.



हवल-२४

REGISTERED BY THE REGISTRAR

This Agreement for Sale is executed at Pune on the 22nd day of April 2023.

RECEIVED

SADGURU DEVELOPERS AND BUILDERS

Registered Partnership Firm

Registered Under Indian Partnership Act, 1932

Having its Site office at -

S. No. 80/R, Kothwalinghi,

Kiwale, Haveli, Pune - 412101.

PAN No. ADQFS7706J

Through its Partners

- 1) **MR. SATISH SUDAM JAGDALE**
Age- 47 Years, Occ: Business.
PAN No. AEYPI8771R
- 2) **MR. VINOD SUBHASH BHOSALE**
Age- 44 Years, Occ.: Business.
PAN No. APUPB6089D
- 3) **MR. NITIN BALASAHEB DESHMUKH**
Age- 45 years, Occ: Business,
PAN No. ANYPD3656Q

Hereinafter called as the **DEVELOPERS/PROMOTERS**

(Which expression shall, unless repugnant to the context or meaning thereof, mean and include its respective partners, heirs, successors, survivors, executors, administrators and assigns, etc.)

...PARTY OF THE FIRST PART

AND

MR. GAURAV CHANDRAKANT SHINDE

Age- 23 Years, Occ: Service

PAN No. KOTPS4236D / Adhar No. 8239 2139 2387

Residing at: - Krishna Lila Bunglow, Gat No. 1048, Near Golden Sierra

School, Kadamwak Wasti, Taluka Haveli, Dist- Pune, Kadamwak Wasti, Pune,

Maharashtra - 412201.

Through his Power of Attorney holder

MR. CHANDRAKANT RAJARAM SHINDE

Age- 48 Years, Occ: Business

PAN No. BAMPS3135F / Adhar No. 4753 2723 3910

Residing at: - Krishna Lila Bunglow, Gat No. 1048, Near Golden Sierra

School, Kadamwak Wasti, Taluka Haveli, Dist- Pune, Kadamwak Wasti, Pune,

Maharashtra - 412201.



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२७८०	६	१००
२०२३		

(Which expression shall, unless repugnant to the context or meaning thereof, mean, and includes his respective heirs, successors, survivors, executors, administrators and assigns, etc.)

...PARTY OF THIRD PART

WHEREAS property bearing S. No.80/8, total area admeasuring 01 Hector 00 R. situated at village Kiwale, Tal. Haveli, Dist. Pune was initially owned by Banshi Gangaram Taras;

AND WHEREAS Banshi Gangaram Taras died on 07/03/1958, intestate leaving behind him two sons viz. Sadhu alias Sahadu Banshi Taras, Raghunath Banshi Taras and four married daughters viz. Shantabai Prabhu Gholap, Anandibai Tukaram Kate, Sakhubai Laxman Sawant, Janabai Ramchandra Varade alias Barve alias Bothe. After the death of Banshi Gangaram Taras, the property bearing S. No.80/8 is inherited by his aforesaid heirs accordingly name of Sadhu alias Sahadu Banshi Taras was mutated on the 7/12 extract of the property bearing S. No.80/8, as a Manager and Karta of Hindu Undivided Family;

AND WHEREAS as per application of Raghunath Banshi Taras, his name was added on the 7/12 extract of the property bearing S. No.80/8 with the name of Sadhu alias Sahadu Banshi Taras to the extent of 50% share each and names of their married sisters viz. Shantabai Prabhu Gholap, Anandibai Tukaram Kate, Sakhubai Laxman Sawant, Smt. Janabai Ramchandra Varade alias Barve alias Bothe were entered in the other rights column;

AND WHEREAS Sadhu alias Sahadu Banshi Taras is died on 07/09/2005, intestate leaving behind him four sons viz. Tukaram Sahadu Taras, Dnyandeo Sahadu Taras, Vijay Sahadu Taras, Janardhan Sahadu Taras and a married daughter viz. Shalini ... to the property bearing S. No.80/8 inherited

AND WHEREAS Smt. Shantabai Prabhunath Gholap alias Shantabai alias Prabhai has relinquished her share in the property bearing S. No.80/8, by executing Release Deed bearing Registration No.1492/2013, at Haveli No.14, in favour of Tukaram Sahadu Taras, Dnyandeo Sahadu Taras, Vijay Sahadu Taras, Janardhan Sahadu Taras and Bapusaheb alias Babu Raghunath Taras

AND WHEREAS Anandibai Tukaram Kate is died on 26/08/2011, intestate leaving behind her a son viz. Pandurang Tukaram Kate and two grandsons viz. Bharat Babanrao Kate, Sharad Babanrao Kate (sons of the deceased son Late Babanrao Tukaram)

AND WHEREAS after the death of Anandibai Tukaram Kate, her share in the property bearing S. No.80/8, relinquished by her heirs Pandurang Tukaram Kate, Bharat Babanrao Kate and Sharad Babanrao Kate in favour of Tukaram Sahadu Taras, Dnyandeo Sahadu Taras, Vijay Sahadu Taras, Janardhan Sahadu Taras and Bapusaheb alias Babu Raghunath Taras by registered Release Deed, having Registration No.577/2013, at Haveli No.14;

AND WHEREAS Shantabai Prabhu Gholap is died on 12/11/1980, intestate leaving behind her daughter in law (widow of deceased son Sitaram Prabhu Gholap) viz Smt. Suman Sitaram Gholap and two grandsons viz. Kailas Sitaram Gholap and Chintaman Sitaram Gholap in favour of Tukaram Sahadu Taras, Dnyandeo Sahadu Taras, Vijay Sahadu Taras, Janardhan Sahadu Taras and Bapusaheb alias Babu Raghunath Taras;

AND WHEREAS Smt. Suman Sitaram Gholap, Kailas Sitaram Gholap and Chintaman Sitaram Gholap have relinquished their share in the property bearing S. No.80/8, having Registration No.758/2013, at Haveli No.14; in favour of Tukaram Sahadu Taras, Dnyandeo Sahadu Taras, Vijay Sahadu Taras, Janardhan Sahadu Taras and Bapusaheb alias Babu Raghunath Taras;

AND WHEREAS Janardhan Sahadu Taras has purchased area admeasuring 00 Hector 01 R. out of the share of Vijay Sahadu Taras, in the property bearing S. No.80/8, by



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२९८०	९	६०
२०२३		

No.10055/2019, registered at Haveli No.14, in favour of M/s. Sadguru Developers and Builders;

AND WHEREAS in pursuance to the said Development Agreement having Registration No.10055/2019, Mr. Janardan Sahadu Taras and others, Tukaram Sahadu Taras and others, Pradip Dnyandeo Taras and others AND Ganesh Vijay Taras and others have executed a Power of Attorney, in favour of M/s. Sadguru Developers and Builders having Registration No.10056/2019, Haveli No.14;

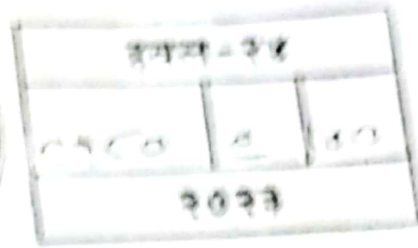
AND WHEREAS M/s. Sadguru Developers and Builders has purchased area admeasuring 00 Hectar 5.5 R. from Janardan Sahadu Taras, Tukaram Sahadu Taras, Pradip Dnyandeo Taras and others, Ganesh Vijay Taras and others out of their share in the property bearing S. No.80/8, by Sale Deed Registration No.10057/2019, Haveli No.14;

AND WHEREAS Babu Raghunath Taras and others have entrusted area admeasuring 00 Hectar 42 R, out of their share in the property bearing S. No.80/8, for development by Registered Development Agreement having Registration No.11000/2019, registered at Haveli No.14, in favour of M/s. Sadguru Developers and Builders;

AND WHEREAS in pursuance to the Development Agreement having Registration No.11000/2019, Babu Raghunath Taras and others have executed a Power of Attorney, in favour of M/s. Sadguru Developers and Builders, having Registration No.11001/2019, registered at Haveli No.14;

AND WHEREAS by virtue of the aforesaid Sale Deeds having Registration Nos.10053/2019 and 10057/2019, M/s. Sadguru Developers and Builders is become absolute owner of the area admeasuring 00 Hectar 7.5 R, out of the property bearing S. No.80/8 and is fully entitled to Sell, Transfer or develop the said property as per its desire;

AND WHEREAS by virtue of Development Agreement having Registration Nos.10055/2019 and 11000/2019 AND powers vested through Power of Attorney having Registration Nos.10056/2019 and 11001/2019, in M/s. Sadguru Developers and Builders, M/s. Sadguru Developers and Builders is entitle to develop the area admeasuring 00 Hectar 84.5 R out of property bearing S. No.80/8;



No. 10055/2019 registered at Haveli No. 14 in favour of M/s. Sadguru Developers and Builders;

AND WHEREAS in pursuance to the said Development Agreement having Registration No.10055/2019, Mr. Jnanadas Sahadu Taras and others, Tukaram Sahadu Taras and others, Pradip Dnyandeo Taras and others AND Ganesh Vijay Taras and others have executed a Power of Attorney, in favour of M/s. Sadguru Developers and Builders having Registration No.10056/2019, Haveli No.14;

AND WHEREAS M/s. Sadguru Developers and Builders has purchased area admeasuring 00 Hector 5.5 R, from Janardan Sahadu Taras, Tukaram Sahadu Taras, Pradip Dnyandeo Taras and others, Ganesh Vijay Taras and others out of their share in the property bearing S. No.80/8, by Sale Deed Registration No.10057/2019, Haveli No.14;

AND WHEREAS Babu Raghunath Taras and others have entrusted area admeasuring 00 Hector 42 R, out of their share in the property bearing S. No.80/8, for development by Registered Development Agreement having Registration No.11000/2019, registered at Haveli No.14, in favour of M/s. Sadguru Developers and Builders;

AND WHEREAS in pursuance to the Development Agreement having Registration No.11000/2019, Babu Raghunath Taras and others have executed a Power of Attorney, in favour of M/s. Sadguru Developers and Builders, having Registration No.11001/2019, registered at Haveli No.14;

AND WHEREAS by virtue of the aforesaid Sale Deeds having Registration Nos.10053/2019 and 10057/2019, M/s. Sadguru Developers and Builders is become absolute owner of the area admeasuring 00 Hector 7.5 R, out of the property bearing S. No.80/8 and is fully entitled to Sell, Transfer or develop the said property as per its desire;

AND WHEREAS by virtue of Development Agreement having Registration Nos.10055/2019 and 11000/2019 AND powers vested through Power of Attorney having Registration Nos.10056/2019 and 11001/2019, in M/s. Sadguru Developers and Builders, M/s. Sadguru Developers and Builders is entitle to develop the area admeasuring 00 Hector 84.5 R out of property bearing S. No.80/8;



AND WHEREAS the Promoter has proposed to construct buildings on the project land in Two Phases consisting Phase I - C wing and Phase II - A and B wings and proposed D Wing. Out of it C Wing will be consisting of Residential units only (Ground + Parking + Thirteen upper floors), wing A consisting Residential units (Basement + Ground + Parking + Thirteen upper floors), Wing B will be consisting of Residential units only (Basement + Ground + Parking + Seventeen upper floors), and Proposed wing D will be consisting of Residential + Commercial units (Basement + Ground + Five upper floors) details given below -

WHEREAS the Promoter has proposed to construct on the project land a scheme comprising of ownership Apartment (Residential and Commercial), in the name of "Sadguru Empire" [Herein above & Hereinafter referred to as the "said project"] consisting of Building/ Floors/Apartments/Units as tabled herein below;

TOTAL POTENTIAL OF THE SAID PROJECT [FINAL SCHEME]				
Wing/ Building	Occupation Type	Number of Floors	Total No. of Units in the Wing/Building	Phase
C	Residential	G+P+13	126 Residential	I
B	Residential	B+G+P+17	136 Residential Tenements.	II
A	Residential	B+G+P+13	126 Tenements.	
Proposed D	Commercial And Residential	B+G+5	Commercial 10 Shops & Mhada 16 Tenements.	

TILL DATE SANCTIONED DETAILS				
Wing/ Building	Occupation Type	Number of Floors	Total No. of Units in the Wing/ Building	Phase
C	Residential	G+P+13	117 (Tenements) & Mhada 9 Tenements	I
B	Residential	B+G+P+07	56 Residential Tenements.	II
A	Residential	B+G+P+02	16 Tenements Mhada	



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AND WHEREAS it is also decided that phase I will be consisting of Wing C and Wing D (Commercial + Residential units) and Phase II will be consisting of Wing A and Wing B (Residential units);

AND WHEREAS the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Promoter has appointed **Mr. Rahul Kapase & Associates** [Lic. No. ISSE M-1157] as a structural Engineer having its office No. 20, 2nd Floor, Kamala Cross Road, Opp. PCMC Bldg. Phinolex Chowk, Pimpri, Pune. For the preparation of the structural design and drawings of the buildings and the Promoter accept the professional supervision of the structural Engineer till the completion of the building/buildings. However, the promoter herein has reserved the rights to change such structural Engineer at any time if so desired by the promoter at its sole discretion;

AND WHEREAS the authenticated copies of Certificate of Title issued by Advocate S.N.Gaikwad, of the Promoter, authenticated copies of Property card or 7/12 extract of Village Forms or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Flats/Shop/Apartments are constructed or to be constructed have been annexed hereto;

AND WHEREAS authenticated copies of the plans of the Layout as approved by the concerned Local Authority;

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto;

AND WHEREAS the authenticated copies of the plans and specifications of the Flat/Shop/Apartment agreed to be purchased by the Purchasers/Allottee, as sanctioned and approved by the Pimpri Chinchwad Municipal Corporation;

AND WHEREAS the said developer/builder obtained N.A. permission from the Upper Tehsildar, Pimpri Chinchwad, Tal-Haveli Dist-Pune vide his order dtd.18/03/2020, bearing No.Jamin/NA/SR/84/2020, Pune, for conversation of the use



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of the said land from the date of its allotment to the said allottee under the provisions of the Maharashtra Ownership Flats Act, 1963.

AND WHEREAS Pimpri Chinchwad Municipal Corporation, issued Commencement Certificate bearing No.B P./Layout/Kiwale/100/2019 dated 24/12/2019, and revised Commencement Certificate bearing No. B P./Kiwale/73/2022 dated 27/06/2022, along with the approved plans with respect to the buildings on the Said Property in favour of the said Developers/Builders;

AND WHEREAS the Purchasers/Allottee is/are offered a Flat/Shop/Apartment bearing No. 1302, on 13th Floor, in "C" wing (herein after referred to as the said "Flat/Shop/Apartment") on the building called "SADGURU EMPIRE" (herein after referred to as the said "Building") being constructed in the said project, by the Promoter;

AND WHEREAS on demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title, Deeds and Documents, Orders, NA Orders, Sanctions, Title Search Report of the said land, Certificate of Title, Extract of VII and XI 1, layout of the project, sanctioned building plan, Open space of the project, Floor Plan of the Apartment, Specification of the Apartment & Common Amenities, certificate of registration with Maha RERA, Commencement Certificate, 10D, Declaration, indemnity Bonds, Undertakings relating to the said Land/project land and the plans, layouts, designs and specifications prepared by the Promoter's Architects, and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 and Maharashtra Ownership of Flats Act 1963 (hereinafter both the Acts together are to be referred to as "the said Acts") and the Rules and Regulations made there under.

AND WHEREAS the Allottee has read and understood all the terms and conditions of the deeds and documents concerning the title of the said land so also the Allottee has read and understood all the contents of the indemnity bonds/Undertakings, etc. given by the Promoter to the Hon'ble Collector, Pimpri-Chinchwad Municipal Corporation or any other authority and

AND WHEREAS Pimpri Chinchwad Municipal Corporation, issued Commencement Certificate bearing No B P /Layout/Kiwale/100/2019 dated 24/12/2019, and Commencement Certificate bearing No B P /Kiwale/73/2022 dated 27/06/2022, along with the approved plans with respect to the building on the said Property in favour of the said Developers/Builders;

AND WHEREAS the Purchasers/Allottee is/are offered a Flat/Shop/Apartment bearing No. 1302, on 13th Floor, in "C" wing (herein after referred to as the said "Flat/Shop/Apartment") on the building called "SADGURU EMPIRE" (herein after referred to as the said "Building") being constructed in the said project, by the Promoter;

AND WHEREAS on demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title, Deeds and Documents, Orders, NA Orders, Sanctions, Title Search Report of the said land, Certificate of Title, Extract of VII and XI 1, layout of the project, sanctioned building plan, Open space of the project, Floor Plan of the Apartment, Specification of the Apartment & Common Amenities, certificate of registration with Maha RERA, Commencement Certificate, 10D, Declaration, indemnity Bonds, Undertakings relating to the said Land/project land and the plans, layouts, designs and specifications prepared by the Promoter's Architects, and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 and Maharashtra Ownership of Flats Act 1963 (hereinafter both the Acts together are to be referred to as "the said Acts") and the Rules and Regulations made there under.

AND WHEREAS the Allottee has read and understood all the terms and conditions of the deeds and documents concerning the title of the said land so also the Allottee has read and understood all the contents of the indemnity bonds/Undertakings, etc. given by the Promoter to the Hon'ble Collector, Pimpri-Chinchwad Municipal Corporation or any other authority and terms and conditions mentioned in Commencement certificate, N.A. Order and also the Allottee has read and understood the terms and conditions thereof;

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AND WHEREAS the Promoter has obtained the necessary approvals from the Pimpri Chinchwad Municipal Corporation, to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to be obtain Building Completion Certificate or Occupancy Certificate of the said Building;

AND WHEREAS while sanctioning the said plans Pimpri Chinchwad Municipal Corporation and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the Pimpri Chinchwad Municipal Corporation;

AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans;

AND WHEREAS the Purchasers/Allottee has/have applied to the Promoter for allotment of Flat/Shop/Apartment No. 1302 on 13th Floor in wing "C" situated in the building named as "SADGURU EMPIRE" being constructed in the said Project;

AND WHEREAS the carpet area of the said Flat/Shop/Apartment is 58.46 square meters and "carpet area" means the net usable floor area of an Flat/Shop/Apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat/Shop/Apartment for exclusive use of the Purchasers/Allottee or verandah area and exclusive open terrace area appurtenant to

AND WHEREAS, the Parties herein in the aforementioned agreement and
recognition of such offer to faithfully abide by all the terms, conditions and
regulations contained in the Agreement and all such acts done in accordance
with the Agreement in the terms and conditions hereinafter recited and
AND WHEREAS, the Promoter has obtained the sanction referred in the said
Real Estate (Regulation & Development) Act, 2017 (RERA) under the Registration
Act) with the Real Estate Regulatory Authority vide its Registration
No. PR2/10002562

AND WHEREAS, under section 13 of the said Act, the Promoter is required to
execute a written Agreement in favor of the said Flat/Shop/Apartment with the
Purchasers/Allottee, being in fact these presents and also to register said Agreement
under the Registration Act, 1908 and under Section 3 of The Maharashtra Flat
Ownership Act, 1963, 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 Purchasers/Allottees hereby agrees to purchase the
Flat/Shop/Apartment No. 1302 on 13th Floor, in wing "C" constructed in the
building named as "SADGURU EMPIRE".

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

- I. The Promoter shall construct the said building/s in two phases (i.e. Phase I - C wings and Phase II - A and B wings and proposed D). Out of it wing A consisting Residential units (Basement + Ground + Parking + Thirteen upper floors), Wing B will be consisting of Residential units only (Basement + Ground + Parking + Seventeen upper floors), C Wing will be consisting of Residential units only (Ground + Parking + Thirteen upper floors) and Proposed wing D will be consisting of Residential + Commercial units (Basement + Ground + Five upper floors) on the project land in accordance with the plans, designs and specifications as approved by the concerned local authorities from time to time.
 - (a) Provided that the Promoter shall have to obtain prior consent in writing of the Purchasers/Allottee in respect of variations or modifications which may adversely



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affect the Flat/Shop/Apartment of the Purchasers/Allottee except any alteration or addition required by any Government authorities or due to change in law have been annexed hereto.

(b) The Purchasers/Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchasers/Allottee Flat/Shop/Apartment No 1302 admeasuring carpet area 58.46 sq. meters along with enclosed balcony admeasuring carpet area 11.75 sq. meters and attached open terrace admeasuring carpet area 11.67 sq. meters and right to exclusive use of space admeasuring 1.84 sq. mtrs in front of main door connecting the main passage on 13th Floor, in wing "C" in the Project named as "SADGURU EMPIRE" (hereinafter referred to as the said "shop office/Flat") as shown in the Floor plan thereof annexed hereto for the consideration of Rs. 57,67,933/- (Rupees Fifty Seven Lakhs Sixty Seven Thousand Nine Hundred Thirty Three only) being proportionate price of the common areas, M.S.T.D.C.L. charges, society formation and facilities appurtenant to the premises, (including all the charges applicable as per rules of RERA) but excluding expenses for stamp duty, registration fees, CGST & SGST or any other taxes levied by State/ Central/Local/Gov./Semi Govt. or any competent authority which shall be paid by purchaser separately. The nature, extent and description of the common /limited common areas and facilities which are more particularly described in the Schedule C annexed herewith.

(c) That prior to the execution of these presents the Purchasers/Allottee has/have paid to the Promoter a sum of Rs. 51,000/- (Rupees Fifty One Thousand only) in the following manner:

1.	51,000/-	NEFT, on 24/04/2023 Through SBI BANK. Branch- Kharghar
	51,000/-	(Rupees Fifty One Thousand only)

being part payment of the sale consideration of the Flat/Shop/Apartment agreed to be



Flat No. 2027
2027

location of car parking is as per attached parking plan, as might be required by the Promoter

(d) The total aggregate consideration amount for the Flat/Shop/Apartment including covered car parking space is thus consideration of Rs. 57,67,933 (Rupees Fifty Seven Lakhs Sixty Seven Thousand Nine Hundred Thirty Three only)

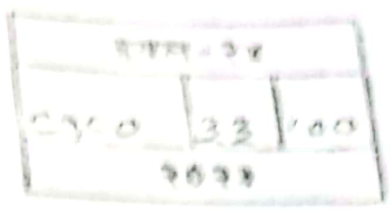
(e) The Purchasers/Allottee has have paid on or before execution of this agreement a sum of Rs. 51,000/- (Rupees Fifty One Thousand only) as Earnest Money Deposit as application fee and the same will remain with Promoter as advance deposit interest free unsecured loan which will be adjusted in flat cost after execution of Agreement and hereby agrees to pay to the Promoter the balance amount of purchase consideration in the following manner:

(f) DESCRIPTION PAYMENT SCHEDULE

NO.	DESCRIPTION	PERCENTAGE
1	Booking & Before agreement	10%
2	On execution of present Agreement	20%
3	On Plinth completion	15%
4	On completion of 2nd slab	4%
5	On completion of 4th slab	4%
6	On completion of 6th slab	4%
7	On completion of 8th slab	4%
8	On completion of 10th slab	3%
9	On completion of 12th slab	3%
10	On completion of Top slab	3%
11	At the time BBM & plaster	10%
12	At the time of Flooring	5%
13	At the time of Sanitary Fitting	5%
14	At the stage of Electrical Fitting and Lift installation	5%
15	At the stage of possession	5%
16	Total	100%

The Promoter/Developer herein informed to the purchaser/s that aforesaid payment has to be made by the purchaser/s by cheque /demand draft, issued / drawn in the name of Sadguru Developers & Builders Collection Account, in bank A/C No.278405008660, in ICICI Bank, Branch: Ravet.

Provided that promoter shall be at liberty to amalgamate one or more installments while demanding the payment as per schedule. Purchaser/ allottees cannot raise any objections. In the case of Allottee purchases Apartment in possession or after completion of construction.



confirm to perform any obligations or responsibilities as mentioned in this agreement or guarantee in any such connection.

36. 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 Purchasers/Allottee and the Agreement is duly executed by the Purchasers/Allottee 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, **Haveli, Pune - 412101.**

37. The Purchasers/Allottee 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 prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

38. That all notices to be served on the Purchasers/Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchasers/Allottee or the Promoter by Registered Post A.D. and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

PURCHASER'S DETAILS	
Name of Purchasers/Allottee:	Mr. Gaurav Chandrakant Shinde
Purchasers/Allottee's Address:	Krishna Lila Bunglow, Gat No. 1048, Near Golden Sierra School, Kadamwak Wasti, Taluka Haveli, Dist- Pune, Kadamwak Wasti, Pune, Maharashtra - 412201.
Contact No.	+91 7276885225
Notified Email ID	aquasolars@outlook.com

PROMOTER DETAILS	
Promoter Name	SADGURU DEVELOPERS AND BUILDERS
Promoter Address	S. No.80/8, Kotwalnagar, Kiwale, Haveli, Pune-412101.
Notified Email ID	sales.sadgurudevelopers@gmail.com

It shall be the duty of the Purchasers/Allottee 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

39. **DISPUTE RESOLUTION:**
Any dispute between the parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Appellant Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

40. **STAMP DUTY AND REGISTRATION:**
The charges towards Stamp Duty and Registration of this Agreement shall be borne by the Purchasers/Allottee.

41. **DISPUTE RESOLUTION:**
Any dispute between the parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Appellant Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

42. **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.
Wherever the word "Building" and "Wing" are accorded, shall have the same meaning.

DESCRIPTION OF THE SAID LAND
SCHEDULE I - A

All that piece and parcel of the property area admeasuring **00 Hectar 7.5 R i.e. 750 Sq. Mtrs.**, owned by **M/s. Sadguru Developers and Builders**, out of total area admeasuring **01 Hectar 00 R.**, of the property bearing **S. No.80/8**, situated at village **Kiwale, Tal. Haveli, Dist. Pune**, within the Jurisdiction of Registration Sub-District of Haveli and within the local limits of **Pimpri Chinchwad Municipal Corporation**.

SCHEDULE I - B
All that piece and parcel of the property area admeasuring **00 Hectar 42.5 R i.e. 4250 Sq. Mtrs.**, owned by **Janardan Sahadu Taras and others**, out of total area admeasuring **01 Hectar 00 R.**, of the property bearing **S. No.80/8**, situated at village

Pimpri Chinchwad Municipal Corporation,
SCHEDULE I - C

All that piece and parcel of the property area admeasuring 00 Hectar 42 R i.e. 4200 Sq. Mtrs., owned by Bapu Raghunath Tarns and others, out of total area admeasuring 01 Hectar 00 R, of the property bearing S. No.80/R, situated at village Kiwale, Tal. Haveli, Dist. Pune, within the Jurisdiction of Registration Sub-District of Haveli and within the local limits of Pimpri Chinchwad Municipal Corporation.

Total area of the properties described in Schedule I-A, I-B and I-C is 00 Hectar 92 R which is jointly bounded by as follows.

- On or towards the East: 15 Feet colony road.
 - On or towards the South: 24 Mtr. wide PCMC D.P. Road.
 - On or towards the West: Property of Sukhwani and Chawala out of S.No.80
 - On or towards the North: Property of Sahastrabuddhe out of S.No.80.
- Together with all things and matters appurtenant there to and all rights in the said land.

SCHEDULE - II
(Description of the said "FLAT")

Project Name	"SADGURU EMPIRE"
Building/Wing No.	C
Floor	13 th
Apartment/Flat No.	1302
Carpet Area of Flat (Sq. Mtrs.)	58.46
Area Of Enclosed Balcony (Sq. Mtrs.)	11.75
Area Of The Terrace (Sq. Mtrs.)	11.67
Right to exclusive use of space in front of main door connecting the main passage (Sq. Mtrs.)	1.84
Car Parking	1 Covered

The said Flat is bounded by as follows.

- On or towards the East : Compound Wall
- On or towards the South : Open Space
- On or towards the West : Flat No. 1303
- On or towards the North : Flat No. 1301

Schedule - II above, together with fixtures, fittings, facilities, amenities, exclusive facility (if specifically agreed to), and together with easements, appurtenances,

Signed, Sealed & Delivered by
Promoter/Developer and Power of
Attorney holder of Owners above
names

**SADGURU DEVELOPERS,
AND BUILDERS**
through its Partner
**MR. NITIN BALASAHEB
DESHIMUKH**



Nitin Balasaheb



Signed, Sealed and Received the
above named Purchaser
**MR. GAURAV
CHANDRAKANT SHINDE**
Through his Power of Attorney
holder
**MR. CHANDRAKANT
RAJARAM SHINDE**
(ALLOTTEE / PURCHASER/S)



Chandrakant Rajaram Shinde




DECLARATION

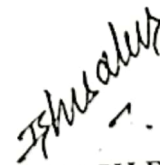
We, MR. SATISH SUDAM JAGDALE, MR. VINOD SUBHASH BHOSALE and MR.NITIN BALASAHEB DESHMUKH partners of SADGURU DEVELOPERS AND BUILDERS do hereby state and declare that we have presented document titled AGREEMENT FOR SALE in the office of Sub-Registrar Haveli No. 24 Pune for registration.


We state that 1) Mr. Janardan Sahadu Taras and others, Tukaram Sahadu Taras and others, Pradip Dnyandeo Taras and others AND Ganesh Vijay Taras and others have executed a Power of Attorney, in favour of the firm having Registration No.10056/2019. Haveli No.14 and 2) Babu Raghunath Taras and others have executed a Power of Attorney, in favour of the firm, having Registration No.11001/2019. registered at Haveli No.14.

These said Power of Attorneys are not cancelled. We state that the executants of the said Power of Attorneys are not dead. The said Power of Attorneys are perfectly valid and we are authorized to do the aforesaid act. We state that if the present declaration is found to be false, we are aware that we will liable to be punished under Section 82 of the Registration Act, 1908.

Date: 27/04/2023


1) MR. SATISH SUDAM JAGDALE,


2) MR. VINOD SUBHASH BHOSALE


3) MR.NITIN BALASAHEB DESHMUKH
Partners of SADGURU DEVELOPERS AND BUILDERS

DECLARANTS



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DECLARATION

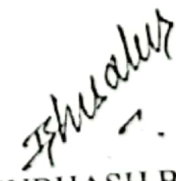
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Date: 27/04/2023


1) MR. SATISH SUDAM JAGDALE,


2) MR. VINOD SUBHASH BHOSALE


3) MR. NITIN BALASAHEB DESHMUKH
Partners of SADGURU DEVELOPERS AND BUILDERS

DECLARANTS



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S. N. Gaikwad

Advocate

S. No. 112/1, Walhekarwadi, Chinchwad, Pune - 411 033.
M. No. 9850526755, 9421910121.

Date: 26/08/2020

TITLE CERTIFICATE

To
M/s. Sadguru Developers and Builders
Kiwale, Pune - 412101.

Subject: Legal opinion in respect of the property situated at village Kiwale, Tal. Haveli, Dist. Pune, within the registration Sub-District of Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation bearing S. No.80/8, area admeasuring 00 Hector 99 R + Pot Kharaba 00 Hector 01 R, total area admeasuring 01 Hector 00 R out of it -

- A. 00 Hector 7.50 R.
- B. 00 Hector 42.50 R.
- C. 00 Hector 42.00 R.

Total area admeasuring 00 Hector 92 R.

- Owners of the Property:
- A. M/s. Sadguru Developers and Builders.
 - B. Mr. Janardhan Sahadu Taras, Mr. Tukaram Sahadu Taras, Pradeep Dnyandev Taras and others, Mr. Ganesh Vijay Taras and others.
 - C. Mr. Bapu Raghunath Taras.

Developers of the Properties: M/s. Sadguru Developers and Builders.

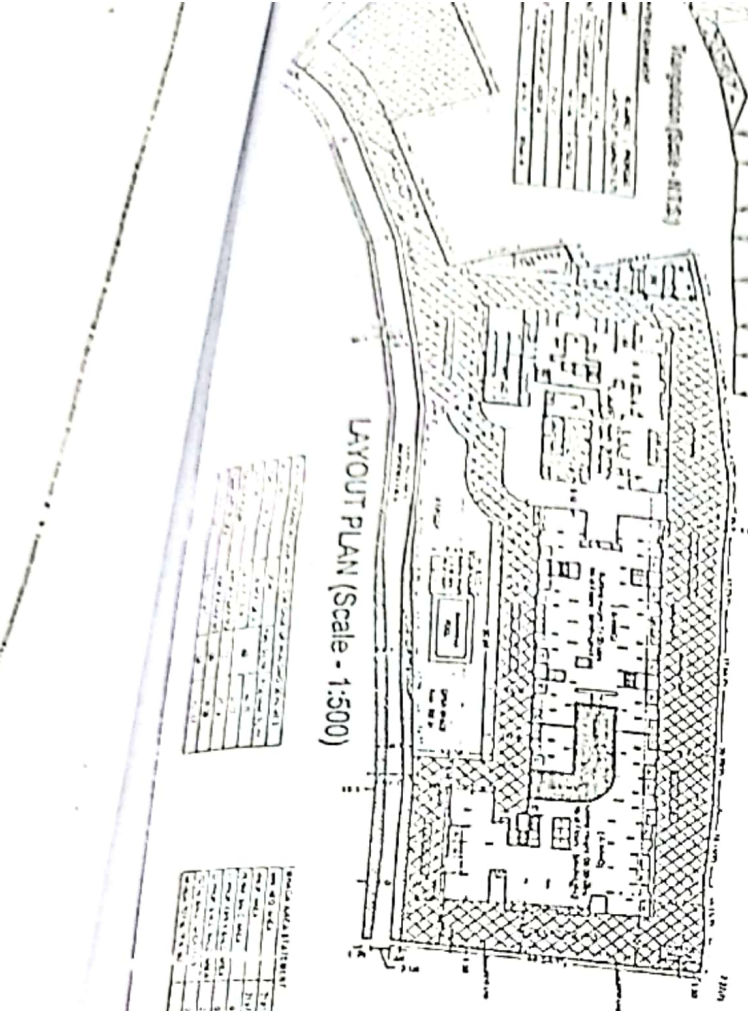
This is to certify that, I have perused the documents submitted to me in respect of the subject mentioned property. After perused all the requisite documents, I am of the opinion that, the Title of the Owners in respect of the subject mentioned property is clean, clear, good and marketable and the Developer is absolute right to develop the aforesaid property by constructing ownership units on the said property and to sell such units to the prospective purchasers and/or take all the benefits out of the said property including TDR of the said property.

S. N. Gaikwad

SARJERAO N. GAIKWAD

Advocate

S. No. 112/1, Gaikwad House,
Near Vitthal Mandir,
Walhekarwadi, Chinchwad,
Pune - 411033.
Mob.: 9850526755



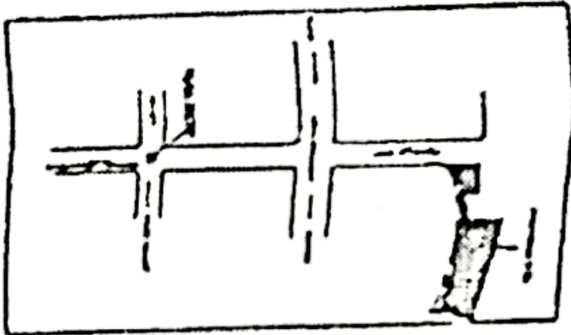
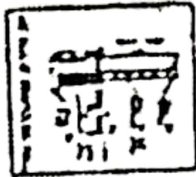
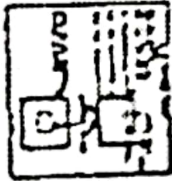
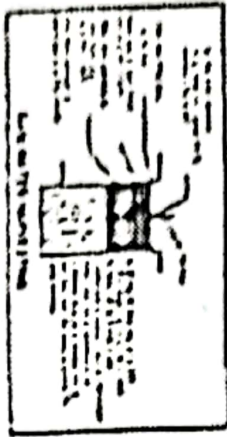
LAYOUT PLAN (Scale - 1:500)

Room No.	Area (sq. ft.)	Volume (cu. ft.)
1	100	1000
2	150	1500
3	200	2000
4	250	2500
5	300	3000
6	350	3500
7	400	4000
8	450	4500
9	500	5000
10	550	5500
11	600	6000
12	650	6500
13	700	7000
14	750	7500
15	800	8000
16	850	8500
17	900	9000
18	950	9500
19	1000	10000
20	1050	10500
21	1100	11000
22	1150	11500
23	1200	12000
24	1250	12500
25	1300	13000
26	1350	13500
27	1400	14000
28	1450	14500
29	1500	15000
30	1550	15500
31	1600	16000
32	1650	16500
33	1700	17000
34	1750	17500
35	1800	18000
36	1850	18500
37	1900	19000
38	1950	19500
39	2000	20000
40	2050	20500
41	2100	21000
42	2150	21500
43	2200	22000
44	2250	22500
45	2300	23000
46	2350	23500
47	2400	24000
48	2450	24500
49	2500	25000
50	2550	25500
51	2600	26000
52	2650	26500
53	2700	27000
54	2750	27500
55	2800	28000
56	2850	28500
57	2900	29000
58	2950	29500
59	3000	30000
60	3050	30500
61	3100	31000
62	3150	31500
63	3200	32000
64	3250	32500
65	3300	33000
66	3350	33500
67	3400	34000
68	3450	34500
69	3500	35000
70	3550	35500
71	3600	36000
72	3650	36500
73	3700	37000
74	3750	37500
75	3800	38000
76	3850	38500
77	3900	39000
78	3950	39500
79	4000	40000
80	4050	40500
81	4100	41000
82	4150	41500
83	4200	42000
84	4250	42500
85	4300	43000
86	4350	43500
87	4400	44000
88	4450	44500
89	4500	45000
90	4550	45500
91	4600	46000
92	4650	46500
93	4700	47000
94	4750	47500
95	4800	48000
96	4850	48500
97	4900	49000
98	4950	49500
99	5000	50000
100	5050	50500

Room No.	Area (sq. ft.)	Volume (cu. ft.)
101	5100	51000
102	5150	51500
103	5200	52000
104	5250	52500
105	5300	53000
106	5350	53500
107	5400	54000
108	5450	54500
109	5500	55000
110	5550	55500
111	5600	56000
112	5650	56500
113	5700	57000
114	5750	57500
115	5800	58000
116	5850	58500
117	5900	59000
118	5950	59500
119	6000	60000
120	6050	60500
121	6100	61000
122	6150	61500
123	6200	62000
124	6250	62500
125	6300	63000
126	6350	63500
127	6400	64000
128	6450	64500
129	6500	65000
130	6550	65500
131	6600	66000
132	6650	66500
133	6700	67000
134	6750	67500
135	6800	68000
136	6850	68500
137	6900	69000
138	6950	69500
139	7000	70000
140	7050	70500
141	7100	71000
142	7150	71500
143	7200	72000
144	7250	72500
145	7300	73000
146	7350	73500
147	7400	74000
148	7450	74500
149	7500	75000
150	7550	75500
151	7600	76000
152	7650	76500
153	7700	77000
154	7750	77500
155	7800	78000
156	7850	78500
157	7900	79000
158	7950	79500
159	8000	80000
160	8050	80500
161	8100	81000
162	8150	81500
163	8200	82000
164	8250	82500
165	8300	83000
166	8350	83500
167	8400	84000
168	8450	84500
169	8500	85000
170	8550	85500
171	8600	86000
172	8650	86500
173	8700	87000
174	8750	87500
175	8800	88000
176	8850	88500
177	8900	89000
178	8950	89500
179	9000	90000
180	9050	90500
181	9100	91000
182	9150	91500
183	9200	92000
184	9250	92500
185	9300	93000
186	9350	93500
187	9400	94000
188	9450	94500
189	9500	95000
190	9550	95500
191	9600	96000
192	9650	96500
193	9700	97000
194	9750	97500
195	9800	98000
196	9850	98500
197	9900	99000
198	9950	99500
199	10000	100000
200	10050	100500

Room	Area (sq. ft.)	Volume (cu. ft.)
1st Floor	10000	100000
2nd Floor	10000	100000
3rd Floor	10000	100000
4th Floor	10000	100000
5th Floor	10000	100000
6th Floor	10000	100000
7th Floor	10000	100000
8th Floor	10000	100000
9th Floor	10000	100000
10th Floor	10000	100000
11th Floor	10000	100000
12th Floor	10000	100000
13th Floor	10000	100000
14th Floor	10000	100000
15th Floor	10000	100000
16th Floor	10000	100000
17th Floor	10000	100000
18th Floor	10000	100000
19th Floor	10000	100000
20th Floor	10000	100000
21st Floor	10000	100000
22nd Floor	10000	100000
23rd Floor	10000	100000
24th Floor	10000	100000
25th Floor	10000	100000
26th Floor	10000	100000
27th Floor	10000	100000
28th Floor	10000	100000
29th Floor	10000	100000
30th Floor	10000	100000
31st Floor	10000	100000
32nd Floor	10000	100000
33rd Floor	10000	100000
34th Floor	10000	100000
35th Floor	10000	100000
36th Floor	10000	100000
37th Floor	10000	100000
38th Floor	10000	100000
39th Floor	10000	100000
40th Floor	10000	100000
41st Floor	10000	100000
42nd Floor	10000	100000
43rd Floor	10000	100000
44th Floor	10000	100000
45th Floor	10000	100000
46th Floor	10000	100000
47th Floor	10000	100000
48th Floor	10000	100000
49th Floor	10000	100000
50th Floor	10000	100000
51st Floor	10000	100000
52nd Floor	10000	100000
53rd Floor	10000	100000
54th Floor	10000	100000
55th Floor	10000	100000
56th Floor	10000	100000
57th Floor	10000	100000
58th Floor	10000	100000
59th Floor	10000	100000
60th Floor	10000	100000
61st Floor	10000	100000
62nd Floor	10000	100000
63rd Floor	10000	100000
64th Floor	10000	100000
65th Floor	10000	100000
66th Floor	10000	100000
67th Floor	10000	100000
68th Floor	10000	100000
69th Floor	10000	100000
70th Floor	10000	100000
71st Floor	10000	100000
72nd Floor	10000	100000
73rd Floor	10000	100000
74th Floor	10000	100000
75th Floor	10000	100000
76th Floor	10000	100000
77th Floor	10000	100000
78th Floor	10000	100000
79th Floor	10000	100000
80th Floor	10000	100000
81st Floor	10000	100000
82nd Floor	10000	100000
83rd Floor	10000	100000
84th Floor	10000	100000
85th Floor	10000	100000
86th Floor	10000	100000
87th Floor	10000	100000
88th Floor	10000	100000
89th Floor	10000	100000
90th Floor	10000	100000
91st Floor	10000	100000
92nd Floor	10000	100000
93rd Floor	10000	100000
94th Floor	10000	100000
95th Floor	10000	100000
96th Floor	10000	100000
97th Floor	10000	100000
98th Floor	10000	100000
99th Floor	10000	100000
100th Floor	10000	100000

Room No.	Area (sq. ft.)	Volume (cu. ft.)
101	10000	100000
102	10000	100000
103	10000	100000
104	10000	100000
105	10000	100000
106	10000	100000
107	10000	100000
108	10000	100000
109	10000	100000
110	10000	100000
111	10000	100000
112	10000	100000
113	10000	100000
114	10000	100000
115	10000	100000
116	10000	100000
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153	10000	100000
154	10000	100000
155	10000	100000
156	10000	100000
157	10000	100000
158	10000	100000
159	10000	100000
160	10000	100000
161	10000	100000
162	10000	100000



Location Details

Room No.	Room Name	Area (sq. ft.)	Remarks
101	Living Room	37.78	
102	Bed Room	37.18	
103	Kitchen	20.22	
104	Bathroom	20.22	
105	WC	20.22	
106	Veranda	20.22	
107	Staircase	20.22	
108	Corridor	20.22	
109	Room No. 101	20.22	
110	Room No. 102	20.22	
111	Room No. 103	20.22	
112	Room No. 104	20.22	
113	Room No. 105	20.22	
114	Room No. 106	20.22	
115	Room No. 107	20.22	
116	Room No. 108	20.22	
117	Room No. 109	20.22	
118	Room No. 110	20.22	
119	Room No. 111	20.22	
120	Room No. 112	20.22	
121	Room No. 113	20.22	
122	Room No. 114	20.22	
123	Room No. 115	20.22	
124	Room No. 116	20.22	
125	Room No. 117	20.22	
126	Room No. 118	20.22	
127	Room No. 119	20.22	
128	Room No. 120	20.22	
129	Room No. 121	20.22	
130	Room No. 122	20.22	
131	Room No. 123	20.22	
132	Room No. 124	20.22	
133	Room No. 125	20.22	
134	Room No. 126	20.22	
135	Room No. 127	20.22	
136	Room No. 128	20.22	
137	Room No. 129	20.22	
138	Room No. 130	20.22	
139	Room No. 131	20.22	
140	Room No. 132	20.22	
141	Room No. 133	20.22	
142	Room No. 134	20.22	
143	Room No. 135	20.22	
144	Room No. 136	20.22	
145	Room No. 137	20.22	
146	Room No. 138	20.22	
147	Room No. 139	20.22	
148	Room No. 140	20.22	
149	Room No. 141	20.22	
150	Room No. 142	20.22	
151	Room No. 143	20.22	
152	Room No. 144	20.22	
153	Room No. 145	20.22	
154	Room No. 146	20.22	
155	Room No. 147	20.22	
156	Room No. 148	20.22	
157	Room No. 149	20.22	
158	Room No. 150	20.22	
159	Room No. 151	20.22	
160	Room No. 152	20.22	
161	Room No. 153	20.22	
162	Room No. 154	20.22	
163	Room No. 155	20.22	
164	Room No. 156	20.22	
165	Room No. 157	20.22	
166	Room No. 158	20.22	
167	Room No. 159	20.22	
168	Room No. 160	20.22	
169	Room No. 161	20.22	
170	Room No. 162	20.22	
171	Room No. 163	20.22	
172	Room No. 164	20.22	
173	Room No. 165	20.22	
174	Room No. 166	20.22	
175	Room No. 167	20.22	
176	Room No. 168	20.22	
177	Room No. 169	20.22	
178	Room No. 170	20.22	
179	Room No. 171	20.22	
180	Room No. 172	20.22	
181	Room No. 173	20.22	
182	Room No. 174	20.22	
183	Room No. 175	20.22	
184	Room No. 176	20.22	
185	Room No. 177	20.22	
186	Room No. 178	20.22	
187	Room No. 179	20.22	
188	Room No. 180	20.22	
189	Room No. 181	20.22	
190	Room No. 182	20.22	
191	Room No. 183	20.22	
192	Room No. 184	20.22	
193	Room No. 185	20.22	
194	Room No. 186	20.22	
195	Room No. 187	20.22	
196	Room No. 188	20.22	
197	Room No. 189	20.22	
198	Room No. 190	20.22	
199	Room No. 191	20.22	
200	Room No. 192	20.22	
201	Room No. 193	20.22	
202	Room No. 194	20.22	
203	Room No. 195	20.22	
204	Room No. 196	20.22	
205	Room No. 197	20.22	
206	Room No. 198	20.22	
207	Room No. 199	20.22	
208	Room No. 200	20.22	
209	Room No. 201	20.22	
210	Room No. 202	20.22	
211	Room No. 203	20.22	
212	Room No. 204	20.22	
213	Room No. 205	20.22	
214	Room No. 206	20.22	
215	Room No. 207	20.22	
216	Room No. 208	20.22	
217	Room No. 209	20.22	
218	Room No. 210	20.22	
219	Room No. 211	20.22	
220	Room No. 212	20.22	
221	Room No. 213	20.22	
222	Room No. 214	20.22	
223	Room No. 215	20.22	
224	Room No. 216	20.22	
225	Room No. 217	20.22	
226	Room No. 218	20.22	
227	Room No. 219	20.22	
228	Room No. 220	20.22	
229	Room No. 221	20.22	
230	Room No. 222	20.22	
231	Room No. 223	20.22	
232	Room No. 224	20.22	
233	Room No. 225	20.22	
234	Room No. 226	20.22	
235	Room No. 227	20.22	
236	Room No. 228	20.22	
237	Room No. 229	20.22	
238	Room No. 230	20.22	
239	Room No. 231	20.22	
240	Room No. 232	20.22	
241	Room No. 233	20.22	
242	Room No. 234	20.22	
243	Room No. 235	20.22	
244	Room No. 236	20.22	
245	Room No. 237	20.22	
246	Room No. 238	20.22	
247	Room No. 239	20.22	
248	Room No. 240	20.22	
249	Room No. 241	20.22	
250	Room No. 242	20.22	
251	Room No. 243	20.22	
252	Room No. 244	20.22	
253	Room No. 245	20.22	
254	Room No. 246	20.22	
255	Room No. 247	20.22	
256	Room No. 248	20.22	
257	Room No. 249	20.22	
258	Room No. 250	20.22	
259	Room No. 251	20.22	
260	Room No. 252	20.22	
261	Room No. 253	20.22	
262	Room No. 254	20.22	
263	Room No. 255	20.22	
264	Room No. 256	20.22	
265	Room No. 257	20.22	
266	Room No. 258	20.22	
267	Room No. 259	20.22	
268	Room No. 260	20.22	
269	Room No. 261	20.22	
270	Room No. 262	20.22	
271	Room No. 263	20.22	
272	Room No. 264	20.22	
273	Room No. 265	20.22	
274	Room No. 266	20.22	
275	Room No. 267	20.22	
276	Room No. 268	20.22	
277	Room No. 269	20.22	
278	Room No. 270	20.22	
279	Room No. 271	20.22	
280	Room No. 272	20.22	
281	Room No. 273	20.22	
282	Room No. 274	20.22	
283	Room No. 275	20.22	
284	Room No. 276	20.22	
285	Room No. 277	20.22	
286	Room No. 278	20.22	
287	Room No. 279	20.22	
288	Room No. 280	20.22	
289	Room No. 281	20.22	
290	Room No. 282	20.22	
291	Room No. 283	20.22	
292	Room No. 284	20.22	
293	Room No. 285	20.22	
294	Room No. 286	20.22	
295	Room No. 287	20.22	
296	Room No. 288	20.22	
297	Room No. 289	20.22	
298	Room No. 290	20.22	
299	Room No. 291	20.22	
300	Room No. 292	20.22	
301	Room No. 293	20.22	
302	Room No. 294	20.22	
303	Room No. 295	20.22	
304	Room No. 296	20.22	
305	Room No. 297	20.22	
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311	Room No. 303	20.22	
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313	Room No. 305	20.22	
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315	Room No. 307	20.22	
316	Room No. 308	20.22	
317	Room No. 309	20.22	
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319	Room No. 311	20.22	
320	Room No. 312	20.22	
321	Room No. 313	20.22	
322	Room No. 314	20.22	
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335	Room No. 327	20.22	
336	Room No. 328	20.22	
337	Room No. 329	20.22	
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348	Room No. 340	20.22	
349	Room No. 341	20.22	
350	Room No. 342	20.22	
351	Room No. 343	20.22	
352	Room No. 344	20.22	
353	Room No. 345	20.22	
354	Room No. 346	20.22	
355	Room No. 347	20.22	
356	Room No. 348	20.22	
357	Room No. 349	20.22	
358	Room No. 350	20.22	
359	Room No. 351	20.22	
360	Room No. 352	20.22	
361	Room No. 353	20.22	
362	Room No. 354	20.22	
363	Room No. 355	20.22	
364	Room No. 356	20.22	
365	Room No. 357	20.22	
366	Room No. 358	20.22	
367	Room No. 359	20.22	
368	Room No. 360	20.22	

CONFIDENTIAL

FORM OF STATION
PARTIAL

PROVIDED BY:

NAME	ADDRESS	PHONE	TELETYPE	TELEFAX
1
2
3
4

FORM OF STATION
PARTIAL

PROVIDED BY:

NAME	ADDRESS	PHONE	TELETYPE	TELEFAX
5
6
7

FORM OF STATION
PARTIAL

PROVIDED BY:

NAME	ADDRESS	PHONE	TELETYPE	TELEFAX
8
9
10

FORM OF STATION
PARTIAL

PROVIDED BY:

NAME	ADDRESS	PHONE	TELETYPE	TELEFAX
11
12
13

FORM OF STATION
PARTIAL

PROVIDED BY:

NAME	ADDRESS	PHONE	TELETYPE	TELEFAX
14
15
16

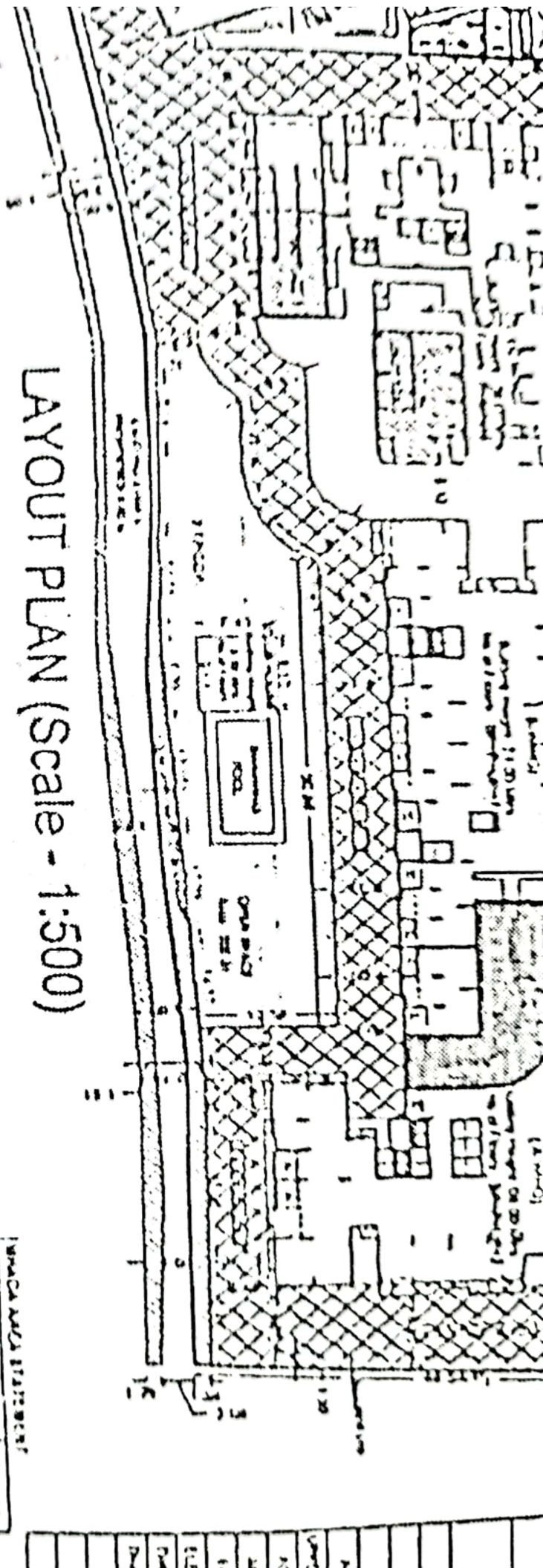
FORM OF STATION
PARTIAL

PROVIDED BY:

NAME	ADDRESS	PHONE	TELETYPE	TELEFAX
17
18
19
20
21
22
23
24
25
26
27
28
29
30

CONFIDENTIAL

CLASS	CLASS	SECRET
C	S	T



LAYOUT PLAN (Scale - 1:500)

Room No.	Room Name	Area (sq. m)	Remarks
1	Room 1	10.00	...
2	Room 2	12.00	...
3	Room 3	15.00	...
4	Room 4	18.00	...
5	Room 5	20.00	...
6	Room 6	22.00	...
7	Room 7	25.00	...
8	Room 8	28.00	...
9	Room 9	30.00	...
10	Room 10	32.00	...

Room No.	Room Name	Area (sq. m)
11	Room 11	35.00
12	Room 12	38.00
13	Room 13	40.00
14	Room 14	42.00
15	Room 15	45.00
16	Room 16	48.00
17	Room 17	50.00
18	Room 18	52.00
19	Room 19	55.00
20	Room 20	58.00

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----

डी.पी./कितबे/२००/२०२२ दि. २०/११/२०२२
 पिंपरी चिंचवड महानगरपालिका, पिंपरी - ४११ ०१८.



पॉलिग्राफ डी - १

वांधकाम चालू करणेकरिता दाखला

पिंपरी चिंचवड महानगरपालिका, पिंपरी - १८.
 क्रमांक - डी.पी./कितबे १७३/२०२२
 दिनांक : २०/०६/२०२२.

श्री./श्रीमती/मि. कापू तरस वस्तर ताळे (व्यु.मु.सा.) म. यदगुरु,
डेवळपळे बॅण्ड विठ्ठली ताळे - ही विनीत घोषणे वस्तर.
 व्याम : ना. आ. / ना. म. श्री. जो आमणी हागोसिपरक
झों-१.२०२० व्यु.०११७ रिपदर जाई निचवड पुणे-३३.

पिंपरी चिंचवड महानगरपालिका वांधकाम महासभे प्रदोशक नियोजन अर्जा नगरपालिका अधिनियम १९६३ चे कलम १८/४४ अन्वये पिंपरी-चिंचवड महानगरपालिकेच्या सीमितीत मोठे.....डिवळे.....वेगळे सव्हे नं./ प्रिटी सव्हे नं.....६०/६.....वे..... (वे) प्लॉट नं..... सव्हेल वांधकाम करणासाठी तुम्ही महानगरपालिकेला अर्ज दाखल केला तो दिनांक २५/०३/२०२२ रोजी प्राप्त झाला. याप्रत्येक वांधकाम करण्यास खाली नमुद अटीवर व जादा अट क्र १ ते ४० नुसार तुम्हास वांधकाम परवानगी देण्यात येत आहे.

- १) सेट बॅकच्या अंतर्गत जावणीच्या परिणामी रिक्त वेळेची जमीन भविष्यात सार्वजनिक रस्त्याचा भाग बनवेल.
- २) कोणतीही नवीन इमारत या त्यातील भाग लाव्यात केवला जाणार नाही किंवा त्या वर्गश्रेणीक किंवा वास्तव्याची परवानगी मिळणार नाही किंवा भेगवटा प्रमाणपत्र मंजूर होईपर्यंत कोणत्याही व्यक्तीस वास्तव्याची परवानगी दिली जाणार नाही.
- ३) सदर प्रांभ प्रमाणपत्र / वांधकाम चालू करणेच्या सारणेप्राप्त मुद होणाऱ्या एका वर्षाच्या काळातपर्यंतची वैध राईल.
- ४) ही परवानगी आपल्या मालकीच्या जागिरी नमोलेल्या जागिरी किंवा इतर जागिरीस लागू नाही.

सोबत - १ ते ४० अटी व नकाशा प्रती.



हवल-२४	
९९८०	४८



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: 52100025665
Project: **SADGURU EMPIRE**, Plot Bearing / CTS / Survey / Final Plot No.: 80/8 at Pimpri Chinchwad (A Corp.),
Haveli, Pune, 412101;

1. **Sadguru Developers And Builders** having its registered office / principal place of business at Tehsil: **Haveli**,
District: **Pune**, Pin: **412101**.

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 (l) 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 01/07/2020 and ending with 30/06/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

• The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
• That the promoter shall take all the pending approvals from the competent authorities

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



हवल-२४		
२९	०४	२६०
Digitally Signed by DR. Pramanand Prabhu 20/07/2023		

Receipt (Date)

4/3427

Wednesday, March 08, 2023

3:24 PM

पावती

Original/Duplicate

नोंदणी क्र. 3535

Regn. 3535

पावती क्र.: 3535

दिनांक: 08/03/2023

शाखाचे नाव: कदमवाकपस्ती

दस्तावेजाचा अनुक्रमांक: हवेली-4-3427-2023

दस्तावेजाचा प्रकार: जनरल पावर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: श्री. चंद्रकांत राजाराम शिंदे - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 240.00

पृष्ठांची संख्या: 12

एकूण:

रु. 340.00

आपणास मुळ दस्त, थंवनेल प्रिंट, सूची-२ अंदाजे
3:40 PM द्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-४

सह दुय्यम निबंधक

हवेली रू. ४, पुणे

वाजार मूल्य: रु.0.0/-

नोंददला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयताचा प्रकार: DHC रकम: रु.240/-

ईडी/धनादेश/पे ऑर्डर क्रमांक: 0803202301779 दिनांक: 03/03/2023

रकमेचे नाव व पत्ता:

2) देयताचा प्रकार: eChallan रकम: रु.100/-

ईडी/धनादेश/पे ऑर्डर क्रमांक: MH016407724202223E दिनांक: 08/03/2023

रकमेचे नाव व पत्ता:



SADGURU DEVELOPERS AND BUILDERS
Sr. No. 80/8, Kotwal Nagar,
Kiwale, Haveli Pune- 412101.

भारतीय स्टेट बैंक
भारतीय स्टेट बैंक
STATE BANK OF INDIA

Date : 30/06/2021

Dear Sir,

APF : 'SADGURU EMPIRE WING C'

With reference to your application, we are happy to inform that APF of your project is as under:

RERA ID	Name of Project	APF ID
PS2100025665	SADGURU EMPIRE WING C	P01207016

While the Bank will have the sole discretion to sanction loan proposal, this will facilitate waiving the need for obtaining search report which leads to undertake speedy and cost effective processing of Individual Housing Loans at all Branches of State Bank of India. We shall be publishing the project name as approved by our Bank in our website for the benefit of the public.

We request you to provide: 1. List of buyers who book the flats/ apartments/ villas at regular intervals; 2. Provide prominent space at project site for our banners; 3. Include our Bank's name in your advertisements/ web site etc. 4. Inform marketing events organized by you as a promotional activities. Please feel free to contact for any clarification/ query to Mr. Vivek Newalkar, Chief Manager, Zonal Office, Pune Mob.No. 7045360180/ Mr. Maroti Kothewad, Assistant Manager, Mob. 9766124872; Email ID: brtzopune1@sbi.co.in. We convey our best wishes to you and your team and a warm welcome to all our prospective customers. Assuring you of our prompt attention and best services at all times. We solicit maximum sourcing of Housing Loan proposals to State Bank of India from the captioned prestigious project.

Yours faithfully,


(Milind Umalkar)
ASSTT. GENERAL MANAGER (HLM)

Applicable terms and conditions are as under:

1. **APF is valid only for Individual Housing Loans of State Bank of India.**
2. **It is valid till 29.06.2022.** Thereafter, continuation of SBI APF is subject to fulfilment of Bank's extant terms and conditions. Home loan penetration from this project should be **minimum 80%** for SBI, else the project will be discontinued and will not be renewed further.
3. NOC should be signed by the authorized signatory or his/her POA holder.
4. Project finance taken, if any, to be intimated to the Bank from time to time.
5. This letter is for sole purpose of unit purchaser seeking Home Loans. All loans shall be at the sole discretion of State Bank of India.
6. You shall be duty bound as a unit seller to address and redress all queries and concerns of all unit purchasers in relation to the project which may be in the nature of type, approvals sought and obtained, title to the project etc.
7. You are precluded from mentioning anything other than what is authorized in terms hereof. Any suggestion of inducement to purchase on the basis of this letter and the contents hereof is prohibited.
8. Nothing contained herein shall be deemed to be in the nature of an authorization/ authentication, solicitation of the project. Unit purchasers are advised to undertake independent scrutiny to their sole satisfaction prior to making any decision to purchase units.
9. **This letter is being issued on your sole request based on the documents provided and it is assumed that nothing material has been withheld or concealed.**

bank.sbi
+91 20 6680 0456
+91 20 2640 4356 (Fax)
agmhls.zopune1@sbi.co.in

गृहकर्ज विक्री विभाग
परिमंडळ कार्यालय, परिमंडळ - 1,
386/2, शारदा चॅम्बर्स,
4 था मजला, शंकरशेट रोड,
पुणे - 411 037.

गृहकर्ज विक्री अनुभाग
आंचलिक कार्यालय, अंचल - 1,
386/2, शारदा चॅम्बर्स,
4 वां तल, शंकरशेट रोड,
पुणे - 411 037.

Home Loan Sales Dept.
Zonal Office, Zone - 1,
386/2, Sharda Chambe
4th floor, Shankarshetl
Pune - 411 037.

Receipt (pavti)

4/3427

Wednesday, March 08, 2023

3:24 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 3535

दिनांक: 08/03/2023

गावाचे नाव: कदमवाकवस्ती

दस्तऐवजाचा अनुक्रमांक: हवल4-3427-2023

दस्तऐवजाचा प्रकार : जनरल पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: श्री. चंद्रकांत राजाराम शिंदे - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 240.00

पृष्ठांची संख्या: 12

एकूण:

रु. 340.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:40 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-4
सह दुय्यम निबंधक
हवेली क्र. ४, पुणे.

बाजार मुल्य: रु.0.0/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.240/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0803202301779 दिनांक: 08/03/2023

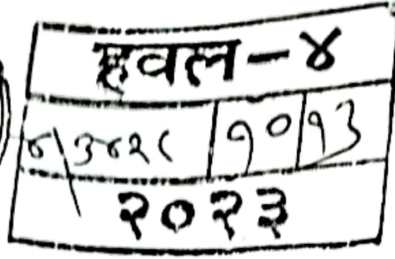
वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016407724202223E दिनांक: 08/03/2023

वॅकेचे नाव व पत्ता:

Verified with Original
For SBI, Sector 17, Pune '18S 104



AND I HEREBY AGREE AND UNDERTAKE TO RATIFY and confirm all and whatsoever our said attorney, under the power in that behalf hereinbefore contained shall lawfully, do execute or perform in exercise of the powers, authorities, and liberties hereby conferred upon, under and by virtue of these presents.

IN WITNESS WHEREOF WE HAVE SIGNED THIS POWER OF ATTORNEY ON THIS ९ DAY OF THE MONTH OF MARCH IN THE YEAR 2023.

SIGNED, SEALED AND DELIVERED
BY WITHINNAMED THE EXECUTANTS

Gauarav

(MR. GAUARAV CHANDRAKANT SHINDE,)



SIGNED, SEALED AND DELIVERED
BY WITHINNAMED ACCEPTOR

Chinde

(MR. CHANDRAKANT RAJARAM SHINDE)



IN THE PRESENCE OF

WITNESSES :

1) Signature: *Vshinde*
Name: Varsha Chandrakant Shinde
Address: Hadapsar Pune

2) Signature *Shraddha*
Name: Shraddha Onkar Shinde