

True Extract from the Registrar of Death in the Cantonment

(SECOND VENDORS)

*[Handwritten signature]*

WE SAY RECEIVED

RECEIVED before the execution of these presents of and from the withinnamed Purchaser SMT.) MONICA KOHLI a sum of Rs.3,87,900/- (Rs. Three Lakhs Eighty Seven Thousand Nine Hundred only) being the agreed consideration amount within expressed to have been paid by her to us.

2... *Mr. Deokar M.R.*

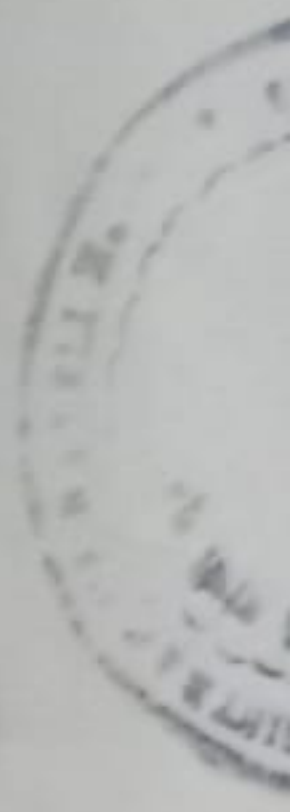
Shri Sai W.

1... *[Handwritten signature]*

*Mr Monica Kohli*

SIGNED SEALED AND DELIVERED by the withinnamed Purchasers SMT.) MONICA KOHLI in the presence of 1)

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... the Registrar of Death in the Cantonment

330/9220  
8120

chasers further declare and covenant that they shall comply strictly with the covenants, conditions and restrictions set forth in the said Declaration of the First Vendors and the Second Vendors and with the bye-laws forming part thereof and attached thereto as Exhibit "E" and all amendments or modifications thereof for the time being in force and with the administrative rules and the regulations adopted from time to time pursuant to such bye-laws and also covenants, conditions and restrictions contained in these presents.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written;

THE FIRST SCHEDULE ABOVE REFERRED TO

PART I : All that piece and parcel of land or ground admeasuring 400 Sq.mtrs or thereabouts equivalent to 4306 Sq.ft. bearing Hissa No. 11 of land bearing S.No. 140, situate lying and being at Magarpata, Hadapsar within the Registration Sub-District of Taluka Haveli III, District Pune and within the limits of the Municipal Corporation of Pune and bounded as follows i.e. to say:

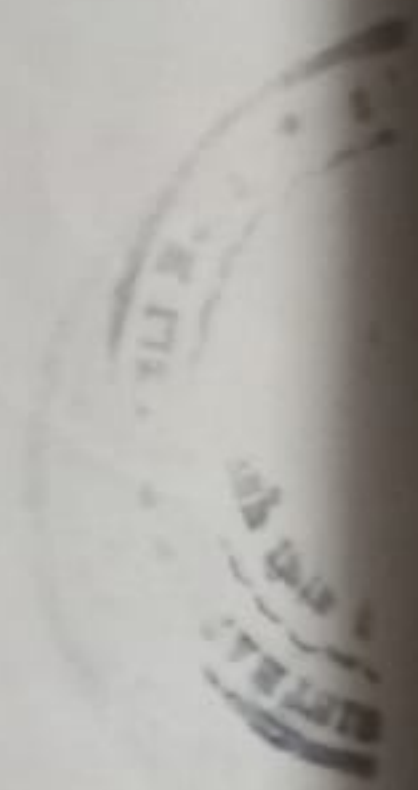
On or towards the East : By Nalliah

On or towards the South: By Hissa No. 13, S.No. 140

On or towards the West : By Road

On or towards the North: By Hissa No. 9, S.No. 140

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and enjoy the covered car parking space bearing TOGETHER WITH exclusive right to use, occupy

On or towards the North: By Northern wall of flat  
On or towards the West: By westerly wall of flat  
On or towards the South: By Unit No. 102

On or towards the East: By Easterly wall of flat  
hereto as Annexure "A" and bounded as follows:  
red ink and coloured yellow on the plan annexed  
uring 72.52 Sq.mtrs. built-up area delineated in  
the First Schedule hereinabove written and address-  
"GREEN HARVEST" standing on the land described in  
No. 3) on first floor of the said building known as  
The residential flat bearing Unit No. 101 (Flat

Unit No. 101 in the said Declaration)  
(Description of the said flat No. 3, renunbered as

THE SECOND SCHEDULE ABOVE REFERRED TO

On or towards the North: By Hisa No. 11 S.No. 140  
On or towards the West: By Road  
On or towards the South: By Hisa No. 18 S.No. 140  
On or towards the East: By Nallah

and bounded as follows, i.e. to say:  
within the limits of Municipal Corporation of Pune  
District of Taluka Haveli III, District Pune and  
Magarpatta, hadapsar within the Registration Sub-  
land bearing S.No. 140 situate, lying and being at  
equivalent to 4306 Sq.ft. bearing Hisa No. 13 of  
ground admeasuring 400 Sq.Mtrs or thereabouts  
PART II : All that piece and parcel of land or



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1	1	1	1
3	3	2	2
1	1	1	1

of S.No.140, Magarpatta, Hadapsar are jointly referred to hereinafter as "The Said Property".

AND WHEREAS vide two separate Agreements both dated 14.7.1987 made by and between No.1 and No.2 of the First Vendors herein of the One Part and the Second Vendors herein of the Other Part and between No.3 of the First vendors herein of the One Part and Second Vendors herein of the Other part, the First vendors agreed to sell, granted the rights of developments of the said property (by way of construction of a building containing 9 flats/units thereon and sale of such flats/units to the prospective Purchasers thereof on "Ownership Basis") to in favour of the Second Vendors and the Second Vendors agreed to purchase/acquired such rights of development at or for the consideration and on the terms and conditions therein contained.

AND WHEREAS pursuant to the said Agreement dated 14.7.1987 made by and between firstly No.1 and No.2 of the First vendors and the Second Vendors, No.1 and No.2 of the First vendors executed a Power of Attorney in favour of the nominee of the Second Vendors authorising him to do, execute or perform all acts, deeds, matters or things necessary for development of the said land bearing Hissa No.11 of S.No.140 of Village Hadapsar.

AND WHEREAS pursuant to the said Agreements dated 14.7.1987 made by and secondly between No.3

True Extract from the Registrar of

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of the First Vendors of the One Part and the Second Vendors herein of the Other Part No.3 of the First Grantors executed a Power of Attorney in favour of the nominee of the Second Vendors authorising him to do, execute or performs all acts, deeds, matters or things necessary for the development of the said land bearing Hissa No,13 of S.No.140 of Village Hadapsar.

AND WHEREAS pursuant to the said Agreements dated 14.7.87 made by and between the First Vendors and the Second Vendors, the Second Vendors have constructed a building known as "GREEN HARVEST" on the said property consisting of 9(nine) residential flats/units in accordance with the building plans and specifications sanctioned by the Municipal Corporation of Pune vide its Commencement Certificate No.2994 dated 19.8.92, and the Second Vendors have obtained the Completion Certificates in respect of the said flats from the Municipal Corporation of Pune vide its Nos.3245 and 3156 dated 17.12.94 and 30.3.96 respectively. The said building constructed by the Second Vendors on the said property is known as "GREEN HARVEST".

AND WHEREAS by and Agreement for Sale dated 16.12.93 (lodged for Registration with the Joint Sub-Registrar of Assurances, Taluka Haveli III, District Pune under Serial No.5633 of 93 on 16.12.93 made by and between the the Second Vendors



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and enjoy the covered car parking space bearing TOGETHER WITH exclusive right to use, occupy

On or towards the North: By Northern wall of flat  
On or towards the West: By westerly wall of flat  
On or towards the South: By Unit No. 102

On or towards the East: By Easterly wall of flat  
hereto as Annexure "A" and bounded as follows:  
red ink and coloured yellow on the plan annexed  
uring 72.52 Sq.mtrs. built-up area delineated in  
the First Schedule hereinabove written and address-  
"GREEN HARVEST" standing on the land described in  
No. 3) on first floor of the said building known as  
The residential flat bearing Unit No. 101 (Flat  
Unit No. 101 in the said Declaration)

(Description of the said flat No. 3, renunbered as

THE SECOND SCHEDULE ABOVE REFERRED TO

On or towards the North: By Hisa No. 11 S.No. 140  
On or towards the West: By Road  
On or towards the South: By Hisa No. 18 S.No. 140  
On or towards the East: By Nallah  
and bounded as follows, i.e. to say:

within the limits of Municipal Corporation of Pune  
District of Taluka Haveli III, District Pune and  
Magarpatta, hadapsar within the Registration Sub-  
land bearing S.No. 140 situate, lying and being at  
equivalent to 4306 Sq.ft. bearing Hisa No. 13 of  
ground admeasuring 400 Sq.Mtrs or thereabouts  
PART II : All that piece and parcel of land or



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Vertical text on the left margin: "Court in the Canton..."



... the Registrar of Death in the Cantonment

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chasers further declare and covenant that they shall comply strictly with the covenants, conditions and restrictions set forth in the said Declaration of the First Vendors and the Second Vendors and with the bye-laws forming part thereof and attached thereto as Exhibit "E" and all amendments or modifications thereof for the time being in force and with the administrative rules and the regulations adopted from time to time pursuant to such bye-laws and also covenants, conditions and restrictions contained in these presents.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written;

THE FIRST SCHEDULE ABOVE REFERRED TO

PART I : All that piece and parcel of land or ground admeasuring 400 Sq.mtrs or thereabouts equivalent to 4306 Sq.ft. bearing Hissa No. 11 of land bearing S.No. 140, situate lying and being at Magarpata, Hadapsar within the Registration Sub-District of Taluka Haveli III, District Pune and within the limits of the Municipal Corporation of Pune and bounded as follows i.e. to say:

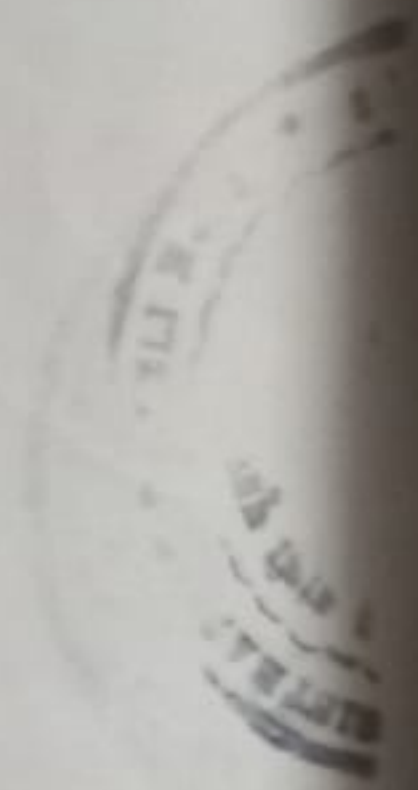
On or towards the East : By Nalliah

On or towards the South: By Hissa No. 13, S.No. 140

On or towards the West : By Road

On or towards the North: By Hissa No. 9, S.No. 140

Handwritten marks



True Extract from the Registrar of Death in the Cantonment

(SECOND VENDORS)

*[Handwritten signature]*

WE SAY RECEIVED

RECEIVED before the execution of these presents of and from the withinnamed Purchaser SMT.) MONICA KOHLI a sum of Rs.3,87,900/- (Rs. Three Lakhs Eighty Seven Thousand Nine Hundred only) being the agreed consideration amount within expressed to have been paid by her to us.

2... *Mr. Deokar M.K.*

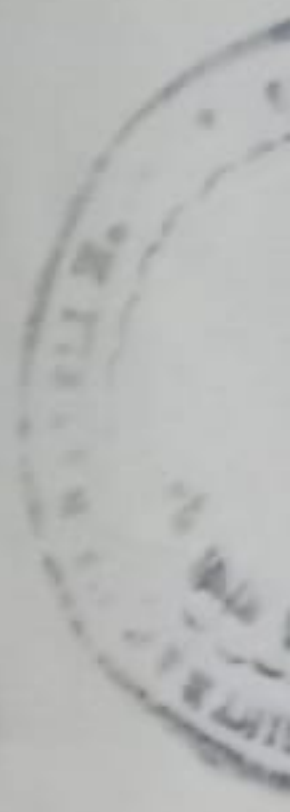
Shri. Sati W.

1... *[Handwritten signature]*

*Mr Monica Kohli*

SIGNED SEALED AND DELIVERED by the withinnamed Purchasers SMT.) MONICA KOHLI in the presence of 1)

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Extract from the Registrar of Death in the Cantonment

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of the First Vendors of the One Part and the Second Vendors herein of the Other Part No. 2 of the First Grantors executed a Power of Attorney in favour of the nominee of the Second Vendors authorising him to do, execute or perform all acts, deeds, matters or things necessary for the development of the said land bearing Hissa No. 13 of S. No. 140 of Village Hadapsar.

AND WHEREAS pursuant to the said Agreements dated 14.7.87 made by and between the First Vendors and the Second Vendors, the Second Vendors have constructed a building known as "GREEN HARVEST" on the said property consisting of (nine) residential flats/units in accordance with the building plans and specifications sanctioned by the Municipal Corporation of Pune vide its Commencement Certificate No. 2994 dated 19.8.92, and the Second Vendors have obtained the Completion Certificates in respect of the said flats from the Municipal Corporation of Pune vide its Nos. 3245 and 3156 dated 17.12.94 and 30.3.96 respectively. The said building constructed by the Second Vendors on the said property is known as "GREEN HARVEST".

AND WHEREAS by and Agreement for Sale dated 16.12.93 (lodged for Registration with the Joint Sub-Registrar of Assurances, Taluka Haveli III, District Pune under Serial No. 5633 of 93 on 16.12.93 made by and between the Second Vendors

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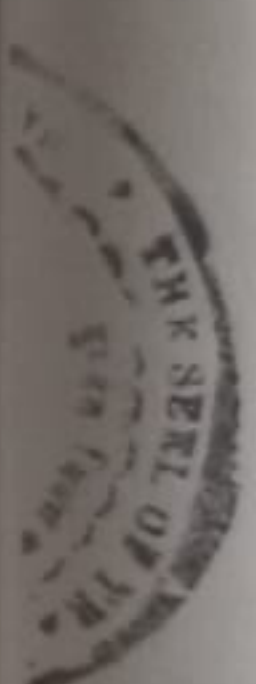




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of the One Part and the Purchaser herein of the  
Other Part, the Second Vendors agreed to sell to the  
Purchaser and the Purchaser agreed to purchase from  
the Second Vendors the residential flat admeasuring  
72.52 sq.mtrs. equivalent to 780 sq.ft. built-up  
area bearing No.3 (renumbered as Unit No.101 vide  
the Declaration U/S 2 of the Maharashtra Apartment  
Ownership Act, 1970 made by the Vendors jointly as  
hereinbelow recited) situate on the First floor of  
the building constructed by the Second Vendors on  
the said property together with a 8.07 % propor-  
tionate undivided interest in the common areas and  
facilities of the said building and the said  
property and TOGETHER WITH the exclusive right to  
use, occupy, and enjoy the covered car parking space  
bearing No.8, situate under the stilts of the said  
building at or for the lumpsum consideration of  
Rs.3,87,900/- (Rs. Three Lakhs Eighty Seven Thousand  
Nine Hundred) and on the terms and conditions  
contained therein;  
AND WHEREAS the Purchaser has stamped the  
said Agreement dated 16.12.93 with the full Stamp-  
Duty of Rs.8050/- payable with respect to the agreed  
consideration amount of Rs.3,87,900/- and hence the  
Purchaser is stamping these presents with the  
nominal stamp of Rs.20/-;  
AND WHEREAS the Purchaser has made full  
payment of the agreed consideration amount of



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True Extract from the Registrar of Death in the Cantonment



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the "Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her respective heirs, executors and administrators and assigns) of the THIRD PART;

WHEREAS No. 1 and No. 2 of the First Vendors

are absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece

and parcel of land or ground admeasuring 400

Sq. Mrs. or thereabouts equivalent to 4306

Sq. Ft. bearing S. No. 140 Hissa No. 11 situate, lying

and being at Village Hadapsar within the Register-

tion Sub-District of Taluka Haveli III, District

Pune and within the limits of the Municipal Corpo-

ration of Pune; more particularly described in Part

I of the First Schedule hereunder written.

AND WHEREAS No. 3 of the First Vendors herein

is absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece

and parcel of land or ground admeasuring 400

Sq. Mrs. or thereabouts equivalent to 4306 Sq.

Ft. bearing S. No. 140 Hissa No. 13 situate and lying

and being at Magarpatta, Village Hadapsar within the

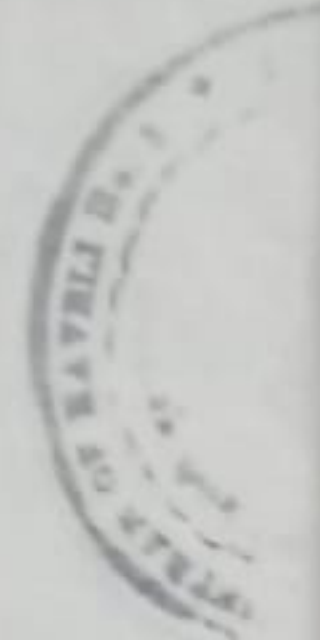
Registration Sub-District of Taluka Haveli

III, District Pune and within the limits of the

Municipal Corporation of Pune; more particularly

described in Part II of the First Schedule hereun-

der written, the lands bearing Hissa Nos. 11 and 13



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BETWEEN

1) SHRI. UMESH DATATRAYA MAGAR 2) SHRI. YOGESH

MARTAND MAGAR 3) SHRI. NAMDEO MANDU MAGAR all of

Pune Indian Adult Inhabitants residing at S.No. 140

Magarpatta, Hadapsar, Pune-411028, hereinafter re-

ferred to collectively as "The First Vendors" (which

expression shall unless it be repugnant to the

context or meaning thereof be deemed to mean and

include their respective heirs, executors and admin-

istrators) of the FIRST PART;

AND

M/S KINARA BUILDERS, a partnership firm duly regis-

tered under the provisions of the Indian Partner-

ship Act, 1932 carrying on the business of Builders

and Developers and having their Office at

7/5, Erandawana, Pune-411004, by the hand of one of

its Partners, SHRI. VIJAY VISHWANATH BHEGADE, herein-

after referred to as the "Second Vendors" (which

expression shall unless it be deemed to mean and

include the partners for the time being of the said

firms, the survivors or survivor of them and the

heirs, executors and the administrators of such last

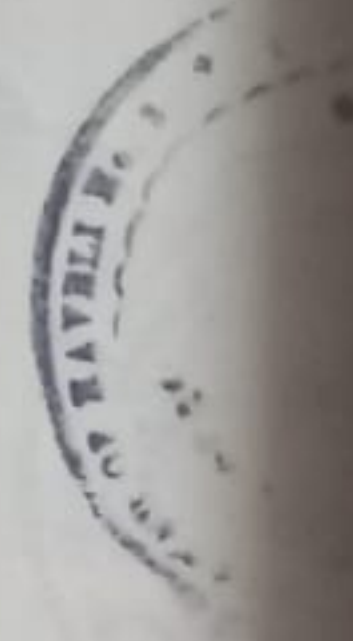
survivors) of the SECOND PART;

AND

SMT. MONICA KOHLI an Indian Adult Inhabitant resid-

ing at Flat No. 3, "GREEN HARVEST" Building, Magarpat-

ta, Hadapsar, Pune-411028, hereinafter referred to as



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True Extract from the Registrar of Death in the City of Pune, Maharashtra

P.C.E.-170

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 Part of the \_\_\_\_\_  
 Government \_\_\_\_\_  
 Father's \_\_\_\_\_  
 and \_\_\_\_\_



True Extract from the Registrar of Death in the Cantonment

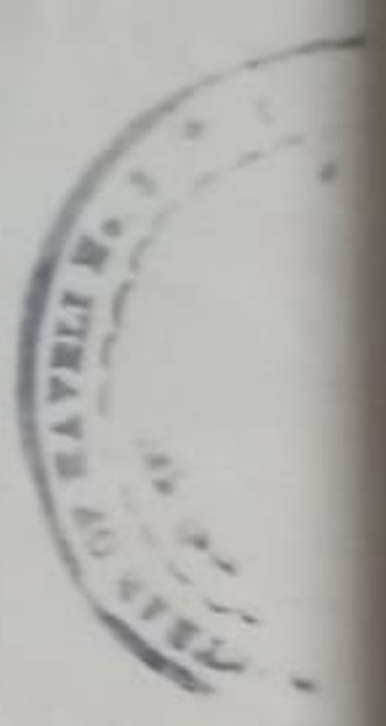
of S.No.140, Magarpatta, Hadapsar are jointly referred to hereinafter as "The Said Property".

AND WHEREAS vide two separate Agreements both dated 14.7.1987 made by and between No.1 and No.2 of the First Vendors herein of the One Part and between Second Vendors herein of the Other Part and between No.3 of the First vendors herein of the One Part, the and Second Vendors herein of the Other part, the First vendors agreed to sell, granted the rights of developments of the said property (by way of construction of a building containing 9 flats/units thereon and sale of such flats/units to the prospective Purchasers thereof on "Ownership Basis") to in favour of the Second Vendors and the Second Vendors agreed to purchase/acquired such rights of development at or for the consideration and on the terms and conditions therein contained.

AND WHEREAS pursuant to the said Agreement dated 14.7.1987 made by and between firstly No.1 and No.2 of the First vendors and the Second Vendors, No.1 and No.2 of the First vendors executed a Power of Attorney in favour of the nominee of the Second Vendors authorising him to do, execute or perform all acts, deeds, matters or things necessary for development of the said land bearing Hissa No.11 of S.No.140 of Village Hadapsar.

AND WHEREAS pursuant to the said Agreement dated 14.7.1987 made by and secondly between No.3

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**BE CIVIL, ME CIVIL**

**Consulting Engineer, Government approved Property Valuer**

C301, Kakade City, Karvenagar, Pune-411052  
9860000195, 8087701285 E Mail

## Valuation Report

To, Whom So Ever It May concern,

Name of Owner/ applicant	Monica Kohli
Address	Flat No. 101(Flat No 03), 1 <sup>st</sup> floor, Green Harvest, Near Indian Overseas Bank, Infront Of Magarpatta city Main Gate, Hadapsar.
Municipality/Corporation	PMC
Taluka	Haveli
District	Pune
Legal Documents	Index II-, Sanction copy To be attached by client, MSEB bill

was inspected on **01/10/2021**, for the purpose of assessing the **Present Fair Market Value of the Flat**. Based upon the actual observation and also the particulars provided to me, a detailed valuation report have been prepared and furnished in the following report.

After giving careful consideration to various important factors like the specifications, Present conditions, age, future life, replacement cost, depreciation, and potential for marketability etc., I am of the opinion that the Fair market Value of the Flat to be provided are,

<b>Valuation</b>	
Agreement Value	Not Available
Agreement Rate	Not Available
Guideline Value	
a. Land	----
b. Building /Flat/ Office	45,19,519/-
Fair Market Value	60,10,661/-
Realizable Value (90%)	57,10,128/-
Forced/ Distress Sale value (75%)	45,07,995/-



*Samir*





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Mrs Monica Kulkarni

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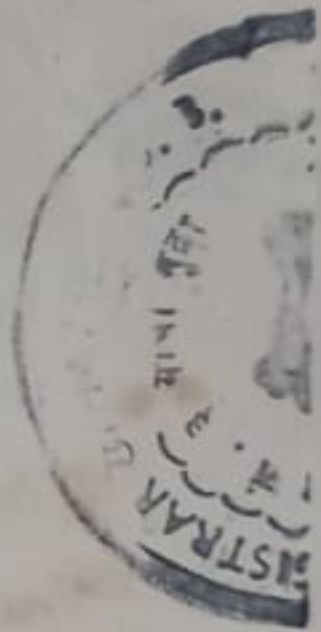
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हवउ ३

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20 Rs.

मोनिका कोली



क्रमांक 92६५ २०१-११-९-९६

नाम किनारा बिल्डर्स

पता ८०५ पुणे ४

हस्ताक्षर श्री सौ. रा. सु. आगलावे

सौ. राधिका सहास आगलावे

स्टॅम्प न्हेंडर

मंगलवार पेठ, पुणे-३०.

६३७०८९० ३८९०

अनुक्रम नंबर

सन १९९६

१४ तारखेस

वे १२५ गान हवेली नं. ३ वे ३

निधाय कचेरीत आणुन दिला

हवउ ३  
६३७०८९०  
१९९६

साली लिहिल्यां प्रमाणे की वेतली र/-

नोंदणी की - १५

कार्यालिंग की - ११५

शेरे की - १६

रजुनात की - २९

मेमों की -

टपाल की - १८५१

एकूण

Ms Monica Koli

पुस्तक निबंधक हवेली क्रं ३

पुस्तक निबंधक हवेली क्रं ३

DEED OF APARTMENT

This DEED OF APARTMENT made at Pune this

13<sup>th</sup> day of June in the Christian Year One Thousand

Nine Hundred Ninety Six;

Ms Monica Koli

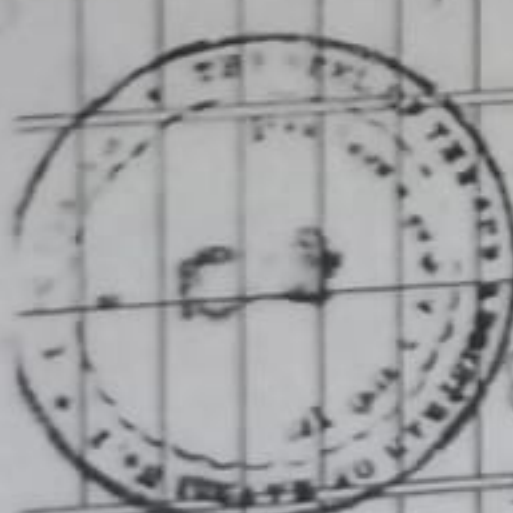


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ಆಧಾರ್ ಕರ್ನಾಟಕ ಸರ್ಕಾರ INDEX No. II



ಅಧಿಕಾರಿಗಳ ಹೆಸರು (ಅಧಿಕಾರಿಗಳ ಹೆಸರು ಮತ್ತು ಅಧಿಕಾರಿಗಳ ಹುದ್ದೆಗಳನ್ನು ನೋಡುವುದು)	ಸಂಖ್ಯೆ, ದಿನಾಂಕ (ಸಂಖ್ಯೆ ಮತ್ತು ದಿನಾಂಕ)	ವಿಧ ಆಯ್ಕೆ	ಸಂಸ್ಥೆ ಅಥವಾ ಆಯ್ಕೆ	ಅಧಿಕಾರಿಗಳ ಹೆಸರು ಅಥವಾ ಅಧಿಕಾರಿಗಳ ಹುದ್ದೆಗಳನ್ನು ನೋಡುವುದು	ಅಧಿಕಾರಿಗಳ ಹೆಸರು ಅಥವಾ ಅಧಿಕಾರಿಗಳ ಹುದ್ದೆಗಳನ್ನು ನೋಡುವುದು	ದಿನಾಂಕ		ಸಂಖ್ಯೆ, ಪುಟ ಅಥವಾ ಪುಟ	ಮಿತಿ
						ಅಧಿಕಾರಿಗಳ ಹೆಸರು ಅಥವಾ ಅಧಿಕಾರಿಗಳ ಹುದ್ದೆಗಳನ್ನು ನೋಡುವುದು	ಅಧಿಕಾರಿಗಳ ಹೆಸರು ಅಥವಾ ಅಧಿಕಾರಿಗಳ ಹುದ್ದೆಗಳನ್ನು ನೋಡುವುದು		
ಶ್ರೀ ಬಿ. ಬಿ. ಬಿ. ಬಿ.	...	...	...	...	...	...	...	...	...
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ಶ್ರೀ ಬಿ. ಬಿ. ಬಿ. ಬಿ.  
ಅಧಿಕಾರಿಗಳ ಹೆಸರು  
ಅಥವಾ  
ಅಧಿಕಾರಿಗಳ ಹುದ್ದೆಗಳನ್ನು  
ನೋಡುವುದು





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Mrs Monica Kaul

Handwritten signature

1921/83

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4333/83
4333

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Handwritten text: 4333, 1921/83, and other illegible text.

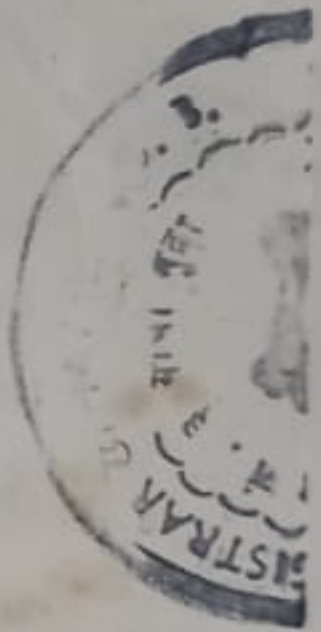
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Mr Monica K

