

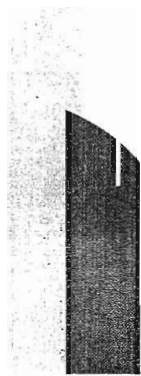
Agreement

5000 = 92.24

2200
2090



Montréal
Business Center



a project by
INC Developers
INTERNATIONAL CONCEPTS IN REAL ESTATE



Friday, October 01, 2010
12:02:53 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 9204

गावाचे नाव बाणेर

दिनांक 01/10/2010

दस्तऐवजाचा अनुक्रमांक हवल19 - 09204 - 2010

दस्ता ऐवजाचा प्रकार

करारनामा



सादर करणाराचे नाव: विकास दत्तात्रय दांगट

नोंदणी फी :- 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (43) :- 860.00

एकूण रु. 30860.00

आपणास हा दस्त अंदाजे 12:17PM ह्या वेळेस मिळेल

दुय्यम निबंधक

द.नि.हवेली 49

तह दुय्यम निबंधक (वर्ग-२) हवेली-१९

बाजार मुल्य: 5104686 रु. मोबदला: 67000000 रु.

भरलेले मुद्रांक शुल्क: 335000 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: अक्सिस बँक शाखा पुणे;

डीडी/धनाकर्ष क्रमांक: 022285; रक्कम: 30000 रु.; दिनांक: 01/10/2010



गावाचे नाव : बाणेर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 6,700,000.00
बा भा. रु. 5,104,686.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: गाव मौजे बाणेर येथील स न 272 हिस्सा नं 4,5,6,7 या मिळकतीवर बांधलेल्या मॉर्टीयल बिझनेस सेन्टर या इमारती मधील सहाय्या मजल्यावरील कमर्शियल युनिट नं 603 चे कारपेट क्षेत्र 1162 चौ फुट म्हणजेच 107.95 चौ मी म्हणजेच 1608 चौ फुट म्हणजेच 149.39 चौ मी सेलेबल + बेसमेंट मधील 2 कार पार्किंग तसेच स्टिक्ट मजल्यावरील 4 स्कुटरपार्किंग
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) आय एन सी डेव्हलपर्स प्रा लि तर्फे सौ शुभांगी अमर माजरेकर तर्फे कज साठी कु मु म्हणुन (कुमु वस्ता नं 7601/2009 ह.क्र.12)शशांक शशिकांत ताबवेकर - ; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: भांडारकर रोड, शहर/गाव: पुणे; तालुका: -; पिन: -; पॅन नम्बर: AABC19252J.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) विकास दत्तात्रय दांगट; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: मॉडेल कॉलनी; शहर/गाव: शिवाजीनगर पुणे; तालुका: -; पिन: -; पॅन नम्बर: AEPPD4844L.
- (7) दिनांक करून दिल्याचा 28/09/2010
- (8) नोंदणीचा 01/10/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 9204 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 335000.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा



नक्कल वाचली

सं क्र.नुवात घेतली

सलवर हुकुम नक्कल

सह दु. नि. (वर्ग-२) हवेली क्र.-१९

दस्तासोबतची

श्री. विकस १९८८

यांना दिली.

दिनांक ०९/१०/२०१०

सह दु. नि. (वर्ग-२) हवेली क्र.-



Customer Copy
 Deposit Slip, Pune Date: 27/11/10

Pay to: AXIS BANK LTD. A/c-Stamp Duty

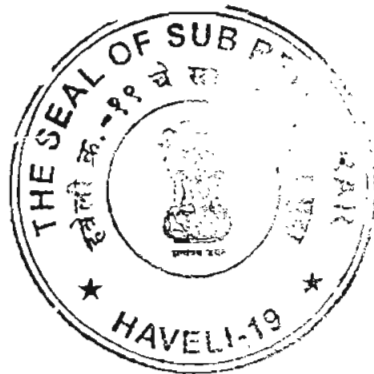
Franking Value	Rs. 335000
Service Charges	Rs. 335000
Total	Rs. 335000

Name of Stamp duty paying party: **MR. VIKAS D. DANGAR**

DD / Cheque No. 093104
 Drawn on Bank 093105
 AXIS BANK LTD. PUNE
 S. Bapat Head Office

(For Bank's Use Only)
 Tran ID
 Franking Sr. No.
 Officer

AXIS BANK LTD., Pune
FRANKING DEPOSIT SLIP



208	9	83
2080		

AGREEMENT TO SALE

THIS AGREEMENT TO SALE IS MADE AT PUNE ON THIS 28TH DAY OF SEPTEMBER IN THE YEAR TWO THOUSAND NINE. TEN

✓ INC Developers Pvt. Limited Pan No. AABC19252J having its office at Amar House, 892 Bhandarkar Road, Pune - 411 004.

Through its Director Mrs. Shubhangi Amar Manjrekar

Age : 52 years, Occ : Business, office at Amar House, 892 Bhandarkar Road, Pune - 411 004.

Hereinafter referred to as the " **BUILDER AND PROMOTER**", (which expression unless repugnant to the context or meaning thereof shall mean and include successors in title and permitted assigns) **PARTY OF THE FIRST PART**

Shubhangi Manjrekar

3.35.000

2

NAME : Vikas Dangal
ADDRESS : 1101, Model Colony
THROUGH : Securin
SIGNATURE : [Signature]
RECEIPT NO. : 5460/116619

Axis Bank Ltd., Ground Floor,
Sai Capital, Opp. International
Conventional Center, Senapati
Bapat Marg, Pune - 411016.

D-5/STP(V)/C.R. 1044/08/09/
917-920/09



SPECIAL ADHESIVE
महाराष्ट्र
SEP 27 2010

Axis Bank Ltd,
[Signature]
Authorized Signatory



हिसा-११		
२२०४	२	४३
२०१०		

Mr./M/s./M/s. VIKAS DATTATRAY DANGAL
PAN No. - AEPPD4844L

Age : 45 years ; Occupation BUSINESS

R/at. : 1101, SILVER LEAF, MODEL COLONY,
NEAR MUFATLAL BUNGLOW, OFF. UNIVERSITY ROAD,
SHIVAJI NAGAR, PUNE, 9822055498/25659734

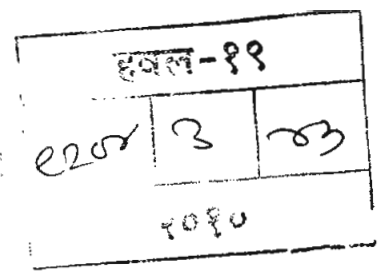
HEREINAFTER REFERRED TO AS "THE PURCHASER" (which expression unless repugnant to the context or meaning thereof shall mean and include his/her/their respective heirs executors, administrators.) PARTY OF THE SECOND PART.

WHEREAS

- a) Several pieces and parcels of land of amalgamated lands situated at following Hissa Nos.:
- (i) Land admeasuring 0.6 Ares; i.e 60 sq.mtrs from total land admeasuring 8.8 Ares, at Hissa No.4
 - (ii) Land admeasuring 8.8 Ares, i.e 880 sq.mtrs at Hissa No. 5,
 - (iii) Land admeasuring 8.8 Ares i.e 880 sq.mtrs at Hissa No. 6,
 - (iv) Land admeasuring 280 sq.mtrs from total land admeasuring 8.8 Ares i.e 880 sq.mtrs at Hissa No.7,

[Signature]

3



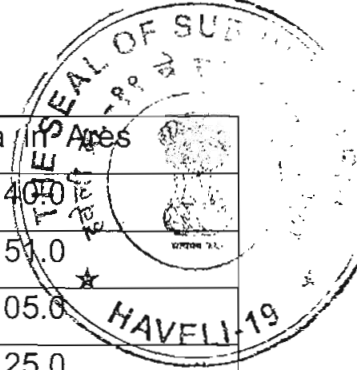
from Survey No. 272, Village Baner, Taluka, Haveli, District Pune, totally admeasuring 2100 sq.mtrs within the limits of Pune Municipal Corporation and within the limits of Office of Sub-Registrar Haveli Pune, (hereinafter together referred to as "the Schedule I Property" and more particularly described in SCHEDULE I written hereunder is owned by INC Developers Pvt Ltd, and is developed by INC Developers Pvt Ltd. As such INC Developers Pvt Ltd is the Land Owner and Developer, Promoter, Builder and is hereinafter referred to as the Builder.

- b) The land situated at Original Survey No. 272, 278 and 283, Village Baner, was originally held as Devasthan Inam Varg III by Shree Deva Sansthan Chinchwad, (Superior holder) a Public Trust registered under Bombay Public Trust Act 1950, having registration number PTR No.A/591(Pune) and was in the possession and occupation of Darshane family as Mirasdar (Inferior Holder) and each of the Mirasdar from the Darshane family had a definite undivided share in the said land at Survey No. 272, 278 and 283 ,Village Baner , and as Holders of Mirasi rights, the Darshane family paid annual cess of Rs 65.25 to Chinchwad Devasthan Sansthaan.
- c) In pursuance of partition between Pandurang Dhondiba Darshane and Bapusaheb Baburao Darshane, Pandurang Dhondiba Darshane became entitled to land admeasuring 1 Hector 87.5 Ares as follows, from total land situated at Survey No. 272, 278 and 283, village Baner :-

Survey No	Area in Ares
272/1	53.0
278/1	78.0
278/3	25.0
278/5	05.0
278/7	10.0
278/9	10.0
283	06.5
TOTAL	187.5

- d) In pursuance of partition between Pandurang Dhondiba Darshane and Bapusaheb Baburao Darshane, Bapusaheb Baburao Darshane became entitled to land admeasuring 1 Hector 57.5 Ares as follows, from total land situated at Survey No. 272, 278 and 283, village Baner :-

Survey No	Area in Ares
272/2	40.0
278/2	51.0
278/4	05.0
278/6	25.0
278/8	10.0
278/10	20.0
283/1/2	06.5.0
TOTAL	157.5



2007-88		
2205	8	83
2080		

- e) On the death of Pandurang Dhondiba Darshane in the year 1972, the name of his wife Jankibai and the names of his 6 sons namely Chandrakant, Arvind, Prakash, Sham, Shubash and Ram, three daughters Sushila Sadashiv Tilekakar, Meenakshi Raut and Sandhya Eknath Dokhe and younger brother Shirang who were the legal heirs were mutated in the 7/12 extract of the said land admeasuring 1 Hector 87.5 Ares as specified above.
- f) Initially the name of younger brother of Pandurang Dhondiba Darshane namely Shirang Dhondiba Darshane was mutated as guardian of Ram Pandurang Darshane but after appropriate applications by and recording statements by Shirang Dhondiba Darshane, the name of Shirang Dhondiba Darshane was mutated as independent Mirasdar by Mutation Entry No. 3890 dated 31/05/1989.
- g) Chandrakant Pandurang Darshane, Arvind Pandurang Darshane, Prakash Pandurang Darshane, Sham Pandurang Darshane, Shubash Pandurang Darshane, Ram Pandurang Darshane, Shirang Dhondiba Darshane became absolutely seized and possessed of

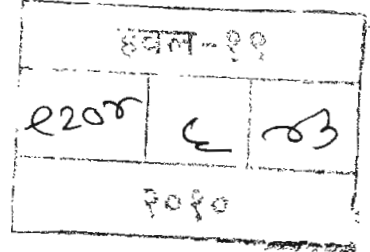
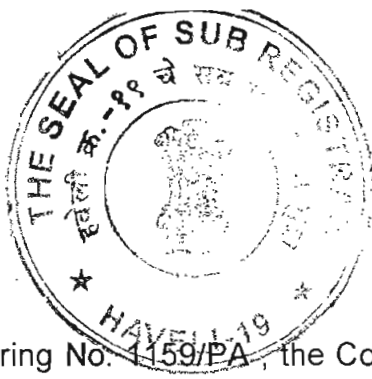
5



हस्ताक्षर-११		
२२०४	५	०३
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the said Mirasi rights and were in possession of the Said Land admeasuring 1 Hector 87.5 Ares , as specified above.

- h) On death of Bapusaheb Baburao Darshane, the name of his wife Parvatibai and son Vilas who were the legal heirs were mutated in the 7/12 extract of the said land admeasuring 1 Hector 57.5 Ares, as specified above and they became absolutely seized and possessed of the said land admeasuring 1 Hector 57.5 Ares.
- i) By Application dated 03/08/1995 , the Darshane family applied to Shree Deva Sansthan Chinchwad (Chinchwad Devasthan Trust) to sale the above mentioned Lands admeasuring 1 Hector 87.5Ares and 1 Hector 57.5 Ares to the respective Mirasi Right Holders from Darshane family and their Nominee Mr N.N. Pallod and by Resolution dated 05/08/1995, Chinchwad Devasthan Trust unanimously agreed to sale the said land to Darshane family and their nominee N.N. Pallod
- j) By Agreement dated 2nd August 1996, Shree Deva Sansthan Chinchwad (Chinchwad Devasthan Trust) agreed to sale, assign and transfer land admeasuring 53 Ares at Survey No. 272/1, Village Baner, Taluka Haveli, District Pune to Shrirang Dhondiba Darshane and his 4 sons Shashikant, Ravindra, Prakash and Ashok and Nandkishor Nathmal Pallod.
- k) By Order bearing No-J/1-96/US 36(1)(a) /1259/96 dated 26/02/1996 corrected by Order bearing No.J/16-96/MISC/3463/1996 dated 19/06/1996, the Hon'ble Joint Charity Commissioner, granted sanction under section 36(1) (a) of the Bombay Public Trust Act 1950 to the Trustees of the Chinchwad Devasthan Trust to sale the Trust Agricultural land including the Schedule Property to the Tenents Darshane or their nominee N.N. Pallod or his nominee.
- l) By Letter dated 17/03/1999, the Collector Pune informed the Order dated 7th October 1998 of the Government of Maharashtra granting permission as a special case for removing said land at Survey No. 272/1, from Devasthan Inam- Class-3, subject to the terms and conditions stated therein.



- m) By Order dated 06/04/1999, bearing No. 1159/PA, the Competent Authority and Deputy Collector, Pune Urban Agglomeration Pune declared that the Urban Land Ceiling and Regulation Act is not applicable to the said land at Survey No. 272/1.
- n) By Sale Deed dated 14th June 2000, registered in the office of Sub Registrar Haveli No. 4 at Sr.no 4590/2000, Shree Deva Sansthan Chinchwad (Chinchwad Devasthan Trust) along with Chandrakant Pandurang Darshane and his mother Jankibai and his brothers Arvind, Prakash, Sham and Shubhash, Savita(wife of late brother Ram) and his three sisters and Shrirang Dhondiba Dashane along with his four sons i.e 15 members of Darshane Family sold, assigned and transferred all their right, title and interest in land admeasuring 53 Ares at Survey No. 272/1, Village Baner, Taluka Haveli, District Pune to Shrirang Dhondiba Darshane (8.8 Ares), Shashikant Shrirang Darshane (8.8 Ares), Ravindra Shrirang Darshane (8.8 Ares), Prakash Shrirang Darshane (8.8 Ares) and Ashok Shrirang Darshane (8.8 Ares) and Nandkishor Nathmal Pallod(9Ares)
- o) As per Mutation Entry No. 12683 dated 07/02/2002, in pursuance of the Phalnibara of Survey No. 272, and corrected Plan along with Order of the Tahsildar bearing Haveli No/HaNo/181/2002, dated 07/02/2002, and Order of Taluka Inspector of Land Records bearing No. Haveli No/DRV154/02, dated 31/01/2002, the land at Survey No. 272 (i.e land at 272/1 and 272/2) was subdivided as follows to be owned by the below mentioned Owners (hereinafter referred to as earlier Owners).

Old Survey No	New Survey No	Area in Ares	Earlier Owners
272/2	272/1	40.0	Mr N.N Pallod
272/1	272/2	9.0	Mr. N.N Pallod
272/1	272/3	8.8	Shashikant Shrirang Darshane
272/1	272/4	8.8	Ravindra Shrirang Darshane
272/1	272/5	8.8	Prakash Shrirang Darshane
272/1	272/6	8.8	Ashok Shrirang Darshane
272/1	272/7	8.8	Shrirang Dhondiba Darshane
		93.0	

7



हवेली-१९		
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p) By three below mentioned Development Agreements all dated 26th December 2007 all registered at Haveli No. 15, at below mentioned Sr.Nos. the respective Earlier Owners granted Development rights in respect of their land mentioned below to Yugay Constructions Pvt Ltd, a Company registered under the Companies Act , through its Director Shri Mayuresh Mukund Joshi

Name of Earlier Owners	Description of property	Area in Ares	Registration no of Development Agreement and P.O.A.
Prakash Shrirang Darshane	272/5	8.8	9572/2007 & 9573/2007
Ashok Shrirang Darshane	272/6	8.8	9574/2007 & 9575/2007
Shrirang Dhondiba Darshane	272/7	8.8	9576/2007 & 9577/2007

q) To verify the title of the above mentioned Earlier Owners to land at Survey No. 272, Hissa No.5,6 and 7, Village Baner, Advocate M.S. Yande from Yande & Co, issued Public Notice in daily Prabhat dated 27/05/2008 and by Letter dated 15/06/2008, said Advocate M.S Yande from Yande & Co has issued Certificate that they have not received any objection with respect to the said Public Notice , till the date of the said Certificate.

r) By three below mentioned Sale Deeds all dated 2nd September 2008 all registered at Haveli No. 15, at below mentioned Sr.Nos. the above mentioned Earlier Owners as Owners and Yugay Constructions Pvt Ltd as Builder sold, assigned and transferred their land as described below to INC Developers Pvt Ltd, the Builder herein.

Name of Earlier Owners	Description of property	Area in sq.mtrs	Registration no of Sale Deed
Prakash Shrirang Darshane	272/5	880	8905/2008
Ashok Shrirang Darshane	272/6	880	8906/2008
Shrirang Dhondiba Darshane	272/7	280	8907/2008



हवेली-१५		
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- s) By Sale Deed dated 03/04/2008 registered in the Office of Sub-Registrar Haveli No.15 at Sr.No.2421/2008, Mr Ravindra Shrirang Darshane sold, assigned and transferred land admeasuring 8.8Ares i.e 880 sq.mtrs at Hissa No.4, Survey No. 272, Village Baner, to Mr Nandkishor Nathmal Pallod
- t) In view of INC Developers Pvt Ltd approaching Nandkishor Nathmal Pallod for purchase of an area admeasuring 60 sq.mtrs from total land admeasuring 880 sq.mtrs at Survey No.272, HissaNo.4, the INC Developers Pvt Ltd and Nandkishor Nathmal Pallod together submitted plan for amalgamation of Hissa No. 4 and Hissa No.5 from Survey No.272 to Pune Municipal Corporation and Pune Municipal Corporation sanctioned plan vide Commencement Certificate bearing No. DPO/PLU1/0031/09/6, dated 15/04/2009.
- u) To verify the title of Mr Nandkishor Nathmal Pallod to land at Survey No. 272, Hissa No.4, Village Baner Adv Sameer Arvind Ranade issued Public Notice in daily Prabhat dated 14th April 2009 and by Letter dated 28/04/2009, said Sameer Arvind Ranade has issued Certificate that he has not received any objection with respect to the said Public Notice ; within the said notice period .
- v) By Sale Deed dated 18/05/2009 registered in the Office of Sub-Registrar Haveli No.15 at Sr.No.2972/2009 Mr Nandkishor Nathmal Pallod, sold, assigned and transferred land admeasuring 0.6 Ares i.e 60 sq.mtrs from total land admeasuring 8.8Ares i.e 880 sq.mtrs at Hissa No.4 ,Survey No. 272, Village Baner, to INC Developers Pvt Ltd
- w) In view of the above mentioned Sale Deeds , INC Developers Pvt Ltd the Builder herein, became absolutely seized and possessed of total land admeasuring 2100 sq.mtrs at following Hissa Nos situated at Survey No. 272, Village Baner, Taluka Haveli, District Pune i.e Schedule I Property
- (i) Land admeasuring 60 sq.mtrs at Hissa No.4
 - (ii) Land admeasuring 880 sq.mtrs at Hissa No. 5,
 - (iii) Land admeasuring 880 sq.mtrs at Hissa No. 6,
 - (iv) Land admeasuring 280 sq.mtrs at Hissa No.7,



हिसा-११		
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२०१०		

- x) The name of INC Developers Pvt Ltd has been mutated in the 7/12 Extract of Hissa No. 4 (for 60 sq.mtrs), Hissa No.5 (880 sq.mtrs) and Hissa No.6 (880 sq.mtrs) and Hissa No. 7 (for 280 sq.mtrs)
- y) INC Developers Pvt Ltd i.e the Builder herein, has proposed to construct on the Schedule I Property a multistoried building consisting of basement , stilt floor and ten upper floors hereinafter referred to as the Said Building .
- z) The Builder has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is the Agreement prescribed by the Council of Architect and has appointed a structural engineer for the preparation of structural design and drawings of the buildings and the Builder accepts professional supervision of the Architect and the Structural Engineer till the completion of the Said Building .
- aa) By Virtue of the above mentioned Sale Deeds of the Schedule I Property in favor of the Builder , and in view of construction of the Said Building carried out by the Builder on the Schedule I Property, the Builder alone has the sole and exclusive rights to sale the Units in the Said Building and to enter into Agreement with the Purchaser of the Units and to receive sale price in respect thereof.
- bb) The land admeasuring 60 sq.mtrs at Hissa No.4, Land admeasuring 880 sq.mtrs at Hissa No. 5, Land admeasuring 880 sq.mtrs at Hissa No. 6, and Land admeasuring 280 sq.mtrs at Hissa No.7 , all together admeasuring 2100 sq.mtrs described as Schedule I Property was amalgamated by Pune Municipal Corporation vide Commencement Certificate bearing No. DPO/PLU1/0142/09/1402 dated 09/06/2009 and Pune Municipal Corporation has sanctioned Building Plans in respect of Schedule I Property vide Commencement Certificate bearing No. CC/1000/09/10 dated 30/6/2009



हवेल-११		
२२०५	१०	०३

cc) As per Zone Certificate dated 01/09/2008 issued by Pune Municipal Corporation, the land at Survey No..272, which includes the Schedule I Property is in Residential Zone

dd) By Order bearing No. PMH/NA/SR/303/09, dated 24/11/09, the Collector Pune, in exercise of the powers vested in him under Section 44 of Maharashtra Land Revenue Code 1966 granted Non Agricultural permission for construction of commercial building on Schedule I Property.

ee) The Builder has commenced construction of the Commercial Building named MONTREAL BUSINESS CENTER having basement, stilt floor and ten floors, situated on Schedule I Property, in accordance with the plan sanctioned by Pune Municipal Corporation.

ff) The Purchaser herein approached the Builder and offered to purchase Commercial Premises bearing Unit No. 603 measuring carpet area 1162 sq.ft i.e. 107.95 sq.mtrs i.e saleable area 1608 sq.ft i.e 149.39 sq.mtrs on the 6th floor, together with Two car parks in the basement and FOUR Scooter parking in the stilt floor, in the said building named "MONTREAL BUSINESS CENTER", more particularly described in the Schedule II written hereunder and hereinafter referred to as the Schedule II Property

gg) The Builder has given inspection to the Purchaser of all the documents of the title relating to the Scheduled I Property, including said Orders, the said Sanctioned Plans, and of such other documents as are specified by the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act 1963(Hereinafter referred to as "the Said Act / Rules").

hh) The Purchaser has before execution of these presents independently scrutinized the foregoing / necessary documents with the help of his Advocate and has completely satisfied himself / herself in respect of the rights and the title of the Builder to the Schedule I Property and the rights of the Builder to construct building project thereon



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and to sale the same, and of the due compliance by the Builder of the relevant provisions contained in the said Acts and Rules.

- ii) The Builder has accepted the offer of the Purchaser and agreed to sale, assign and transfer the Schedule II Property situated on Schedule I Property to the Purchaser, and to execute and register Agreement to Sale with the Purchaser, subject to the terms and conditions mentioned hereinafter

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

1. The Builder herein who is also the Promoter, has obtained sanction to the Building Plans in respect of the building to be constructed on Schedule I Property and the Builder has commenced construction and shall continue construction, and complete the said construction on Schedule I Property of the project named "MONTREAL BUSINESS CENTER" according to the plans and specifications that have been sanctioned by the Pune Municipal Corporation and have been seen and approved by the Purchaser. It is agreed by the Purchaser that the Builder is entitled to make any reasonable alterations or variations in the said plans as may be required by the Builder or by the concerned local authority. It is further agreed by the Purchaser that if the local authority permits any additional construction in the said Unit and said building or in the said Schedule I Property, it shall be the sole and exclusive authority of the Builder to construct thereon. The Purchaser hereby gives his irrevocable consent under the provisions of Sec.7 of the said Act to such additional construction being constructed by the Builder in the said Schedule I Property either by using the T.D.R. or otherwise and such alteration, additions or modification being carried out by the Builder in the building provided it does not affect the area of the said Unit agreed to be purchased by the Purchaser. The Builder shall also be entitled to use and utilize the T.D.R. on the said Schedule I Property to construct as many floors as may be permitted by the local authority from time to time.



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2. The Purchaser hereby agrees to purchase and the Builder hereby agrees to sale all that piece and parcel of Commercial Premises bearing Unit No. 603 measuring carpet area 1162 sq.ft i.e. 107.95 sq.mtrs i.e saleable area 1608 sq.ft i.e. 149.39 sq.mtrs on the 6th floor, together with TWO car parks in the basement and FOUR Scooter parking in the stilt floor, in the building named "MONTREAL BUSINESS CENTER" situated on Schedule I Property and which is more particularly described in the Schedule II hereunder written and hereinafter referred to as "the Said Unit" for the total cost of (Rs. 67,00,000/- (Rs. SIXTY SEVEN LAKH ONLY only) inclusive of MSDDL deposit and electricity connection charges

(a) Rs. 2,51,000/- (Rs. TWO LAKH FIFTY ONE THOUSAND ONLY only) by Cash/Cheque/D.D. bearing No. 538112 dated 12-8-09 and drawn on STANDARD Bank by way of earnest money prior to the execution of this Agreement to Sale.

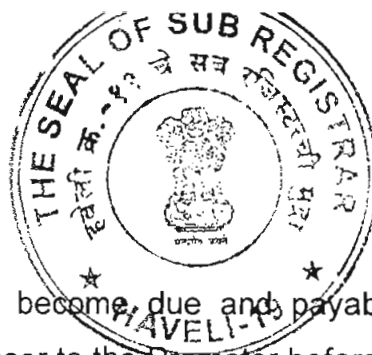
(b) Rs. 25,94,000/- (Rs. TWENTY FIVE LAKH NINETY FOUR THOUSAND ONLY) by Cash / Cheque / D.D. bearing No. VARIOUS dated VARIOUS and drawn on VARIOUS Bank on the execution of this Agreement to Sale

The Builder hereby admits and acknowledges the receipt of sum of Rs. - (Rs. - only) and release, discharge and acquit the Purchaser there from.

(c) The Purchaser hereby agrees and undertakes to pay to the Builder the balance amount of Rs. 38,55,000/- (Rs. THIRTY EIGHT LAKH FIFTY FIVE THOUSAND ONLY) to the Builder in the following manner :



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And all other sums which shall become due and payable in consequences of these presents to be paid by the Purchaser to the Promoter before the delivery of the possession of the said Unit . It is, hereby agreed by and between the parties hereto that if the stages contemplated above are not followed in the order mentioned above e.g. in event of instead of laying down the second slab brick work of the 1st floor and ground floor of the said building is completed the Purchaser shall have to pay the respective installments of the balance amount of the purchase price as per stage actually carried out by the Builder pertaining to the said Unit agreed to be purchased by the Purchaser.

3. The parties of these presents are specifically and distinctly covenant that the time for each of the payments as stated above, inclusive of proportionate share of taxes and other outgoings, levied by local authority under these presents is made an essence of this contract and in case the Purchaser commits any default in paying the amount under these presents which has become due and payable by the Purchaser to the Builder, the Purchaser agrees to pay to the Builder interest at the rate of 18% per annum on all the amounts which become due and payable under these presents to the Builder from the date such amount is due and payable together with interest at the rate of 18% per annum within a month from the date on which such amount is due and payable. If the Purchaser fails to pay within the said period of one month and / or Purchaser committing any default or breach of any terms and conditions herein contained the Promoters shall be entitled to terminate these presents and to forfeit the amount of earnest money paid by the Purchaser to the Builder. Provided always that the Builder shall not terminate these presents unless and until the Builder has given to the Purchaser 15 days prior notice in writing of the intention of the Promoters to terminate these presents specifying the reasons for which it is intended to terminate these presents. Provided further that on the termination as aforesaid, the Builder shall refund to the Purchaser the part payments which till then have been paid by the Purchaser to the Builder on reselling the said Unit to third person, but in no case the Builder shall be liable to pay any interest on the amount so refunded to the Purchaser and in such case the Builder shall be at liberty to dispose off and sale the said Unit at any price and to any person as the Builder may think fit. In case of such resale / dispose if the Builder received lesser prices than agreed by and between the parties hereto in these



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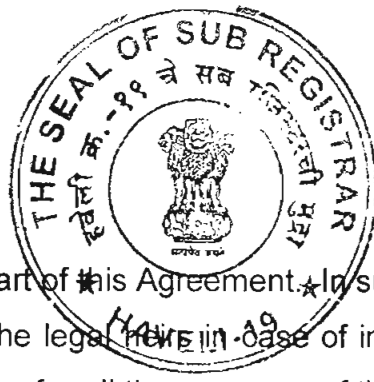
presents, in such event the Purchaser shall be bound to make good all the losses to the Builder within 15 days from the date of receipt of a notice from the Builder in that behalf.

4. The specifications, amenities and facilities provided by the Builder in the said Unit and in the said buildings are those which are set out and attached hereunder, written and Purchaser has approved and satisfied himself about the same. It is agreed that if at the instance of the Purchaser, the Builder carries out any additional items in the said Unit the Purchaser shall be responsible to make payments in respect thereof as per mutual understanding between the parties hereto.

5. The Builder shall hand over the possession of the said Unit to the Purchaser within a period of 10 MONTHS from the date of this agreement. If the Builder fails to give possession by the end of this period on account of reasons beyond his control as per the provision of Section 8 of Maharashtra Ownership Flat Act by the aforesaid date or the date/dates prescribed by Section 8 of the said Act, the Purchaser shall be entitled to give notice to the Builder terminating this agreement in which case the Builder shall within two weeks from the receipt of such notice, refund to the Purchaser the aforesaid amount of deposit, along with simple interest at the rate of Nine percent per annum. In such case, neither party shall have any right against each other in respect of said Unit or this agreement and the Builder shall be at liberty to deal with the said Unit in any manner as the Builder may deem fit, provided that the Builder shall be entitled to reasonable extension of time for giving possession, if the delay is on account of:

- Act of God, flood, storm, earthquake or any other natural calamity water connection or other essential services from the local authority
- Non-availability of construction materials.
- Any notice, order of the Court, Rule, Notification of Government and/or Local Authority.

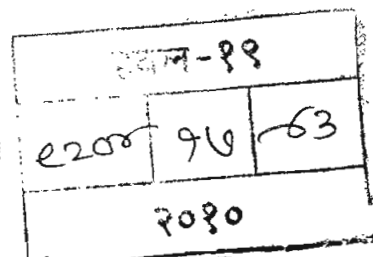
6. It is hereby agreed by and between the parties that the Builder shall give possession of the said Unit to VAISHALI VIKAS DANGAT as his/her Nominee, in case of death of the Purchaser before the possession of the said Unit is handed over to the Purchaser provided the said nominee is ready and willing to perform



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and performs the remaining part of this Agreement. In such event, the said nominee shall be treated as representing all the legal heirs in case of intestate succession or Trustee in case of testamentary succession, for all the purposes of these presents and notices served on the said nominee shall be treated as sufficient service on all legal heirs of the deceased Purchaser or beneficiaries under the Will of the deceased Purchaser. The Builder shall not be liable for any disputes amongst the legal heirs of the Purchaser. In case the Purchaser wants to change his nominee he may do so by informing to the Builder in writing.

7. The Purchaser shall take possession of the said Unit within 15 days of the Builder giving written Notice to the Purchaser intimating him that the said Unit is ready for use and occupation after paying all arrears of purchase price and other dues, failing which the Purchaser shall lose forthwith all his right, title and interest in respect of the said Unit. The Builder shall then be entitled to forfeit the earnest money paid by the Purchaser and shall then refund all the rest of the amount received by him to the Purchaser without any interest whatsoever only after the said Unit is sold to another Purchaser by the Builder. In such case the Builder shall be at liberty to deal with the said Unit in any manner the Builder may deem fit.
8. Commencing a week after a notice in writing is given by the Builder to the Purchaser that the said Unit is ready for possession, the Purchaser shall be liable to pay the Maintenance charges at the rate of Rs 2/- per sq.ft per month to the Builder on saleable area of the said Unit . The Purchaser shall also pay to the Builder a sum of Rs. 25,000/- (Rs. Twenty Five Thousand only) towards the Registration Charges of the Condominium . The Purchaser shall also be liable to pay the taxes , assessment, and levies levied by the Pune Municipal Corporation or any other local authorities from the date of obtaining Completion Certificate in respect of the said Unit.
9. The Purchaser shall use the said Unit or any part thereof and shall permit the same to be used only for the Commercial purposes which are permitted under the existing rules and regulations in respect of the same. The Purchaser hereby specifically agrees that the Purchaser shall not carry on business of Restaurant / Bar in the said Unit agreed to be purchased by the Purchaser.

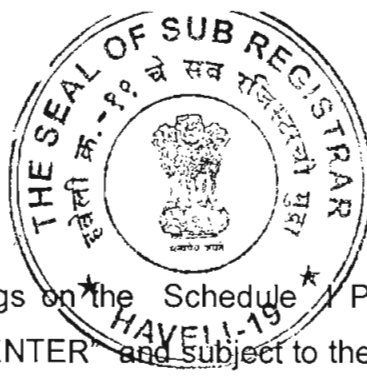


10. The Builder has designated two specified places where the Purchaser or his nominee or his licensee is allowed to put up his signage, name boards etc, subject to the consent of the Builder and subject to the Guidelines of Montreal Business Center in that respect. The Builder has designated one area at the entrance gate of the said building and the second area is in the ground floor Lobby. Except for the said two specified areas, the Purchaser or his nominee or his licensee shall not be allowed to put up any sign on any other part of the said building including the windows or outer walls of the said building. This condition of the builder shall be binding even after transfer of the said building to the society/condominium and on the subsequent purchasers of the units in the said building.
11. The Builder shall have exclusive right to deal with, dispose off and sale in any manner the open spaces, parking spaces, terraces and lobbies set backs side margin etc. at any price and Purchaser shall not be entitled to question the same in any manner, subject to Maharashtra Apartment Ownership Act and building rules and regulations of Pune Municipal Corporation .
12. The Purchaser along with other Purchasers shall join in formation and registration of Condominium of the Apartment Owners that would be formed by the Builder in his absolute discretion. For this purpose the Purchaser shall sign and execute all relevant documents including the bye-laws, as prepared by the Advocate of the Builder to enable the Builder to register the organization within the time prescribed by the said Act.
13. The Builder shall within a period of three years after the registration as aforesaid and subject to the timely compliance of the various provisions of these presents by the Purchaser subject also to the disposal of other Units in the proposed building project and subject to the receipt of the entire amount of consideration from all the Purchasers of various types of tenements in proposed building project shall execute Deed of Declaration forming Montreal Apartments Condominium and shall convey and absolutely transfer the said Unit individually in favor of the Purchaser herein together with specified percentage in common areas and facilities and amenities



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14. At the time of registration of the Agreement to Sale / Deed of Apartment / Sale Deed / Conveyance as aforesaid , the Purchaser shall pay to the Builder his share of stamp duty and registration charges if any, payable by the Condominium on conveyances as aforesaid. Besides the aforesaid amounts and the amount of consideration as stated herein above the Purchaser shall separately bear Charges for formation and Registration Condominium of the Apartment Owners. Charges for legal fees may be determined by the Builder from time to time.
15. In the event of Condominium of the Apartment Owners is formed before the sale and disposal by the Builder of all the Units in the said buildings of the project as aforesaid, the power of the Condominium of the Apartment Owners, so formed shall be subject to overall authority and control of the Builder and in particular the Builder shall have absolute authority and control as regards the unsold Units and disposal thereof. In such case the Builder shall not be liable to pay maintenance or other charges in respect or the unsold Units to the Condominium of the Apartment Owners.
16. Even after the final conveyance of the said Scheduled I Property and buildings in favor of the Condominium of the Apartment Owners, the Builder shall have a right to dispose of the unsold Units in the said building in any manner and the sale proceeds thereof shall belong absolutely to the Builder and such Purchasers shall be accepted as members of such Condominium. The Builder in such case shall not be required to pay any transfer fee to the Condominium .
17. The Purchaser shall obtain prior permission from the Builder if the Purchaser intends to transfer or sale the said Units / his rights or benefits of this agreement before the final conveyance of the Schedule I Property together with the construction thereon in favor of the Condominium of the Apartment Owners, on payment of transfer fees to the Builder at the rate of 2% of the amount of consideration received by the Purchaser on such transfer or sale.



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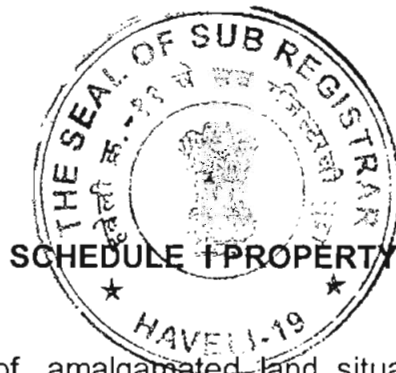
18. The project of the buildings on the Schedule I Property shall always be known as "MONTREAL BUSINESS CENTER" and subject to the approval of the Assistant Registrar of the Co-operative Societies. The Condominium of the Apartment Owners to be formed shall bear the same name.
19. Provided it does not affect or prejudice in any way the rights of the Purchaser, the Builder shall be at liberty to sale, assign, transfer or otherwise to deal with in any manner with the rights, title and interest of the Builder in the said Schedule I Property and/or in the said buildings constructed thereon as the Promoter may deem fit.
20. The Purchaser or the persons to whom the said Units are let, sub-let, transferred, assigned by the Purchaser or the person who is put in possession of the said Units by the Purchaser, shall execute all applications, documents etc. and shall also do all acts, things and deeds as may be required by the Builder for safeguarding interest of the Builder and/or the Purchasers in the said building project.
21. It is hereby agreed by and between the parties hereto that the Builder or the nominee of Builder shall have absolute and perpetual right of displaying advertisement, sign boards, hoarding, etc. in or upon the Schedule I Property and building and to receive rent or such other income in respect thereof, and shall also be liable to pay all municipal or the other taxes in respect thereof.
22. It is hereby agreed by and between the parties hereto that the Builder shall have the right to utilize the balance FAR(FSI) and /or TDR in respect of the Schedule I, Property as per the rules and regulations of the Pune Municipal Corporation.
23. In case if any tax, levy, assessments, betterment or development charges are levied by the local authority or planning authority or any other local or Govt. body or if there is any increase in such taxes, levies, assessments, betterment or development charges or in case there is any increase in the amount of deposit or other charges to be paid for securing



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water connection , the Purchaser shall contribute proportionately towards payments of such taxes and increases in taxes, levies, deposits, etc.

24. Nothing contained in this Agreement is intended to be construed as a grant, demise of or assignment in law of the said Units or said Schedule I Property or building. The Purchaser shall have no claim save and except in respect of the said Units hereby agreed to be sold to him and all open spaces, parking spaces, staircases, terraces, lobbies etc. will remain the property of the Builder until the final conveyance in favor of the Condominium which is formed then.
25. Any delay tolerated in enforcing the terms and conditions of this agreement or any forbearance or giving of time to Purchaser shall not be constructed as waiver on the part of the Builder , nor shall the same in any manner prejudice the rights of the Builder under this Agreement.
26. The Purchaser shall present this Agreement as well as the conveyance at the proper registration office within the time limit prescribed by Registration Act, the Purchaser shall inform the office at which it is presented and the Builder shall attend such office and admit execution thereof.
27. All the Notices to be served on the Purchaser shall be deemed to be properly served, if served to the Purchaser under Certificate of Posting on his address as given in the caption of this agreement.
28. This Agreement shall always be subject to the Maharashtra Ownership Flats Act, 1963, the Maharashtra Apartment Ownership Act, 1970 and the Maharashtra Co-Operative Societies Act 1960, and the Rules made there under.
29. All the expenses of stamp duty, registration charges, sales tax or service tax , if any, including attorneys costs and all the incidental expenses pertaining to the presents and the final conveyance have been agreed to be borne by the Purchaser.



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Several pieces and parcels of amalgamated land situated at following Hissa Nos:

- (i) Land admeasuring 0.6 Ares i.e 60 sq.mtrs from total land admeasuring 8.8 Ares, at Hissa No.4
- (ii) Land admeasuring 8.8 Ares i.e 880 sq.mtrs at Hissa No. 5,
- (iii) Land admeasuring 8.8 Ares i.e 880 sq.mtrs at Hissa No. 6,
- (iv) Land admeasuring 280 sq.mtrs from total land admeasuring 8.8 Ares i.e 880 sq.mtrs at Hissa No.7,

from Survey No. 272, Village Baner, Taluka Haveli, District Pune, totally admeasuring 2100 sq.mtrs within the limits of Pune Municipal Corporation and within the limits of Office of Sub-Registrar Haveli Pune and bounded as follows :-

- On Or Towards East : Survey No. 277
On Or Towards South : Part of Hissa No.7, Survey No. 272
On Or Towards West : Road
On Or Towards North : Part of Hissa No.4, Survey No. 272

SCHEDULE II PROPERTY

All that piece and parcel of Commercial Premises bearing Unit No. 603 admeasuring carpet area 1162 sq.ft i.e. 107.95 sq.mtrs i.e saleable area 1608 sq.ft i.e 149.39 sq.mtrs on the 6th floor together with TWO car parks in the basement and FOUR Scooter parking in the stilt floor, in the building named "Montreal", situated on land admeasuring in the aggregate 2100 sq.mts. comprising of land bearing Hissa No.4 (60 sqmts) , Hissa No.5(880 sq.mtrs) and Hissa No.6 (880 sq.mtrs) and Hissa no.7(280 sq.mtrs) from Survey no. 272 have been amalgamated situated at Village Baner, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation and within the limits of Office of Sub-Registrar Haveli, Pune,

The Plan of Unit No. 603 and the Plan of Parking is attached herewith

Specifications & Amenities

- **Flooring**
Vitrified Tile Flooring
- **Window systems**
Powder coated aluminum sliding windows
- **Toilet Block**
One toilet block given for each office
Sufficient ducts provided for flexibility in placing toilet blocks within offices.
- **Automation**
Campus wide surveillance system
- **Lobby**
Exceptionally finished modern lobby with waiting area and reception overlooking the large landscaped green space.
- **Lifts**
Two passenger lifts with generator backup
- **Internal wall finishing**
POP Finish with Luster paint
- **Electricity**
14 KW capacity for each office.
10 sq mm cable with main connection provided per office.
100% generator backup for all offices and lifts
Each office pre wired for Broadband Connectivity.
- **Fire fighting**
Hi-Tech fire fighting system
- **Security**
Security Cabin with state-of-the-art surveillance system
Security Gate & Boom bar barrier
- **Landscaping**
Huge open space fully landscaped with outdoor
Cafeteria and informal meeting areas
- **Cafeteria**
Outdoor Cafeteria with shaded sitting areas and serving counter



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IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR HANDS AND SIGNATURE ON THE DAY AND DATE FIRST HEREINABOVE MENTIONED.

SIGNED, SEALED AND DELIVERED

By within named promoter

M/S INC DEVELOPERS PVT. LTD.

Through its Director

MRS. SHUBHANGI A. MANJREKAR



S.A. Manjrekar

(PROMOTOR)

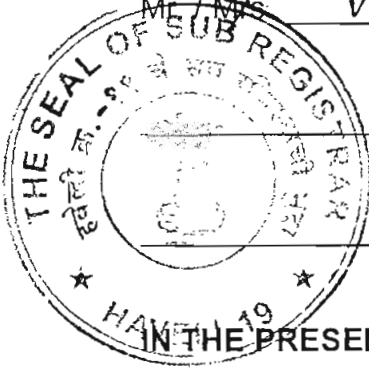
SIGNED, SEALED AND DELIVERED

By within named purchaser

Mr./Ms. VIKAS DATTATRAY DANGAT



(PURCHASER)



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IN THE PRESENCE OF WITNESSES

1. SIGNATURE : *Naval*

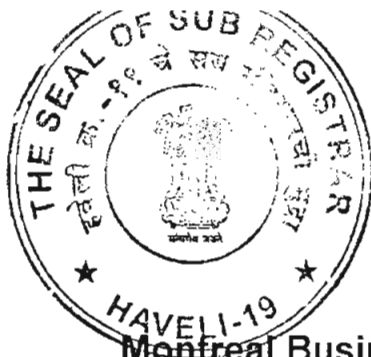
NAME : MR. NAVAL GURUMUKHI

ADDRESS : KARVE NAGAR, PUNE.

2. SIGNATURE : *P.L. Shinde*

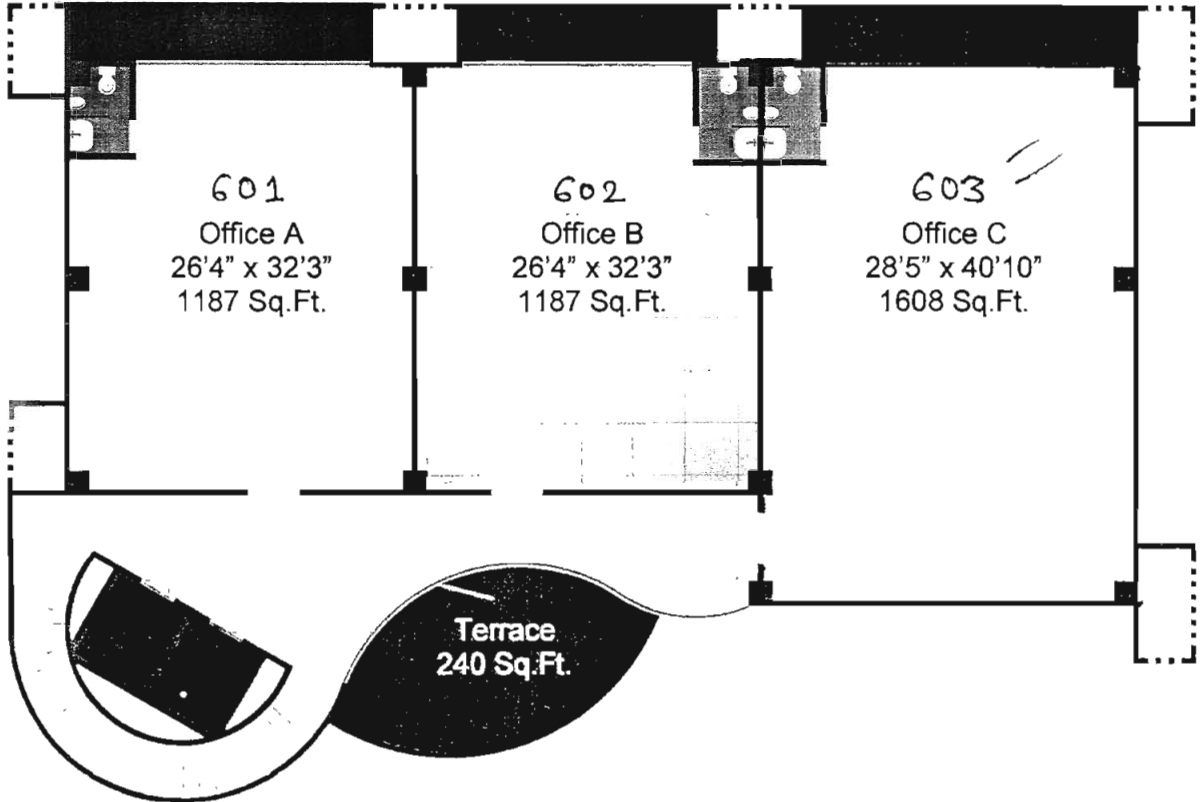
NAME : Mr. Pravin L. Shinde

ADDRESS : Amar House, 892 Bhandarkar Rd., Pune-4




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Montreal Business Center
TYPICAL FLOOR PLAN 1ST TO 9TH FLOOR



Office No. 603 on 6th floor shown in Red Boundary



Developer



Purchaser

न. नं. १०.
 नखे कार्यालय,
 ४२, नुपवार पेठ, भणपती चौक,
 पुणे २. फोन : २४४५६६७७

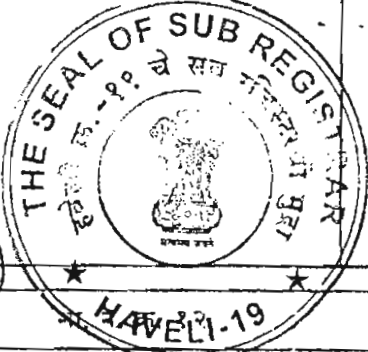
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शिक्का 1112

गाव बाढी ता. हवेली जि. पुणे

भूमापन क्रमांक सर्व नं. गट क्रमांक	हि.क्र.	धारणा प्रकार
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भूमापन क्रमांकाचे स्थानिक नांव		
लागवड योग्य क्षेत्र	एकर हेक्टर	गुठे आर
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भागाहल		
भात शेत		
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आकार पाण्याबाबत..		
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 मालकाचे नांव
बंदिंद्र फरिदग
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नंदकिशोर नरमल
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आय. रान. की. इ. व. ल. प. ल.
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गा. न. क्र. ७ अ

व.सं.	जमीन करणाऱ्याचे नाव	रीत	हंगाम खरीप रब्बी	पीकाखाली क्षेत्र									पडीक व पीकरस निरु- पयोगी अशा जमिनीचा तपशील		पाणी पुरवठ्याचे साधन	शेरा	
				मिश्र पीकाचे एकूण क्षेत्र			मिश्र पीकातील प्रत्येक पीकाचे क्षेत्र			अमिश्र पीकाचे क्षेत्र			प्रकार	क्षेत्र			
				मिश्र पी. संकेतांक	जलसिंचित	कजलसिंचित	पीकाचे नांव	जलसिंचन	कजलसिंचन	पीकाचे नांव	जलसिंचन	कजलसिंचन					
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मुळ प्रतीचा अस्सल उतारा दिला. तारीख २२/०१/१०

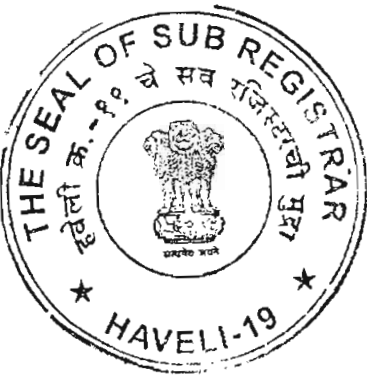
गावकामगार तलाठी सही
 तलाठी राधाप
 ता. हवेली, जि. पुणे

निवेद्ये कार्यालय,
अध्यापक पोस्ट, गणपती चौक,
पुणे ३,
फोन : २४८५६६७६

हक्काचे पत्रक (गांवचा नमुना नं. ६)

माजे बाणो ता. हवेली जि. पुणे

नादीचा अनुक्रम नंबर	हक्काचा प्रकार	पत्रकार झालेले सर्वे नंबर आणि पॉट हिस्से	तपासणी सही किंवा शेरे
१६५००	<p>कोठ्याच्या मिळकत पत्रक माहेरी मिळकत मिळकत पत्रक उपरदिमिळकत : माय रान व्ही डेक्कपल या मि. रान डायरेक्टर आम (मीनरेल) यांनी या जे.जि.व्ही. मशमत प्लॉट जो.म.व.नं. रायुन रानत प.नं. २०१४ पॅकी ००-१० भाग क्षेत्र ४६. ४००००१ मिळकत ११५१००१ रोजी १००१/२००१ रानत रानत म्णरी दोनय राने अर्धाशिताम केला नोदिस प्लियाच/ मिमिल पत्रक. जो अ दि पत्रक</p>	११०१४	<p>नोदिस रानत रानाची रान पाहन म्णरी म्णलादि नोदिस पत्रक म्णरी क. मि. डेक्कपल म्णरी</p>



हवेल-१९		
२२०२	२९	४३
२०१०		

पत्रक तयार तारीख- 20/1/02

(मागे पत्रक)	
११	४५ व ३-१९
तत्परी पात्रक	
ता. हवेली पुणे	३०
	२०

३

मध्य काबाल
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 ...
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हक्काचा पत्रक (गावचा नमुना न. ६)

मांजे बागेर ता. हवेली जि. पुणे

नावाचा अनुक्रम नंबर	हक्काचा प्रकार	आलेल सदां	तयारपणी
			सह क्रि. - ११
			२२/०८ ३५ २०२०
	केरणाबाचा दि. ११/०८/२००८		
	माधिली मिठा दि. ११/०८/०८		
१५६४५	खपरेदीबाण - (५) नंदकिशोर नथमाठ		
	पानोड बाणी खविंद्र श्रीरंग कशन		
	बाण नंतर कु. मू. म्हेठूण नंदकिशोर		
	नथमाठ पानोड बाणी बाशब दावपाठ		
	सर्व खपरेदीबाण पैकी ०.००.२० जाय		
	संख्या नं. १०००००००१-दि. ३१/०८/०८		
	बाणी पानोड कुमांक २२२१२००८ अडवाप		
	खपरेदी बाणोड ससे नथमाठीताय		
	केरणाबा नंदकिशोर-दि. ११/०८/०८	५२०१५०	
	बाणोड पानोड	५१५०	
		१००	
		५२०१५०	

बाणोड पानोड बाणीबाण १/८/०८

सहाजी - बागेर
 ता. हवेली, जि. पुणे



हक्का - ११		
२२०१	३०	२३
२०१०		

फेरफाराची नोंदवहू (फेरफार पत्रक)

[महासभे-जमीन महसूल अधिकारी अभिलेख आणि नोंदवहूचा (तयार करणे व सुविधीत ठेवणे) नियम, १९७१ मधील नियम १०]

गाव: आपूर तालुका: हवेली जिल्हा: पुणे

नोंदवहू क्रमांक	संपादन केलेल्या अधिकाऱ्याचे स्वरूप					परिणाम झालेले घुमापत्र व उपविभाग क्रमांक	वाचणी अधिकार्याची भाषासरी किंवा शेता
	(१)	(२)	(३)	(४)	(५)		
✓ 2012 0290							
✓ 2010 070							
✓ 2015 0240							
✓ 2018 0270							
✓ 2019 0270							
<p>वरील घुमापत्रात इतर कोणतेही बदल झालेले नाहीत. इतर नोंदवहूच्या माध्यमातून नोंदवहू करणे याची राखण घ्यावी.</p>							
<p>मासिकीकरण (इकायक)</p> <p>दिनांक 12/11/2002</p> <p>मासिकीकरण क्र. 12/11/2002</p> <p>मासिकीकरण क्र. 12/11/2002</p> <p>मासिकीकरण क्र. 12/11/2002</p> <p>मासिकीकरण क्र. 12/11/2002</p> <p>मासिकीकरण क्र. 12/11/2002</p> <p>मासिकीकरण क्र. 12/11/2002</p>							
(१)	(२)	(३)	(४)	(५)	(६)		
2021 0250	002	080	0800		तांदीगोर तामपत्र पत्रक	202/2	
2022 000		000	9000			202/1	

हवेली-१९

9900 38 00

2009



हवेली-१९

2200 39 03

2020

फरफाराचा नाववहा (फरफार पत्रक)

8

[महाराष्ट्र जमीन महसूल अधिकारी अभिलेख आणि नोंदवह्या (त्याच करणे व सुविद्यतीस ठेवणे) नियम, १९७१ यातील नियम १०]

गाव : दापोर

तालुका :

जिल्हा :

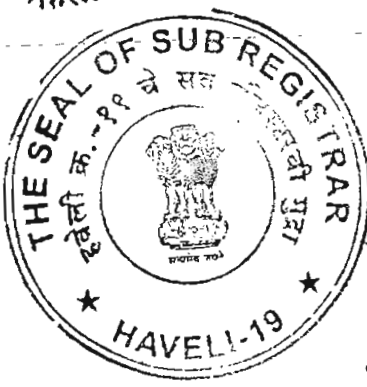
नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप						परिणाम झालेले भूमापन व उपविभाग क्रमांक		चाचणी अधिकार्याची आदेशाकरी किरा गेरा
	१	२	३	४	५	६	७		
2023	००८-८	-	००८-८	१०५०	अधिकार	रहित	2023		
2024	००८-८	-	००८-८	१०५०	रहित	रहित	-		
2024	००८-८	-	००८-८	१०५०	प्रकार	रहित	-		
2024	००८-८	-	००८-८	१०५०	कारण	रहित	-		
2024	००८-८	-	००८-८	१०५०	अधिकार	रहित	-		
१०५०	००८-८	००२	००३	१०५०					



हवल-१९		
११०९	३६	४०
२००९		



90 - 39/1000
 90 - 20
 39/1000
 30/1000



हवल-१९		
२२००	३२	४३
२०१०		

महाराष्ट्र सरकार
 राज्य सरकार
 राजधानी मुंबई

हक्काचे पत्रक (गांवचा नमुना नं. ६)

६

माज बाणेर ता. हवेली जि. पुणे

माराचा अनुक्रम नंबर	हक्काचा प्रकार	फेरफार झालेले सर्व नंबर आणि पोट हिस्से	तपासणी सही किंवा शर
१६०५५	मोठ्याला मिळालेला पत्रक	२०१५	नी. देवगु
	महिती मिळाली. मिळालेला पत्रक		उपरोक्त पत्रक
	उपरोक्त मा. रा. मी. उद्योग		पत्र
	प्रा. लि. मी. सायबेकर म. म.		पत्र
	माजरे यांनी उपरोक्त हक्का		पत्र
	दशांत यांनी मान्यता देऊन		पत्र
	मुठाया वसुधान प्रा. लि. मी.		पत्र
	सायबेकर मयुरेश जोशी यांनी		पत्र
	पत्रक मयुरेश दाखल म. म.		पत्र
	२०१५ मी. २० मी. मी. क्षेत्र		पत्र
	२००० मिळालेला पत्रक		पत्र
	रोजी म. म. २०००, २०००		पत्र
	अन्वय पत्रकी हक्का		पत्र
	अन्वय मी. मोठ्याला मिळालेला पत्रक		पत्र
	दिवाच मिळालेला पत्रक		पत्र
	मी. म. ५११००		पत्र



हवल-१९
 १९८९ ३३ ७३
 २०१०

तारखे - १६/३/२०१०
 हवेली - बाणेर
 ता. हवेली जि. पुणे



हवल-१९
 १२०० ३३ ७३
 २०१०

हवकाचे पत्रक (गांवचा नमुना नं. ६)

माज बाणोर ता. हवेली जि. पुणे

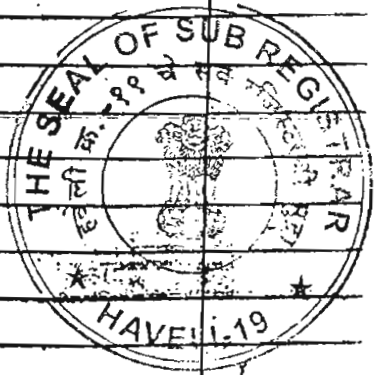
क्रमांक	हवकाचा प्रकार	फेरफार झालेले सधे नंबर आणि पोट हिस्सा	तथास्थाना सहा फिका या
१५६६०	मोठ्यातून विभाजित - ४/११/०८	५०५/६	जो मूळ
	नाहीत; मिळा विभाजित - ४/११/०८		खरेदी (मिळा)
	खरेदी (मिळा) आय रान करी		पान फाटले
	इकलक पा. लि. मंकी डायव्ह		मोठ
	अमर मजदूर यांनी अडोळ		पुनर्माग
	मरिगा वी. वी. माल मान्यता		वै. (१) / १०००
	२०१६ मधील कळवण पा. लि.		२०११ मधील
	मंकी डायव्ह मयुरे जीवनी		मेल अडोळ
	मोजक आय. आय. डायव्ह वी. वी.		वै. (१) / १०००
	५०५/६ मधील १०० चौ. मी. भू		वै. (१) / १०००
	व. क्र. १५४०००००८ विभाजित		२०११ मधील
	५११/५२ रोजी देणूक देणूक		मेल अडोळ
	वि. (१) / १००० मधील		वै. (१) / १०००
	दोस्त देणूक खरेदी (मिळा) वि. (१) / १०००		वै. (१) / १०००
	जो मूळ मधील विभाजित - ४/११/०८		वै. (१) / १०००
	जो मूळ मधील ४/११/०८		वै. (१) / १०००



हवल-११		
५०५/६	१००	१००
२००९		

वपकळ वयार तारीख - १६/३/२०१९

मूलाती - बाणोर
ज. हवेली, जि. पुणे



हवल-११		
५०५/६	३५	१०३
२०१०		

- वाचले:- १) आय.एन.सी. डेव्हलपर्स प्रा. लि. तर्फे डायरेक्टर श्री. अमर एच मांजरेकर रा. अमर हाऊस ८९२ भांडारकर रोड, डेक्कन जिमखाना पुणे ४ यांचा दिनांक २०/७/२००९
- २) मा.आयुक्त, पुणे विभाग पुणे यांचेकडील परिपत्रक क्रमांक मह-२२/ जमिन/ जनरल/ आरआर /७७२/०३ दिनांक २२/९/२००३
- ३)पुणे महानगरपालिका, यांचे पत्र क्रं डी.पी.ओ./पीएलयु१/१४०२/०९दिनांक ९/६/२००९



जिल्हाधिकारी कार्यालय पुणे
महसूल शाखा
क्र.पमह/एनए/एसआर/३९३/०९
पुणे १ दि.२४/११/२००९

विषय:- अकृषिक परवानगी
मौजे बाणेर ता. हवेली स.नं.२७२/४,५,६,७ मधील
२१००चौ.मी.वाणिज्य प्रयोजनार्थ म.ज.म.अधि.१९६६
चे कलम ४४ अन्वये बांधकाम व अकृषिक परवानगी मिळणेबाबत

आदेश

आय.एन.सी. डेव्हलपर्स प्रा. लि. तर्फे डायरेक्टर श्री. अमर एच मांजरेकर रा. अमर हाऊस ८९२ भांडारकर रोड, डेक्कन जिमखाना पुणे ४ यांनी विनंतीस जमीनीस वाणिज्य प्रयोजनार्थ अकृषिक परवानगी मिळणेकामी दि. २०/७/२००९ रोजी या कर्मालुप्तक हवेली अर्ज केलेला आहे. मौजे बाणेर ता. हवेली येथील खालील वर्णनाची जमीन आय.एन.सी. डेव्हलपर्स प्रा. लि. तर्फे डायरेक्टर श्री. अमर एच मांजरेकर यांचे नावे हक्कनॉदणीस दाखल आहे.

अ.क्र.	मूळ जमीन मालकाचे नांव	गट नं.	प्रमाणे	विनंती
			मालकाचे नावे	क्षेत्राचे क्षेत्र
५	आय.एन.सी. डेव्हलपर्स प्रा. लि. तर्फे डायरेक्टर अमर एच. मांजरेकर	२७२/४	८८००.००	६०.००
	-----//-----	२७२/५	८८००.००	८८०.००
	-----//-----	२७२/६	८८००.००	८८०.००
	-----//-----	२७२/७	८८००.००	२८०.००
	एकूण			२१००.००

अर्ज ठराविक नमुन्यात दिलेला आहे. अर्जासोबत सादर केलेल्या सर्व हक्कनॉद उतान्यावरुन असे दिसून येते की,

१. विषयांकित जमीन आय.एन.सी. डेव्हलपर्स प्रा. लि. तर्फे डायरेक्टर अमर एच. मांजरेकर यांचे खुद्द मालकीची असून त्यांनी स्वतः अर्ज सादर केला आहे.
२. तहसिलदार हवेली यांचा अहवाल व कार्यालयातील ऑलिनेशन रजिस्टर मधील नोंदी पहाता सादर जमीन वतन नाही
३. वनसंरक्षक पुणे, विभाग यांनी या कार्यालयास पाठविलेली वन जमीनीची यादी व सीडी यावरुन सादर जमीन वन संवर्गापैकी नाही.



हवेली-१९
२२५९ ३८ २३
२०१०

तहसिलदार हवेली यांचेकडील दिनांक ३/७/२००९ रोजीच्या स्थळ पहाणी अहवालानुसार प्रस्तावित क्षेत्रातून उच्च दाबाची विद्युत वाहिनी जात नाही. तसेच जागेमध्ये अनाधिकृत बांधकाम नसलेचे नमुद केले आहे.

विषयांकित जमीनीबाबत नागरी जमीन (कमाल धारणा व विनियमन) अधिनियम १९७६ अन्वये विवरणपत्र दाखल केले नसलेबाबत तसेच सदर क्षेत्र अतिरिक्त घोषित केले नसलेबाबत रु. ३००/- चे प्रकल्पपरवर शपथपत्र/बंधपत्र सादर केलेले आहे.

तसेच पुणे महानगरपालिका यांचे कमेंन्समेंट पत्र क्र. डी. पी.ओ./पीएलयु१/१४०२/०९ दिनांक २/५/२००९ अन्वये आराखडे मंजूर करुन बांधकाम सुरु करणेचा दाखला देणेत आलेला आहे.

मा.विभागीय आयुक्त, पुणे विभाग पुणे यांचेकडील परिपत्रक क्रं मह-२/जमीन/जनरल/आरआर/७७२/२००३, दिनांक २२.९.२००३ मधील तरतुदीनुसार विहित नमुन्यात अर्जदार यांनी प्रतिज्ञापत्र व क्षतिपत्र दाखल केले आहे. सदर प्रतिज्ञापत्रात विषयांकीत जमीनीचे बाबत खालील नमुद केलेल्या कोणत्याही कायद्याच्या तरतुदीचा भंग झालेला नाही असे विशद केले आहे.

१. मुंबई कुळ वहिवाट व शेतजमीन अधिनियम १९४८

२. महाराष्ट्र जमीन महसुल अधिनियम १९६६

३. महाराष्ट्र शेत जमीन, जमीन धारण कायदा कमाल मर्यादा अधिनियम १९७६

४. इनाम जमीनी खालसा करण्यासाठीचे निर्गमित केलेले अधिनियम १९४७

५. मुंबई तुकडे पाडण्यास प्रतिबंध करणे व जमीन एकीकरण करणे अधिनियम १९४७

६. महाराष्ट्र अनुसूचित जमातींच्या जमीनी प्रत्यापत्ति करणे अधिनियम १९७५

७. महाराष्ट्र खाजगी वने भूसंपादन अधिनियम १९७५

८. नागरी जमीन कमाल धारणा अधिनियम १९७६

९. महाराष्ट्र प्रकल्पबाधित व्यक्तिये पुनर्वसन अधिनियम १९७५



ह व ल - ११		
११०८९	१०६	१०९



उपरोक्त नमुद कायद्यातील तरतुदीचा भंग हात नसलेचे तसेच विषयांकित जमीन वर्ग २ पक्षा नसलेचे प्रतिज्ञापत्रात नमुद केलेले आहे. १८६५.०० चौ.मी. क्षेत्रासाठी रु. १.८९६ प्रतीवर्षी या दराने बिनशेती करावयाच्या क्षेत्रावरील वार्षिक आकारणी रु. ३५३६/- व रुपांतरीत कर रु.१७६८० /- एकूण २५२१६/- दिनांक ११/११/२००९ रोजी शासकीय कोषागारात जमा केली आहे. तसेच मोजणी फी रक्कम रुपये ४५००/- दिनांक ११/११/२००९ रोजी जमा करुन चलन सादर केलेले आहे.

वरील परिस्थिती विचारात घेता, अर्जदार यांना वाणिज्य वापरासाठी अकृषिक परवानगी देण्यास हरकत नाही. म्हणून, महाराष्ट्र जमीन महसुल अधिनियम १९६६ चे कलम ४४ व त्याखालील नियमानुसार जिल्हाधिकारी, पुणे यांना प्रदान करणेत आलेल्या शक्तीनुसार मी जिल्हाधिकारी पुणे आय.एन.सी डेव्हलपर्स प्रा. लि. तर्फे डायरेक्टर अमर एच. मांजरेकर यांस खालील जमिनीमधील क्षेत्रावर वाणिज्य वापरासाठी खालील अटी व शर्तीवर अकृषिक परवानगी देत आहे.

गावाचे नाव	रेखांकनात नकाशात समाविष्ट केलेले क्षेत्र	२१००.०० चौ.मी.
बाणेर-हवेली	(-) रस्त्याखालील क्षेत्र	००.०० चौ.मी.
	(-) आरक्षण खालील क्षेत्र	२३५. ४९ चौ.मी.
	बिनशेती करावयाचे निव्वळ क्षेत्र	१८६५. ०० चौ.मी.
	बिनशेती वापराचे प्रयोजन	वाणिज्य



ह व ल - ११		
२२०८	३५	४३
२०१०		

१. सदरची परवानगी महाराष्ट्र जमीन महसुल अधिनियम १९६६ व त्याखालील नियमान्वये देणेत येत आहे
२. अर्जदार यांनी जमीनीचा वापर त्यावरील इमारतीसह ज्या कारणासाठी परवानगी दिली आहे त्या कारणासाठीच करावा. जमीनीचा वापर अन्य कारणासाठी जिल्हाधिकारी यांचे परवानगी शिवाय करू नये.
३. जमीनीचा अकृषिक वापर या आदेशाचे दिनांकापासून सुरु झाला असे समजणेत येत आहे.
४. जमीनीचा अकृषिक वापर आदेशापूर्वीच सुरु केलेचे निदर्शनास आलेस अर्जदार महाराष्ट्र जमीन महसुल अधिनियम १९६६ चे कलम ४५ चे तरतुदीस पात्र राहतील.
५. अर्जदार यांनी इमारतीचे बांधकाम पुणे महानगरपालिका यांचे कमेंन्समेंट पत्र क्र. डी.पी.ओ /पीएलयु१/१४०२/०९ दि १/६/२००९ अन्वये मंजूर केलेल्या बांधकाम नकाशाप्रमाणे केले पाहिजे व त्यामध्ये कोणत्याही प्रकारचा फेरबदल सक्षम प्राधिकार्यांच्या परवानगी शिवाय करू नये.
६. अर्जदार यांनी प्रतिवर्षी वाणिज्य प्रयोजनासाठी रु. १.८९६ प्रती चौ.मी. या दराने रुपये ३५३६/- अकृषिक सारा शासनास भरावा. सदर आकारणी तात्पुरत्या स्वरुपाची असून दिनांक १/८/२००६ ते ३१/७/२०११ या कालावधीसाठी अकृषिक प्रमाणदर अंमलात आल्यानंतर फरकाची रक्कम असलेस ती शासनास जमा करणे अर्जदार यांचेवर बंधनकारक राहिल.
७. सदरची अकृषिक परवानगी नागरी जमीन कमाल धारणा कायदा १९७६, मुंबई शेतजमीन व कुळकायदा १९४८, महाराष्ट्र ग्रामपंचायत कायदा, महानगरपालिका कायद्याचे तरतुदीस पात्र राहून देणेत आली आहे.
८. सदरच्या आदेशातील अकृषिक क्षेत्र व अकृषिक सारा यामध्ये तालुका निरीक्षक भूमि अभिलेख हवेली यांचेकडून प्रत्यक्ष मोजणी नंतर जो फेरबदल होईल तो करण्यास पात्र राहिल.
९. अर्जदार यांनी महाराष्ट्र जमीन महसुल (जमीनीच्या वापरात बदल व अकृषिक आकारणी) नियम १९६९ चे परिशिष्ट ४ व ५ मधील सर्व अटी व शर्तीचा उल्लेख करून सनद करून घ्यावी.
१०. सदर आदेशातील अटी व शर्तीचा भंग केल्यास अर्जदार महाराष्ट्र जमीन महसुल अधिनियम १९६६ व त्याखालील नियमानुसार दंडास पात्र राहिल तसेच दिलेली अकृषिक परवानगी रद्द समजणेत येईल.
११. अर्जदार यांनी सादर केलेली कोणतीही माहिती तसेच प्रतिज्ञापत्रात नमुद केलेली बाब अथवा कापडपत्रे ही चुकीची अथवा दिशाभुल करणारी आढळल्यास प्रस्तुतची परवानगी रद्द समजणेत येईल.



हवल-१९		
२२०६	४०	४३
२०१०		



पुणे
(चंद्रकांत खळवी)
जिल्हाधिकारी पुणे

भाय.एन.सी. डेव्हलपर्स प्रा. लि. तर्फे
डायरेक्टर श्री. अमर एच मांजरेकर
रा. अमर हाऊस ८९२ भांडारकर रोड, डेक्कन जिमखाना पुणे ४



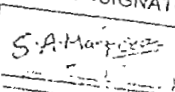
हवल-१९		
२२०६	४०	४३
२००९		

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AFGPM5586G

नाम /NAME
SHUBHANGI AMAR MANJREKAR

पिता का नाम /FATHER'S NAME
BHIMRAO CHAUDHARI

जन्म तिथि /DATE OF BIRTH
13-08-1956

हस्ताक्षर /SIGNATURE


S.A. Manjrekar
R. Singh

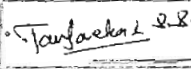
आयकर निदेशक (पद्धति)
 DIRECTOR OF INCOME TAX (SYSTEMS)

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AZPT5213B

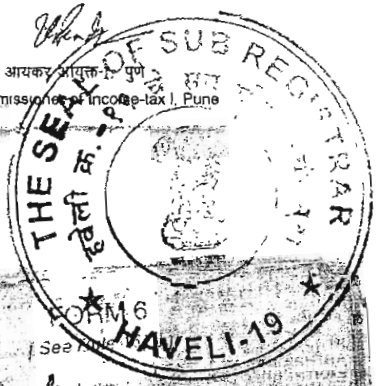
नाम /NAME
**SHASHANK SHASHIKANT
 TAMBAVEKAR**

पिता का नाम /FATHER'S NAME
**SHASHIKANT HARIBHAU
 TAMBAVEKAR**

जन्म तिथि /DATE OF BIRTH
15-05-1970

हस्ताक्षर /SIGNATURE


आयकर आयुक्त, पुणे
 Commissioner of Income-tax I, Pune



हवल-११		
२२००	०७	०३
२०१०		



MH-12 Licence
38117

A B C No **D**

Date of issue **10/1/02**

Name of the Licence Holder
Vikes

Son / wife / daughter of
Dattaraj

01/10/2010

दुय्यम निबंधक:

दस्त गोषवारा भाग-1





हवल19

दस्त क्र 9204/2010

82/83

दस्त क्रमांक : 9204/2010

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाव: विकास दत्तात्रय दांगट पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: मॉडेल कॉलनी शहर/गाव: शिवाजीनगर पुणे तालुका: - पिन: - पॅन नम्बर: AEPPD4844L</p>	<p>लिहून घेणार वय 45 सही</p>		
2	<p>नाव: आय एन सी डेव्हलपर्स प्रा लि तर्फे सौ शुभांगी अमर मांजरेकर तर्फे कज साठी कु मु म्हणुन (कुमु दस्त नं 7601/2009 ह.क्र.12)शाशांक शशिकांत तांबवेकर - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे</p>	<p>लिहून देणार वय 38 सही</p>		

बाह दुय्यम निबंधक (पुर्ग-२) हवेली-१२





दस्त गोषवारा भाग - 2

हवल19
दस्त क्रमांक (9204/2010)
23/23

दस्त क्र. [हवल19-9204-2010] चा गोषवारा
बाजार मुल्य :5104686 मोबदला 6700000 भरलेले मुद्रांक शुल्क : 335000

पावती क्र.:9204 दिनांक:01/10/2010
पावतीचे वर्णन
नांव: विकास दत्तात्रय दांगट

दस्त हजर केल्याचा दिनांक :01/10/2010 12:00 PM
निष्पादनाचा दिनांक : 28/09/2010
दस्त हजर करणा-याची सही :

30000 :नोदणी फी
860 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी

30660: एकूण

दस्ताचा प्रकार :25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 01/10/2010 12:00 PM
शिकका क्र. 2 ची वेळ : (फी) 01/10/2010 12:02 PM
शिकका क्र. 3 ची वेळ : (कबुली) 01/10/2010 12:04 PM
शिकका क्र. 4 ची वेळ : (ओळख) 01/10/2010 12:04 PM

दु. निबंधकाची सही, दु.नि.हवेली 19

दस्त नोंद केल्याचा दिनांक : 01/10/2010 12:04 PM

ओळख :
दुय्यन निबंधक याच्या ओळखीचे इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख थटवितात.

1) अँड अे सी देशमाने ,घर/फ्लॉट नं:
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: नारायण पेट
शहर/गाव: पुणे
तालुका: -
पिन: -

नोंदणी फी रक्कम रु.30,000..(डी.डी/पे ऑर्डर)
भारतीय स्टेट बँक समारोधानाच्या अधिन राहून सदर दस्ताची नोंदणी केली आहे.

सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र. १९

दु. निबंधकाची सही
दु.नि.हवेली 19

दस्ताचा मुद्रांक शुल्क भरण्यात येतो व दस्तऐवजात एकूण 30660 पृष्ठ आहेत

सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र.-१९

दस्ताचे पंजीयन क्रमांक
22008 ... नोंदला.

दु. निबंधकाची सही
हवेली क्र.-१९
9 90/2010

