

M/S. V. N. Enterprises ^[6-10]

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(7.50)

Deed of Apartment

V.N. Enterprises -



Tuesday, August 17, 2010
11:37:18 AM

पादती

Original

नोंरणी 39 म.
Regn. 03 M

पादती क्र. : 7607

सधे नाव शिवाजीनगर (मांजुडी)

दिनांक 17/03/2010

जाचा अनुक्रमांक हवेली 10 - 07565 - 2010

पेवणका प्रकार

अपाटमेंट हीड

अपाटमेंट हीड

एंटरप्रायझेस - AAGFN5278F तर्फे भागीदार 1.विदुला
दत्तात्रय घोडके

विदुला फी	:-	100.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), जात (अ. 12) व छायाचित्रण (अ. 13) -> प्रिंत फी (28)	:-	560.00
एकूण	रु.	660.00

आपणास हा दस्त अंदाजे 11:51AM ह्या वेळेस मिळेल

दुय्यम निबंधक

हवेली 10 (बिबवेवाडी)

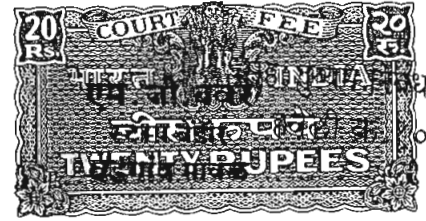
बाजार मुल्य: 1752647 रु. मोबदला: 1753000 रु.
भरलेले मुद्रांक शुल्क: 100 रु.

सह. दुय्यम निबंधक वींग- 1
हवेली क्र. 10. पुणे



गावाचे नाव : शिवाजीनगर (भांबुडी)

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अपार्टमेंट डीड व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,753,000.00
बा.भा. रु 1,752,647.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: मौजे शिवाजीनगर पुणे येथील सिटीएस नं 1216/2 फा प्लॉट नं 576/2 सिटीएस नं 1216/3 यासी फा प्लॉट क्र 576/3 या मिळकतीवर बांधलेल्या मिलेनिअम प्लाझा या इमारतीतील अप्पर ग्राऊंड फ्लोरवरील शॉप /अपार्टमेंट क्र 1 बी यासी क्षेत्र 29.26 चौ मी /315 चौ फुट बिल्टअप व 1.072 % अविभक्त हिस्सासह मिळकत. (पुर्व नोंद द.क्र. 1709/08 दु.नि.का.ह. 19 पुणे अन्वये नो फी व मु.शु वसुल.)
- (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) स्नेह डेव्हलपर्स - ABFFS1926F तर्फे भागीदार संजय श्रीनिवास झंवर तर्फे नोंदणीसाठी वि कु.मू. म्हणुन श्री पंकज मनोहर वानखडे - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: शिवाजीनगर; शहर/गाव: पुणे; तालुका: -; पिन: -; पॅन नम्बर: - (2) मा.देणार श्रीमती विनीता विजय पाटील व इतर तर्फे कु.मू. म्हणुन महेंद्र जगन्नाथ येवले तर्फे नोंदणीसाठी वि कु.मू. म्हणुन श्री पंकज मनोहर वानखडे - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: सदर; तालुका: -; पिन: -; पॅन नम्बर: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मे व्ही एन एंटरप्रायझेस - AAGFN5278F तर्फे भागीदार 1.विदुला दत्तात्रय घोडके - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: गोखलेनगर; शहर/गाव: पुणे -16; तालुका: -; पिन: -; पॅन नम्बर: - (2) मे व्ही एन एंटरप्रायझेस - AAGFN5278F तर्फे भागीदार 2.नंदा दत्तात्रय घोडके - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: सदर; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (7) दिनांक करून दिल्याचा 17/08/2010
- (8) नोंदणीचा 17/08/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 7565 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 87650.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 100.00
- (12) शेरा

दस्तावेजाचा प्रकार
मा. वसुधाय घेतली

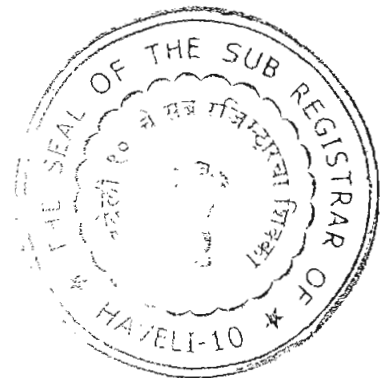
अभ्यन्तव हकूम नकल

द.नि. (वर्ग-२) हवेली-१०

दस्तावेजाचा प्रकार

श्री. विदुला घोडके
यांना दिली
दिनांक -

द.नि. (वर्ग-२) हवेली-१०





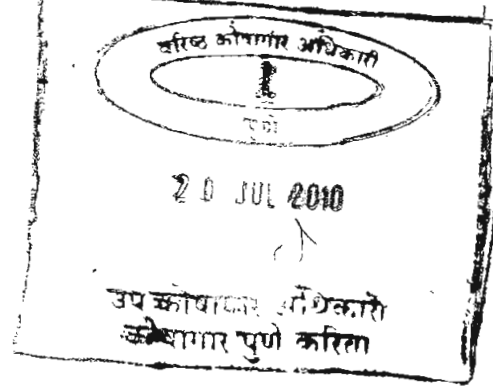
महाराष्ट्र MAHARASHTRA

26 JUL 2010

DG 014246

र.न. 17292-१०४ कपना पेठ पुणे - दिनांक
 रूपये 100
 नाव मे. स्नेह उकेरपती
 पता इतिहास एपीएचडीसीएम
 हस्तने हस्ता वाजिद

स्टॅम्प व्हेंडर, (संजय चौधरी)
 ला. नं - HVL/II/21/95

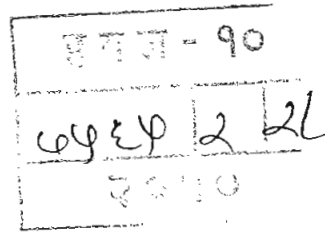
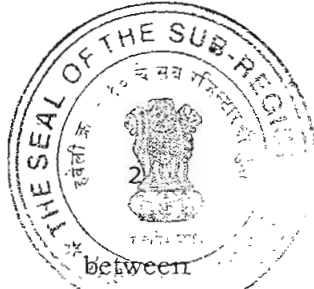


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DEED OF APARTMENT

This DEED OF APARTMENT is executed here at Pune, on this
17th day of August month of the year, 2010,

23



M/s. **SNEH DEVELOPERS**, [PAN: ABFFS 1926 F], a partnership firm registered under the provisions of Indian Partnership Act; 1932, having its registered office at : 1194/1, Vrindavan Society, Opp. Dnyanesh Mangal Karyalaya, Dyaneshwar Paduka Chowk, Shivaji Nagar, Pune 411 0016, through one of its partner Mr. **SANJAY SHRINIWAS ZANWAR**, age - 44 years, occupation : business, working at 1194/1, Vrindavan Society, Opp. Dnyanesh Mangal Karyalaya, Dyaneshwar Paduka Chowk, Shivaji Nagar, Pune 411 0016, ...hereinafter called as the "**PROMOTER**", which expression shall, unless repugnant to the context or meaning thereof, mean and include all its partners, their respective heirs, successors, executors, administrators and assigns,...of the FIRST PART,

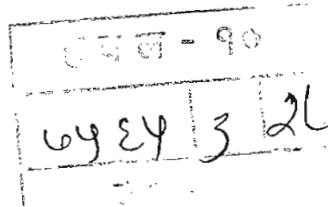
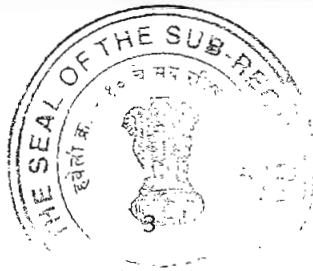
and

M/s. **V.N.ENTERPRISES** [PAN: AAGFV 5278 F], a partnership firm registered under the provisions of Indian Partnership Act, 1932, having its office at through its partners [i] Miss. Vidula Dattatraya Ghodke, age about 37 years, occupation: Business, [ii] Mrs. Nanda Dattatraya Ghodke, age about 67 years, occupation: Business, both are residing at residing at 58/546, Gokhalenagar, Pune-411 016 ,...hereinafter called as the "**PURCHASER**", which expression shall, unless repugnant to the context or meaning thereof, mean and include all its partners, their respective heirs, successors, executors, administrators and assigns ...of the SECOND PART,

and

(A) (i) Smt. **VINITA VIJAY PATIL**, adult, (ii) Smt. **PADMA NILKANTH SHIROLE**, adult, (iii) Mr. **SANMITRA NILKANTH SHIROLE**, adult, all residing at 1205/5, Yashwant Building, Ghoie Road, Shivajinagar, Pune- 411 004.

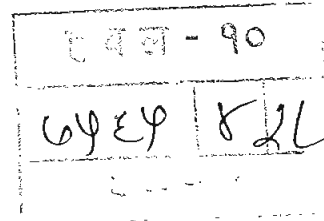
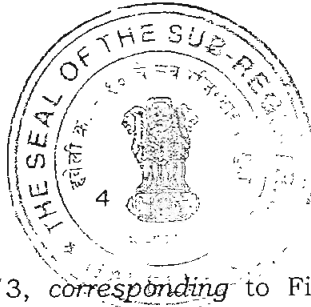
(B) (iv) Mr. **CHANDRASEKHAR SHIROLE**, adult, (v) Mrs. **VARSHA CHANDRASEKHAR SHIROLE**, adult, (vi) Mr. **VEERDHAWAL CHANDRASEKHAR SHIROLE**, adult, (vii) Mrs. **DEEPAI VEERDHAVAL SHIROLE**, adult, all residing at 1201A/4, Shiroie Road. Shivajinagar, Pune-411 004. (viii) Mr. **DHAIRYASHEEL BABURAO SHIROLE**, adult, (ix) Mrs. **VASUNDHARA DHAIRYASHEEL SHIROLE**, adult, (x) Mr. **SHRIRANG DHAIRYASHEEL SHIROLE**



adult, (xi) Mrs. **RINITA SHRIRANG SHIROLE**, adult, (xii) Master **SURYANSIL SHRIRANG SHIROLE**, all residing at 1201C/13, Shirole Road, Shivajinagar, Pune-411 004, (xiii) Mrs. **SHIVMALA SHIVAJIRAO SHIROLE**, adult, (xiv) Mr. **RAJENDRA SHIVAJIRAO SHIROLE**, adult, (xv) Mr. **SANJAY SHIVAJIRAO SHIROLE**, adult, all residing at Shivaji Nagar, Pune, by the hand of their duly constituted Attorney Mr. **MAHENDRA JAGANNATH YEOLE**, age - 44 years, occupation : business, working at 1194/1, Vrindavan Society, Opp. Dnyanesh Mangal Karyalaya, Dyaneshwar Paduka Chowk, Shivaji Nagar, Pune 411 0016...(A) and (B) hereinafter collectively called as the "**OWNERS/CONFIRMING PARTIES**", which expression shall, unless repugnant to the context or meaning thereof, mean and include their respective heirs, successors, executors, administrators and assigns, ...of the THIRD PART,

W H E R E A S,

- a. The Confirming Parties Nos. **I to III** herein i.e. A are the owners of all that piece and parcel of land or ground admeasuring 1036.50 sq.mt (11156.88 sq.ft), being the western half portion of Plot admeasuring 2073 sq.mt (**22313.58 sq.ft**) bearing City Survey No.1216/2, *corresponding* to Final Plot No.576/2, Bhamburda Town Planning Scheme No. 1, situate, lying and being at Bhamburda, Shivajinagar, within the limits of Registration Dist. Pune and Sub Registrar Haveli No. X (previously Jt. Sub Registrar Haveli No. II) and also within the limits of Pune Municipal Corporation,
- b. The said Confirming Parties Nos. IV to XV herein i.e. B, are the owners all that piece and parcel of land or ground admeasuring 1070.89 sq. mt. (11522.77 sq. ft.) being the western half portion of Plot admeasuring 2141.79 sq.mt. (23045.66 sq. ft) bearing City Survey No.1216/3, *corresponding* to Final Plot No.576/3, Bhamburda Town Planning Scheme No. 1, situate, lying and being at Bhamburda, Shivajinagar, within the limits of Registration Dist. Pune and Sub Registrar Haveli No. X (previously Jt. Sub Registrar Haveli No. II) and also within the limits of Pune Municipal Corporation,
- c. Thus, both Plots totally admeasuring 2107.39 sq.mt (22683.94 sq.ft) bearing City Survey No. 1216/2 *corresponding* to Final Plot No.576/2



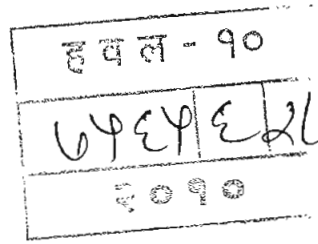
- and City Survey No.1216/3, *corresponding* to Final Plot No.576/3, Bhamburda Town Planning Scheme No. 1, situate, lying and being at Bhamburda, Shivajinagar, within the limits of Registration Dist. Pune and Sub Registrar Haveli No. X (previously Jt. Sub Registrar Haveli No. II) and also within the limits of Pune Municipal Corporation, (herein after collectively called as "**said PROPERTY**" herein, more particularly described in SCHEDULE-I, were owned by Confirming Parties (A & B).
- d. The Portion held by Owners/Confirming Party No. 1 to 3 admeasuring 1036.50 sq.mt (11156.88 sq.ft), have been declared to be "**retainable**" by them as being within the ceiling limits prescribed under the Urban Land (ceiling & Regulation) Act, 1976,
 - e. Said Owners/Confirming Party executed Development Agreement/s and Power of Attorney/s vide diverse duly stamped and registered Writing (all acts in law) inter-alia in favour of Promoters and Promoters have acquired the rights of development of said Property for construction of building/s containing Shops/Offices /Units and other Structures thereon and for sale of such Shops/ Offices/ Unit/ Structures to prospective purchaser thereof on "ownership basis".
 - f. In the circumstances, the Promoters hold the rights of development of said Property more particularly described in SCHEDULE-I, written by way of inter-alia by construction of building/s containing Shops/Offices/Units and other Structures and by way of Sale of such Shops/Commercial Premises/Units/Structures etc. to prospective purchasers thereof under the provisions of Maharashtra Ownership Flat Act, 1963 or otherwise howsoever exploit the commercial potentiality of the said Property and to receive and appropriate the sale proceeds thereof;
 - g. The Promoters applied for building permission and has obtained sanctioned of Pune Municipal Corporation (vide its Commencement Certificate dated 24.01.2003 bearing No. 3157) for the building plans and specification in respect the construction of a building known as "**MILLENIUM PLAZA**" containing/Shops/Showrooms/Commercial Premises on the said Property.
 - h. Said Property has been reserved for "parking" (designated as sit No.34-A), under the Development Plan for Pune City, and Promoters had sold (free of cost) upper Parking floor area (i.e.1.50 m. below



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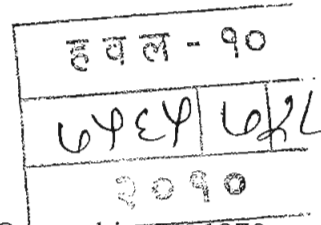
Ground Level) having area ~~417.93 M²~~ and Basement Parking area 537.16 M² with electricity fitting such as wiring, light point, tube light etc. in properties of 1 tube light for 200 sq. ft. area with electrical connections from MSEB are to be arranged by Promoter at their own cost, to Pune Municipal Corporation by Sale Deed dated 19.09.2005 registered in the office of Sub Registrar Haveli No. X at serial No. 6000/2005.

- i. The Promoter, under supervision of architects of the project M/s. **AVINASH NAWATHE**, registered with the Council of Architects, and the Structural Engineer M/s. Y.S. SANE ASSOCIATES, designing and supervising the structural work of construction of the building, completed the construction of the Commercial building known as "**MILLENIUM PLAZA**", on the said Property thereon, having two level Parking floors+ Upper Ground floors + Three Floors and each consisting of independent apartments, commonly known as "ownership scheme",
- j. On completion of construction of respective apartments, the Promoter also granted and delivered possession of the concerned shops/offices to the concerned purchasers who agreed to purchase the same by duly stamped registered agreement to sell *inter alia* as contemplated under the Maharashtra Ownership Flats Act, 1963,
- k. In compliance and pursuant to (i) the provisions of section 10(2) of the Maharashtra Ownership Flats Act, 1963, and (ii) the terms, conditions and reservations under the respective agreements to sell various blocks in the scheme, the Owners/Confirming Party and the Promoter herein, submitted the said Property and building constructed thereon and their respective rights thereto, more particularly described in SCHEDULE I given herein (hereinafter and *collectively* referred to as the said "**PROPERTY**"), to provisions of Maharashtra Apartment Ownership Act, 1970 by executing the declaration dated 17.08.2007, (together with Bye. laws), under section 2 thereof, registered in the office of the Sub. Registrar, Haveli No. X, at serial No. 6576/2007 (the said "**DECLARATION**", for short, thus bringing into existence the condominium of "**MILLENIUM PLAZA**"),
- l. In the meanwhile, the S.V. Enterprises agreed to purchase one Commercial Apartment [Shop] more particularly described in the



SCHEDULE.II written herein ~~hereinafter~~ referred to as the said "**APARTMENT**") by Article of Agreement dated 01.10.2003 registered in the office of the Jt. Sub. Registrar Haveli No. II, Pune at serial No. 5191/2003 registered on same day, [copy of Index II extract annexed herewith] from the Promoter, for and at the lump sum price of Rs. 9,02,500/- (Rupees Nine lakh two thousand five hundred only),

- m. On completion of construction of the said Apartment, as witnessed by the afore stated Completion/Occupation Certificate and on the S.V. Enterprises paid the entire agreed price of the said Apartment to the Promoter, the Promoter granted, delivered and handed over the possession of the said Apartment to the said S.V. Enterprises, and the S.V. Enterprises accepted the same in full accord and satisfaction and in satisfactory discharge of all the contractual and statutory obligations of the Promoter,
- n. Prior to the afore stated **Agreement to Sell** and prior to acceptance of the possession of the said Apartment, the S.V. Enterprises inspected and investigated, the title and the rights of the Owners/Confirming Party and the Promoters respectively to the said Property, the quality of the construction and specifications thereof, agreed and required, and all other obligations of the Promoter as the Promoters as provided for under the provisions of the Maharashtra Ownership Flats Act, 1963, so also the one agreed otherwise,
- o. And thereafter said S.V. Enterprises sold said Apartment to the present Purchaser by Deed of Assignment dated 28.12.2007 registered in the office of Sub Registrar Haveli No. XIX at serial No. 1709/2008 registered on 28.02.2008, [copy of Index II extract annexed herewith]
- p. Said Promoter by aforesaid agreement executed in favour of the S.V. Enterprises, and the S.V. Enterprises in turned sold, assigned, transferred, and otherwise conveyed all their rights, title, interest, claims and possession relating to the said Apartment in favour of the Purchaser herein, requested the Promoter to execute formal conveyance in the nature of the Deed of Apartment directly in favour of the Purchaser herein,
- q. The Promoter (i) at the instance and request of the Purchaser seeking through the agreement with said S.V. Enterprises, (ii) in compliance to all its obligations as the "promoter" under the Maharashtra Ownership



Flats Act,1963 r/w the Maharashtra Apartment Ownership Act,1970, and (iii) in compliance to the aforesaid agreement to sell executed in favour of said S.V. Enterprises, is executing this instrument of formal conveyance unto and in favour of the Purchaser herein, being the assignee of the S.V. Enterprises,

- r. The Purchasers being fully satisfied therewith, declared not to have any grievance about, relating to and touching the said Apartment and matters relating thereto, statutory and/or otherwise, so also about the exclusive/ restricted/ common areas and facilities, so also declares to have perused and confirmed the contents, provisions, terms and conditions of the said Declaration and further that the Purchasers does not have any grievance relating thereto,
- s. In compliance to the obligations, cast under the Maharashtra Ownership Flats Act,1963 r/w the Maharashtra Apartment Ownership Act,1970 and under the afore stated Agreement to Sell, the Owners/Confirming Party and the Promoter have executed this indenture conveying the said Apartment unto and in favour of the Purchasers,

NOW THIS DEED OF APARTMENT WITNESSETH:

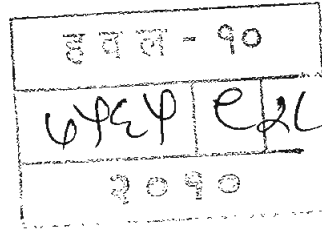
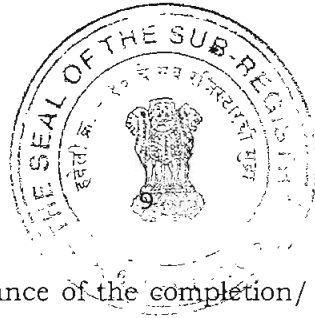
1. The Owners/Confirming Party and the Promoter hereby, absolutely and without any reservations, and free from encumbrances, sell, assign, convey and otherwise transfer all their respective rights, title, interest and claims, to the Purchasers, for ever to have and to hold, relating to, in respect of all that Commercial Apartment more particularly described and mentioned in SCHEDULE.II herein (the said "**APARTMENT**"), without consideration.
2. The Owners/Confirming Party by this indenture have transferred their rights, title, interest and claims, in and relating to the said Property, in consideration of the Promoter having paid or having agreed to pay the agreed consideration to the Owners/Confirming Party in the aforesaid Development Agreement.
3. The Owners/Confirming Party and the Promoter hereby confirm to have granted, delivered and handed over actual and physical



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possession of the said Apartment to the S.V. Enterprises and the Purchasers hereby confirms to have accepted the same from the S.V. Enterprises in full accord and satisfaction. The Owners/Confirming Party and the Promoter confirm the possession of the said Apartment unto and in favour of the Purchasers as the absolute owner.

4. The Purchasers satisfied themselves about the title of the Owners/Confirming Party and the rights of the Promoter relating to the said Property, and the said Apartment. The Purchasers also satisfied himself with the construction and the specifications thereof, of the said Apartment and does not have any complaints or grievances in respect thereof.
5. The Purchasers confirms, admits and declares that ,
 - (a) the Deed of Declaration (together with the bye. laws) dated 17.08.2007, registered in the office of the Jt.Sub.Registrar, Haveli No. X, at serial No. 6576, on 17.08.2007, together with terms, conditions, contents and reservations provided therein, shall be always binding upon the Purchasers,
 - (b) the Owners/Confirming Party and the Promoter have fulfilled, observed and complied with all the obligations cast upon them under the said agreement and/or the Maharashtra Ownership Flats Act,1963, to the satisfaction of the Purchasers,
 - (c) the Purchasers inspected, verified, examined and satisfied himself/herself/ themselves about the specifications of the construction, the title of the Owners to the said Property, the rights of the Promoter to develop the said Property, area of the said Apartment, thereof,
 - (d) the Purchasers is satisfied in respect of the specifications of the construction, the title of the Owners to the said Property, the rights of the Promoter to develop the said Property, area of the said Apartment, the lump sum price thereof, or any other matters relating thereto.
 - (e) all taxes, cess and charges, levied, due and payable under the concerned statute, including the Bombay Provincial Municipal Corporation Act,1949, by the Municipal Corporation of the City of Pune, the Maharashtra Land Revenue Code, 1966 to the State Government, relating to the said Property and/or the said Apartment, as the case may be, till the date of grant of possession of the said



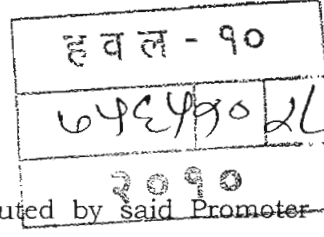
Apartment and/or issuance of the completion/ occupation certificate, whichever is earlier, have been borne and paid by the Promoter,

- (f) all such levies, dues, taxes, cess and charges from the date of this instrument, in case on the said Property, shall be paid by the purchasers of apartments in proportion in accordance with the said Declaration or as may be decided otherwise by the Condominium of **MILLENIUM PLAZA**, and in case of the said Apartment, by the Purchasers thereof, exclusively.
6. Subject to otherwise provided, mentioned and reserved, in this indenture and the said Declaration,
- (a) the Owners/Confirming Party and the Promoter hereby, declare and confirm that the said Apartment and the undivided share in the said Property as provided for in the said declaration, now is exclusively owned, seized and possessed without any reservations, to have and to hold by the Purchasers,
- (b) the Owners/Confirming Party and the Promoter do hereby, grant, sell, assign, release, convey, transfer all their respective rights, titles, interests in the said Apartment and the undivided share in the said Property as provided for in the said Declaration, together with all the singular covenants and hereditaments, advantages or any parts thereof, belonging to or in any way appertaining to the said Apartment and the undivided share in the said Property as provided for in the said declaration and all the respective estates, rights,

o-o-o-o-o

Stamp Duty:

1. Article of Agreement dated 01.10.2003 registered in the office of the Jt. Sub. Registrar Haveli No. II, Pune at serial No. 5191/2003, the "Index-II", is attached herewith Necessary Stamp duty paid of Rs. 90,250/- between Promoter and said S.V. Enterprises,
2. Deed of Assignment dated 28.12.2007 registered in the office of Sub Registrar Haveli No. XIX at serial No. 1709/2008 on 28.02.2008 the "Index-II", is attached herewith Necessary Stamp duty paid of Rs.87,650/- between said S.V. Enterprises and Present Purchasers



3. This Indenture is formal conveyance executed by said Promoter in favour of Purchasers and the said necessary stamp duty of Rs. 100/- paid herewith

0-0-0-0-0

SCHEDULE I

(description of the said "PROPERTY")

All those pieces of the Plot bearing/s

- (i) City Survey No.1216/2, corresponding to Final Plot No.576/2, admeasuring 1036.50 sq.mt (11156.88 sq.ft), being the western half portion of Plot admeasuring 2073 sq.mt (**22313.58 sq.ft**), bounded as under :-

(on or towards)

EAST : By remaining portion out of Property bearing CTS No.1216/2, Bhamburda Pune
SOUTH : By Property bearing CTS No.1216/3,
WEST : By Fergusson College Road.
NORTH : By Property bearing CTS No.1216/1, Bhamburda, Pune

- (ii) City Survey No.1216/3, corresponding to Final Plot No.576/3, admeasuring 1070.89 sq.mt (11527.05 sq.ft) being the western half portion of the Plot admeasuring 2141.79 sq.mt (23054.22 sq.ft), bounded as under :-

(on or towards)

EAST : By remaining portion out of Property bearing CTS No.1216/3, Bhamburda Pune
SOUTH : By Proposed PMC Road
WEST : By Fergusson College Road,
NORTH : By Property bearing CTS No.1216/2, Bhamburda, Pune

Thus, both admeasuring 2107.39 sq.mt (22683.94 sq.ft) situated at Bhamburda (Shivaji Nagar) (TP Scheme No.1), Taluka Pune City, District Pune within the limits of Registration District of Pune, Sub.Registrar, Haveli No.X, (previously Sub.Registrar Haveli No.II) and the Municipal Corporation of the City of Pune TOGETHERWITH with the building comprising of two level Parking floors+ Upper Ground floors + Three Floors, thus in all 31 apartments), on the said Plot, known as "**MILLENIUM PLAZA**" constructed thereon, and together

with easements, appurtenances, ingress, egress, pathways, incidental and ancillary rights thereto.

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SCHEDULE.II

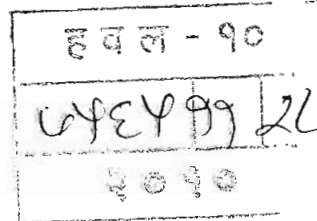
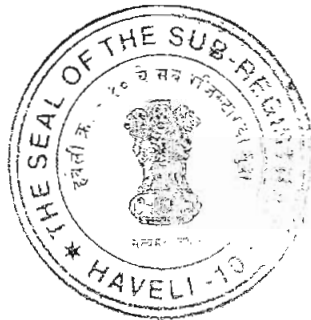
(description of the said "APARTMENT")

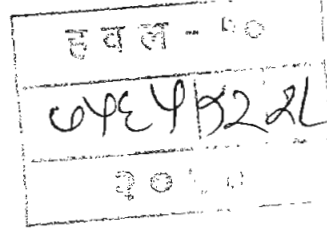
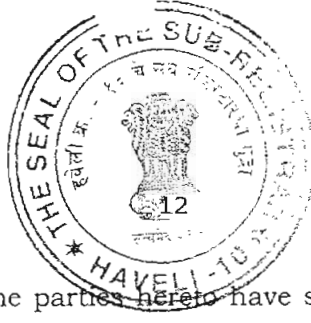
All that

Commercial Apartment	Shop No. 01B [One-B]
Area	29.26 sq. mt. (315 sq. ft.) Built up
Floor	Upper Ground Floor,
Undivided Share	1.072%
Exclusive Facility	Nil

being constructed on the Property bearing City Survey No.1216/2, *corresponding* to Final Plot No.576/2, being the western half portion of Plot and City Survey No.1216/3, *corresponding* to Final Plot No.576/3, being the western half portion of the Plot admeasuring 2141.79 sq.mt (23054.22 sq.ft) together with the rights to the common areas and facilities, and together with fixtures, fittings, appurtenances, easements, egress, ingress, pathways, accesses, water/ drainage lines/ fittings, and also together with all and entire proprietary rights, common rights/ facilities, and all ancillary, supplementary and incidental rights, title, interest and claims thereto.

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In witness whereof, the parties hereto have signed and executed this DEED OF APARTMENT on the date and at the place herein before first mentioned.

३७३

Mr. **SANJAY SHRINIWAS ZANWAR**
(partner of M/s. **SNEH DEVELOPERS**
(PROMOTER)

M. D. Ghodke

[i] Miss. **VIDULA DATTATRAYA GHODKE**

N. D. Ghodke

[ii] Mrs. **NANDA DATTATRAYA GHODKE**
Partners of **M/s. V.N. ENTERPRISES**
(PURCHASER)

M. H. Yeole

Mr. **MAHENDRA JAGANNATH YEOLE**

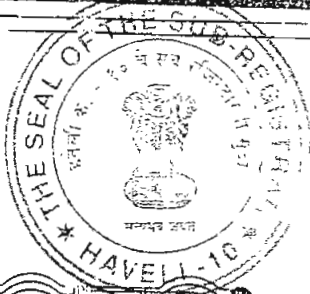
and also as duly constituted attorney holder of the (i) Smt. VINITA VIJAY PATIL (ii) Smt. PADMA NILKANTH SHIROLE, (iii) Mr. SANMITRA NILKANTH SHIROLE, (iv) Mr. CHANDRASEKHAR SHIROLE, (v) Mrs. VARSHA CHANDRASEKHAR SHIROLE, (vi) Mr. VEERDHAWAL CHANDRASEKHAR SHIROLE, (vii) DEEPAI VEERDHAVAL SHIROLE, (viii) Mr. DHAIRYASHEEL BABURAO SHIROLE, (ix) Mrs. VASUNDHARA DHAIRYASHEEL SHIROLE, (x) Mr. SHRIRANG DHAIRYASHEEL SHIROLE (xi) Mrs. RINITA SHRIRANG SHIROLE, (xii) Master SURYANSIL SHRIRANG SHIROLE, (xiii) Mrs. SHIVMALA SHIVAJIRAO SHIROLE, (xiv) Mr. RAJENDRA SHIVAJIRAO SHIROLE, (xv) Mr. SANJAY SHIVAJIRAO SHIROLE (Confirming Party/Owners),

Witnesses

1. Signature *S. D. Nadkarni*
Name S. D. NADKARNI
Address S. No 56/2 Saisadan Santnagar Pune 9
2. Signature *S. M. Mahadik*
Name S. M. mahadik
Address S. No. 990 Omkar APP. Dmukawdi Pune.

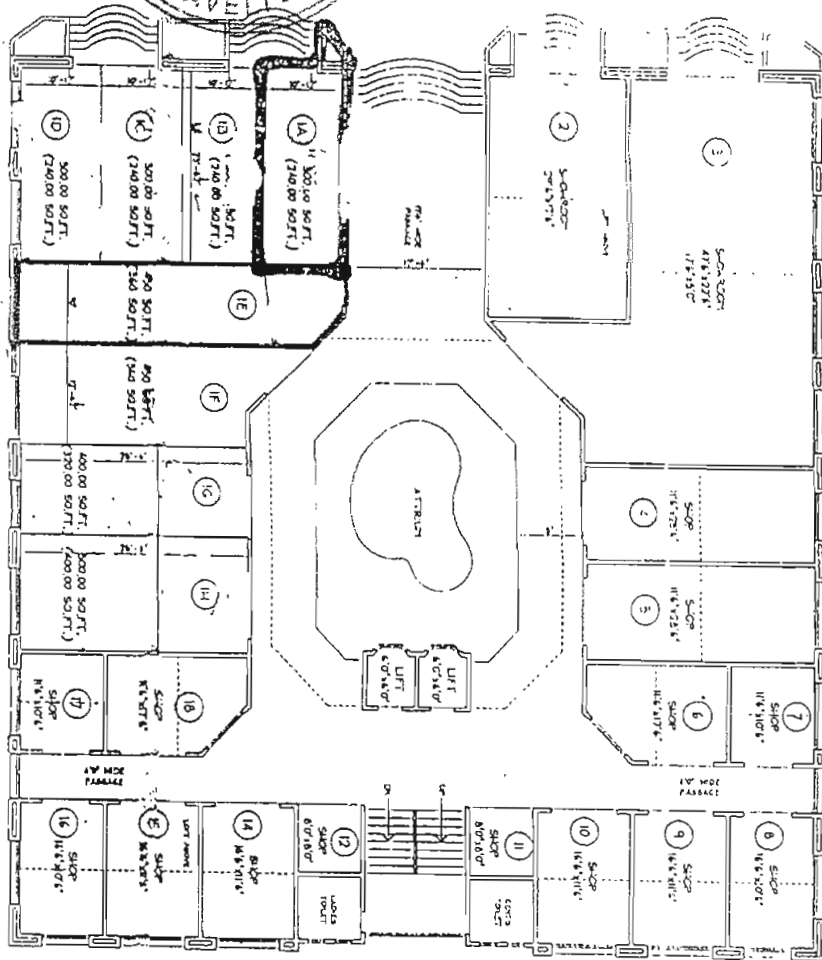


हवल-१९
१००९ १५/१९



हवल - १०
७५२५ १३/२८

PROPOSED COMMERCIAL BUILDING ON
F.P. NO. 5753/A + 3B, SHIVAJINAGAR PUNE.
FOR MR. SUSHIL PATIL



UPPER GROUND FLOOR PLAN

SCALE
KCB

DATE OF PLAN FOR RECORDATION: 19/11/19



हवल-१३
५९९८ ३३/५८
१००३



हवल-१०
806E 24 B2
2009



THE SEAL OF THE SUB REGISTRAR
हवेली ३०, १०३
HAVELI-10
3157

ECPI/33
६/४/२००२

नयन व्यापारी

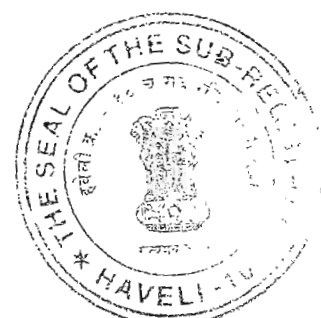
परिचय विवरण कार्यालय
उप-नामावलिपत्र
प्रमाणित, पुणे
क्रमांक: २१५७
दिनांक: २४/११/२००३

विकास डी.बी. सिरोडे व डॉक्टर ...
...
... ११/१२/०२ ...
... ११/१२/०२ ...

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१५) नयन व्यापारी ...

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हवल-१०
6464 98 B2
2009



दुय्यम निबंधक: दु.नि.हवेली 19

दस्तक्रमांक व वर्ष: 1709/2008

नोंदणी 63 म.

Thursday, February 28, 2008

सूची क्र. दोन INDEX NO. II

Regn. 63 m.e.

3:33:39 PM

गावाचे नाव : शिवाजीनगर (मांबुडी)

ह व ल - १०
७५६५५५२८
२०१०

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,753,000.00
बा.भा. रु. 1,752,674.00



(2) भू-मांपन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) फायनल प्लॉट क्र. 676/2 वर्णन, गंध मंजे शिवाजीनगर (मांबुडी) येथील फायनल प्लॉट नं. 576/2 यांसी सि. नं. 116/3 या मिळकतीवर असलेल्या मिलेनियम प्लाझा या इमारतीमधील अप्पर ग्राऊंड फ्लोअर वरील शॉप नं. 1बी यांसी क्षेत्र 29.26 चौ.मी. म्हणजेच 315 चौ.फुट सेलेबल बिटअप तसेच 1.072% अविमक्त हिस्सा व इतर सर्व हक्कासह

(3) क्षेत्रफळ (1)--
(4) आकारणी किंवा जुडी देण्यात आसेल 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) ए.डी. ए.ए. (ABDFS 027M) तर्फे भागीदार म्हणून सुरेश वसंत वराडे - ; घर/प्लॉट नं. - ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेढ/वसाहत: सोमेश्वरवाडी ; शहर/गाव: पुणे ; तालुका: - ; पिन: 411008 ; पॅन नम्बर: -.

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मे.स.सी.एन. एन. प्रायव्हेट (AAGF-11527) तर्फे भागीदार म्हणून 1. मिस विदुला दत्तात्रय शिंदे - ; घर/प्लॉट नं. - ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेढ/वसाहत: 59/546 गोरबदेकर प्रमाण: पुणे ; तालुका: - ; पिन: 411016 ; पॅन नम्बर: -.
(2) मिस विदुला दत्तात्रय शिंदे - ; घर/प्लॉट नं. - ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेढ/वसाहत: सदर शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: -.

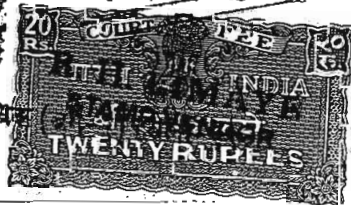
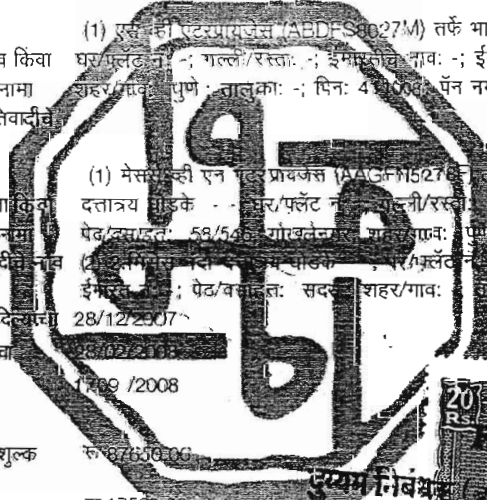
(7) दिनांक करून दिल्याची 28/12/2007
(8) नोंदणीचा क्र. 62/2183

(9) अनुक्रमांक, खंड व पृष्ठ 1709 /2008

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु. 7636.00

(11) बाजारभावाप्रमाणे नोंदणी रु. 17530.00

(12) शेरा



नक्कल वाचली }
नमुना घेतली } MS

दस्तासोबतची नक्कल
श्री. के

सल्लखर हुकुम नक्कल
Jhame
नि. (वर्ग-२) हवेली क्र. - ११

यांना दिली.
दिनांक: 21/2/2008
Jhame
दु. नि. (वर्ग-२) हवेली क्र. - ११





दुय्यम निबंधक: हवेली 2 (कनबा पेट)

दस्तक्रमांक व वर्ष: 5191/2003

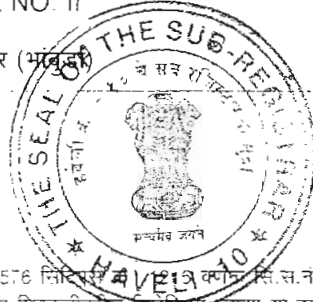
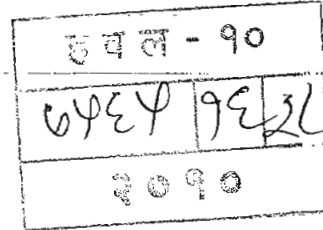
नॉदणी 63 म

Wednesday, October 01, 2003

सूची क्र. दोन INDEX NO. II

Regn 63 m e

गावाचे नाव : शिवाजीनगर (भंडारी)



(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
बाजारभाव (भाडेपट्ट्याचा): करारनामा
वावतीत पट्टाकार आकारणी देत
को पट्टेदार त नमूद करावे) मोबदला रु. 902,500.00
बा.भा. रु. 832,477.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) फायनल प्लॉट क्र. 576 मिटिंगरी व सर तर्फे कु.नु.मू.पू.न.सि.स.नं. 1216/3 व 1216/2 व फा प्लॉट नं. 576/3 व 576/2 या मिळकतीवरील विविध प्लाझा या इमारतीमधील अप्पर ग्राऊंड फ्लोअर वरील शॉप नं. 1 वी यास अंश 300 चौ फूट (27.87 चौ मी विल्लअप
(3) क्षत्रफळ 11, बांधीच मिळकतीचे क्षेत्रफळ 27.87 चौ मी आहे

(4) आकारणी किंवा जुडी देण्यात असले तद्दा

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) सन्ह डेव्हलपस तर्फे-भार्गवदत्त व न देव्जर तर्फे कु.नु.मू.पू.न.श्री महेंद्र जगन्नाथ येवले तर्फे वि.कु.नु.मू.पू.न.श्री भविकास-चिन्मयक, धवडे ; घर/प्लॉट नं. : गल्ली/रस्ता: : ईमारतीचे नाव : इमारत नं. : पेट/वसाहत: 25 तथा पेट, शहर/गाव: पुणे, तालुका: : पिन: 411030.

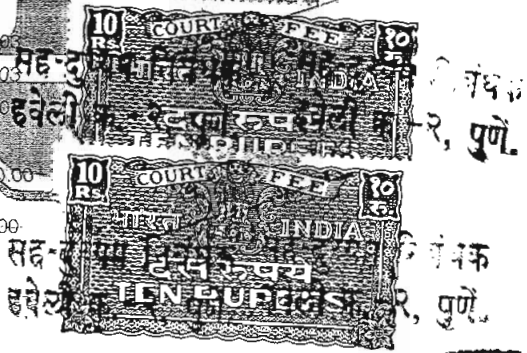
(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) एस व्ही एटरजायडस तर्फे-मंगोदार (1) वस्ते, नारायण वगडे, घर/प्लॉट नं. अं-25; गल्ली/रस्ता: : इमारतीचे नाव: निकाश स्कॉडिंग इमारत नं. : पेट/वसाहत: सोमेश्वर वाडी, शहर/गाव: पुणे, तालुका: : पिन: 411008
(2) एस व्ही एटरजायडस तर्फे-भागीदार (2) अशोक वसंत वराडे; घर/प्लॉट नं: सदर; गल्ली/रस्ता: : इमारतीचे नाव: : इमारत नं: पेट/वसाहत: : शहर/गाव: : तालुका: : पिन:

(7) दिनांक करून दिल्यास 01/10/2003
(8) नोंदणीचा 01/10/2003
(9) अनुक्रमांक, खड व पृष्ठ 5191/2003

(10) बाजारभावाप्रमाणे मुद्राक शुल्क रु. 90250.00

(11) बाजारभावाप्रमाणे नोंदणी शुल्क रु. 9030.00

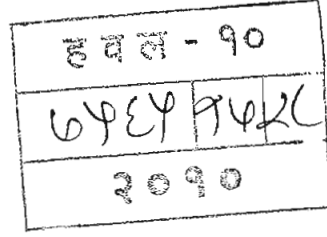
(12) शंरा



सदर करार विलेखन बाजाराचे वसंत वराडे
वी बाबली (1) यास त्याचे तारीख 01/10/2003
वी रजवत इतली, चे अर्जा वरून... अमर...
यास दिली तारीख 9/10/2003

श्री. सुमन विवेक हवेली २-२





मी ... महेंद्र जगन्नाथ येवठे ... या व्दारे घोषित करता की
दुय्यम निबंधक ...१०... यांचे कार्यालयात डि. अ. क. कम्पार्टमेंट
नोंदणीसाठी सादर करण्यात आला आहे, अमर माजरेकर यांनी दिनांक
१६/६/२००२ रोजी नोंदणी क्र. ५३६०, २००२, अन्वये
मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे,
निष्पादित करून कबुलीजबाब दिला आहे, सदर कुलमुखत्यारपत्र लिहून देणार यांनी रद्द
केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपेकी कोणीही मयत झालेले नाही,
किंवा अन्य कोणत्याही कारणामूळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही, सदरचे
कुलमुखत्यारपत्र पूर्णपणे वेध असून उपरोक्त क्वी करण्यास मी पूर्णतः सक्षम आहे, सदरचे
कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस पात्र
राहिल यांची मला जाणीव आहे,

सि. ए. ए.

दिनांक

श्री. महेंद्र जगन्नाथ येवठे
(कुलमुखत्यारपत्र धारकाचे नाव)

०-०-०-०-०



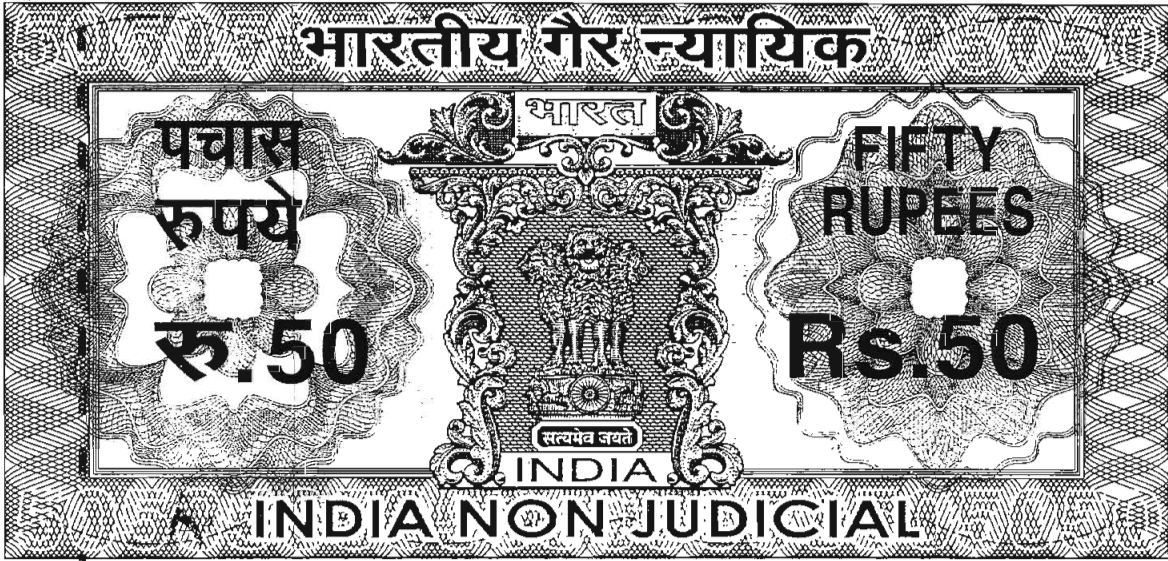
हवल - १०
७५५१५५५
२०१०

मी पं. राज. गनोहर वानखेडे याद्वारे घोषित करतो की,
दुय्यम निबंधक २० यांचे कार्यालयात ३० ऑफ ऑपरेशन
नोंदणीसाठी सादर करण्यात आला आहे, महेंद्र जगन्नाथ शेवले
आण. संजय शिवाजी अवर यांनी दिनांक १०/०८/१० रोजी नोंदणी
क्र. ६५८०/२००७, अन्वये मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी
सदर दस्त नोंदणीस सादर केला आहे, निष्पादित करून कबुलीजबाब दिला आहे, सदर
कुलमुखत्यारपत्र लिहून देणार यांनी रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार
व्यक्तीपेकी कोणीही मयत झालेले नाही, किंवा अन्य कोणत्याही कारणामूळे
कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही, सदरचे कुलमुखत्यारपत्र पूर्णपणे निर्वेध असून
उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे, सदरचे कथन चुकीचे आढळून आल्यास
नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस पात्र राहिल यांची मला जाणीव आहे,

दिनांक

(कुलमुखत्यारपत्र धारकाचे नाव)

ठिकाण - पुणे



महाराष्ट्र MAHARASHTRA

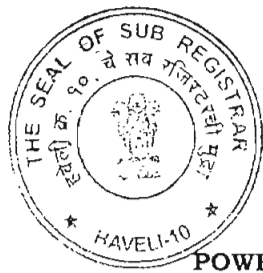
W 814997

रजि नं. 5283 5072 =
 श्री/ श्रीमती स्नेह डेवदास 618/007 100/-
 राहणार पुणे
 हस्ते विनायक पाकर
 दि. पुना लॉयर्स कन्सल्टिंग्स को- ऑप. साक्षा. ले. पुणे करित (HW)



3 - AUG 21

पुणे कोषागार, पुणे

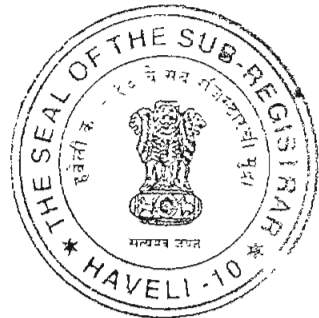


ह व ल - १०
 ४६५०१७
 २००७

POWER OF ATTORNEY

This **POWER OF ATTORNEY** made and executed here at Pune on this 17th day of AUGUST of the year 2007

between



ह व ल - १०
 ७५६५७८२६
 २०१०

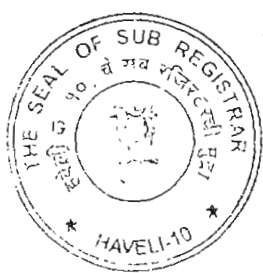


महाराष्ट्र MAHARASHTRA

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रजि नं. 5283 - 6/8/07 (00)-
 श्री/ श्रीमती *M. Sneh Developers*
 राहणार
 इस्त
 दि. पुना लॉयर्स कन्व्ह्युमल
 पुणे करिता

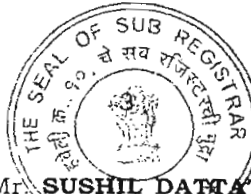


हवल - १०	
४/८/०७	२
२००७	

M/s. **SNEH DEVELOPERS**, a partnership firm registered under the provisions of Indian Partnership Act; 1932, having its registered office at : 1194/1, Vrindavan Society, Opp. Dnyanesh Mangal Karyalaya, Dyaneshwar Paduka Chowk, Shivaji Nagar, Pune 411 0016,



हवल - १०	
६/८/०७	२
२०१०	



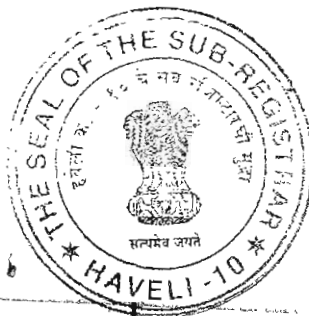
हवल - १०		
४/६५८०	३	६
२००७		

through its partner 1. Mr. **SUSHIL DATTATRAYA PATIL**, age - 41 years, occupation : business; 2. Mr. **MAHENDRA JAGANNATH YEOLE**, age 41 years, occupation: business and 3. Mr. **SANJAY SHRINIWAS ZANWAR**, age 41 years, occupation: business all are working at 1194/1, Vrindavan Society, Opp. Dnyanesh Mangal Karyalaya, Dyaneshwar Paduka Chowk, Shivaji Nagar, Pune 411 0016, ...hereinafter called as the "**PROMOTER/EXECUTANT**", which expression shall, unless repugnant to the context or meaning thereof, mean and include all its partners, their respective heirs, successors, executors, administrators and assigns

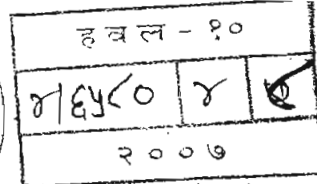
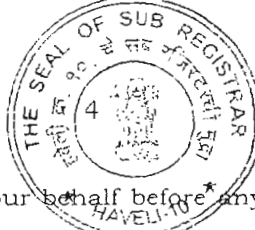
and

M/s. **SNEH ASSOCIATES**, a partnership firm registered under the provisions of Indian Partnership Act: 1932, having its registered office at : 1194/1, Vrindavan Society, Opp. Dnyanesh Mangal Karyalaya, Dyaneshwar Paduka Chowk, Shivaji Nagar, Pune 411 0016, through its partner, 1. Mr. **MAHENDRA JAGANNATH YEOLE**, age 41 years, occupation: business and 2. Mr. **SANJAY SHRINIWAS ZANWAR**, age 41 years, occupation: business all are working at 1194/1, Vrindavan Society, Opp. Dnyanesh Mangal Karyalaya, Dyaneshwar Paduka Chowk, Shivaji Nagar, Pune 411 0016, ...hereinafter called as the "**PROMOTER/EXECUTANT**", which expression shall, unless repugnant to the context or meaning thereof, mean and include all its partners, their respective heirs, successors, executors, administrators and assigns

We Promoter/Executant do hereby appoint and constitute Mr. **PANKAJ MANOHAR WANKHADE**, Age: about-30 years, occupation-Advocate, Residing at - 13, Shweta Apartment, 1143/B, Model Colony, Shivajinagar Pune-411 016 and Mr. **VINAY ANAND PARKAR**, age: about 39 years, occupation-Service, Residing at Shirole Mala, Lakaki Road, Model Colony, Pune- 411016 , jointly and/or severally to be our true lawful Attorney to do all or any act, deed, matters or thing in relation to registration of Deed of Apartment hereafter enumerated in our name on our behalf.



हवल - १०		
८५६५२९२		
२०१०		

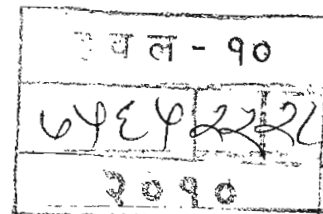
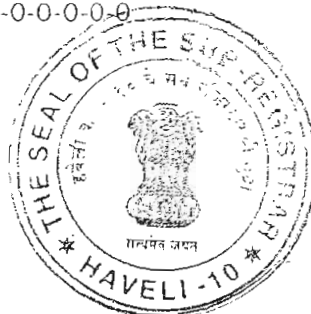


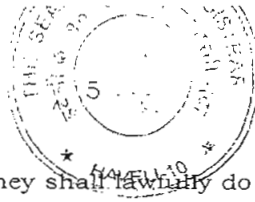
1. To appear for us and on our behalf before any Sub Registration in Pune and to present and /or lodge for registration and to admit execution of and to get the said Purchasers Deed of Apartment registered on our behalf signed by us, pertains to the properties more particularly described in SCHEDULE.
2. To admit our signatures on the said Deed of Apartment.
3. To sign verify and affirm on our behalf all such documents that are necessary for said Deed of Apartment.

SCHEDULE

- (a) All that piece and parcel of the property bearing City Survey No.1216/2, and City Survey No.1216, 3, corresponding to Final Plot No.576/2, and Final Plot No.576/3. situated at Shivaji Nagar, Bhamburda, Pune, and the building thereon know as "**MILLENIUM PLAZA**", develop by M/s.Sneh Developers.
- (b) All that piece and parcel of the property bearing City Survey No.1009/4, corresponding to Final Plot No.372/4. situated at Shivaji Nagar, Bhamburda, Pune, and the building thereon know as "**PRAMOD APARTMENT**", develop by M/s.Sneh Associates,
- (c) All that piece and parcel of the property bearing City Survey No.1009/6, corresponding to Final Plot No.372/6, situated at Shivaji Nagar, Bhamburda, Pune, and the building thereon know as "**VARDAINI APARTMENT**". develop by M/s.Sneh Associates,
- (d) All that piece and parcel of the property bearing City Survey No.5/13, corresponding to Final Plot No.7(Part), situated at Erandavane, Pune, and the building thereon know as "**SNEH ENCLAVE**", develop by M/s.Sneh Associates,
- (e) All that piece and parcel of the property bearing City Survey No.5/1, corresponding to Final Plot No.7/1, situated at Erandavane, Pune, and the building thereon know as "**SNEH CLASSIC**", develop by M/s.Sneh Associates,
- (f) All that piece and parcel of the property bearing City Survey No.6/3, situated at Erandavane, Pune, and the building thereon know as "**SNEH HERITAGE**", develop by M/s.Sneh Associates,

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Whatsoever our said Attorney shall lawfully do or caused to be done in this regard and we do hereby for our successors and assigns agree to follow, ratify and confirm.

0-0-0-0-0

WITNESS WHEREOF parties hereto have set their hands on this day and date first hereinabove mentioned.

Patil

Mr. **SUSHIL DATTATRAYA PATIL**,
(partner of M/s. **SNEH DEVELOPERS**, the PROMOTER]

Yeole

Mr. **MAHENDRA JAGANNATH YEOLE**

Zanwar

Mr. **SANJAY SHRINIWAS ZANWAR**

(partners of M/s. **SNEH DEVELOPERS**, and M/s. **SNEH ASSOCIATES** the PROMOTER and also as duly constituted attorney of the land Owner] (Executant)

Wankhade

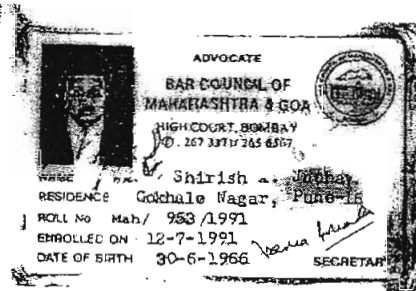
Mr. **PANKAJ MANOHAR WANKHADE**,

Parkar

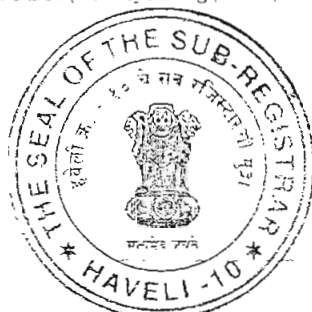
Mr. **VINAY ANAND PARKAR**
(Attorney)

Witness: -

- Signature *[Signature]*
Name Jyotendra B. Sadhan
Address 68, Sangamwadi Pune 03
- Signature *[Signature]*
Name Jadhav N.B.
Address 8/No. 68 Sangamwadi Pune 3.



\\Advshinsh\g\Old Pc Doc\Conveyencing\Sneh\POA-Sneh.doc



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२०१०

17/08/2007
1:13:22 pm

दुय्यम निबंधकः
हवेली 10 (बिबवेवाडी)











दस्त गोषवारा भाग-1

हवल10

दस्त क्र 6580/2007

दस्त क्रमांक : 6580/2007

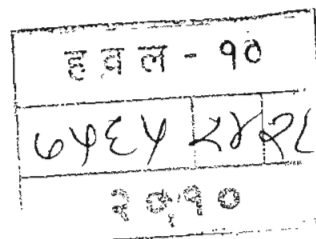
दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: स्नेह डेव्हलपर्स तर्फे भागीदार 1) सुशिल दसात्राय पाटील पत्ता: घर/फ्लॅट नं.: - गल्ली/रस्ता: - ईमारतीचे नाव: वृंदावन सोसा ईमारत नं.: - पेठ/वसाहत: शि नगर शहर/गाव: पुणे तालुका: - पिन: - पॅ	लिहून देणार वय 41 सही		
2	नाव: 2) महेंद्र जगन्नाथ येवले पत्ता: घर/फ्लॅट नं.: सवर गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं.: - पेठ/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: -	लिहून देणार वय 41 सही		
3	नाव: 3) संजय श्रीनिवास झंवर पत्ता: घर/फ्लॅट नं.: सवर गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं.: - पेठ/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: -	लिहून देणार वय 41 सही		
4	नाव: स्नेह असोशिएट तर्फे भागीदार 1) महेंद्र जगन्नाथ येवले पत्ता: घर/फ्लॅट नं.: सवर गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं.: - पेठ/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: -	लिहून देणार वय 41 सही		
5	नाव: 2) संजय श्रीनिवास झंवर पत्ता: घर/फ्लॅट नं.: सवर गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं.: - पेठ/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: -	लिहून देणार वय 41 सही		



दस्तऐवज करून देणार तथाकथित [मुखत्यारनामा] दस्तऐवज करून देणारचे कबूल करतात.

1 OF 2





17/08/2007

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

हवेली 10

दस्त क्र 6580/2007

1:13:22 pm

हवेली 10 (बिबवेवाडी)

[Handwritten signature]

दस्त क्रमांक : 6580/2007

दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
6	<p>नाव: पंजज मनोहर वानखडे पत्ता: घर/प्लॉट नं. - गल्ली/रस्ता: - ईमारतीचे नाव: श्वेला अपार्ट. ईमारत नं.: - पेट/वसाहत: मॉडेल कॉलनी, शि नगर शहर/गाव: पुणे तालुका: - पिन: - पॅन नम्बर: -</p>	<p>लिहून घेणार वय 30 सही <i>[Handwritten signature]</i></p>		
7	<p>नाव: विनय आनंद पारकर पत्ता: घर/प्लॉट नं. - गल्ली/रस्ता: - ईमारतीचे नाव: शिरोळे नळा ईमारत नं.: - पेट/वसाहत: मॉडेल कॉलनी शहर/गाव: पुणे तालुका: - पिन: - पॅन नम्बर: -</p>	<p>लिहून घेणार वय 39 सही <i>[Handwritten signature]</i></p>		



दिनांक - १०
 ६५८४ २५२८
 २०१०



हवल - १०
७५६५ २६२
२०१०

दस्त गोषवारा भाग - 2

हवल 10

दस्त क्रमांक (6580/2007)

दस्त क्र. [हवल10-6580-2007] चा गोषवारा
बाजार मुख्य : 0 मोबदला 0 भरलेले मुद्राक शुल्क 100

पावती क्र. 6587 दिनांक: 17/08/2007

पावतीचे वर्णन

नांव: स्नेह डेक्लपर्स तर्फे भागीदार 1) सुशिल
दत्तात्रय पाटील

दस्त हजर केल्याचा दिनांक : 17/08/2007 01:07 PM

निष्पादनाचा दिनांक : 17/08/2007

दस्त हजर करणा-याची सही

100 : नोंदणी फी

160 : नक्कल (अ 11(1)), पृष्ठांकनाची

नक्कल (आ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ 13) ->

एकत्रित फी

260: एकूण

दस्ताचा प्रकार : 48) मुखत्यारनामा

शिक्का क्र 1 ची वेळ : (राादरीकरण) 17/08/2007 01:07 PM

शिक्का क्र 2 ची वेळ : (फ्री) 17/08/2007 01:11 PM

शिक्का क्र 3 ची वेळ : (कमुली) 17/08/2007 01:13 PM

शिक्का क्र 4 ची वेळ : (ओळख) 17/08/2007 01:13 PM

दस्त नोंद केल्याचा दिनांक : 17/08/2007 01:13 PM

दु. निबंधकाची सही, हवेली 10 (बिबवेवाडी)

ओळख :

दुय्यम निबंधक याच्या ओळखीचे इसम असे निवेदित करतात की, ते दस्तावेज करून देणा-याना व्यक्तीस ओळखतात, व त्यांची ओळख पटवितात.

1) अँड शिरीष अण्णासाहेब जाधव, घर/प्लॉट नं. -

गल्ली/रस्ता -

ईमारतीचे नाव: श्वेता अपार्ट

ईमारत नं. -

पेट/वसाहत मॉडेल कॉलनी

शहर/गाव पुणे

तालुका

पिन -

दु. निबंधकाची सही
हवेली 10 (बिबवेवाडी)

दस्तावेज करून घेतले की

ते दस्तावेजात एकूण

३३६

रुजवात दिवसात हवेली सं. १०

१०

दुय्यम निबंधक यांच्या

हस्ताक्षरांनी

६५६०

नवरी नोंदणी

दुय्यम निबंधक हवेली-१०

दिनांक 7 'AUG' 2007





हवेली 10

17/08/2010

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

दस्त क्र 7565/2010

11:39:14 am

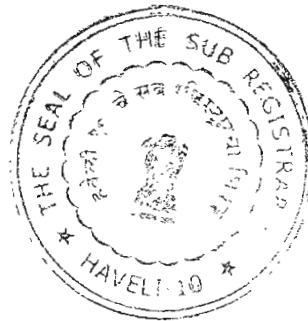
हवेली 10 (विबवेवाडी)

20/10

दस्त क्रमांक : 7565/2010

दस्ताचा प्रकार : अपार्टमेंट डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव मे व्ही एन एंटरप्रायझेस - AAGFN5278F तर्फे भागीदार 1 विदुला दत्तात्रय घोडके - - पत्ता घर/फ्लॅट नं - गल्ली/रस्ता - ईमारतीचे नाव - ईमारत नं - पेट/वसाहत गोखलेनगर शहर/गाव: पुणे -16 तालुका	लिहून घेणार वय 37 सही		
2	नाव मे व्ही एन एंटरप्रायझेस - AAGFN5278F तर्फे भागीदार 2 नंदा दत्तात्रय घोडके - - पत्ता घर/फ्लॅट नं - गल्ली/रस्ता ईमारतीचे नाव - ईमारत नं - पेट/वसाहत: सदर शहर/गाव:- तालुका:- पिन:-	लिहून घेणार वय 67 सही		
3	नाव स्नेह डेव्हलपर्स - ABFFS1926F तर्फे भागीदार संजय श्रीनिवास झवर तर्फे नोदणीसाठी वि कु मू म्हणुन श्री पंकज मनोहर वानखडे - - पत्ता घर/फ्लॅट नं:- गल्ली/रस्ता - ईमारतीचे नाव ईमारत नं.	लिहून घेणार वय 33 सही		
4	नाव ना देणार श्रीमती विनीता विजय पाटील व इतर तर्फे कु मू. म्हणुन महेंद्र जगन्नाथ येवले तर्फे नोदणीसाठी वि कु मू. म्हणुन श्री पंकज मनोहर वानखडे पत्ता घर/फ्लॅट नं:- गल्ली/रस्ता:- ईमारत:-	मान्यता देणार वय 33 सही		





दस्त गौषवारा भाग - 2

हवेली 10

दस्त क्रमांक (7565/2010)

2012

दस्त क्र. [हवेली 10-7565-2010] चा गौषवारा
बाजार मुख्य 1752647 मोबदला 1753000 भरलेले नुद्दाक शुल्क 100

पक्ती क्र.: 7607 दिनांक: 17/08/2010
पक्तीचे दर्शन
नाव मे व्ही एन एटरप्रायझेस - AAGFN5278F
तर्फे भागीदार 1. बिदुला दत्तात्रय घोडके - -

दस्त हजर केल्याचा दिनांक : 17/08/2010 11:34 AM
निष्पादनाचा दिनांक : 17/08/2010
दस्त हजर करणा-याची सही

Subrata

100 : नोंदणी फी
56C : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(आ 11(2)),
रुजवात (अ 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

दस्ताचा प्रकार : 25) अपाटर्मेट डीड
दस्त अनुच्छेद प्रकार : अपाटर्मेट डीड

660: एकूण

शिक्का क्र 1 ची वेळ : (सादरीकरण) 17/08/2010 11:34 AM
शिक्का क्र 2 ची वेळ : (फी) 17/08/2010 11:37 AM
शिक्का क्र. 3 ची वेळ : (कबुली) 17/08/2010 11:38 AM
शिक्का क्र. 4 ची वेळ : (ओळख) 17/08/2010 11:38 AM

दु. निबंधकाची सही, हवेली 10 (बिबवेवाडी)

दस्त नोंद केल्याचा दिनांक : 17/08/2010 11:39 AM

ओळख :

दुय्यम निबंधक यांच्या ओळखीचे इसम असे निवेदीत करतात की. ते दस्तऐवज करून देणा-यांना
व्यक्तीशः ओळखतात, व त्याची ओळख पटवितात

1) अॅड शिरीष अण्णासाहेब जाधव, घर/प्लॉट नः -

गल्ली/रस्ताः -

ईमारतीचे नावः -

ईमारत नः -

पेट/वसाहतः शिवाजीनगर

शहर/गावः पुणे

तालुकाः -

पिनः -

प्रमाणित करण्यात येते की
या दस्तऐवजात एकूण 22 पृष्ठे आहेत.
सह दुय्यम निबंधक (वर्ग - 2) हवेली क्र. 20

मुद्रांक शुल्कः सवलत (पुर्व नोंद व.क्र. 1709/08 दु.नि.का.ह. 19 पुणे अन्वये
नो फी व मु.शु वसुल.)

दु. निबंधकाची सही
हवेली 10 (बिबवेवाडी)

6424 महिले नंबरचे पुस्तकात
चंढरी भोंवला

सह दुय्यम निबंधक वर्ग 2 हवेली क्र. 20
दिनांक 16/8/10



Date :

To,

M/s. S. V. Enterprises

POSSESSION LETTER


Dear Sirs,

We have commenced and completed the construction work of the building known as MILLENIUM PLAZA, on the property bearing Survey No.1216/2 and 1216/3 of Final Plot No. 576/2 situate at Village, Bhamburda (Shivajinagar), Pune 411005.

As agreed in the terms of the Agreement dated 1/10/2003 registered in the office of the Sub. Registrar, Haveli No.X, at Serial No 519 of 2003 and in entire agreed consideration received by you, we hereby hand over possession of the Shop bearing NO.1B (which is the part of parcel of the Showroom bearing No G-1 as per part Completion Certificate No.0000243, dated 21.05.2005 as shown in the part annexed hereto), admeasuring 27.87 sq.mt. (300 sq. ft.) building located at Ground Upper Floor of "Millenium Plaza", constructed on the property CTS Nos. 1216/3 and 1216/3, Snivajinagar, Pune.

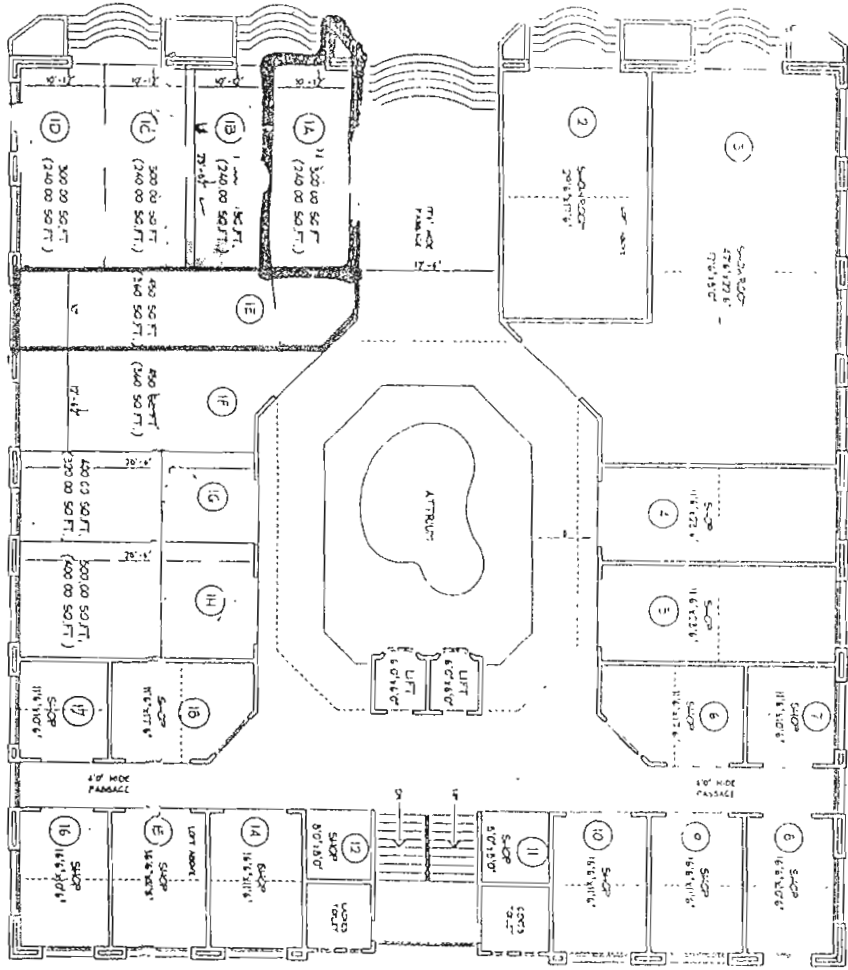
Thanking you,

M/s. Sneh Developers


Mahendra Yeole
Partner


Sanjay Zavar
Partner

PROPOSED COMMERCIAL BUILDING ON
 F.P. NO. 5782/A + 3/B, SHIVAJINAGAR PUNE.
 FOR MR. SUSHIL PATIL



RAMP/STAIR
 UPPER GROUND FLOOR PLAN

SCALE	1:100
DATE	10/10/2023
PROJECT	UPPER GROUND FLOOR PLAN
DESIGNER	ARCHITECT
CHECKER	ARCHITECT
APPROVED	ARCHITECT

Mr. Sushil Patil
 10/10/2023



ह व ल-२
 49/20/33141
 2023