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RUTURAJ APARTMENTS

S.NO. 116 (PART), KOTHRUD,
PUNE - 411 029.

DEED OF APARTMENT

PARTNER

HEMRAJ S. MUNDADA
RAJENDRA B. KHARADE

AND

PURCHASERS :-

- NAME**
- 1) Mr. Sudhakar Raghunath Bhalerao.
 - 2) Mrs. Vasudha Sudhakar Bhalerao

FLAT NO. : 10 (Ten) **FLOOR :** Third
B. wing

AREA : 549 Sq. Ft.



Thursday, July 08, 2004

1:08:45 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 4432

गावाचे नाव कोथरूड

दिनांक 08/07/2004

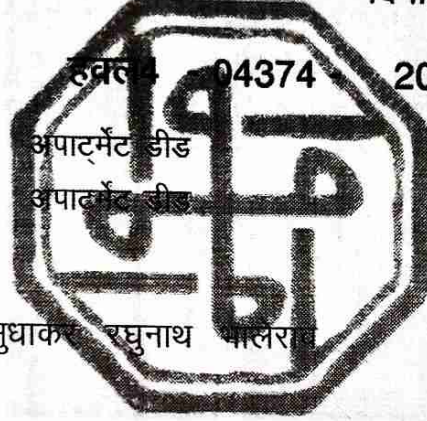
दस्तऐवजाचा अनुक्रमांक

हवेली 04374 2004

दस्ता ऐवजाचा प्रकार

अपार्टमेंट डीड

अपार्टमेंट डीड



सादर करणाराचे नाव: श्री. सुधाकर रघुनाथ पालेरा

नोंदणी फी

:-

100.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

:-

320.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (16)

एकूण

रु.

420.00

आपणास हा दस्त अंदाजे 1:23PM ह्या वेळेस मिळेल

दुय्यम निबंधक हवेली 4 (कोथरूड)

बाजार मुल्य: 637500 रु.

मोबदला: 637500 रु.

भरलेले मुद्रांक शुल्क: 20 रु.

दस्तक्रमांक व वर्ष: 4374/2004

Thursday, July 08, 2004

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सूची क्र. दोन INDEX NO. II

नोंदणी 63 म

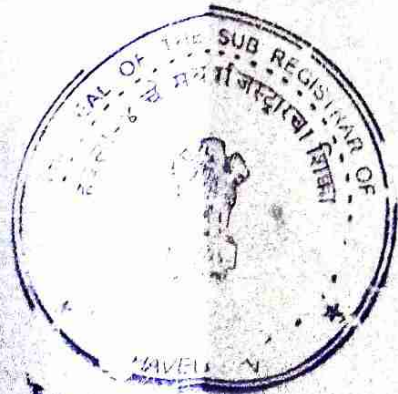
Regn. 63 m e

गावाचे नाव : कोथरुड

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अपार्टमेंट डीड व बाजारभाव (भाडेपट्ट्याच्या अपार्टमेंट डीड बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 637,500.00
बा.भा. रु. 637,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 116 वर्णन: स नं. 116 हिस्सा नं 6ब + 7अ यावर बांधलेल्या ऋतुराज अपार्टमेंट मधील बी विंग इमारतीतील तिसऱ्या मजल्यावरील फ्लॅट नं 10 यांसी क्षेत्र 549 चौ फूट म्हणजेच 50.99 चौ मी बिल्टअप
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून घेण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) एम.के. कान्हाय्यान्ना तर्फे भागीदार व मा. देणार 1 ते 5 यांच्यातर्फे हेमराज शंकरलाल मुंदडा तर्फे कालीदास विदेदलराव झेंडे, घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: झेंडे निवासा, इमारत नं: -; पेठ/वसाहत: चवडी नगर; शहर/गाव: पुणे; तालुका: -; पिन: 411014.
(2) एम.के. कान्हाय्यान्ना तर्फे भागीदार व मा. देणार श्री.राजेंद्र बाळ खराडे; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: कोथरुड; शहर/गाव: पुणे; तालुका: -; पिन: 411038.
(3) 1 सुभाष कालीदास तर्फे भागीदार व मा. देणार श्री.राजेंद्र बाळ खराडे 4 आनंदी बळवंत कापसे 5 राजाजी बापू खराडे - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादी व संपूर्ण पत्ता (1) एम.के. कान्हाय्यान्ना तर्फे भागीदार व मा. देणार 1 ते 5 यांच्यातर्फे हेमराज शंकरलाल मुंदडा तर्फे कालीदास विदेदलराव झेंडे, घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: झेंडे निवासा, इमारत नं: -; पेठ/वसाहत: चवडी नगर; शहर/गाव: पुणे; तालुका: -; पिन: 411014.
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- (7) दिनांक करून दिल्याचा 08/07/2004
- (8) नोंदणीचा 08/07/2004
- (9) अनुक्रमांक, खंड व पृष्ठ 4374/2004
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 20.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 100.00
- (12) शेरा

की नक्कल केली
की बाबली
की वजुवाव वेळी

8/7/04
Peeles



की नक्कल वजुवाव
की बाबली
की वजुवाव वेळी
की नक्कल केली
की बाबली
की वजुवाव वेळी



क्र. ६९८ दि. १६/५/०४ रु. २०

नांव _____

पत्ता M. K. CONSTRUCTIONS
Kothrud, Pune-२९

हस्ताक्षर Sandeep Zende

सौ. एम. एस. मिरजकर, स्टॅम्प केंद्र
१७, अडोतनगर, पौड रोड, पुणे-३८. फोन ५४४७२९९



11 MAY 2004

अप कोठागार अधिकारी
कोठागार पुणे कनिष्ठ

DEED OF APARTMENT

THIS DEED OF APARTMENT made and executed at Pune, today the २९th day of June in the Christian year Two thousand Four;



ह व ल - ४
४३६४ १ १६
२००४

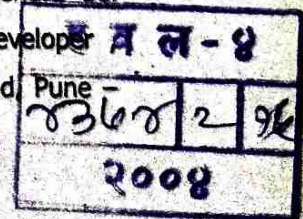
BETWEEN

- (1) **SMT. SUMAN KALIDAS MULUK**, Age about 45 years, Occupation Housewife,
- (2) **SHRI PRABHAKAR KALIDAS MULUK**, Age about 28 yrs., Occupation Business, Both residing at 'Rajal' Survey No. 135, Sangharshnagar, Warje Malwadi , Pune - 411 029,
- (3) **SHRI RAJENDRA BAL KHARADE** , Age about 40 years, Occupation Promoter and Builder , residing at Plot No. 1. Survey No; 137/3, Paud Road , Pune - 411 029
- (4) **SOU. ANANDI BALWANT KAPSE** , Age about 40 years, Occupation Housewife , residing at 106, Mulik wada , Kothrud ,Pune - 411 029
- (5) **SHRI SHIVAJI BAPU KHARABE** , Age about 50 years, Occupation Service , Residing at Kharabe Chawl, Nehrunagar, Pune - 411 018,

Hereinafter collectively called and /or referred to as the "VENDOR NO. 1" (Which expression unless it be repugnant to the context shall be deemed to mean and include themselves, their heirs, executors, administrators and assigns) through their Power of Attorney holders, 1) Mr. Hemraj Shankarlal Mundada 2) Mr. Rajendra Bal Kharade OF THE FIRST PART;

AND

M/S M.K. CONSTRUCTIONS , a registered partnership firm, having its office at S.No.116, H.No. 6-B+ 7-A, Raturaj Apartment Paud Road, Kothrud, Pune - 29, through its Managing Partners, (1) Mr. Hemraj Shankarlal Mundada, Age about 53 years, Occupation Promoter & Developer , residing at 27, Rajkala, Karvenagar Coop Hsg Society , Karvenagar, Erandwane, Pune - 411 038 and (2) Mr. Rajendra Bal Kharade, age about 40 years, Occupation Promoter and Developer residing at Plot No. 1, Survey No. 137/3 , Paud Road, Kothrud, Pune 411 029,



Hereinafter called and /or referred to as the "VENDOR NO. 2" (which expression unless it be repugnant to the context shall be deemed to mean and include the said Partnership Firm, its Partners, their respective heirs, executors , administrators and assigns) ... OF THE SECOND PART;

AND

Mr. Sudhakar Raghunath Bhalerao.

~~MR/MRS/SMT~~ Vasudha Sudhakar Bhalerao.

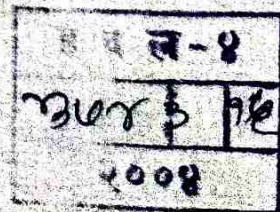
Age about Years, Occupation Service/Business/Housewife, residing at Rituraj Apartments, Survey No. 116, No. 6B+7A, Kothrud, Pune - 411 029,

Hereinafter called and/or referred to as the "PURCHASER/S" (which expression unless it be repugnant to the context shall be deemed to mean and include himself/ herself/themselves, his/her/their heirs, executors, administrators and assigns).....

OF THE THIRD PART;

Whereas the land bearing Survey No. 116, Hissa No. 6B+7A admeasuring about 3500 sq.mtrs. at Kothrud, Pune - 411 029 , originally belonged to Shri Chimnaji Muluk as his ancestral joint Hindu Family property who died in or about in the year 1900 and after his death, the HUF Properties devolved on his three sons viz, Shankar, Narayan and Ramchandra as members of the HUF Family and were so entered in their names and in the names of their successors in title in village Records from time to time.

And Whereas one of the co-sharers, Shri Dattatray the son of the Ramchandra Muluk filed Reg. Civil Suit No. 1883/81 in the Court of the Civil Judge, Jr. Division , Pune, for partition and separate possession of his share against all the co-sharers. The other co-sharers also claimed partition of their shares of respective branches in the said suit. The said suit was decided on 29th March 1982 by mutual consent and the Decree for Partition was passed, the result was the piece of land and some other lands were allotted to the share of the branch of late Shankar which was represented by Shri Kalidas Muluk , Rohidas Muluk being son and Smt. Chandrabhaga , widow and Kum. Anandi , daughter of late Baban , the only son of late Baban, the only son of Shankar Muluk. The effect to this partition was given in village Record by Mutation Entry No. 8531.



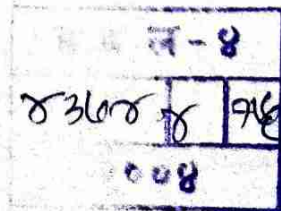
And whereas Kalidas Baban Muluk died on 2nd August 1984, during his life time he had executed a will on 21st July 1984, which was duly registered in the office of the Sub-Registrar , Haveli No. 1, Pune, at Sr.No. 5724, bequeathing his share in the property in favour of Shri Rajendra Bal Kharade and on the death of Shri Kalidas B. Muluk, his share in the property devolved on Shri Rajendra Bal Kharade as his legatee;

And whereas Shri Rajendra B. Kharade , then filed Reg. Civil Suit No. 587 of 1989 in the court of Civil Judge, Jr. Division , Pune, for partition and separate possession of his share against Rohidas Muluk, Smt. Suman Kalidas Muluk, Shri Prabhakar Kalidas Muluk, Mrs Anandi Muluk (Mrs. Kapse since married) and Shri Shivaji Bapu Kharabe, legatee of late Chandrabhaga Muluk who died on 1st January 1988. This suit was also compromised and decree for partition and separate possession of individual shares of the parties was passed on 23rd April 1993;

And whereas according to this Decree, the piece of land i.e. Survey No. 116, Hissa No. 6B+ 7A , admeasuring about 3500 sq.mtrs. from and out of which an area admeasuring 900 sq.mtrs. was allotted to Rajendra Bal Kharade. And an area admeasuring 1500 sq mtrs. Was allotted to Smt. Suman Kalidas Muluk and her son Prabhakar Kalidas Muluk and an area of 550 sq.mtrs. was allotted to Mrs. Anandi Balwant Kapse and an area of 550 sq.mtrs. was allotted to Shri Shivaji Bapu Kharabe. The effect of this division in village Records was given by Mutation Entry No. 11460;

And whereas the Vendor No. 1 of the First Part are thus fully seized , possessed of or otherwise well and sufficiently entitled to the Schedule 'A ' property described hereunder;

And whereas Smt. Suman Kalidas Muluk and Prabhakar Kalidas Muluk i.e Vendor No. 1 at Sr. Nos. 1 & 2 filed return under Section 6(1) of the ULC Act , which was numbered as Case No. 856 -MU . Shri Rajendra Bal Kharade i.e Vendor No. 1 at Sr No. 3 filed his Return under Section 6 (1) of the ULC Act which was numbered as Case No. 1925 -KH . Mrs. Anandi Kapse and Shri Shivaji Kharabe i.e. Vendor No. 1 at Sr. Nos. 4



and 5 held only 550 sq.mtrs. of land each, did not file any Return under the ULC Act as they held far less area individually than the limit prescribed under the ULC Act;

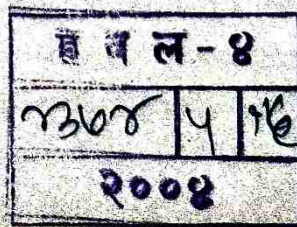
And whereas the ceiling Case No. 856 – MU in respect of Suman Muluk and Prabhakar Muluk was decided by the Competent Authority on 28th February 1995 declaring that both of them do not hold any surplus vacant land. Similarly , the ceiling Case No. 1925 – KH of Shri Rajendra B. Kharabe was decided by the Competent Authority on 18th June 1998 declaring him not holding any surplus land;

And whereas Vendor No. 1 intended to develop the said plot but not being able to do so by reason of business preoccupations and hence concluded to entrust the work of development of the said Schedule 'A' property to the person / firm of competence in the said field;

And whereas accordingly Smt. Suman Kalidas Muluk and Prabhakar Kalidas Muluk i.e. Vendor No. 1 at Sr. Nos. 1 & 2 respectively executed Agreement of Sale and Development dated 28th January 1994 in respect of area of 1500 sq.mtrs. belonging to them in favour of Vendor No. 2 and also executed Irrevocable Power of Attorney in favour of the partners of M/s M.K.Constructions ;

And whereas Vendor No. 1 at Sr. No. 3 Mr. Rajendra Bal Kha-ade executed an Agreement of Sale and Development dated 28th January 1994 in favour of VendorNo. 2 herein in respect of area admeasuring 900 sq.mtrs. belonging to him and also executed an Irrevocable General Power of Attorneye in favour of the partners of M/s M.K Constructions;

And wheras Mrs. Anandi Balwant Kapse and Shri Shivaji Bapu Kharabe i.e.vendor No. 1 at Sr. Nos. 4 & 5 respectively have executed an Agreement of Sale and Development dated 31st January 1994 in favour of Vendor No. 2 in respect of area admeasuring 1100 sq.mtrs. belonging to them and also executed Power of Attorney in favour of Mr. Hemraj S. Mundada and Mr. Rajendra B Kharade , the partners of M/s M.K.Constructions on 8th September 1995;



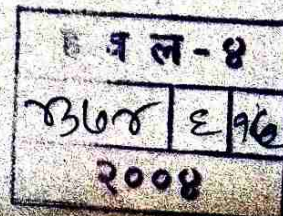
And whereas M/s. M.K.Constructions i.e. Vendor No. 2 herein has thus obtained the development rights in respect of the total area of 3500 sq.mtrs. of Survey No. 116, Hissa No. 6B +7A , Kothrud, Pune, from the Vendor No. 1 herein;

And whereas the Vendor No. 2 has decided to develop the said plot by making construction of buildings consisting of residential tenements to be sold on ownership basis to the prospective purchasers;

And whereas the Vendor No. 2 has submitted the Building Plans to the Pune Municipal Corporation and the Pune Municipal Corporation had sanctioned the Building Plan/s vide Commencement Certificate No. 6108 dated 9th July 1999 and Revised Commencement Certificate No. 5134 dated 18th July , 2002 respectively and pursuant to the said sanctioned plans , the Vendor No. 2 commenced , the construction of the buildings consisting of stilt/ ground & six upper floors & after completing the construction of the building Vendor No. 2 applied and obtained Completion Certificate bearing No. 66 dated 23-5-2003 and No. dated ;

And whereas the Party of the Third Part being the Purchaser interested in purchasing and acquiring residential apartment entered into an Agreement of Sale with Vendor No. 2 on , registered in the office of the Sub -Registrar , Haveli No. 4, at Sr.No. for the purchase of Apartment No. 10 (Ten) in B - Wing, together with undivided 1.05% share in the land/plot described in Schedule 'A' hereunder written at and for the total consideration of Rs. 4,25,000/- (Four Lakh Twenty Five Thousand) The contents of the said Agreement to Sale shall always remain in force;

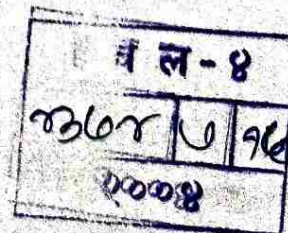
And whereas the Vendor Nos. 1 and 2 submitted the said property to the provisions of Maharashtra Apartment Ownership Act, 1970 by executing the Declaration dated 25-6-2004, together with Bye-laws as contemplated under Section 2 thereof, registered in the office of Sub - Registrar , Haveli No. 4, Pune , at Sr.No. 4080/04 (said declaration)



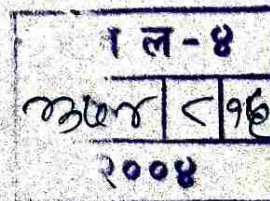
bringing into existence the Condominium of all the apartment holders in the name and style of Raturaj Apartments.

NOW THIS DEED OF APARTMENT WITNESSETH as under ;

- (1) That in pursuance of the Agreement and further in consideration of the sum of Rs. 4,25,000/- (Rs. Four Lakh Twenty Five Thousand only.) Paid by the Purchaser /s to the Vendor No. 2 and the Vendor No. 2 hereby admits and acknowledges the receipt and payment of the entire amount of the agreed consideration of the Apartment No. 10 in B wing and doth hereby acquit, release and discharge the Purchaser/s from the same and every part thereof.
- (2) That as the Vendors have sold, conveyed, transferred and assigned their right , title, interest , claim or demand respecting the said Apartment No. 10 (Ten) B- wing, more particularly described in Schedule 'B' hereunder written together with the undivided share viz. 1.05 % . The vendors have delivered to the Purchaser/s empty and vacant possession of Apartment No. 10, B- wing and so confirmed by the Purchaser/s.
- (3) The Purchaser/s doth hereby declare that the Deed of Declaration along with the bye-laws executed by the Vendors dated 25/6/04 . registered in the office of Sub -Registrar , Haveli No. 4, Pune , at Sr. No. 4080 on 25/6/04 and the copy thereof filed with the Deputy Registrar, Co-operative Societies , Pune city office No. 1 , Pune , on June 04 in respect of the said property and the building known as Raturaj Apartments shall always be binding upon the Purchaser/s.
- (4) The Purchaser/s is /are entitled to make use of the common areas and facilities of Raturaj Apartments alongwith other members or the Association .
- (5) The vendors doth hereby declare and assure unto and to the Purchaser/s that the said apartment is perfectly free, marketable and unencumbered and the Vendors are entitled to and empowered to execute this Deed of Apartment /Conveyance transferring the apartment and the undivided share in the said property unto and to the Purchaser/s That the said apartment is not the subject matter of family /court dispute and no notice of acquisition , requisition or reservation has been received by the Vendors.



- (6) The Purchaser/s and his/her/ their heirs hereafter TO HAVE AND TO HOLD the said apartment including the undivided share without any interruption or lawful eviction and to enter upon and occupy and use the said apartment peaceably and quietly and to receive the benefits accrued there from without any claim or demand whatsoever from or any other person claiming through the vendors. The vendors further covenant with the Purchaser/s that they have not done, omitted or knowingly and willfully suffered or been a party or privy to any act, deed, thing, claim or dispute whereby the Vendors are prevented from granting or conveying the said apartment and the undivided share in the said property/ plot or provided for in the Declaration or whereby the same or any part thereof are, is or can or may be charged, encumbered or prejudicially affected in estate, title, claim or otherwise, howsoever from any acts, deeds, things, etc. which the Vendors have been doing at present in consideration of making this Deed of Apartment/Sale/Transfer Conveyance.
- (7) The vendors themselves through their executors, administrators or legal heirs undertake to make good the title to the said apartment and the undivided share in the property as provided for in the said Declaration and further undertake and assure to the Purhaser/s to ward of all claims, rights, disputes or matters which may be affecting the title of the present apartment by any other persons, executors, administrators or the legal heirs.
- (8) That the Vendors doth hereby grant, sale, assign release, convey, transfer all their right, title and interest 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 part 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 estates, rights, title and interest at law and equity of the Vendors.
- (9) All taxes, cesses and charges levied due and payable on the said apartment from the date of completion shall be paid by the Purchaser/s herein and any taxes, cesses or charges outstanding prior to the date of completion shall be paid by the Vendor No. 2 in respect of the said apartment.



- (10) The vendors undertake to cooperate with the Purchaser/s to assure the title of the said apartment with statutory /Government / other Authorities unto the name of the Purchaser/s at the cost of the Purchaser/s.
- (11) Notwithstanding , however, this transfer of the apartment is subject to the Declaration and Bye-Laws of the Ruturaj Apartment Condominium.
- (12) The expenses relating to this Indenture, stamp duty, registration charges and other incidental expenses thereto have been exclusively borne and paid by the Purchaser/s.
- (13) That the terms, condition and covenants of Agreement dated _____, registered in the office of the Sub - registrar, Haveli No. 4, Pune, at the Sr No. _____ are and shall be binding upon the Purchaser/s.
- (14) The subject apartment is a residential apartment. This deed of Sale of Apartment is being executed as per the provisions of the Maharashtra Ownership Flats Act, 1963 and the Maharashtra Apartment Ownership Act, 1970 and the rules framed thereunder.
- (15) That the agreed consideration of the said apartment is Rs. 4,25,000/- and the stamp duty of Rs. _____ is paid at the time of execution of Agreement dated _____.
- Location : Survey No. 116, Hissa No. 6B+7A , Kothrud, Pune - 411 029

SCHEDULE 'A' REFERRED ABOVE
(Description of Land /Plot)

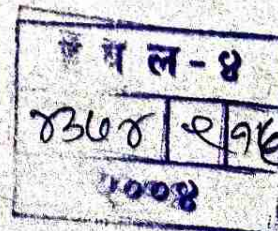
All that piece and parcel of land, ground premises and hereditaments bearing Survey No. 116, Hissa No. 6B + 7A , admeasuring about 3500 sq.mtrs. situate at Kothrud, Pune, within the Sub Registration District Tahsil Haveli, within the Revenue and Registration District Pune and within the limits of Pune Municipal Corporation and bounded by :

East : Survey No. 116, Hissa No. 1 -3B -4B - 5B & 7C

South : Survey No. 116 (Part)

West : Survey No. 89

North : Survey No. 116 , Hissa Nos. 5 -D and 6 -D



SCHEDULE 'B' REFERRED ABOVE

(Description of Apartment)

All the 1.05 % share in all that the undivided piece and parcel of land / Plot described in Schedule 'A' above with Apartment No. 10 (Ten) on Third Floor in B wing and also in the building known as Ruturaj Apartments consisting of the are admeasuring 549 sq.ft. (built up) , i.e. sq.mtrs. inclusive of balconies alongwith attached terrace admeasuring — sq.ft.

Its main door has access to _____ side of the apartment. Undivided share in the land, common areas and facilities and bounded by;

East :

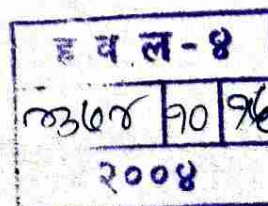
South:

West :

North :

The purchaser/s has / have and shall have an exclusive right to use parking area admeasuring _____ sq.ft.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands hereunto at Pune, the day and year hereinabove first written.



Signed, sealed and delivered By the withinnamed

(1) Smt. Suman Kalidas Muluk, 2) Shri Prabhakar Kalidas Muluk (3) Shri Rajendra Bal Kharade,

4) Sou. Anandi Balwant Kapse and (5) Shri Shivaji Babu Kharabe through the Power of Attorney holder

1) Hemraj Shankarlal Mundada 2) Mr. Rajendra Bal Kharade

For M. K. Constructions,

R.B. Kharade
Partner

S. Mundada
Partner

VENDOR NO. 1

Signed , sealed and delivered By the withinnamed

M/s. M.K.Constructions, Through its Managing Partners (1) Mr. Hemraj Shankarlal Mundada

and (2) Mr. Rajendra Bal Kharade in the presence of:

For M. K. Constructions,

R.B. Kharade
Partner

S. Mundada
Partner

VENDOR NO. 2

Signed , Sealed and delivered by the withinnamed

Mr. / ~~Mrs. / Smt.~~ *Sudhakar Raghunath Bhalerao*
Mrs. Vasudha Sudhakar Bhalerao.

[Signature]

27/08/2008 11:21

In the presence of :

PURCHASER/S

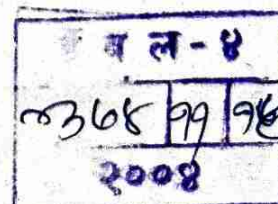
Witnesses:

(1) *Mr. Sandeep V. Zende.*
Chandannagar
Nagar Road
Pune-14.

[Signature]

(2) *Mrs. Bharati S. Dalvi*
Ah, Anandnagar,
Pune 51.

[Signature]



गावाचे नाव : कोथरुड

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व अभिहस्तांतरणपत्र/करारनामा/अपाटर्मॅट डीड/मान्यता पत्र बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) रु. 637,500.00
बा.भा. रु. 637,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) ग्राम पं नं
स.नं. 116 हीस्सा नं. 6बी +7अे यावरील ईमारत विंग बी मधील तिसरा मजला प्लॅट नं. 10 यासी क्षेत्र 549चौ.फुट (50.99चौ.मी.)
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व (1)मे. अम. के. कन्स .तर्फे भागीदार व मा. देणार तर्फे कु मु. (1) हेमराज संपूर्ण पत्ता नाव किंवा दिवाणी शंकरलाल मुदंडा (2) राजेंद्र बाल खराडे , पुणे न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे (1)सुधाकर रघुनाथ भालेराव , मुंबई , नाव व संपूर्ण पत्ता किंवा दिवाणी (2)वसुधा सुधाकर भालेराव , सदर न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
- (7) दिनांक करून दिल्याचा 24/04/2001
- (8) नोंदणीचा 24/04/2001
- (9) अनुक्रमांक, खंड व पृष्ठ 4519 /2001
हवेल4-14813-2001
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 17000.00
- (11) बाजारभावाप्रमाणे नोंदणी शुल्क रु 6380.00
- (12) शेरा



वी. नो. ६५००१२००९
की वरकड केडी
की वाचणी
की वरकड केडी

वसुधा सुधाकर भालेराव
सुधाकर भालेराव व. व.



ह व ल - ४
४३०४ १२/१४
२००४

7/2004

10:38 pm

दुय्यम निबंधकः

हवेली 4 (कोथरुड)

दस्त गोषवारा भाग-1

हवल4

दस्त क्र 4374/2004

क्रमांक : 4374/2004

तथाचा प्रकार : अपार्टमेंट डीड

क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

नाम: श्री. सुधाकर रघुनाथ भालेराव
पत्ता: घर/फ्लॅट नं: 10बी
गल्ली/रस्ता: स.नं. 116
ईमारतीचे नाव: ऋतुराज अपार्टमेंट
ईमारत नं: -
पेट/वसाहत: कोथरुड
शहर/गाव: पुणे
तालुका: -
पिन: 411038

लिहून घेणार

वय 67

सही 

नाम: सौ. वसुधा सुधाकर भालेराव
पत्ता: घर/फ्लॅट नं: सदर
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: 411038

लिहून घेणार

वय 60

सही

सौ. वसुधा भालेराव



नाम: एम.के.कनस्ट्रक्शन्स तर्फे भागीदार व मा.देणार 1 ते
5 यांच्यातर्फे हेमराज शंकरलाल मुंदडा तर्फे कु. मु.संदीप
विठ्ठलराव झेंडे
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: झेंडे निवास
ईमा

लिहून देणार

वय 28

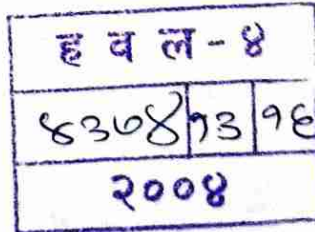
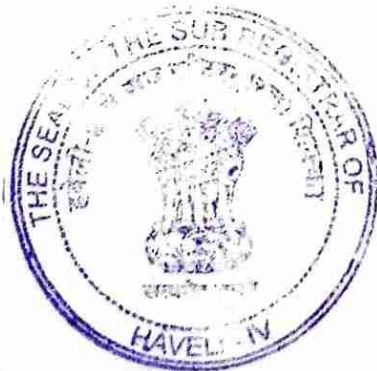
सही



खालील 2 पक्षकारांची कबुली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव

- 4 एम.के.कनस्ट्रक्शन्स तर्फे भागीदार व मा.देणार श्री.राजेंद्र बाळ खराडे
5 1सुमन कालीदास मुळीक 2प्रभाकर कालीदास मुळीक 3राजेंद्र बाळ खराडे 4आनंदी बळवंत कापसे 5शिवाजी बापू खराडे - -



दस्त गोषवारा भाग - 2

हवल4

दस्त क्रमांक (4374/2004)

दस्त क्र. [हवल4-4374-2004] चा गोषवारा
दस्त क्र. 637500 मोबदला 637500 भरतेले मुद्रांक शुल्क : 20

दस्त हजर केल्याचा दिनांक : 08/07/2004 01:08 PM
निबंधनाचा दिनांक : 08/06/2004
दस्त हजर करणा-याची सही :

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

शुल्का क्र. 1 ची वेळ : (सादरीकरण) 08/07/2004 01:08 PM
शुल्का क्र. 2 ची वेळ : (फी) 08/07/2004 01:08 PM

ओळख :

दुय्यम निबंधक यांच्या ओळखीचे इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना
व्यक्तीरुः ओळखतात. व त्यांची ओळख पटवितात.

1) अॅड. अनय अच्युत घोसपूरकर ,घर/प्लॉट नं: 4/408

माली/रस्ता: वकीलनगर

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: एरंडवणा

शहर/गाव: पुणे

जालुका: -

पिन: 411004

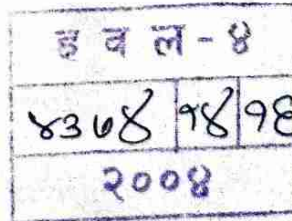
दु. निबंधकाची सही
हवेली 4 (कोथरुड)

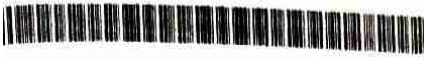
पावती क्र.: 4432 दिनांक: 08/07/2004
पावतीचे वर्णन
नांव: श्री. सुधाकर रघुनाथ भालेराव

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

420: एकूण

दु. निबंधकाची सही, हवेली 4 (कोथरुड)







2004 दुय्यम निबंधक:
11 pm हवेली 4 (कोथरुड)

दस्त गोषवारा भाग-1

हवल4
दस्त क्र 4374/2004

क्रमांक : 4374/2004

चा प्रकार : अपाटमेंट डीड

पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
नाव: एम.के.कनस्ट्रक्शन्स तर्फे भागीदार व मा.देणार श्री.राजेंद्र बाळ खराडे पत्ता: घर/प्लॉट नं: - गल्ली/रस्ता: स.नं. 137 ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: कोथरुड शहर/गाव: पुणे तालुका: - पिन: -	लिहून देणार वय 39 सही <i>RBKharade</i>		
नाव: 1 सुमन कालीदास मुळीक 2 प्रभाकर कालीदास मुळीक 3 राजेंद्र बाळ खराडे 4 आनंदी बळवंत कापसे 5 शिवाजी बापू खराबे - - पत्ता: घर/प्लॉट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत:	मान्यता देणार वय 00 सही	उपलब्ध नाही	उपलब्ध नाही



ह व ल - ४
 १५/१६
 २००८

दस्त गोषवारा भाग - 2

हवल4

दस्त क्रमांक (4374/2004)

दस्त क्र. [हवल4-4374-2004] चा गोषवारा
बाजार मुल्य : 637500 मोबदला 637500 भरलेले मुद्रांक शुल्क : 20

पावती क्र.: 4432 दिनांक: 08/07/2004

पावतीचे वर्णन

नांव: श्री. सुधाकर रघुनाथ भालेराव

दस्त हजर केल्याचा दिनांक : 08/07/2004 01:08 PM

निष्पादनाचा दिनांक : 08/06/2004

दस्त हजर करणा-याची सही :

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

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 08/07/2004 01:08 PM
शिक्का क्र. 2 ची वेळ : (फी) 08/07/2004 01:08 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 08/07/2004 05:20 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 08/07/2004 05:20 PM

दस्त नोंद केल्याचा दिनांक : 08/07/2004 05:20 PM

ओळख :

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

1) अॅड. अभय अच्युत घोसपूरकर, घर/फ्लॉट नं: 4/405

गल्ली/रस्ता: वकीलनगर

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: एरंडवणा

शहर/गाव: पुणे

तालुका: -

पिन: 411004

प्रमाणित जाणवत घेते की

दस्तामध्ये एकुण १६ पाने आहेत

दुय्यम निबंधक हवेली - ४

दु. निबंधकाची सही
हवेली 4 (कोथरुड)

दुय्यम निबंधक हवेली - ४

दिनांक 08/07/2004

दुय्यम निबंधक हवेली - ४

दिनांक 08/07/2004

