

True Extract from the Registrar of Death in the Cantonment



1993
30/06/94
1993

SIGNED SEALED AND DELIVERED BY
the withnamed Purchasers SMT.)
MONICA KOHLI in the presence of 1)

Mr Monica Kohli

Shahid Saiti W.

2... Mr. Deokar M.K.

RECEIVED before the execution
of these presents of and from

the withnamed Purchaser SMT.)
MONICA KOHLI a sum of Rs.3,87,900/-)

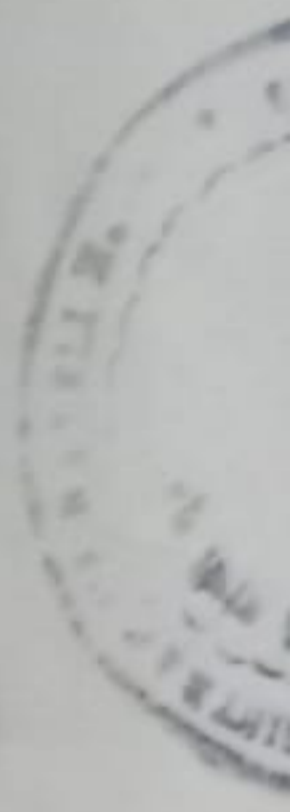
(Rs. Three Lakhs Eighty Seven Thousand
Nine Hundred only) being the agreed)

consideration amount within expressed)
to have been paid by her to us.

WE SAY RECEIVED

[Signature]

(SECOND VENDORS)



... the Registrar of Death in the Cantonment

330/922w
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:

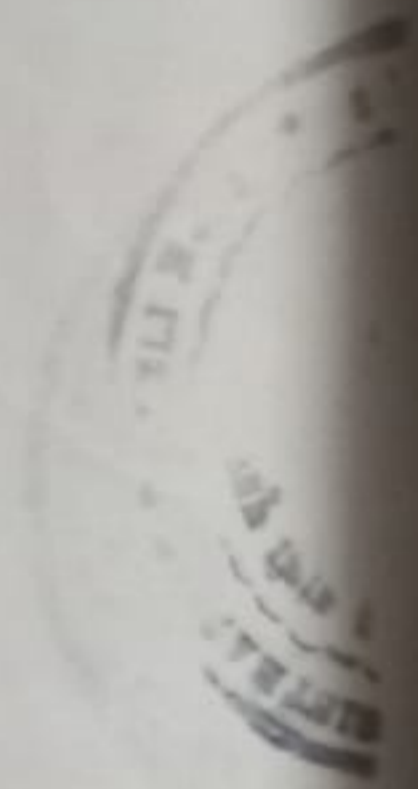
On or towards the East : By Nalliah

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

Handwritten initials and scribbles.



Handwritten initials or marks at the top right corner.

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..."

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".

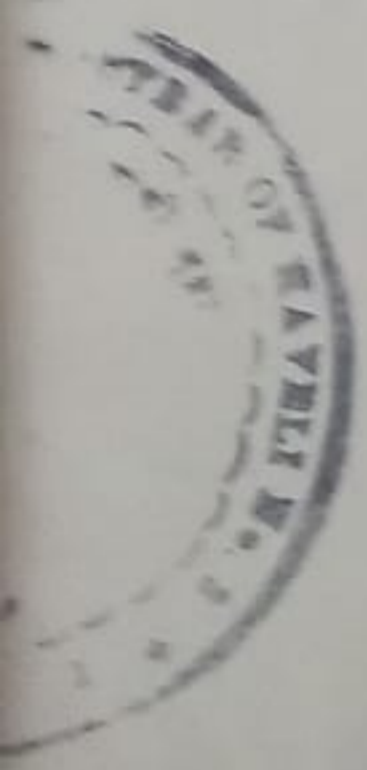
AND WHEREAS vide two separate Agreements both dated 14.7.1987 made by and between No.1 and No.2 of the First Vendors herein of the One Part and the Second Vendors herein of the Other Part and between No.3 of the First vendors herein of the One Part and Second Vendors herein of the Other part, the First 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

P.C.B.-120



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२३०८३०
१९९०

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

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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 Cantonment'

True Extract from the Registrar of Death in the Cantonment



1111
3063
94
1111

SIGNED SEALED AND DELIVERED BY
the withnamed Purchasers SMT.)
MONICA KOHLI in the presence of 1)

Mr Monica Kohli

Shahid Saiti W.

2... Mr. Deokar M.K.

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of these presents of and from)

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MONICA KOHLI a sum of Rs.3,87,900/-)

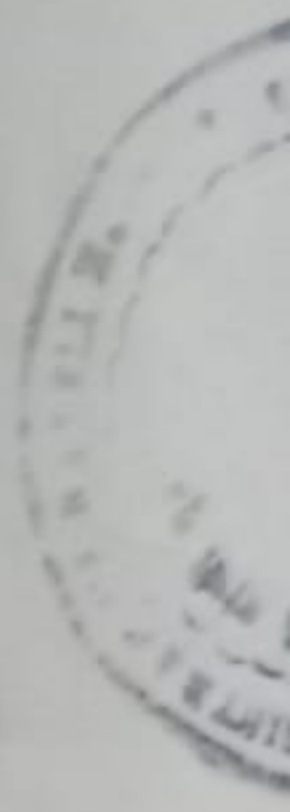
(Rs. Three Lakhs Eighty Seven Thousand)
Nine Hundred only) being the agreed)

consideration amount within expressed)
to have been paid by her to us.

WE SAY RECEIVED

(Signature)

(SECOND VENDORS)



Extract from the Registrar of Death in the Cantonment

1881
1882
1883

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 authorizing 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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13

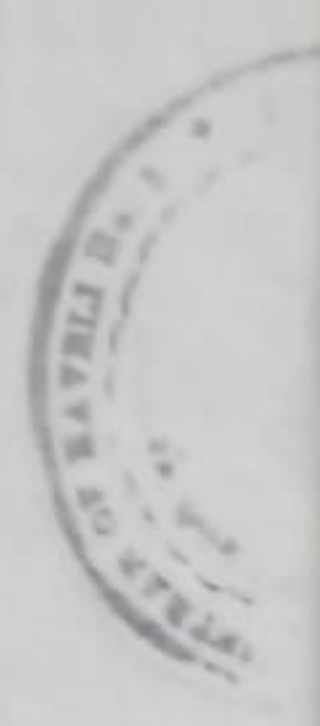


True Extract from the Registrar of Death in the Cantonment



1111
3303
1111

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. Mtrs. or thereabouts equivalent to 4306 Sq.
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. Mtrs. or thereabouts equivalent to 4306 Sq.
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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MS
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SMT. MONICA KOHLI an Indian Adult Inhabitant residing at Flat No. 3, "GREEN HARVEST" Building, Magarpatta, Hadapsar, Pune-411028, hereinafter referred to as

AND

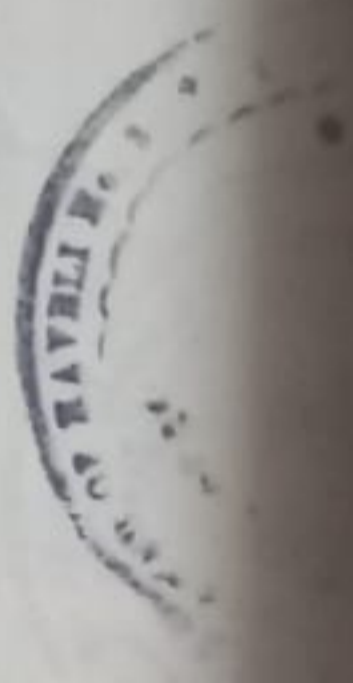
M/S KINARA BUILDERS, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 carrying on the business of Builders and Developers and having their Office at 7/5, Erandawana, Pune-411004, by the hand of one of its Partners, SHRI. VIJAY VISHWANATH BHEGADE, herein after referred to as the "Second Vendors" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners for the time being of the said firms, the survivors or survivor of them and their heirs, executors and the administrators of such last survivors) of the SECOND PART;

AND

MARTAND MAGAR (3) SHRI. NAMDEO MANDU MAGAR all of Pune Indian Adult Inhabitants residing at S.No. 140 Magarpatta, Hadapsar, Pune-411028, hereinafter referred 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 administrators) of the FIRST PART;

BETWEEN

1) SHRI. UMESH DATATRAYA MAGAR 2) SHRI. YOGESH
3) SHRI. NAMDEO MANDU MAGAR
3333/2/20
11110



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

No. _____
Part of the _____
Government _____
Father's _____
and _____

P.C.E.-170

True Extract from the Registrar of Death in the Cantonment

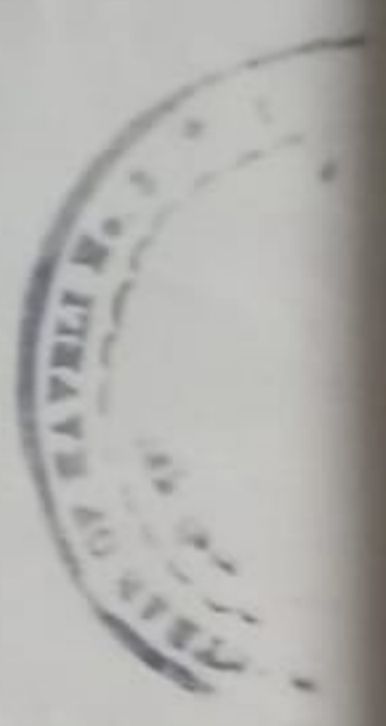
of S.No.140, Magarpatta, Hadapsar are jointly referred to hereinafter as "The Said Property".

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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हवउ ३

हवउ ३ ३८२०/९६

20 Rs.

मोनि का कौली



क्रमांक 92६५ २०१-११-६-९६

नाम किनारा बिल्डर्स

पता ८० फुट प्रेडवॉल पुणे ४

हस्ताक्षर श्री सौ. रा. सु. आगलावे

सौ. राधिका सहास आगलावे

स्टॅम्प न्हेंडर

मंगलवार पेठ, पुणे-३०.

हवउ ३ ३८२०

अनुक्रम नंबर

सन १९९६ चे

१४ तारखेस

वे १२५ गत हवेली नं. ३ चे ३

निधाय कचेरीत आणुन दिल

साली लिहिल्यां प्रमाणे की घेतली र/-

नोंदणी की - १५

कार्यालिंग की - ११५

घारे की - १६

रजुनात की - २९

मेमों की -

टपाल की - १८५१

एकूण

Ms Monica Koli

पुस्तक निर्वाहक हवेली क्रं ३

Ms Monica Koli

पुस्तक निर्वाहक हवेली क्रं ३

DEED OF APARTMENT

This DEED OF APARTMENT made at Pune this

13th day of June in the Christian Year One Thousand

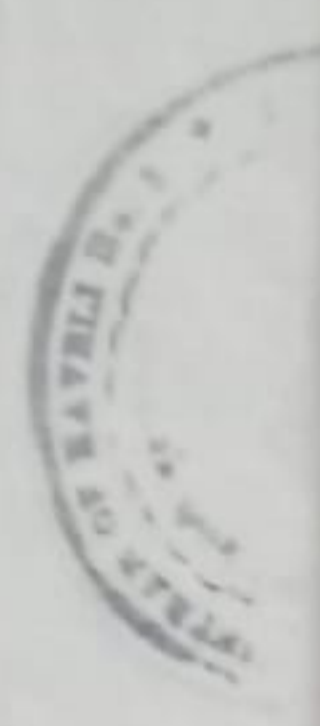
Nine Hundred Ninety Six;

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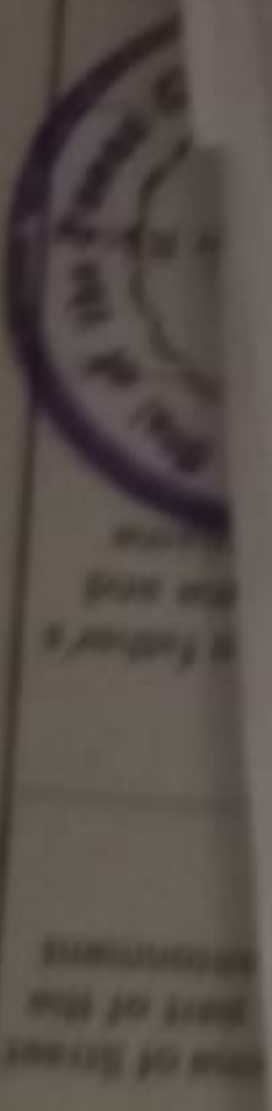
1111
3303/3
1111

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. Mtrs. or thereabouts equivalent to 4306 Sq.
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. Mtrs. or thereabouts equivalent to 4306 Sq.
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



Handwritten initials or marks.

True Extract from the Registrar of Death in the Cantonment



1111
30/06/2023
1111

SIGNED SEALED AND DELIVERED BY
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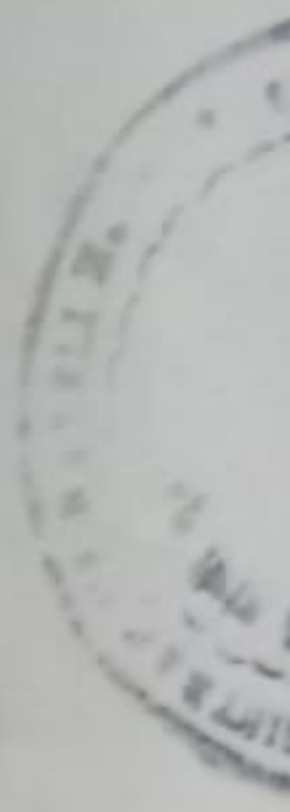
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(Signature)

(SECOND VENDORS)



... the Registrar of Death in the Cantonment

330/9220
8120

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

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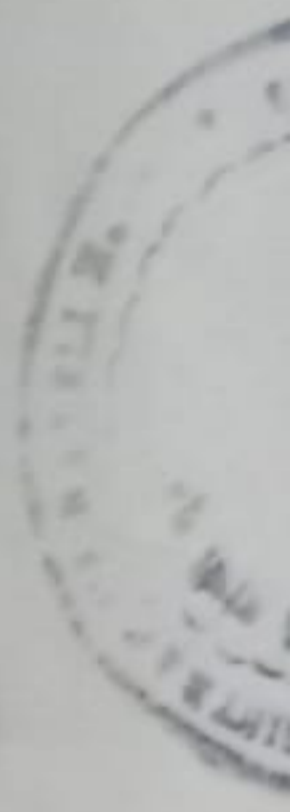
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1881
1882
1883

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

M
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