

453/13253

Monday, May 27, 2024

2:33 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 14258 दिनांक: 27/05/2024

गावाचे नाव: हिंजवडी

दस्तऐवजाचा अनुक्रमांक: मलस२-13253-2024

दस्तऐवजाचा प्रकार : अॅग्रीमेंट टू सेल

मादर करणाऱ्याचे नाव: विजय कुमार सिंह कुरील

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 30800.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

2:52 PM ह्या वेळेस मिळेल.

*Seeha*  
दुय्यम निबंधक

बाजार मुल्य: रु.3351520 /-

मोबदला रु.4450000/-

भरलेले मुद्रांक शुल्क : रु. 267000/-

श्रेणी - १, मुळशी - २

1) देयकाचा प्रकार: DHC रक्कम: रु.800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0524257106633 दिनांक: 27/05/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002546302202425E दिनांक: 27/05/2024

बँकेचे नाव व पत्ता:

*MM*  
मुळ दस्त दिला.



27/05/2024

सूची क्र.2

दुय्यम निबंधक : मह दु.नि. मुळशी-२

दस्न क्रमांक : 13253/2024

नोंदणी :

Regn:63m

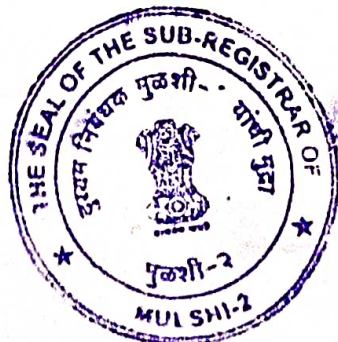
गावाचे नाव : हिंजवडी

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2) मोबदला	4450000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	3351520
(4) भू-मापन, पोटहिस्मा व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव: पुणे इतर वर्णन : , इतर माहिती: गाव मोजे हिंजवडी येथील स.नं. 173/1 आणि 173/2(एकत्रीकरणानंतर सद्धे नं 119(पार्ट)ते 125 + 154(पार्ट)ते 160 + 160/2 ते 171 + 173)यांमी युजर झोन नं. आर - 1 यांमी एकूण क्षेत्र 77590 चौरस मिटर या मिळकतीवर बांधण्यात आलेल्या मंजूर विशेष वसाहत योजनेतील ब्लू रिज टाउनशिप या पैकी 37983 चौरस मिटर वरील रेमिडेन्शियल प्रोजेक्ट 'डी लॅण्ड' या मिळकतीवर बांधण्यात आलेल्या व मध्या मोसायटी अमलेल्या ब्लू रिज युनिट डी विल्डिंग क्र. वी 01 ते वी 08 महकारी गृहचरना संस्था मर्या. मधील विल्डिंग नं 6 मधील 3 -या मजल्यावरील फ्लॅट क्र. 305 चे कापेट क्षेत्र 41.34 चौ चौरस मिटर म्हणजेच 445 चौ. फुट या मिळकती वरोवर एक कार पार्किंग स्पेस यांमी क्षेत्र 11.00 चौरस मिटर चे वापराचे एकसक्लुसिव अधिकारामह व करारात उल्लेख अमलेल्या मामाईक सोडमवतलीसह. ( ( Survey Number : 173/1 ; ) )
(5) क्षेत्रफळ	1) 41.34 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रियंका केशवानी वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: डी 002, गगन आदिरा मोसायटी, गगन आदिरा रोड, लेक्सिकॉन स्कूल समोर, वाघोली, पुणे, महाराष्ट्र., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-412207 पॅन नं:-AJKPV8693D 2): नाव:-प्रतीक केशवानी वय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: डी 002, गगन आदिरा मोसायटी, गगन आदिरा रोड, लेक्सिकॉन स्कूल समोर, वाघोली, पुणे, महाराष्ट्र., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-412207 पॅन नं:-CESPK4798B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-विजय कुमार सिंह कुरील वय:-49; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 212/ए, हरदेव नगर, वरा दक्षिण, कानपूर नगर, उत्तर प्रदेश., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411057 पॅन नं:-AKJPK7917P 2): नाव:-राधा देवी वय:-42; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 212/ए, हरदेव नगर, वरा दक्षिण, कानपूर नगर, उत्तर प्रदेश., ब्लॉक नं:-, रोड नं:-, उत्तर प्रदेश, कानपूर सिटी. पिन कोड:-208027 पॅन नं:-BSGPD5868Q
(9) दस्तऐवज करून दिल्याचा दिनांक	27/05/2024
(10) दस्त नोंदणी केल्याचा दिनांक	27/05/2024
(11) अनुक्रमांक, खंड व पृष्ठ	13253/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	267000 *
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

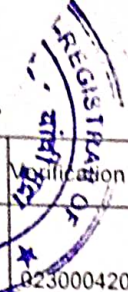
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



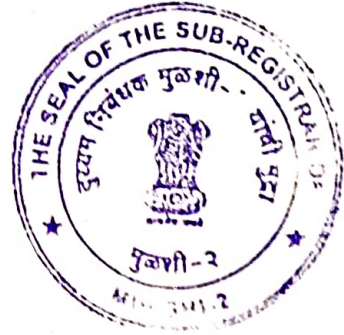
*Rubus*  
दुय्यम निबंधक  
श्रेणी - १, मुळशी - २

Payment Details



sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VIJAY KUMAR SINGH KURIL	eChallan	02300042024052525854	MH002546302202425E	267000.00	SD	0001419267202425	27/05/2024
2		DHC		0524257106633	800	RF	0524257106633D	27/05/2024
3	VIJAY KUMAR SINGH KURIL	eChallan		MH002546302202425E	30000	RF	0001419267202425	27/05/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

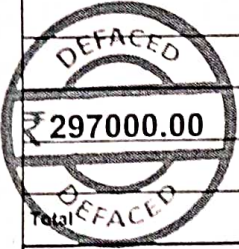


Sm 6:30

CHALLAN  
MTR Form Number-6



GRN	MH002546302202425E	BARCODE	Date 25/05/2024-17:50:18		Form ID	25.1
Department			Inspector General Of Registration			
Type of Payment			Stamp Duty Registration Fee			
Office Name			MLS2_MULSHI 2 SUB REGISTRAR			
Location			PUNE			
Year			2024-2025 One Time			
Account Head Details		Amount In Rs.	Premises/Building			
0030046401 Stamp Duty		267000.00	Flat/Block No. Flat No. 305 Building no.6 Blue Ridge			
0030063301 Registration Fee		30000.00	Road/Street Hinjewadi Tal Mulshi			
			Area/Locality Pune			
			Town/City/District			
			PIN 4 1 1 0 5 7			
			Remarks (If Any)			
			PAN2=AJKPV8693D-SecondPartyName=PRIYANKA KESHWANI-			
			Amount In Two Lakh Ninety Seven Thousand Rupees Only			
Total		2,97,000.00	Words			
Payment Details			BANK OF MAHARASHTRA			
Cheque-DD Details			FOR USE IN RECEIVING BANK			
			Bank CIN	Ref. No.	02300042024052525854	012382726
Cheque/DD No.			Bank Date	RBI Date	25/05/2024-17:52:40	Not Verified with RBI
Name of Bank			BANK OF MAHARASHTRA			
Name of Branch			Scroll No. , Date Not Verified with Scroll			

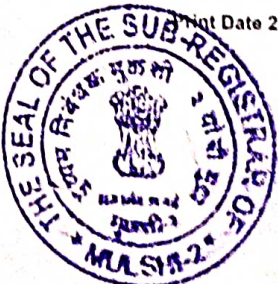


Department ID : Mobile No. : 9011534377  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सादर चालन केवल मुख्य निवाहक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी व करावयाच्या दस्त्यासाठी सादर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-453-13253	0001419267202425	27/05/2024-14:33:01	IGR045	30000.00
2	(iS)-453-13253	0001419267202425	27/05/2024-14:33:01	IGR045	267000.00
Total Defacement Amount					2,97,000.00

Page 1/1  
 म ल स - २  
 १३२५३ | १ | ००  
 २०२४



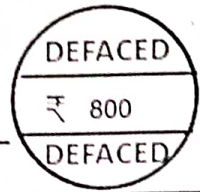


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	0524257106633	Receipt Date	27/05/2024
-----	---------------	--------------	------------

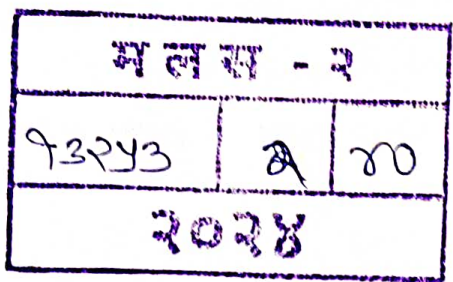
Received from self, Mobile number 8237748220, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 13253 dated 27/05/2024 at the Sub Registrar office Joint S.R. Mulshi 2 of the District Pune Gramin.



**Payment Details**

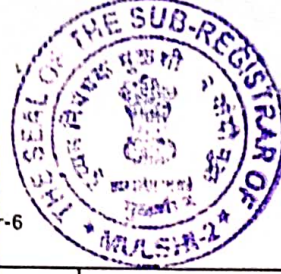
Bank Name	SBIN	Payment Date	25/05/2024
Bank CIN	10004152024052506232	REF No.	414667925634
Deface No	0524257106633D	Deface Date	27/05/2024

This is computer generated receipt, hence no signature is required.





मलश - २		
१३२५३	४	००
CHALLAN		
2023 MTR Form Number-6		



GRN	MH002546302202425E	BARCODE			Date	25/05/2024-17:50:18	Form ID	25.1
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	MLS2_MULSHI 2 SUB REGISTRAR			PAN No.(If Applicable)	AKJPK7917P			
Location	PUNE			Full Name	VIJAY KUMAR SINGH KURIL			
Year	2024-2025 One Time			Flat/Block No.	Flat No. 305 Building no.6 Blue Ridge			
Account Head Details		Amount In Rs.		Premises/Building				
0030046401	Stamp Duty	267000.00		Road/Street	Hinjewadi Tal Mulshi			
0030063301	Registration Fee	30000.00		Area/Locality	Pune			
				Town/City/District				
				PIN	4	1	1	0 5 7
				Remarks (If Any)	PAN2=AJKPV8693D-SecondPartyName=PRIYANKA KESHWANI-			
				Amount In	Two Lakh Ninety Seven Thousand Rupees Only			
Total			2,97,000.00	Words				
Payment Details		BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042024052525854	012382726			
Cheque/DD No.			Bank Date	RBI Date	25/05/2024-17:52:40	Not Verified with RBI		
Name of Bank			Bank-Branch	BANK OF MAHARASHTRA				
Name of Branch			Scroll No. , Date	Not Verified with Scroll				

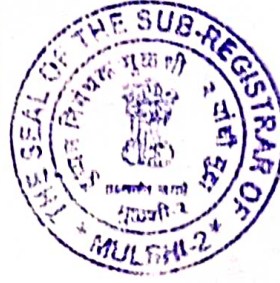
Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9011534377

सादर चतान केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चतान लागू नाही.

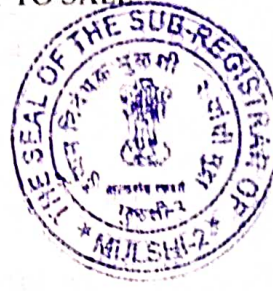
म ल स - २		
१३२५३	४	००
२०२४		



<b>Department of Stamp &amp; Registration, Maharashtra</b>	
Receipt of Document Handling Charges	
PRN 0524257106633	Date 25/05/2024
Received from self, Mobile number 8237748220, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Mulshi 2 of the District Pune Gramin.	
Payment Details	
Bank Name SBIN	Date 25/05/2024
Bank CIN 10004152024052506232	REF No. 414667925634
This is computer generated receipt, hence no signature is required.	

INDENTURE OF AGREEMENT TO SALE

म ल स - २		
१३२५३	५	००
२०२४		



**AGREEMENT TO SALE**

THIS INDENTURE OF AGREEMENT TO SALE IS MADE AND ENTERED INTO & EXECUTED AT PUNE ON THIS <sup>25<sup>th</sup></sup> DAY OF MAY IN THE YEAR 2024.

BY & BETWEEN THE PARTIES HEREIN

BETWEEN

**AGREEMENT TO SALE EXECUTED BY**

**(1) MRS. PRIYANKA KESHWANI**

Pan No: AJKPV8693D

Aadhar Card No: 7920 5526 2340

Age: 32 Years

Occupation:- Service

**(2) MR. PRATEEK KESHWANI**

Pan No: CESPK4798B

Aadhar Card No: 8495 3781 6248

Age: 36 Years

Occupation:-Sevice,

**Both are Residing At:** D002, Gagan Adira Society, Gagan Adira Road, Opposite Lexicon School, Wagholi, Pune, Maharashtra-412207.

Hereinafter shall be referred to as the "SELLERS/VENDORS/ASSIGNORS/TRANSFERORS" (Which expression shall unless it to be repugnant to the context or meaning thereof only mean and include themselves, their heirs and assigns, nominees, legal representatives etc.)

..... PARTY OF THE FIRST PART

**AND**

**AGREEMENT TO SALE EXECUTED IN FAVOUR OF**

**1.MR.VIJAY KUMAR SINGH KURIL**

Pan No: AKJPK7917P

Aadhar Card No.6916 1889 9657

Age: 49 Years

Occupation:- Service,

**2.MRS. RADHA DEVI**

Pan No: BSGPD5868Q

Aadhar Card No: 9282 8238 4105

Age: 42 Years

Occupation:- Housewife,

*Radha*

*Priyanka*



93943	6	80
2028		



**Both are Residing At:** 212/A, Hardev Nagar, Barra South, Kanpur Nagar, Uttar Pradesh-208027.

Hereinafter for brevity's sake referred to as "The Purchasers/Assignees/Transferees/ ASSIGNEES/PURCHASERS"(Which expression shall unless repugnant to the context or meaning thereof, shall mean and include their respective legal heirs, executors, successors-in-title, administrators and assigns etc.).....

..... PARTY OF THE SECOND PART

**CONSIDERATION AMOUNT**

**CONSIDERATION AMOUNT RS. 44,50,000/- (RUPEES FORTY FOUR LAKHS FIFTY THOUSAND ONLY).**

**WHEREAS:-**

All those pieces and parcels of lands admeasuring 53 Hectares 70 Ares bearing old Survey Nos. 119, 120/1, 120/2, 121/1, 121/2, 122, 123/2, 123/3, 123/4, 124/1, 124/2, 125/1, 125/2, 154/1/1, 154/1/2, 154/2, 154/3, 154/4, 154/5, 154/6, 154/7, 154/8, 154/9, 154/10, 154/11, 155, 156/1, 156/2, 156/3, 157/1, 157/2, 157/3, 158/1a, 158/16, 158/2, 159/1/1, 159/1/2, 159/2, 159/3, 160/2, 160/3, 160/4, 160/5, 160, 161/1, 161/2, 162, 163/1a, 163/1b, 163/1c, 163/2, 164/1, 164/2, 165/1, 165/2, 166/1, 166/2, 167, 168/1, 168/2, 168/3, 168/4, 168/5, 168/6/1, 168/6/2, 168/7, 168/8, 168/9, 168/10, 168/11, 168/12, 168/13, 169/1, 169/2, 169/3, 170/1, 170/2, 171/1, 171/2, 171/3, 171/4, 171/5, 171/6, 171/7, 171/8, 171/9, 171/10, 173/1 and 173/2, and after amalgamation renumbered as Survey No. 119 (part) to 125+154(part) to 160 160/2 to 171+ 173, situated at village Hinjawadi of Taluka Mulshi, District Pune, within the limits of the Registration District of Pune, Sub-Registrar Mulshi (Paud), (collectively said "TOWNSHIP LAND") were purchased/ acquired by various registered deeds, by the Owner/ Promoter and the Owner/ Promoter is well and sufficiently entitled to the same,

b. As per order/ notification dated 16/11/2005 bearing No. TPS 1804/Pune R.P.DCR/UD 13 passed by Government of Maharashtra through its Principal

INDENTURE OF AGREEMENT TO SELL

म ल स - २		
१३२५३	७	००
२०२४		



Secretary to the Government, the Government sanctioned the Regulations for Development of Special Township" ( said "TOWNSHIP REGULATIONS") in area under Pune Regional Plan, under provisions of Maharashtra Regional and town planning Act, 1966, so as to promote housing, by incentivizing investment by private sector in development of housing, the Government of Maharashtra has put forth the concept of self-sufficient "Special township" consisting of flats/ residential units, educational institutes, commercial units, health facilities, parks, gardens and public utilities et cetera which is to be exclusively developed, constructed and maintained by the Owner / Promoter as per the said Township Regulations,

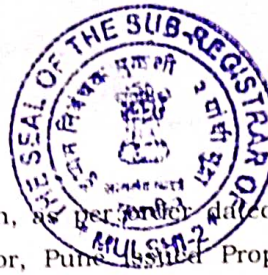
c. The Owner / Promoter, with intention to develop a Special Township according to the said Township Regulations on the said Township Land initiated required activities towards obtaining necessary sanctions and permissions in that regard, as per order dated 30/03/2007, bearing No. PMA/NA/SR/295/2006 the Collector, Pune, passed on the application dated 07/12/2006, granted permission to use a large portion of the said Township Land for **Non-agricultural purpose** of residential and commercial use of the same,

d. The Owner/Promoter has been granted necessary permissions/ sanctions to develop certain portion of the said Township Land as Special Economic Zone, (said "SEZ AREA"), as per notification dated 25/05/2007, bearing No. TPS-1806/2407/CR-516/06/UD-13, (i.e. Location Clearance issued by Urban Development Department, Mantralaya, Mumbai - 400032, though the Under Secretary to the Government and published on 14/06/2007, in the Official Gazette of Government of Maharashtra, the Special Township Project of the Promoter in respect of the said Township Land was duly notified under the terms and conditions mentioned there under, as per order dated 03/10/2007, bearing No. 21-382/2007, passed by Government of India, Ministry of Environment and Forests (I.A. Division) through its Additional Director (IA), Environmental Clearance was granted to the Promoter for construction of Integrated Township then called as "Brook Hill" and presently called as "**Blue Ridge**" on the said Township Land, on the terms and conditions mentioned therein.

e. As per Letter of Intent dated 09/10/2007, No. PMA/CR/12/07, issued by Collector, Pune, issued Proposed/final Layout Approval in favor of the Owner/ Promoter for development of a special Township Project on the said Township Land

INDENTURE OF AGREEMENT TO SALE

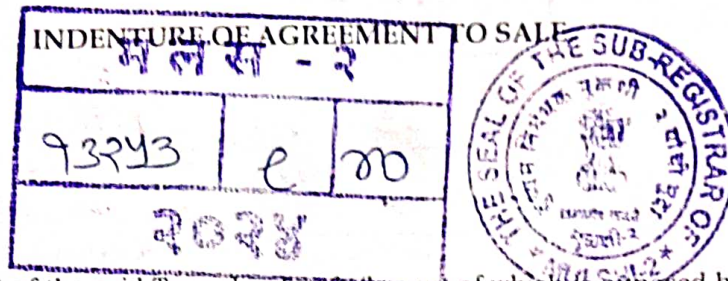
<b>म ल स - २</b>		
१३२५३	८	२०
१३२५३		



under terms and conditions mentioned therein, as per order dated 04/06/2008 bearing No. PMA/NA/SR/336/08 the Collector, Pune issued Proposed / Final Approval in favor of the Owner / Promoter for development of a Special Township Project on the said Township Land under terms and conditions mentioned therein, and the above said NA order dated 30/03/2007, bearing No. PMA/NA/SR/295/2006 was cancelled thereby, as the said Township Land was exempted from formalities of obtaining NA order in view of the above said order/ notification dated 16/11/2005, through the above said Proposed/Final Approval pertains to the land admeasuring 54 Hectares 93.31Ares (rounded 54 Hectares 94 Ares), pieces of lands admeasuring 00 Hectares 04.23 Ares owned by one Gaidhani and admeasuring 00 Hectares 10.00 Ares owned by one Sarnaik, totally admeasuring 00 Hectares 14.23 Ares, both out of Survey No. 154/1/1, are not purchased/acquired by the Owner/ Promoter since the same are covered under new RP road; so also land admeasuring 01 Hectare 09.50 Ares out of Survey No 119, belonging to Hari Shankar Sakhare and Gorakh Bhagwan Sakhare, through was included in the above said Proposed/Final Layout Approval, it is not to be developed by the owners as part of the said Township and the said respective owners shall retain the same.

f. The Collector, Pune, accepted the amalgamation layout for the said Township Land, on recommendation of Director/deputy Director Town planning vide order/letter No. Special township/Hinjewadi/Blue Ridge Town/ Layout/ USPV/691, dated 29/04/2008, and said Township Land was given one single 7/12 extract with survey number "119 (part) to 125+154 (part) to 160+160/2 to 171 +173" totally admeasuring about 53 Hectares 70 Ares, accordingly, the Promoter is developing a special Township on the said Township Land called as "Blue Ridge" (said "TOWNSHIP"), which comprises of various projects such as SEZ, commercial project and various residential projects of bungalows and multistoried buildings consisting of independent flats et cetera, The Master Layout plan of the said Township ' has been annexed herewith as Annexure A" and the Promoter has appointed architects registered with the Council of Architects and structural engineers for the development of said Township Land,

g. As a part of development of the said Township, the Developers have constructed eight towers/buildings bearing No. 1 to 4,6 to 8 (Collectively said "TOWERS"), on a piece of land bearing User Zone No. R1, more particularly described in the SCHEDULE NO. 1 hereunder (said "RESIDENTIAL PROJECT D



LAND") carved out of the said Township Land, (part of which is annexed herewith as Annexure B with an intention to form a co-operative housing society of all flat Purchaser in the said Towers (said "SOCIETY") and cause conveyance of the said Towers and Residential Project D Land in favour of the said Society, as detailed hereunder;

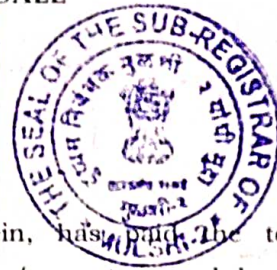
**AND WHEREAS** the Owner/ Promoter has taken all necessary permissions/ sanctions etc. from governmental authorities. Further the Owner / Promoter taken permission cum certificate from Collector for construction of the said project.

**AND WHEREAS** M/s. Flagship Infrastructure Pvt. Ltd. and the Flat Purchaser's have formed a Society in the name of **Blue Ridge Unit-B Tower B1 To B8 Co-operative Housing Society Ltd.** The Registrar of Societies have issued Society Registration Certificate bearing No. **PNA/MSI/HSG/TC/13163/2016**, dated **10/06/2016** in the name of **Blue Ridge Unit-D Tower B1 To B8 Co-operative Housing Society Ltd;**

**AND WHEREAS** the Vendor's/Seller's herein i.e. **MRS. PRIYANKA KESHWANI and MR.PRATEEK KESHWANI** are seized and possessed of all the piece or/and parcel of residential premises being a flat bearing **Flat No. 305**, situated on **3<sup>rd</sup> Floor**, total Carpet Area of which is admeasuring **41.34 Sq. Meter i.e. 445 Sq. Ft.** along with the cost-free entitlement of one covered /mechanical car-parking space to be handed over by the Builder to the owner of (also confirmed by the Blue Ridge CHS) One Car Parking Space admeasuring 11 Sq. Mt in **Building No. 6** in a Scheme/ Project/ Township named as **"Blue Ridge" "D" Land Project** situated at **S. No. 173/1,173/2** at Village **Hinjewadi**, Taluka **Mulshi**, District **Pune** and outside the jurisdiction & limits of **Pimpri Chinchwad Municipal Corporation** and within Limits of Office Sub Registrar, **Mulshi, Pune.**, which is more particularly described in the Schedule II hereunder. (Hereinafter referred to as "the said Flat").

**M/S. Flagship Infrastructure Pvt. Ltd.** had entered into an Agreement To Sale dated **11/04/2014** and having allotted the said Flat to The first Buyer **MRS. NUPUR UDAY GUMASTE and MR.UDAY SUDHIR GUMASTE** and which was duly registered in the office of Sub Registrar, **Mulshi No. 2, Dist- Pune**, at serial No. **2904/2014** on **11/04/2014**.

<b>म ल स - २</b>		
१३२५३	१०	००
<b>२०२४</b>		



AND WHEREAS the 1<sup>st</sup> ASSIGNORS/SELLERS herein, has paid the total consideration amount of the said Flat to the Builders/promoters and having received the same and delivered the peaceful possession of the said Flat on 12<sup>th</sup> Sep 2016 and Owner / Promoter has also issued Possession letter to the Vendors herein and the ASSIGNORS/SELLERS is in sole and exclusive possession of the said Flat.

Then after MRS. NUPUR UDAY GUMASTE and MR.UDAY SUDHIR GUMASTE had entered into an Sale Deed/Deed Of Assignment dated 21/03/2022 and having Transfer the said Flat to The second Buyer MRS. PRIYANKA KESHWANI and MR.PRATEEK KESHWANI and which was duly registered in the office of Sub Registrar, Mulshi No. 2, Dist- Pune, at serial No. 4682/2022 on 21/03/2022 and having received the same and delivered the peaceful possession of the said Flat on 21<sup>st</sup> March 2022 and the MRS. PRIYANKA KESHWANI and MR.PRATEEK KESHWANI is in sole and exclusive possession of the said Flat

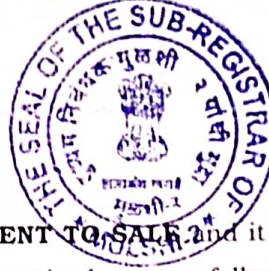
The said Flat for the total consideration of RS. 44,50,000/- (RUPEES FORTY FOUR LAKHS FIFTY THOUSAND ONLY) after due negotiations by and between the Parties herein, the ASSIGNORS/SELLERS herein have agreed to SALE/TRANSFER/ASSIGN the said Flat and the ASSIGNEES/PURCHASERS herein and have agreed to purchase the said RS. 44,50,000/- (RUPEES FORTY FOUR LAKHS FIFTY THOUSAND ONLY).

AND WHEREAS the said offer given by The ASSIGNEES/PURCHASERS herein being the highest offer received by The ASSIGNORS/SELLERS herein and also being fair market value of the said Flat, The ASSIGNORS/SELLERS has agreed to convey, transfer and assigns all their rights, title and interest in the said Flat for an Consideration Amount of RS. 44,50,000/- (RUPEES FORTY FOUR LAKHS FIFTY THOUSAND ONLY) in favor of The present ASSIGNEES/PURCHASERS herein.

AND WHEREAS In pursuance of the above said negotiations and discussions, by and between the parties herein, they are now executing the present INDENTURE OF AGREEMENT TO SALE to complete the transaction of sale on the following agreed terms and conditions laid hereunder.

INDENTURE OF AGREEMENT TO SALE

म ल स - २		
१३२५३	९९	००
२०२४		



NOW THIS DEED present INDENTURE of **AGREEMENT TO SALE** and it is hereby agreed, confirmed and recorded by and between the parties hereto as follows:—

1. The **ASSIGNORS/SELLERS/Seller** herein hereby agrees to sale, transfer and assign the said **Flat** and the **ASSIGNEES/PURCHASERS** herein hereby agrees to purchase and acquire the said Residential Premises being a Flat bearing **Flat No.B6-305** for the total consideration of **RS. 44,50,000/- (RUPEES FORTY FOUR LAKHS FIFTY THOUSAND ONLY)** to which the **ASSIGNEES/PURCHASERS** herein have agreed to pay the **ASSIGNORS/SELLERS/Seller** herein.

2. **RS. 44,50,000/- (RUPEES FORTY FOUR LAKHS FIFTY THOUSAND ONLY)** is paid and will be paid by the **ASSIGNEES/PURCHASERS** herein to the **ASSIGNORS/SELLERS** herein in the following manner and scheduled which is as follows-

3. **MODE OF PAYMENT:**

**AMOUNT PAID**

**(PRIOR TO THIS AGREEMENT TO SALE)**

1) **Rs. 1,000/-**

(Rupees of One Thousand Only) which is paid by **NEFT Reference No. SBIN324131972961** dated **10/05/2024** which is drawn on **STATE BANK OF INDIA**, Gursahaigunj Branch, in the name of **ASSIGNORS/SELLERS** herein by the **ASSIGNEES/PURCHASERS** herein and the Receipt of which is hereby acknowledged by the **ASSIGNORS/SELLERS/Seller** herein and no separate Receipt is required for the same.

2) **Rs. 99,000/-**

(Rupees of Ninety Nine Thousand Only) which is paid by **NEFT Reference No. SBIN424131155685** dated **10/05/2024** which is drawn on **STATE BANK OF INDIA**, Gursahaigunj Branch, in the name of **ASSIGNORS/SELLERS** herein by the **ASSIGNEES/PURCHASERS** herein and the Receipt of which is hereby acknowledged by the

म ल स - २		
१३२५३	१२	००
ASSIGNORS/SELLERS		



ASSIGNORS/SELLERS/Seller and no separate Receipt is required for the same.

3) Rs.43,50,000/-

Will be paid by raising loan from bank/Self finance institution, within 60 Days from date of agreement.

**RS. 44,50,000/- (RUPEES FORTY FOUR LAKHS FIFTY THOUSAND ONLY).**

4. The payment and receipt of **Rs. 1,00,000/- (Rupees of One Lakhs Only)** the Seller hereby admits and acknowledges and of and from the same and every part thereof, the Vendees herein also does hereby agrees to pay the balance consideration amount of **Rs. 43,50,000/-** to the Seller herein within above said stipulated period & manner as THE TIME & MODE FOR PAYMENT IS THE ESSENCE CONDITION OF THIS AGREEMENT.

5. The **ASSIGNORS/SELLERS** herein also does assure to the **ASSIGNEES/PURCHASERS** herein that the **ASSIGNORS/SELLERS** is the sole and exclusive owner of the said **Flat** and no other person/s except the **ASSIGNORS/SELLERS** have got any right, title, claim or interest of whatsoever nature in the said **Flat**. Further the **ASSIGNORS/SELLERS** assured to the **ASSIGNEES/PURCHASERS** that they have not transferred, assigned or in any other way encumbered or alienated their rights, title, claim and interest in respect of the said **Flat** in favor of any other person/s nor the **ASSIGNORS/SELLERS** has mortgaged/leased out or charged with the said **Flat** or the part thereof and that the said **Flat** is free from all encumbrances, charges, lease, lien, liabilities of whatsoever nature and the title of the **ASSIGNORS/SELLERS** herein to the said **Flat** is good, clear and marketable.

6. The **ASSIGNORS/SELLERS** herein also hereby agree to sign and execute the necessary Indenture of Deed of Transfer / Deed of Assignment, as the case may be, in respect of the said **Flat** in favor of the Present **ASSIGNEES/PURCHASERS** herein after receiving total consideration i.e. an amount **RS. 44,50,000/- (RUPEES FORTY FOUR LAKHS FIFTY THOUSAND ONLY)** of the said **Flat** within above stipulated period as time is an important Recital of this Indenture of **AGREEMENT TO SALE**.

INDENTURE OF AGREEMENT TO SALE

म ल स - २		
१३२५३	९९	००



7. The Vacant possession of the said Flat along with its integral fittings hereby to be transferred/assigned shall be given by the **ASSIGNORS/SELLERS** to the **ASSIGNEES/PURCHASERS** hereinafter on receiving the total consideration of an amount of the said Flat, at the time of execution of Deed Of Transfer / Deed Of Assignment as the case may be.

8. The ASSIGNORS/SELLERS agrees to pay the property tax, Local Body taxes, MSEB charges, maintenance charges in respect of the said flat and all other outgoings including expenses, if any, till the delivery of possession of the said flat to the ASSIGNEES/PURCHASERS, failure of which the ASSIGNEES/PURCHASERS shall pay the same and the said amount shall be deducted from the consideration amount payable to the ASSIGNORS/SELLERS at the time of final payment and the ASSIGNEES/PURCHASERS will pay all the taxes, maintenance, MSEB charges and all other outgoings from the date of possession.

9. The ASSIGNORS/SELLERS hereby undertake that he will make available all the necessary legal papers (including Society **NOC**) & necessary permission from concerned Authorities, required for registering the Agreement and subsequent loan approval (required for any of the Financial Institute) in respect of the said Flat. The cost of this will be paid by the both Party.

10. The ASSIGNORS/SELLERS hereby assures to the ASSIGNEES/PURCHASERS that the ASSIGNORS/SELLERS has clean, clear and marketable title over the said flat and the said flat is not subject to any encumbrances charges whatsoever nor any kind of court matter, litigation is pending before any court, tribunal with respect to the said flat.

11. The Assignor is absolutely seized and possessed of and sufficiently entitled to the right, title, interest, in the said Flat (including the fixtures, fittings and installations therein provided by the Promoter/Developer and/or furnished by the Assignor) and appurtenances thereto including holdings i.e. Benefit of all services thereto (such as MSEB connection, water connection etc), benefit of deposits lying with the Promoter/Developer, MSEB, Piped Gas Agency, etc. and other authorities concerned, as also the benefit of shares issued and together with benefit of Membership of Recreation Area/ Club-House facilities and amenities, all deposits (including Security Maintenance Deposit) lying to the Assignors' credit with the Promoter/Developer, Society and other authorities concerned and all the appurtenances as above, and all privileges and other matters of and incidental thereto are hereinafter referred to as "the said Holding". The said Holding stands in



म ल स - २		
१३२५३	१४	१०
१०१४		



the name of the Assignors in the records of the Promoter/Developer Society, MSDCL, PCMC, Gram Panchayat etc.

12. The ASSIGNORS/SELLERS hereby declares that, the said flat is not subject to any order of requisition, acquisition, attachment from any court, tribunal, competent authority and no restrictive order has been passed restraining the ASSIGNORS/SELLERS to transfer or alienate in whatsoever nature the said flat or create any third party interest with respect to the said flat, by issuing temporary or perpetual injunction by the court.

13. The ASSIGNORS declare that they have paid all the charges /fees etc as raised by the **Blue Ridge Unit D Tower B1 to B8 Co-operative Housing Society Ltd.**, Register No **.PNA/MSI/HSG/(TC)/13163/2016** date. **10/06/2016** till the date of handed over possession of the said Flat to the Assignees.

14. The ASSIGNORS/SELLERS hereby agrees to sign relevant forms, applications, consent letters, affidavits etc. as may be required for transfer of electricity meter, municipal bills, etc and for absolute transfer of said flat in favour of the ASSIGNEES/PURCHASERS and for the recording of the ASSIGNEES/PURCHASERS name over the Local Bodies as well as revenue records.

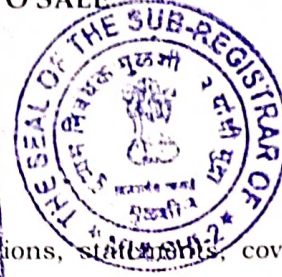
15. The ASSIGNORS/SELLERS further assures to the ASSIGNEES/PURCHASERS that he will execute to final conveyance of the said property in favour of the ASSIGNEES/PURCHASERS upon receipt of the consideration amount or at any other time when the ASSIGNEES/PURCHASERS demands so.

16. The **ASSIGNORS/SELLERS** herein have also agreed and assured that the Electricity charges and Corporation taxes, etc will be paid by the **ASSIGNORS/SELLERS** till the date of possession is given to the **ASSIGNEES/PURCHASERS**. The ASSIGNORS/SELLERS will give receipts of such charges to the **ASSIGNEES/PURCHASERS** on handing over the vacant possession to the **ASSIGNEES/PURCHASERS**. Arrears if any will be paid by the **ASSIGNORS/SELLERS** herein. And the **ASSIGNORS/SELLERS** herein have already paid the maintenances charges till the **time of Final Agreement**.

17. The **ASSIGNORS/SELLERS** shall also duly sign, execute and deliver all the relevant transfer forms to the M.S.E.D.C.L. as well as the Local Authorities as required by the ASSIGNEES/PURCHASERS for the name change in the concerned

INDENTURE OF AGREEMENT TO SALE

म ल स - २		
१३२५३	१५	७०



records. Only relying upon the aforesaid representations, covenants and assurances of the **ASSIGNORS/SELLERS** the **ASSIGNEES/PURCHASERS** herein have purchased the said **Flat**.

18. As **TIME BEING THE ESSENCE OF CONTRACT**, on receipt of the same the Final Deed of Transfer /Deed of Assignment shall be executed and both the **ASSIGNORS/SELLERS** shall sign, endorse and execute the Final deed as well as all incidental documents required for the more effective sale and transfer of the said flat in the name of the **ASSIGNEES/PURCHASERS**, and shall remain present at the office of the Sub Registrar, for the purpose of admitting the execution of the same.

19. The **ASSIGNORS/SELLERS** also do hereby declares that from completion of receipt of the full consideration amount for the sale of the said **Flat**, the **ASSIGNEES/PURCHASERS** shall be deemed in all respects to be the absolute owner of the said **Flat** and that the **ASSIGNEES/PURCHASERS** may at all times thereafter peacefully and quietly possess and enjoy the ownership rights of the said **Flat** and the same shall be after the execution and registration of the final Sale Deed / Deed of Assignment.

20. That the **ASSIGNORS/SELLERS** hereby declares, undertakes and assures that the said **Flat** and rights, title and interest acquire by the **ASSIGNEES/PURCHASERS** in respect of the said Flat hereunder is free from all encumbrances, lien, liabilities, charges, etc. and the **ASSIGNORS/SELLERS** have not transferred, alienated, assigned and encumbrances their right, interest in respect of the said **Flat** acquired by them today by any way and manner and the **ASSIGNORS/SELLERS** is absolutely and lawfully entitled to enter into this **AGREEMENT TO SALE** and the **ASSIGNORS/SELLERS** have not done and performed any acts, deeds, things, matters, whatsoever, whereby the **ASSIGNORS/SELLERS** may be prevented from executing these present and in the event of its being found that the **ASSIGNORS/SELLERS** is not entitled to execute these presents and transferred, assigned, alienated the **ASSIGNORS/SELLERS's** right, title, interest, etc. sought for and purported to be transferred then the **ASSIGNORS/SELLERS** shall be liable to compensate, indemnify and/or reimburse the **ASSIGNEES/PURCHASERS** and/or his nominees for the loss and damages which may be suffered or sustained in this behalf to the **ASSIGNEES/PURCHASERS**.

21. The **ASSIGNORS/SELLERS** hereby covenant with the **ASSIGNEES/PURCHASERS** that the **ASSIGNORS/SELLERS/Seller**, shall from time

म ल ण - २		
१३५३	१६	४०



to time and at all times hereafter indemnify and keep indemnified the **ASSIGNEES/PURCHASERS** against all encumbrances whatsoever suffered in respect of the said ~~Flat or any part thereof~~ by the **ASSIGNORS/SELLERS** or any person or persons lawfully or equitably claiming from under or in trust for the **ASSIGNORS/SELLERS**.


22. The **Stamp Duty and Registration Charges** required for this INDENTURE of AGREEMENT TO SALE will be borne by the **ASSIGNEES/PURCHASERS** herein alone.

23. That the parties hereto state that the Stamp Duty which is paid towards this present INDENTURE of AGREEMENT TO SALE is paid as per the prevailing present Market/Government Rate in the subject locality which is true and fair market value of the said **Flat**. However as the consideration amount is **RS. 44,50,000/- (RUPEES FORTY FOUR LAKHS FIFTY THOUSAND ONLY)** which is **MORE/ LESS** than the Government Market Value, thus the **ASSIGNEES/PURCHASERS** herein have paid the proper Stamp Duty of **Rs.2,67,000/-** as per the Present Current Market Rate by getting duly franked from the Authorities Concerned and the Stamp duty for these present INDENTURE of AGREEMENT TO SALE has been paid as per relevant provisions of Article 25 of the Bombay Stamp Act of 1958, for this DEED as per today Market Rate at the Rate of **6%** and **Rs.30,000/-** as Government Registration Charges.

24. The parties herein i.e. the **ASSIGNORS/SELLERS/Seller** and the **ASSIGNEES/PURCHASERS** do hereby acknowledge, admit and confirm that this present INDENTURE of AGREEMENT TO SALE surpasses all prior correspondence between them including all oral and written proposals.

**NOTE :-** It is to be noted that we the parties herein i.e. The Seller and the **ASSIGNEES/PURCHASERS** do hereby state and declare that the each recitals of this said INDENTURE of AGREEMENT TO SALE is made as per the terms and conditions negotiated between us. That we have gone through each important recitals of this indenture agreement to sale, and hence we have signed herein under unto the day and month set forth as above.

INDENTURE OF AGREEMENT TO SALE		
4 of 4 - 2		
93743	90	00
2028		
SCHEDULE I		



**(Description of the Residential Project D Land)**

All that portion of land bearing User Zone No. R1, admeasuring about 37983 Sq.Mtrs. out of Survey No.173/1 and 173/2 (after amalgamation bearing Survey No. 119 (part) to 125 + 154 (part) to 160 + 160/2 to 171 + 173), totally admeasuring 77590 Sq.Mtrs., carved out of the said Township Land and collectively bounded as follows: -

East : By 18 Meter internal Township Road  
 South : By Survey No 172  
 West : By Survey No 174  
 North : Survey No 173 (part)

NOTE: The area of the said Project D Land i.e 77590 Sq.Mtrs. may be changed in course of design detailing or any other reason and such changed area will be subject matter of the final conveyance as detailed under this Agreement.

**SCHEDULE II**

**(Description of the said Flat)**

All the peace or parcel of Residential Premises being a **Flat No. 305**, situated on **3<sup>rd</sup> Floor**, total Carpet Area of which is admeasuring **41.34 Sq. Meter i.e. 445 Sq. Ft.** along-with the cost-free entitlement of one covered /mechanical car-parking space to be handed over by the Builder to the owner of (also confirmed by the Blue Ridge CHS) One Car Parking Space admeasuring 11 Sq. Mt in **Building No. 6** carpet area along with, in **Blue Ridge Unit D Tower B1 to Tower B8 Co-operative Housing Society Ltd.**, situated in Blue Ridge Township, at- User Zone No. R1 out of Survey No. 119 (part) to 125+154(part) to 160 160/2 to 171+ 173, of the Village Hinjawadi, Tal. Mulshi, Dist. Pune-411057 which is within the limits of the registration District of Pune, with all the rights and interest therein.

म ल स - २		
१३२५३	१८	२०
२०२४		



IN WITNESS WHEREOF the TRANSFERORS / ASSIGNORS and the TRANSFEREE / ASSIGNEES have set and subscribed their respective hands the day and year first herein above written.



**MRS. PRIYANKA KESHWANI**  
The ASSIGNORS/SELLERS



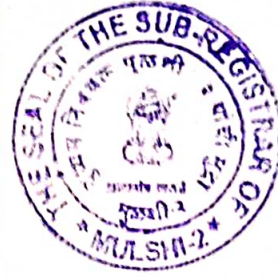
**MR. PRATEEK KESHWANI**  
The ASSIGNORS/SELLERS



**MR. VIJAY KUMAR SINGH KURIL**  
The ASSIGNEES/PURCHASERS

INDENTURE OF AGREEMENT TO SALE

म ल स - २		
१३५५३	१९	४०
२०२४		

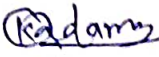


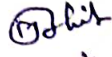
Radha

MRS. RADHA DEVI

The ASSIGNEES/PURCHASERS

WITNESS:- IN THE PRESENCE OF:

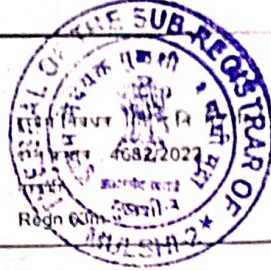
1)  
Sign   
Name Vaibhav B. Kadam  
Address Manaji Pune-57

2)  
Sign   
Name Mohit Rajpurohit  
Address Blue Ridge Hinjewadi-57

1:52 PM

1/03/2022

म ल स - २		
3793	मालिका	७०
२०२४		



गावाचे नाव : हिजावडी

- (1) किलेदाचा प्रकार भगाईनमेर हीट
- (2) मोबदला 3375000
- (3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलेवढ्याकडून आवाणी देतो की पट्टेदार ने नमुद करावे) 3269452

(4) भू-मापन, पोटोडिम्मा व फ्लॅटमोड (असल्यास) 1) गाविकेचे नाव पुणे इतर वर्णन , इतर माहिती सोने डिजिटरी येथील म न. 173/1 आणि 173/2 (एकूनीकरणानंतर मध्ये न 119(पार्ट)ने 125 + 154(पार्ट)ने 160 + 160/2 ने 171 + 173)वारी पुनर्र रॉल न आर - 1 वारी मूल्या रॉर 77590 चौगम मिटर या मिळवतीवर बांधण्यात येणा-या मजुर किंवा चमादत योजनातील ब्लू प्रिन्ट टाऊनशिप या रॉरी 37983 चौगम मिटर वरील रेगिस्ट्रेशन नं. 305 चे वॉरंट रॉर 'री वॉरंट' या मिळवतीवर बांधण्यात आलेल्या व मर्यादा मॉगापटी असलेल्या ब्लू प्रिन्ट वॉरंट रॉर विविध व. वी 01 ने वी 08 महाराष्ट्री गृहसंस्था मर्यादा, मर्यादा विविध न 6 मर्यादा 3 -या मर्यादावरील वॉरंट व. 305 चे वॉरंट रॉर 41 34 चो चौगम मिटर मर्यादा 445 चो वॉरंट या मिळवती वॉरंट एक वॉरंट वॉरंट मर्यादा रॉर 11 00 चौगम मिटर चे बागाचे मर्यादावृत्ति अधिचारात व वॉरंट उल्लंघन असलेल्या मर्यादा वॉरंट मर्यादावृत्ति ( ( Survey Number - 173/1 , ) )

- (5) क्षेत्रफळ 1) 41.34 चौ.मीटर
- (6) आवाणी किंवा मुदी देण्यात असेल किंवा.

(7) दस्तऐवज बरत देणा-या/विद्वन देवणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. 1) नाव:- नूपुर उदय गुभास्ने चांच्या लॉक कू.मु. मर्यादा उदय मुर्शीग मुभास्ने व.व.:-41, पत्ता:- प्लॉट नं. , माळा नं. , इमारतीचे नाव: एक ५ / १.०० विजय नगर मॉगापटी मर्यादा निव्वानर रॉर, अंधेरी ईस्ट मुंबई, व्हाक नं. , रॉर नं. , महागण्ड, मुंबई. पिन रॉर:-400069 पिन नं:-AMPPA1795H

2) नाव:- उदय मुर्शीग मुभास्ने व.व.:-41, पत्ता:- प्लॉट नं. , माळा नं. , इमारतीचे नाव: एक ५ / १.०० विजय नगर मॉगापटी मर्यादा निव्वानर रॉर, अंधेरी ईस्ट मुंबई, व्हाक नं. , रॉर नं. , महागण्ड, मुंबई. पिन रॉर:-400069 पिन नं:-AKZPG9778L

(8) दस्तऐवज बरत देणा-या पक्षकारांचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता 1) नाव:- शिवरा केशवानी व.व.:-30; पत्ता:- प्लॉट नं. , माळा नं. , इमारतीचे नाव: 369, मर्यादा मॉरी वगर, मर्यादावृत्ति, व्हाक नं. , रॉर नं. , इतर प्रदेश, वृत्तवृत्ति. पिन रॉर:-226004 पिन नं:-AJKPV8693D

2) नाव:- प्रवीण केशवानी व.व.:-34; पत्ता:- प्लॉट नं. , माळा नं. , इमारतीचे नाव: 369, मर्यादा मॉरी वगर, मर्यादावृत्ति, व्हाक नं. , रॉर नं. , इतर प्रदेश, वृत्तवृत्ति. पिन रॉर:-226004 पिन नं:-CESPK47988

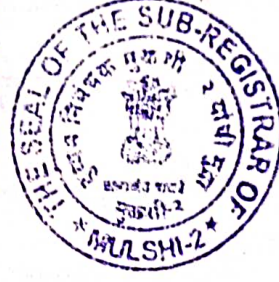
- (9) दस्तऐवज बरत दिव्याचा दिनांक 21/03/2022
- (10) दस्त मोदणी केल्याचा दिनांक 21/03/2022
- (11) अनुबंदाक, वड व गुण 4682/2022
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 202500
- (13) बाजारभावाप्रमाणे मोदणी शुल्क 30000
- (14) अंश



मुद्रांकनामाटी विचारात घेतलेला नपशीत:-  
 मुद्रांक शुल्क आवागनाता निवडवेना अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

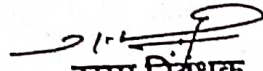
म ल स - २		
१३९५३	२९	००
२०२४		

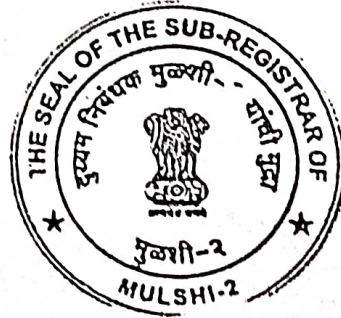


Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PRIYANKA KESHWANI	eChallan	02700452022031750375	MH014819058202122E	202500.00	SD	0007209383202122	21/03/2024
2		DHC		2003202200732	740	RF	2003202200732D	21/03/2024
3	PRIYANKA KESHWANI	eChallan		MH014819058202122E	30000	RF	0007209383202122	21/03/2024

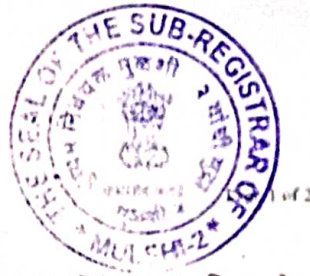
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

  
दुय्यम निबंधक  
श्रेणी - १, मुळशी - २





म ल स - २		
१३२५३	२२	००
२०२४		



Index-II



11/04/2014

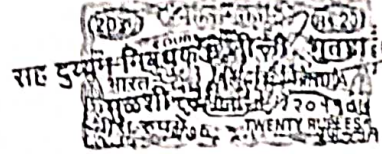
सूची क्र.2

दुसरा निबंधक : सह दु.नि. मुंबई-२  
 दात क्रमांक : 2004/2014

मोडणी :  
 Regn 03m

गावाचे नाव : 1) हिजवडी

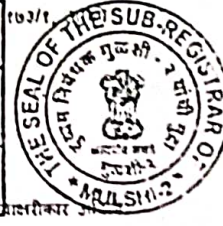
- (1) घितेबापा घरार करारनामा  
 (2) शोबदला 3452900  
 (3) बाजारगाव (मंडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार तो नमुद करावे) 2928100  
 (4) भू-आपन,पोटहिस्सा व घरक्रमांक (असल्यास)



1) पालिकेचे नाव: पुणे इतर वर्णन : इतर माहिती: मॉडे हिजवडी येथील रा.नं. 103/1 आणि 103/2 ( एकत्रीकरणानंतर रा.नं नं 119(पाटे) ते 124 + 144(पाटे) ते 140 + 140/2 ते 101 + 103) यांसी युजर झोन नं. आर - 1 यांसी एकूण क्षेत्र 66490 चौरस मिटर या मिळकतीवर बांधण्यात येणा-या गजूर विशेष पुराहत योजनेतील ब्लू रिज टाउनशिप या पैकी 30923 चौरस मिटर वरील रेसिडेन्सीयल प्रोजेक्ट 'डी लॅण्ड ' या मिळकतीवर बांधण्यात येत असलेल्या बिल्डिंग नं ६ मधील 3 -या मजल्यावरील फ्लॉट क्र. 304 चे कार्पेट क्षेत्र ४१.३४ चौ चौरस मिटर म्हणजेच ४४4 चौ. फुट या मिळकती बरोबर एक वर पाकींग स्पेस दारी क्षेत्र 11.00 चौरस मिटर चे वापराचे एकराजतज्ञिव अधिकारासह व करात उत्तरेच असलेल्या सामाईक सोडराजतज्ञिव (Survey Number : 103/1 103/2 ; )



Survey Number : 103/1		
४६८२	९८	३८
२०२२		



- (5) शोबदला  
 (6) आकारणी किंवा जुडी देण्यात आलेले तसे.  
 (7) दस्तऐवज करून देणा-या/विहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

- 1) 41.34 चौ.मीटर  
 1): नाव:- - मे. परमेश्वर कृष्णराव या नि. तर्फे अश्विनी मालतीकर या वारधे / संजय भगवान कुलकर्णी तर्फे बन्वुनीजबाबासाहेबी विरोध कुलगुळत्यार पत्र धारक की. संदीप मुंदर रोडी वय:-28; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, रोज नं:- रा. हिजवडी पुणे, . . पिन कोड:-411057 पॅन नं:-AAACF9559J  
 1): नाव:-मुपूर उदय गुमास्ते वय:-30; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- एक 4 /१०२ विजय नगर सोसायटी स्वामी नित्यानंद रोड अंधेरी पूर्व मुंबई, प्लॉक नं:-, रोड नं:-, . . पिन कोड:-400069 पॅन नं:-AMPPA1795H  
 2): नाव:-उदय सुधीर गुमास्ते वय:-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- एक 4 /१०२ विजय नगर सोसायटी स्वामी नित्यानंद रोड अंधेरी पूर्व मुंबई, प्लॉक नं:-, रोड नं:-, . . पिन कोड:-400069 पॅन नं:-AKZPG9778L

- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता  
 (9) दस्तऐवज करून दिल्याचा दिनांक 11/04/2014  
 (10) दस्त नोंदणी केल्याचा दिनांक 11/04/2014  
 (11) अनुक्रमांक, छड व पृष्ठ 2904/2014

Index-II

(12) बाजागाभापगणे मुद्रांक शुल्क:

(13) बाजा(मलापगणे) नोंदणी शुल्क:

(14) शेष

म ल स - २		
१३२५३	२९	००
८६४००		
३००००		
२०२४		



मुद्रांकनामतची विधायक घेतलेला  
संशोधन :-

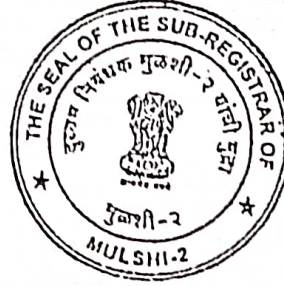
मुद्रांक शुल्क आकारताना निवडलेला  
अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



आस्सल वर हुकूम नक्कल

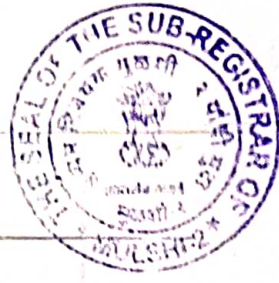
सह दुय्यम निबंधक श्रेणी-१  
मुळशी-२



म ल स - २		
४६५२	१६	३८
२०२२		



म ल स - २		
१३२५५	२४	००
२०२४		



**पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण, पुणे** (113)

**Pune Metropolitan Regional Development Authority, Pune**

स.नं. १५२ - १५३, महाराजा सायाजीराव गायकवाड उद्योग भवन, औंध, पुणे - ४११००७

S.No. 152-153, Maharaja Sayajirao Gaikwad Udyog Bhawan, Aundh, Pune - 411 007

Ph No. : 020- 259 33 344 / 356 / 333 / फोन नं. : ०२०- २५९ ३३ ३४४ / ३५६ / ३३३ Email: hqpmrda@gmail.com

**भोगवटा प्रमाणपत्र**

( मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र.७.६ नुसार )

जा.क्र. : बीएमयु/मौ. हिंजवडी/स.नं. ११९ ते १७९ व १७३ सेक्टर आर-१/प्र.क्र.१७९१/१६-१७/ दि.७३/०१/२०१७

प्रति,

मे. फ्लॅगशिप इन्फ्रास्ट्रक्चर्स प्रा.लि. तर्फे  
संचालक शशांक पुरूषोत्तम परांजपे  
रा. राजीव गांधी इंफोटेक पार्क, फेज १, हिंजवडी, पुणे ५७

मीजे हिंजवडी, तालुका मुळशी, जिल्हा पुणे येथील स.नं. ११९ ते १७९ व १७३ सेक्टर आर-१ क्षेत्र ४६७०२.२२ चौ.मी. या जागेवर टॉवर बी-४ व बी-६ चे या इमारतीचे बांधकाम / सुधारित बांधकाम करण्यासाठी जिल्हाधिकारी, पुणे यांचेकडील अकृषिक आदेश क्र. पमह/टीएस/एसआर/१५/२०१४ दि. ७/५/२०१५ अन्वये आपणास परवानगी देण्यात आली आहे.

उपरोक्त परवानगी प्रमाणे आपण अनिरुद्ध वैध अॅन्ड असो लायसन्स नं. CA/८५/८९६८ परवानाधारक वास्तुविशारद/ स्ट्रक्चरल अभियंता/ सुपरवायझर यांच्या देखरेखीखाली इमारतीचे बांधकाम पूर्ण /अंशतः पूर्ण केले असलेबाबत व या इमारतींना भोगवटा प्रमाणपत्र मिळणेबाबत दि. १/२२/२०१६ रोजी अर्ज केल्यावरून आपणास खालील इमारतींना सोबतच्या परिशिष्ट 'ब' मध्ये नमूद केलेले अटीस अधिन राहून भोगवटा करणेस संमती देण्यात येत आहे.

**उपयोगात आणावयाच्या इमारतीचे वर्णन**

अ.क्र.	इमारत क्र.	मंजुरी नुसार	एकुण सदनिका
१	बी - ४	३ पार्किंग + पार्किंग २ / स्टिल्ट ४ + पार्किंग १ / स्टिल्ट ३ + स्टिल्ट २ + स्टिल्ट १ + २४ मजले	२४०
२	बी - ६	३ पार्किंग + पार्किंग २ / स्टिल्ट ४ + पार्किंग १ / स्टिल्ट ३ + स्टिल्ट २ + स्टिल्ट १ + २४ मजले	२३७

या, महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने



*[Signature]*  
महानगर आयुक्त  
तथा  
मुख्य कार्यकारी अधिकारी,  
पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण,  
पुणे यांचे कारिता.

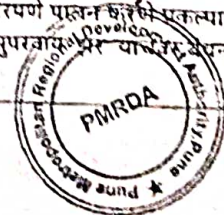
प्रत:- माहिती व आवश्यक कार्यवाहीसाठी.  
ग्रामसेवक, मीजे हिंजवडी ता मुळशी, जि.पुणे. यांना माहितीसाठी व घरपट्टी आकारणीसाठी.

म ल स - २		
१३२५३	२५	७०
२०२४		



पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण, पुणे यांचेकडील दि-१३/०२/२०१७ रोजीचे पत्र क्र.१०६/२०१७ सोबतचे परिशिष्ट 'ब'

- १) अर्जदार /सदनिका धारक/गाळे धारक यांना उक्त इमारतीमधील सामाईक जागा उदा. रेफ्युज एरिया, सामाईक पार्किंग, टॉप टेरेस इ. बंदिस्त करता येणार नाही, अथवा विकता येणार नाही. सदरचे क्षेत्र सर्व लोकांसाठी खुले ठेवणे अर्जदारांवर बंधनकारक राहिल.
- २) अर्जदार / सदनिका धारक यांना सदनिका लागतचा दोन मजले उंचीचा टेरेस बंदिस्त करता येणार नाही.
- ३) रेखांकनातील रस्ते, गटारे, खुली जागा इत्यादी अर्जदारांनी सदनिका वितरित करण्यापूर्वी जागेवर स्वछर्चाने व सभाधानकारकरित्या विकसित करणे आवश्यक आहे.
- ४) उंच इमारतीच्या अनुषंगाने मुख्य अग्निशमन अधिकारी, पुणे महानगर क्षेत्र विकास प्राधिकरण पुणे यांनी पत्र क्र. FFM/०४/२०१६ दि. २७/०६/२०१६ अन्वये दिलेल्या अग्नीशमन नाहरकत प्रमाणपत्रातील अटी व शर्तीची पूर्तता करणे अर्जदार/विकासक/जमीन मालक यांचेवर बंधनकारक राहिल.
- ५) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील नियम क्र. ७.१ नुसार सदर प्रकल्पाचे बांधकाम विकास नियंत्रण नियमावलीनुसार करणेची तसेच भारतीय प्रमाणकानुसार सुरक्षिततेच्या सर्व निकषांचे पालन करून नियोजित बांधकाम करणेची संपूर्ण जबाबदारी जमिनमालक/विकासक यांची असून प्रस्तुत प्रकरणी अर्जदार / जमीन मालक/ विकासक श्री. शशांक परांजपे यांनी दि ४/११/२०१५ रोजी रुपये- २००/- स्टॅम्प पेपरवर तसे नोटरीज्वळ हमीपत्र क्र. ३८५/२०१५ सादर केलेले आहे. त्यास अधिन राहून भोगवटा /अंशतः भोगवटा प्रमाणपत्र देण्यात येत आहे.
- ६) बांधकाम मंजूरीच्या आदेशातील तसेच अफूधिक परवानगी आदेशातील सर्व अटी व शर्ती अर्जदार/विकासक/जमीन मालक यांचेवर बंधनकारक राहिल.
- ७) विषयांकित प्रकल्पामध्ये प्रस्तावित केलेले एकूण (Gross FSI+ Non FSI) बांधकाम क्षेत्र ४,३८,४७३ चौ.मी. आहे. तथापि, या प्रकल्पामध्ये अनुज्ञेय होणारे एकूण कमाल (Gross FSI+ Non FSI) बांधकाम क्षेत्र सुमारे ६,७८,४५०.०० चौ.मी. आहे. त्यामुळे या प्रकल्पास पर्यावरण विभागाकडील State Environmental Impact Assessment Authority कडून Environment Clearance प्रमाणपत्र घेणे आवश्यक आहे. त्यानुसार अर्जदार यांनी यापूर्वी पर्यावरण विभागाकडील दिनांक ०३/१०/२००७ रोजीचे पत्र क्र.२१-३८२/२००७/IA-III अन्वये प्रमाणपत्र प्राप्त केले असून त्यामधील तसेच पर्यावरण विभागाकडील परिपत्रक क्र. SEIAA-२०१४/CR-०२/TC-३, दिनांक ३०/०१/२०१४ मधील अटी व शर्तीचे काटेकोरपणे पालन करणे प्रकल्पाचे अर्जदार /मालक/ विकासक व वास्तुविशारद/अभियंता/सूक्ष्मरत अभियंता/सुपरवायझर यांचेवर बंधनकारक राहिल.
- ८) प्रस्तावीत टुरीस्ट रिसॉर्ट वापराचे अनुषंगाने महाराष्ट्र प्रदुषण नियंत्रण मंडळ (Maharashtra Pollution Control Board) विभागाकडून दिनांक ०५/०२/२००८ रोजीचे पत्र क्र. BO/RO/(P.&P)/CC-२१० अन्वये प्राप्त केलेले असून त्यामधील अटी व शर्तीचे काटेकोरपणे पालन करणे प्रकल्पाचे अर्जदार /मालक/ विकासक व वास्तुविशारद/अभियंता/सूक्ष्मरत अभियंता/ सुपरवायझर यांचेवर बंधनकारक राहिल.




मलस - २		
१३२५३	२६	००
२०२४		



- ९) विषयांकित जागेतील उर्वरित इमारतीचे बांधकाम मंजूर नकाशानुसार पूर्ण करून त्यास भोगवटा प्रमाणपत्र घेणे अर्जदार /मालक/ विकासक यांचेवर बंधनकारक आहे.
- १०) प्रस्तुत गृहप्रकल्पाकरिता आपण सादर केलेल्या प्रमाणपत्रात नमूद सक्षम प्राधिकरणाने /ग्रामपंचायतीने पिण्याच्या पाण्याचा पुरवठा न केल्यास या गृहप्रकल्पातील सदनिका हस्तांतरणापूर्वी पिण्याच्या पाण्याची आवश्यक ती पूर्तता स्वखर्चाने करणे अर्जदार /जमीन मालक/ विकासक यांचेवर बंधनकारक राहिल.

मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने



  
महानगर आयुक्त  
तथा  
मुख्य कार्यकारी अधिकारी,  
पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण,  
पुणे यांचे करिता.

म ल स - २

१३२५३

२०/०८



नोंदणी क्रमांक :

पो (ए/एम्. एम्. अम्/एम्. एम्. जी/

(ए. सी)/१३१६३/२०१६

दिनांक : १०/८/२०१६

महाराष्ट्र शासन  
सहकार व वस्त्रोद्योग विभाग

## नोंदणीचे प्रमाणपत्र

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,  
(एम्. एम्. जी युनिट डी विल्डिंग व्ही. वी. ०१ ते वी. ०८) सहकारी वृद्धरचना  
संस्था मन्नी. सर्व्हे नं. ११८ (सी) ते १२५ + १५४ (सी) ते १६० + १६१/२ ते १७१ + १७२  
मुळठ-डी. व्हिंजवती, ता. मुळशी जे-पुणे

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र  
अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम, १९६१  
मधील नियम क्रमांक १०(१) अन्वये संस्थेचे

वर्गीकरण सहकारी वृद्धरचना संस्था असून

उपवर्गीकरण मलिकुड सहभागीदारि सहकारी वृद्धरचना संस्था आहे.



स्थळ : (मुळशी (पौड))

दिनांक : १०/०८/२०१६

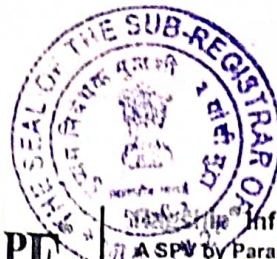
*(प्रविण परब)*

सहाय्यक निबंधक, सहकारी संस्था  
मुळशी (पौड), जिल्हा पुणे.

म ल स - २		
१३२५३	२८	००

**P** **PARANJAPE**  
**SCHEMES**

The Spirit Of New India



Infrastructure (P) Ltd.  
A SPV by Paranjape Schemes,  
Blue Ridge, Near Cognizant,  
Rajiv Gandhi Infotech Park - Phase I,  
Hinjewadi, Pune - 411 057.  
☎ : +91 20 3980 3980  
☎ : +91 20 3980 3911

Date: 12 September 2016

To,

GUMASTE NUPUR UDAY ✓  
GUMASTE UDAY SUDHIR ✓

F5/902, VIJAY NAGAR SOC SWAMI NITYANAND ROAD ANDHERI (E)  
MUMBAI-400069  
MUMBAI

Sir/Madam,

Ref: Letter of Possession of Flat No. B6-305, Floor 3RD FLOOR Building No- B6, in our project "Blue Ridge Township", Hinjewadi, Pune.

We are glad to inform you that we have completed the construction of the said Flat along with the said Tower. We have handed over the possession of the said flat and confirm the same through this letter of possession.

You confirm that you have inspected the flat and the building and have found the same constructed according to the plans sanctioned by the competent Authority as well as the terms and conditions of our said Agreement to sell dated 11-Apr-14 vide Regi. Receipt No. 2904/11-Apr-14(M2), and that you have no complaints whatsoever in respect of the construction of the aforesaid flat, and you are fully satisfied with the flat premises allotted to you and along with car parks/ parking space which is allotted to you.

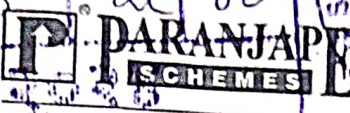
You have also verified the area of the said flat and confirmed the same as correct and have no complaint about the same.

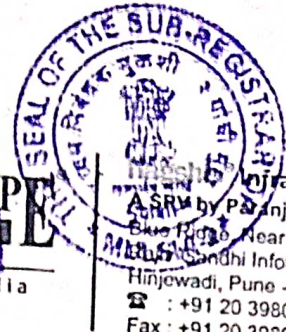
It is however clearly agreed and understood by you that we shall not remain liable for any damage or defects arising out of your furniture work nor for any unauthorized changes made by you inside the flat. You are also not entitled to change the external elevation of the flat or the building in any manner whatsoever. All other terms of the Agreement to sell signed by you will be binding on you. There after the same will be transferred in the name of Society of the flat owners.

You are aware and have agreed that the Owner/Promoter is constructing/to be constructed this project as per the Township Regulations framed for Pune Region by Govt. of Maharashtra, Urban Development Department, Mumbai under the Maharashtra Regional Town Planning Act, 1966(said Township Regulations). You are aware that this township is being developed in phases. Hence the amenities will be

*(Signature)*  
*(Signature)*



म ल ख - २		
१३२५३	२६	००
 <b>PARANJAPE</b> <b>SCHEMES</b>		
The Spirit of New India		



Infrastructure (P) Ltd.  
 Paranjape Schemes,  
 Near Cognizant,  
 Sandhi Infotech Park - Phase I,  
 Hinjewadi, Pune - 411 057.  
 ☎ : +91 20 3980 3980  
 Fax : +91 20 3980 3911

constructed in phased manner. Further you may, not raise any objection to the development made by Owner/Promoter on site.

It is however clearly agreed and understood by you that an amount liable to pay by you towards maintenance for a period commencing from 1<sup>st</sup> September, 2016 till the end of 6 months, i.e. 28<sup>th</sup> February, 2017.

You are hereby informed and you have agreed that the final Conveyance deed in favour of Co-operative Housing Society will be executed after final completion of all flats for the project from the concerned authorities.

Sincerely yours,

For Flagship Infrastructure Pvt. Ltd.

Authorized Signatory

I / We confirm possession of above said flat and accept the above contents.

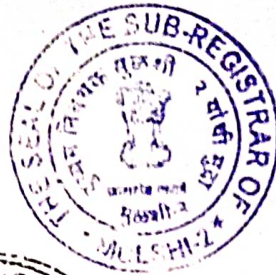
GUMASTE NUPUR UDAY  
 GUMASTE UDAY SUDHIR

(B6-B6-305)

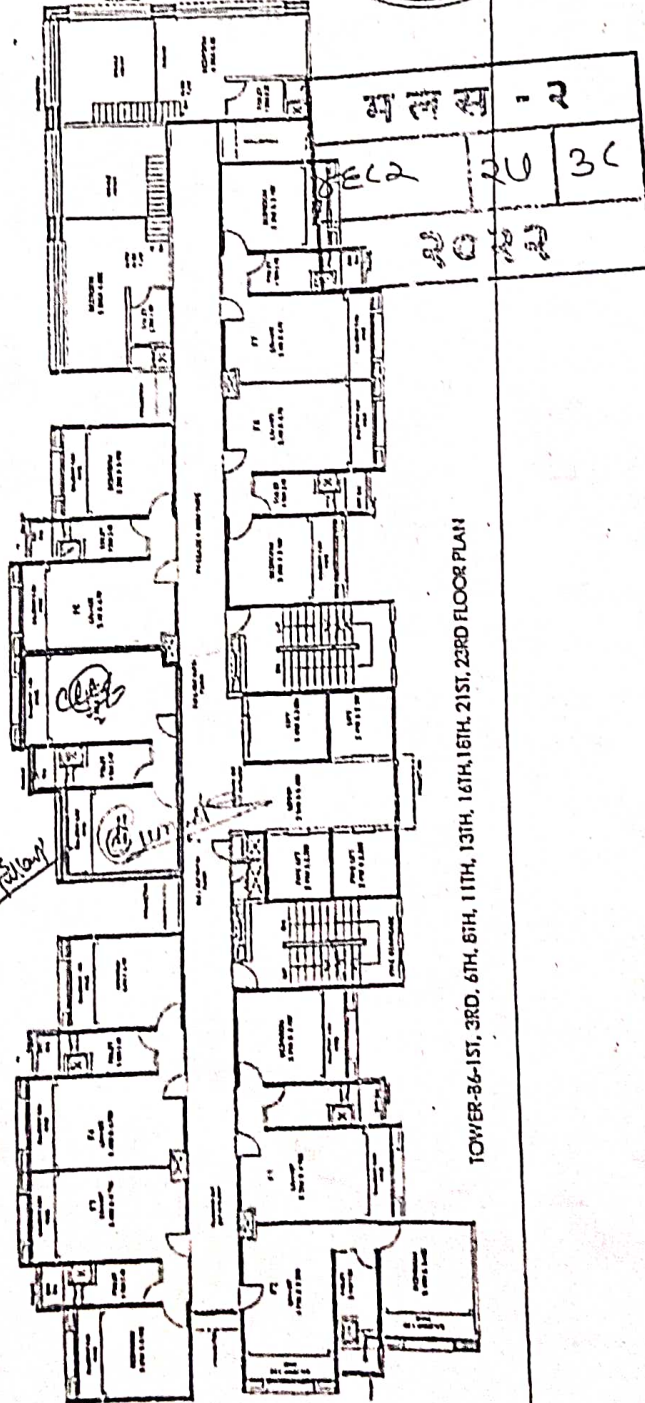
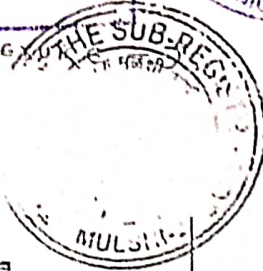




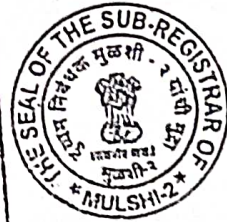
मलस - २		
१३१५३	३०	००
२०२४		



मलस - २		
२००४	४४	५६
२०१४		



मलस - २		
२६२	२०	३८
२०१४		



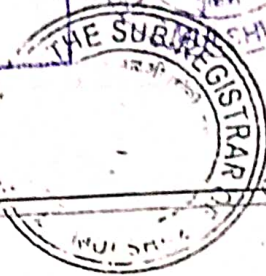
TOWER-36-1ST, 3RD, 6TH, 8TH, 11TH, 13TH, 16TH, 16TH, 21ST, 22RD FLOOR PLAN

BUILDING No - G FLAT NO - 305, FLOOR - 3TH.

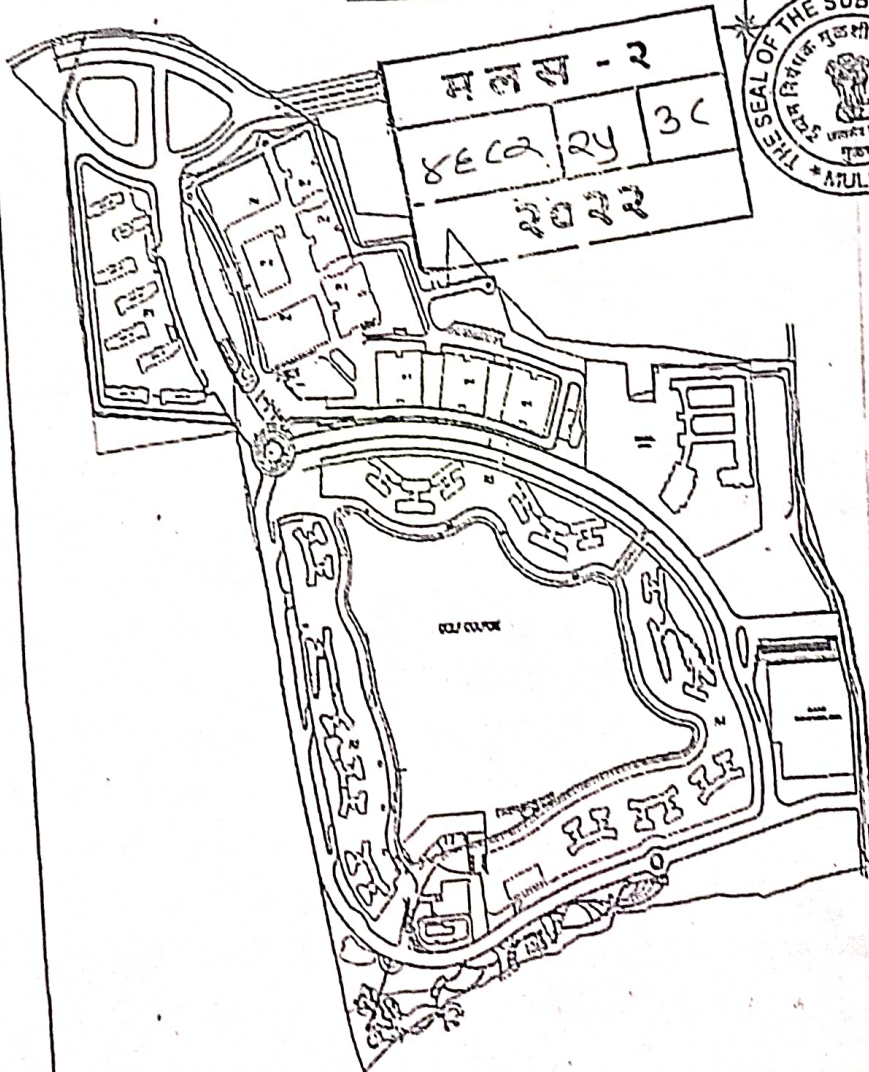
मलका - २		
१३२५३	९९	००
म २०२४		



२००४ ३० ५६
२०२४



ANNEXURE-A

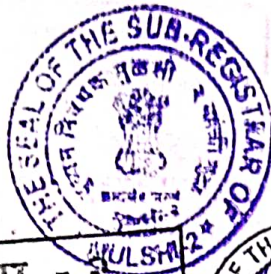


मलका - २		
४६०२५	३८	
२०२४		



Blue Ridge -

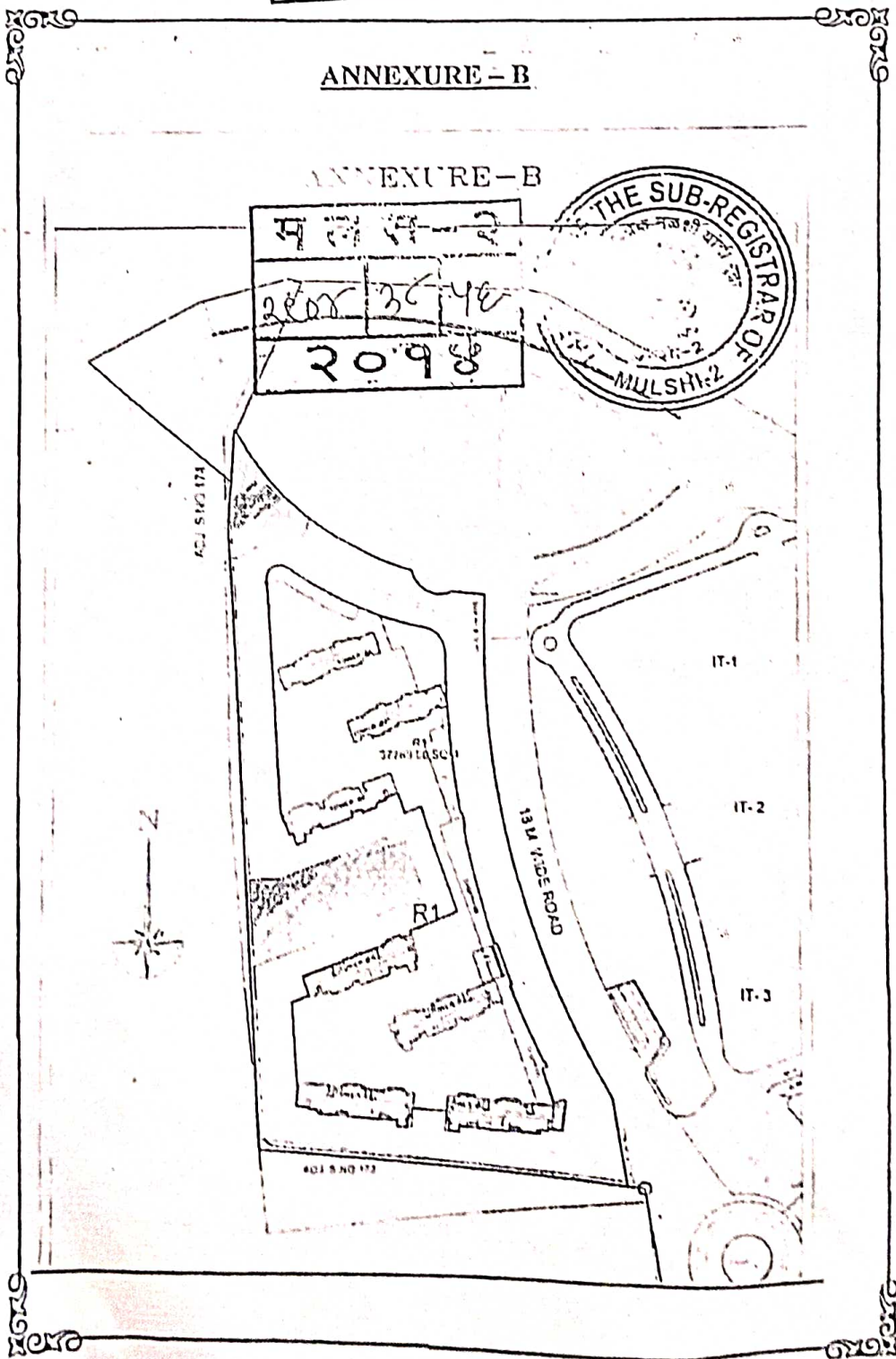
म ल स - २		
१३५५३	४२	००
२०२४		

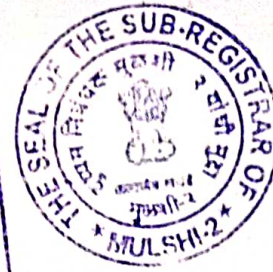
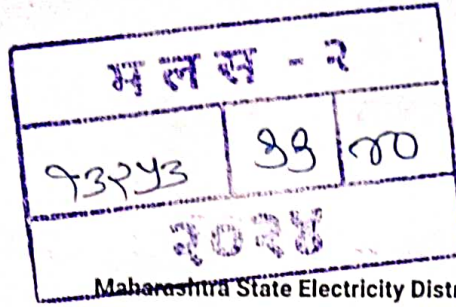


म ल स - २		
४६८२	२६	३८
२०२२		



ANNEXURE - B





Bill of Supply For: APR-2024

Website : [www.mahadiscom.in](http://www.mahadiscom.in)  
 GSTIN of MSEDCL 27AAECM2933K1ZB  
 BILL NO.(GGN): 000002410962489

HSN code 27160000

Consumer No: 170675859437  
 Ms Priyanka keshwani  
 BLURIDGE TOWNSHIP B-6 FL-305 411057  
 Mobile/Email: 77\*\*\*\*\*25/kes\*\*\*\*\*@gmail.com

Bill Date: 24-APR-24  
 Bill Amount Rs: 300.00  
 Due Date: 14-MAY-24  
 If Paid After Due Date: 300.00

Billing Unit: 4636 :SANGHVI SUB-DN.  
 Tariff/Category: 090 /LT I Res 1-Phase  
 Pole No: 00000000  
 PC/MR/Route Sequence/DTC: 8 / 33-6815-0185 /6361456  
 Meter No: 08203271227  
 Reading Group: SS

Supply Date: 30-Jul-2016  
 Sanct. Load: 3 KW  
 Security Deposit(Rs): 1,500.00  
 Current Reading Date: 19-APR-24  
 Previous Reading Date: 19-MAR-24

Scan this QR Code with BHIM App for UPI Payment

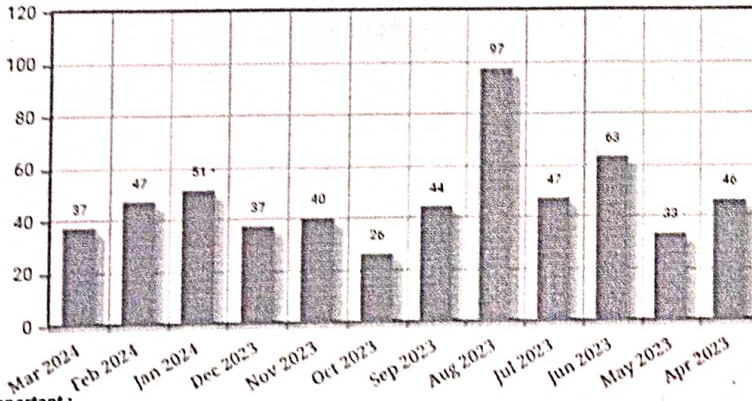


Current Reading	Previous Reading	MF	Unit	Adj. Unit	Total
4151	4116	01	35	0	35

In case of payment by QR code, the prompt payment discount or delay payment charges applicable as per the payment date will be included in the next bill.

Meter status: NORMAL  
 Bill Period: 1.03 Month(s) / Old Units upto 31-03-2024 = 14

Billing History:



\* For any queries on this bill please contact

MSEDCL Call Center:  
 18002333435  
 18002123435  
 1912

Rules and Regulations of MSEDCL for redressal of customer grievances are available on [www.mahadiscom.in](http://www.mahadiscom.in) > ConsumerPortal > CGRF

Important:

1. Register for e-bill instead of printed bill and get a go-green discount of Rs. 10 on each bill. For registration: <https://pro.mahadiscom.in/Go-Green/gogreen.jsp> (The GGN number is available in the upper left corner of your printed bill.)
2. Pay electricity bill through digital medium and get 0.25% (up to Rs.500/-) discount (excluding taxes and duties).
3. If your mobile number and email address are incorrect, correct it by visiting <https://pro.mahadiscom.in/ConsumerInfo/consumer.jsp>
4. Next month's reading will mostly take place on 19-05-2024.

विशेष संदेश :

\* Please accept only computerized receipt with a computerized number when making any payment of MSEDCL. Handwritten receipts should not be accepted. Use the option of online payment facility to avoid inconvenience.


Billing Unit:	4636	Consumer No:	170675859437	PC:	S8	Tariff:	090
Due Date:	14-MAY-24			300.00			

If Paid by this Date:	03-MAY-24	300.00
If Paid After this Date:	14-MAY-24	300.00


Bank Copy:	DTC No:	6361456					
Billing Unit:	4636	Consumer No:	170675859437	PC:	S8	Tariff:	090

Due Date:	14-MAY-24	300.00
If Paid by this Date:	03-MAY-24	300.00
If Paid After this Date:	14-MAY-24	300.00

भारत सरकार  
GOVERNMENT OF INDIA



विजय कुमार सिंह कुरील  
Vijay Kumar Singh Kuril  
जन्म वर्ष / Year of Birth : 1974  
पुरुष / Male



आधार

916 1889 9657

आम आदमी का अधिकार


7243 38 00

आयकर विभाग  
INCOME TAX DEPARTMENT

RADHA DEVI  
DEVI DEEN  
02/02/1982  
Permanent Account Number  
BSGPD5868Q

*Radha*  
Signature

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AKJPK7917P

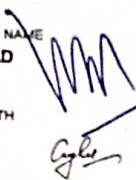


नाम / NAME  
VIJAY KUMAR SINGH KURIL

पिता का नाम / FATHER'S NAME  
AYODHYA PRASAD

जन्म तिथि / DATE OF BIRTH  
29-09-1974

हस्ताक्षर / SIGNATURE



आयकर अधिकारी (कंप्यूटर संभालन)  
Commissioner of Income-tax (Computer Operations)

भारत सरकार  
GOVT. OF INDIA

REGISTRAR OF  
INCOME TAX

भारत सरकार  
Government of India




पियंका केशवानी  
Priyanka Keshwani  
जन्म तिथि / DOB : 07/05/1991  
महिला / Female

7920 5526 2340

मेरा आधार, मेरी पहचान

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA




स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AJKPV8693D

नाम / Name  
PRIYANKA KESHWANI

पिता का नाम / Father's Name  
BHAJANLAL VANWANI

जन्म की तारीख / Date of Birth  
07/05/1991

हस्ताक्षर / Signature



भारत सरकार  
Government of India



प्रतीक केशवानी  
Prateek Keshwani  
जन्म तिथि / DOB : 05/03/1988  
पुरुष / Male

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।  
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या ईपुआर कोड/ऑफलाइन एक्सएमएल की स्कैनिंग) के साथ किया जाना चाहिए।  
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

8495 3781 6248

मेरा आधार, मेरी पहचान

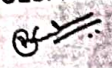
आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PRATEEK KESHWANI  
TRILOKI NATH KESHWANI

05/03/1988  
Permanent Account Number  
CESPK4798B

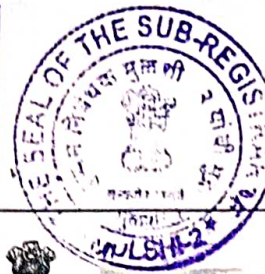
हस्ताक्षर / Signature



म ल रा - २

१३२५३ ७५ ००

२०२३



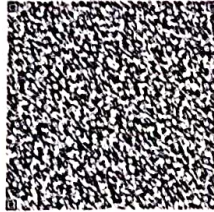
भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 1408/81612/22283

To  
राधा देवी  
Radha Devi  
W/O: Vijay Kumar Singh Kureel  
212 / A  
HARDEV NAGAR  
KANPUR  
Barra  
Kanpur Nagar Uttar Pradesh - 208027  
7505896777

Signature Not Verified  
This document is not a valid proof of identity.  
The details of the Aadhaar number holder are not verified.



आपका आधार क्रमांक / Your Aadhaar No. :

9282 8238 4105

VID : 9195 3213 7477 4211

मेरा आधार, मेरी पहचान

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारत सरकार  
Government of India



Issue Date: 08/01/2015



राधा देवी  
Radha Devi  
जन्म तिथि/DOB: 02/02/1982  
महिला/ FEMALE

9282 8238 4105

VID : 9195 3213 7477 4211

मेरा आधार, मेरी पहचान

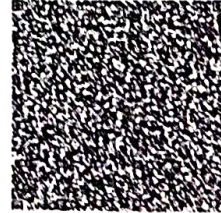


भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



पता:  
W/O: विजय कुमार सिंह कुरील, 212 / ए, हरदेव नगर,  
कांपुर, बर्रा, कांपुर नगर,  
उत्तर प्रदेश - 208027

Address:  
W/O: Vijay Kumar Singh Kureel, 212 / A,  
HARDEV NAGAR, KANPUR, Barra, Kanpur  
Nagar,  
Uttar Pradesh - 208027

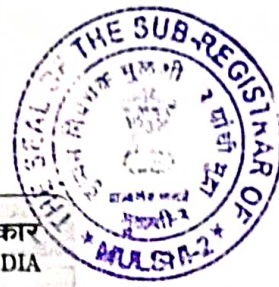


9282 8238 4105

VID : 9195 3213 7477 4211

1047 | help@uidai.gov.in | www.uidai.gov.in

म ल स - २  
१३२५३ ८६ ००



आयकर विभाग भारत सरकार  
INCOME TAX DEPARTMENT GOVT. OF INDIA


स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
DFLPR8034C

नाम / Name  
RAJPUROHIT MOHIT BHAGIRATH

पिता का नाम / Father's Name  
BHAGIRATH BHAWARSINGH RAJPUROHIT

जन्म की तारीख / Date of Birth  
17/11/1997

हस्ताक्षर / Signature



भारत सरकार  
Government of India



वैभव बाजीराव कदम  
Vaibhav Bajirao Kadam  
जन्म वर्ष / Year of Birth : 1991  
पुरुष / Male



2183 0683 1086

आधार - सामान्य माणसाचा अधिकार

ADVOCATE  
Bar Council of  
Maharashtra & Goa  
HIGH COURT, BOMBAY



Name : PAWAR SUNITA GULABRAO  
Residence : HAVELI, Dist. PUNE  
Roll No. : MAH/420/2013  
Enrolled On : 21-02-2013  
Date Of Birth : 10-03-1986

133245 B0000033932

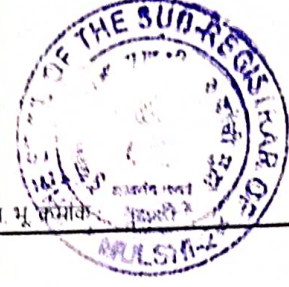
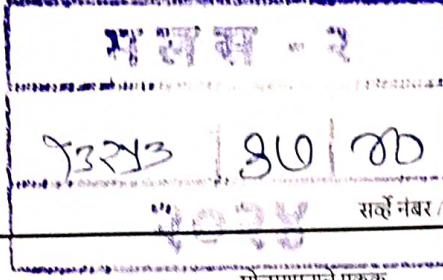
M.S. Mohite  
CHAIRMAN

मूल्यांकन पत्रक ( प्रभाव क्षेत्र - बांधीव )

27 May 2024, 12:45:56 PM

Valuation ID 202405273422

मूल्यांकनाचे वर्ष 2024  
जिल्हा पुणे  
तालुक्याचे नांव मुळशी  
गांवाचे नांव मौजे : हिजवडी  
प्रमुख मूल्य विभाग 14  
उप मूल्य विभाग 14.2  
क्षेत्राचे नांव Influence Area



वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.  
मूल्यदर 74730

मोजमापनाचे एकक  
चौ, मीटर

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र - 45.474 चौ. मीटर  
बांधकामाचे वर्गीकरण - 1-आर सी सी  
उद्दवाहन सुविधा - आहे

मिळकतीचा वापर - निवासी सदनिका  
मिळकतीचे वय - 7 वर्षे  
मजला - 1st To 4th Floor

मिळकतीचा प्रकार - बांधीव  
मूल्यदर/बांधकामाचा दर - Rs.74730/-

Sale Type - Resale

First Sale Date - 21/03/2022

Sale Resale of built up Property constructed after circular dt.02/01/2018

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

= (वार्षिक मूल्यदर \* घसा-यानुसार टक्केवारी)  
= (74730 \* (93 / 100))  
= Rs.69499/-

मजला निहाय घट वाढ

= 100% of 69498.9 = Rs.69499.-

Rules Applicable 3, 19, 18

A) मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
= 69499 \* 45.474  
= Rs.3160397.526/-

C) बंदिस्त वाहन तळाचे क्षेत्र  
बंदिस्त वाहन तळाचे मूल्य

11 चौ. मीटर  
= 11 \* (69499 \* 25/100)  
= Rs.191122.25/-

Rule 15

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य खुली बाल्कनी + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + गेडदो-मार्ईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ  
= A + B + C + D + E + F + G + H + I + J  
= 3160397.526 + 0 + 191122.25 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
= Rs.3351520/-  
= २ तेहेतीस लाख एकावन्न हजार पाच शे वीस /-

Home

Print



दस्त क्रमांक: मलमर /13253/2024

बाजार मूल्य: रु. 33,51,520/-

मोबदला: रु. 44,50,000/-

भरलेले मुद्रांक शुल्क: रु.2,67,000/-

दु. नि. मह. दु. नि. मलमर यांचे कार्यालयात

अ. क्र. 13253 वर दि.27-05-2024

रोजी 2:31 म.नं. वा. हजर केला.

पावनी:14258

पावनी दिनांक: 27/05/2024

मादरकरणाराचे नाव: विजय कुमार सिंह कुरीव

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकुण: 30800.00

दस्त हजर करणाऱ्याची सही:

MLS दुय्यम निबंधक

श्रेणी - १, मुळशी - २

दस्ताचा प्रकार: अंर्पामेंट टू भेल

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥ विकास प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमसेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाणू प्रभाव क्षेत्रात.

शिह्वा क्रं. 1 27 / 05 / 2024 02 : 31 : 20 PM ची वेळ: (मादरीकरण)

शिह्वा क्रं. 2 27 / 05 / 2024 02 : 32 : 29 PM ची वेळ: (फी)

MLS दुय्यम निबंधक

श्रेणी - १, मुळशी - २

### पतिज्ञापत्र

सदर दस्तारपत्र ह्य नोंदणी क्रमांक ११०८ अंतर्गत असलेल्या लागूकीनुसार नोंदणीत दस्तारपत्राच्या अर्दी दस्तारातील संपूर्ण मजकूर, मिथ्यापत्रकार्यपती, संपत्तीदार व सोबत जोडलेल्या अर्दापत्राची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता व अर्दापत्राची सत्यता व संपूर्णपणे जाबबदार राहिलेला



सिंहम शेणै

सिंहम शेणै

*(Signature)*

*(Signature)*

*(Signature)*

Radha



27/05/2024 2:37:22 PM

इम्त गोपबारा भाग-2

मालमः

रमन क्रमांक: 13253/2024

इम्त क्रमांक :मालमः/13253/2024

इम्ताचा प्रकार :-अॅडीमेंट टू मेल

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	हस्ताक्षर	ठमा प्रमाणित
1	नाव:पियंका केशवानी पत्ता:प्लॉट नं: -, भाळा नं: -, इमारतीचे नाव: डी 002, गगन आदिरा मोसायटी, गगन आदिरा रोड, लेस्मिकॉन स्कूल ममोर, बाधोनी, पुणे, महाराष्ट्र., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:AJKPV8693D	विहून देणार वय :-32 स्वाक्षरी:-		
2	नाव:प्रवीण केशवानी पत्ता:प्लॉट नं: -, भाळा नं: -, इमारतीचे नाव: डी 002, गगन आदिरा मोसायटी, गगन आदिरा रोड, लेस्मिकॉन स्कूल ममोर, बाधोनी, पुणे, महाराष्ट्र., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:CESPK4798B	विहून देणार वय :-36 स्वाक्षरी:-		
3	नाव:विजय कुमार सिंह कुरील पत्ता:प्लॉट नं: -, भाळा नं: -, इमारतीचे नाव: 212/ए, हरदेव नगर, बरा दक्षिण, कानपूर नगर, उत्तर प्रदेश., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:AKJPK7917P	विहून देणार वय :-49 स्वाक्षरी:-		
4	नाव:राधा देवी पत्ता:प्लॉट नं: -, भाळा नं: -, इमारतीचे नाव: 212/ए, हरदेव नगर, बरा दक्षिण, कानपूर नगर, उत्तर प्रदेश., ब्लॉक नं: -, रोड नं: -, उत्तर प्रदेश, कानपूर सिटी. पॅन नंबर:BSGPD5868Q	विहून देणार वय :-42 स्वाक्षरी:-		

वरील इम्तऐवज करून देणार लयाकधीन अॅडीमेंट टू मेल चा इम्त ऐवज करून दिल्याचे कबुल करतात.  
शिकका क्र.3 ची वेळ:27 / 05 / 2024 02 : 36 : 24 PM

ओळख:-

मदर इमम दुय्यम निबंधक यांच्या ओळखीचे अमुन इम्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव:बशील मुनिना पवार  
वय:35  
पत्ता:रा हिंजवडी ता मुळशी जि पुणे  
पिन कोड:411057

स्वाक्षरी

हस्ताक्षर

ठमा प्रमाणित



शिकका क्र.4 ची वेळ:27 / 05 / 2024 02 : 36 : 44 PM

MLS2 दुय्यम निबंधक

पेमेंट डीटल्स - ३

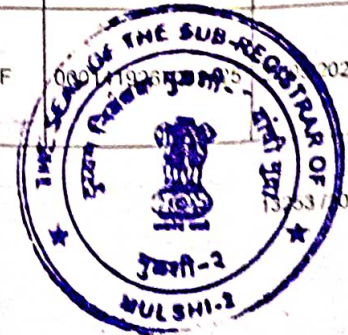
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VIJAY KUMAR SINGH KURIL	eChallan	02300042024052525854	MH002546302202425E	267000.00	SD	0001419267202425	27/05/2024
2		DHC		0524257106633	800	RF	0524257106633D	27/05/2024
3	VIJAY KUMAR SINGH KURIL	eChallan		MH002546302202425E	30000	RF		2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning
2. Get print immediately after registration.

For feedback, please write to us at feedback.usanta@gmail.com



मल्ल - २		
१३२५९	००	००
२०२४		



प्रमाणित करण्यात येते की  
या दस्तामधे  
एकूण ...००... पाने आहेत.

*P. S. K.*  
दुय्यम निबंधक श्रेणी-१  
मुळशी-२

पहिले नंबरचे पुस्तकाचे  
१३२५९ नंबरी नोंदला.

*P. S. K.*  
दुय्यम निबंधक श्रेणी - १  
मुळशी - २  
दिनांक: २७/०५/२०२४