



पत्र - १०		
१५०९	४	३३
२०१०		

BETWEEN

M/S. D. S. KULKARNI AND ASSOCIATES, a Partnership Firm Registered under the Indian Partnership Act - 1932, represented by one of its Partners Mrs. Hemanti Deepak Kulkarni Age - 50, Occupation - Business, having office at 1187/60 J.M. Road Shivaji Nagar Pune - 411 005 hereinafter referred to or called as **"THE OWNERS/DEVELOPERS"** (each of which expression shall unless repugnant to the context and meaning thereof be deemed to mean and include the said firm, its partners, their successors in title, successors in business, their heirs, executors, administrators and assigns) **PAN NO. AAEPD2960L**

.....PARTY OF THE FIRST PART;

AND

Mrs. Sangeeta Sanjay Surve

Pan : AMWPS 9330 D

Age : 46 years

Occupation : Service

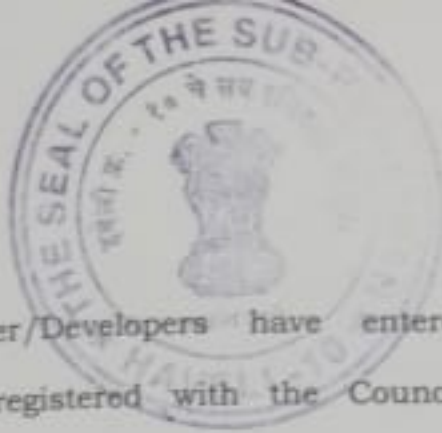
Residing at : A/3, 1st floor, Rashtra Sarathi Co-op. Housing Society Ltd.
Deendayal Nagar, Navghar Road, Mulund (E), Mumbai 400081

Contact No (R) : 022-25632600 Mobile : 9869027902

hereinafter referred to as **"THE PURCHASER/S"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the said Purchaser/s, his / her / their heirs, executors, administrators and assigns)

....PARTY OF THE SECOND PART;

S. Surve



हवल - १०		
१४६९	६	३४
२०१०		

The Owner/Developers have entered into standard agreement with an Architect registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects.

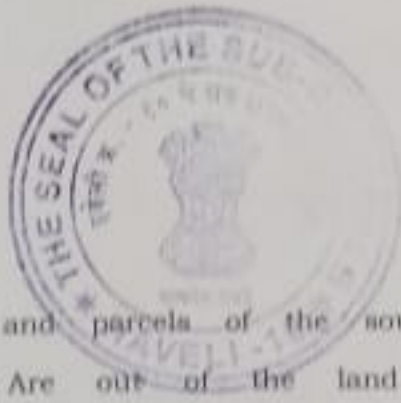
The Owner/Developers have appointed structural Engineers for the preparation of the structural design and drawings of the buildings and the Development shall be under the professional supervision of the Architects and the structural Engineers till the completion of the building/s.

The Owner/Developers herein have reserved the right to change such Architect and Structural Engineers during the construction or before the completion of the building/s;

The Owner/Developers are fully entitled to develop the said land and construct buildings thereon in accordance with the plans sanctioned by the Pune Municipal Corporation. The Owner/Developers have got approved from the concerned local authority the plans, the specifications, elevations, sections and details of the said buildings to be constructed on the said land. The Owner/Developers have also obtained Commencement Certificate bearing No. CC/2876/09/32 dated 16.12.09 from the Pune Municipal Corporation .

In accordance with the plans sanctioned by the Pune Municipal Corporation, the Owner/Developers are developing the said land and are constructing multi storied building under the project name "**DSK VIDYANAGARI**" consisting of parking and more upper floors.

The Owner/Developers alone have the sole and exclusive right to sell the tenement in the said buildings to be constructed on the said property and to enter into agreement/s with the purchaser/s of tenement in the said buildings and to receive the sell price in respect thereof.



उपल - १०		
१४०२	५	३४
२०१०		

WHEREAS

All that piece and parcels of the southern side portion admeasuring Hector 01= 23 Are out of the land bearing Survey Number 47 admeasuring Hectare 03=75 Ares assessed at Rs. 11.25 Pa., situated at village Baner (now) of City of Pune, Taluka - Haveli, District - Pune within the extended limits of Municipal Corporation of City of Pune and which portion of land is more particularly described in the Schedule - I written hereunder and hereinafter referred to or called as the "Said Land" for sake of brevity and convenience is owned and possessed by the Owner/Developers herein.

AND WHEREAS the Owner/Developers herein have purchased the Said Property from its erstwhile Owner Vidyanagari Co-operative Housing Society vide a Sale Deed executed on dated 03.04.2008, which is duly registered in the Office of the Sub Registrar Haveli No.11 at Sr. No. 3821 on dated 10.04.2008.

AND WHEREAS by virtue of the aforesaid Sale Deed the Owner/Developers herein are very well entitled to the rights, title and interest of the Said land and are therefore well and sufficiently entitled to develop the Said land by carrying out construction of multi - storied building project thereon consisting of Flats, Units etc. and to sell the same to various prospective purchasers thereof for the sole and exclusive benefit of the Owner/Developer herein.

AND WHEREAS the development of the Said land proposed to be done by the Owner/Developers herein includes Construction of Residential Flats, Apartments, Parking Spaces etc. as per the layout and building construction plans approved by the Pune Municipal Corporation as may be revised from time to time and which may hereafter be sanctioned by the concerned competent authorities. The Owner/Developers propose to utilise the F.S.I. of the Said Land and also TDR of any other property for the proposed development and construction, as per the Bye Laws, and Development Control rules and regulations of the Pune Municipal Corporation that are existing and which may be amended from time to time.



9400		L 38	
WITNESSETH		AND IT	

NOW THEREFORE THIS AGREEMENT IS
AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. The Owner herein have agreed to sell and the Purchaser/s agrees to purchase the **FLAT NO.D503** on **5th** Floor of the **WING - D**, in the project called '**DSK - VIDYANAGARI**' admeasuring about **43.76** Sq. Mtr. (about **471** Sq.ft.) Terrace adjacent to the said flat admeasuring about **3.44** Sq.Mtr. (about **37** Sq.ft.) of the carpet area. The said Flat has total carpet area of about **47.19** Sq.Mtr. (about **508** Sq.ft.) inclusive of Terrace. (The said Flat is more particularly shown bounded by red colour boundary line in the floor plan annexed hereto as Annexure D.)
2. The purchaser is purchasing the said flat for consideration of **Rs.2194000/-** (Rupees Twenty One Lakh Ninety Four Thousand only), which is to be paid by the Purchaser/s to the Owner/Developer as mentioned in the Schedule III and for the flat shown in the Tenement Plan annexed hereto and marked as Annexure-D to the Purchaser/s and which is more particularly described in the Second Schedule.
3. **THAT** the Purchaser/s agree/s to pay the abovementioned payments as mentioned in clause (2) above, within 15 days from the date of demand by the Owner/Developer. Beyond 15 days, the Purchaser/s agree/s to pay interest to the Owner/Developer @ 18 % p.a. on the amounts which become due and payable by the Purchaser/s to the Owner/Developer. However, the Purchaser/s agree/s that the demanded payment shall not be delayed by more than 30 days from its due date and even then, if the Purchaser fails to make payment, the Owner/Developer shall have absolute right to rescind these presents, which is the prime condition of this agreement.
4. The amount of total consideration as mentioned in clause (2) above is excluding all the expenses separately mentioned in this Agreement and the expenses of



हवेल - १०		
१४०८	२३	३४
२०१०		

(Description of the said "Land")

All that piece and parcel of the admeasuring 12,300 sq.mt. carved out of the sanctioned layout of the said land, comprising the S. No. 47 admeasuring 3 Hectar 75 R assessment Rs. 11 Paisa 25 situate at Mouje Baner, Taluka Haveli Dist. Pune and also situate within Registration Sub District of Taluka Haveli, Dist. Pune and bounded by:

On or towards East : S. No. 46
On or towards South : Road
On or towards West : S. No. 52
On or towards North : Remaining portion of S. No.47

SCHEDULE -II

(Description of the said "Flat")

FLAT NO.D503 on **5th** floor of **WING - D** admeasuring about **43.76** Sq.Mtr. (about **471** Sq.ft.) of the carpet area. Terrace adjacent to the said flat admeasuring about **3.44** Sq.Mtr. (about **37** Sq.ft.) of the carpet area. The said Flat has total carpet area of about **47.19** Sq.Mtr. (about **508** Sq.ft.) inclusive of Terraces. (The said Flat is more particularly shown bounded by red colour boundary line in the floor plan annexed hereto as Annexure-D)

While sanctioning the said plans, in respect of construction on the said land, the concerned local authority and/or government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Owner/Developers while developing the said land and the said buildings thereon.

AND WHEREAS the Purchaser/s demanded from the Developers, and the Owner/Developers have given inspection to the Purchaser/s of all the documents of title relating to the said land, the said scheme, and the plans, designs and specifications prepared by the aforesaid Architects of the Developers, and the copies of various orders and / permissions and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, and the rules made there under;

- Annexure A - Copy of the Title Certificate of the Advocate of the Promoters/Developers.
- Annexure B - Copies of 7/12 extracts of property.
- Annexure C - A Sketch of Building Location plan.
- Annexure D - A Sketch of the plan of the Flat.
- Annexure E - A Sketch of the Plan of Car park
- Annexure F - Specifications & Amenities to be provided.
- Annexure G - Commencement Certificate

खण्ड - १०		
१४०९	७	३४
२०१०		

AND WHEREAS the Purchaser/s herein offered to purchase **FLAT NO.D503** on **5th** floor of **WING - D** to be constructed on the said Plot. The said Flat premises is more particularly described in Schedule II hereunder given and hereunder for sake of convenience referred to as the said Flat;

AND WHEREAS the Purchaser demanded from the Promoters/Developers & Promoters/Developers have given inspection to the Purchaser of all documents of title relating to said land, Sale deed, the plans, designs and specifications prepared by Promoters/Developer's Architect and of such other documents as are specified under the Maharashtra ownership Flats (Regulation of Promotion, Construction, Sale, Management & Transfer) Act, 1963 (hereinafter referred to as the said Act) and rules made there under ;

AND WHEREAS, relying upon the said offer and subject to whatever stated herein below, the Promoters/Developers agreed to sell to the Purchaser/s the said Flat on the terms & conditions hereinafter appearing;



हवल - १०		
१४०९	२५	३४
२०१०		

SCHEDULE IV

COMMON AREAS AND FACILITIES :-

1. The footings, RCC structures and main walls of the Wing.
2. Staircase, columns and lift/s in the Wing.
3. Common drainage, water and electrical lines.
4. Common ground water storage tanks and overhead water reservoirs and plumbing machinery, pumps etc.
5. Compound walls, fencing and gate/s.
6. Open Space in the layout annexed herewith.
7. Top Terrace above the last floor .
8. Partition walls between the two units shall be limited common property of the said two units.
9. The club house /recreation hall shall be the common area.

RESTRICTED AREAS AND FACILITIES -

1. Terrace adjacent to the flat or the terrace above the flat shall be used only by the respective flat purchaser/s to whom they are allotted and no other flat purchases/s holder shall have any right thereto.
2. Individual parking spaces allotted to the respective flat purchaser/s shall be exclusively used by the individual flat purchaser.



हवल - १०		
१४०६	२६	३४
२०१०		

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR HANDS AND SEALS THE DAY MONTH AND THE YEAR FIRST HEREINABOVE WRITTEN.

SIGNED, SEALED & DELIVERED
BY THE WITHIN NAMED
OWNER/DEVELOPERS,
D. S. KULKARNI AND ASSOCIATES
THROUGH ITS PARTNER
MRS. HEMANTI DEEPAK KULKARNI
OWNER / DEVELOPERS

PARTY OF THE FIRST PART

SIGNED, SEALED & DELIVERED
BY THE WITHIN NAMED
PURCHASER / S

PARTY OF THE SECOND PART

in the presence of :

Signature :
Name : Mrs. Ashwini Eate
Address : 1187/60 JM Road Pune-5.

in the presence of :

Signature :
Name : Rahul Pawar
Address : Karba Peth Pune 11



इ व ल - १०		
१४०६	२४	३४
२०१०		

SCHEDULE - III

The Purchaser shall pay the said Consideration of Rs. 2,194,000/- (Rupees Twenty One Lac Ninety Four Thousand Only). in respect of the said Flat to the Owner/Developers in the following manner :-

Rs.	329100/-	DSK - VIDYANAGARI On or before execution of agreement
Rs.	329100/-	DSK - VIDYANAGARI On or before Commencement of Plinth
Rs.	109700/-	DSK - VIDYANAGARI On or before Commencement of 1st Slab
Rs.	109700/-	DSK - VIDYANAGARI On or before Commencement of 2nd Slab
Rs.	109700/-	DSK - VIDYANAGARI On or before Commencement of 3rd Slab
Rs.	109700/-	DSK - VIDYANAGARI On or before Commencement of 4th Slab
Rs.	109700/-	DSK - VIDYANAGARI On or before Commencement of 5th Slab
Rs.	109700/-	DSK - VIDYANAGARI On or before Commencement of 6th Slab
Rs.	109700/-	DSK - VIDYANAGARI On or before Commencement of 7th Slab
Rs.	109700/-	DSK - VIDYANAGARI On or before Commencement of 8th Slab
Rs.	109700/-	DSK - VIDYANAGARI On or before Commencement of 9th Slab
Rs.	109700/-	DSK - VIDYANAGARI On or before Commencement of 10th Slab
Rs.	87760/-	DSK - VIDYANAGARI On or before Commencement of 11th Slab
Rs.	87760/-	DSK - VIDYANAGARI On or before Commencement of Brick Work
Rs.	87760/-	DSK - VIDYANAGARI On or before Commencement of Internal Plaster
Rs.	87760/-	DSK - VIDYANAGARI On or before Commencement of Flooring
Rs.	87760/-	DSK - VIDYANAGARI At time of obtaining completion certificate or at the time of possession whichever is earlier

Rs. 2194000/- TOTAL

(Rupees Twenty One Lac Ninety Four Thousand Only)

Signature

DSK VIDYANAGARI
Annexure B

गा. न. क्र. ७, ७ अ, व १२

शिवका

गा. न. क्र. ७, ७ अ, व १२
गा. न. क्र. ७, ७ अ, व १२

पुस्तक क्रमांक श्री नं. गट क्रमांक	हि.क्र.	धारणा प्रकार	गा.नं.क्र.७	पुणे
४७			मालकाचे नांव सिताराम व तुकाराम धर्मी सांग	प्राते क्र.
पुस्तक क्रमांकाचे व्यक्तिगत नांव	वाडीचे शेव		(२९) (१५७६)	कुळाचे नांव
वाढविलेले क्षेत्र	एकर	गुठे	शंकर एकनाथ भांडे	उत्तर अधिकार / हक्क / यंत्रितार
	हेक्टर	आर	(१३६६०) क्षेत्र १-११-५	बागिर नागरी मह.पतर्ल
विद्या	३-	७०	१) अनिल २) राजेंद्र	कर्षी र.रु. ५०००००/-
बांधा			३) दिलीप ४) प्रदीप नेमीचंद	२.६।१।६५
वा शेती			लाफना क्षेत्र हे.आर	सिताराम भांडे
रुप...	३-	७०	(१३७७४) १-२१-५	यां. हि.
१ व...			विद्यानगरी को-ऑपरेटिव्ह	(१४१२९)
गां (अ)...	०-	०५	हौसिंग सोसायटी निमित्त	
गां (ब)...			नियोजित लॉक मुख्यप्रवर्तक	
का	३-	७५	श्री अनंत हरिश्चंद्र योरात	
कार	रुपये	पैसे	(१४५१३) १ हे.आर	
नवी अथवा विशेष	११-	२५	डी.एम. कुलकर्णी प्रॅन्ड असोसिएट्स	
जाकार पाण्याबाबत.	एकूण		लॉक भागीदार वीजयती जगत	

गा. न. क्र. ७ अ		मुदगल १ हे. २३ आर गा. न. क्र. १२												पदांक व पांकरस निर- पयणी अथ जमिनीचा तपशील		शेरा	
नं.	जमीन करणान्याचे नाव	रील	हंगाम खरीप रब्बी	मिश्र पीकाचे एकूण क्षेत्र			पीकाखाली क्षेत्र			आमथ पीकाचे क्षेत्र			प्रकार	क्षेत्र	पानी पुरवठाचे साधन	शेरा	
				मिश्र	पि.	संक्रांत	जलसिंचित	अजलसिंचित	पीकाचे पान	जलसिंचन	अजलसिंचन	पीकाचे पान					जलसिंचन
१				५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७	



१५०९ २८३४
२०१०

Handwritten signature and text at the bottom right of the page.

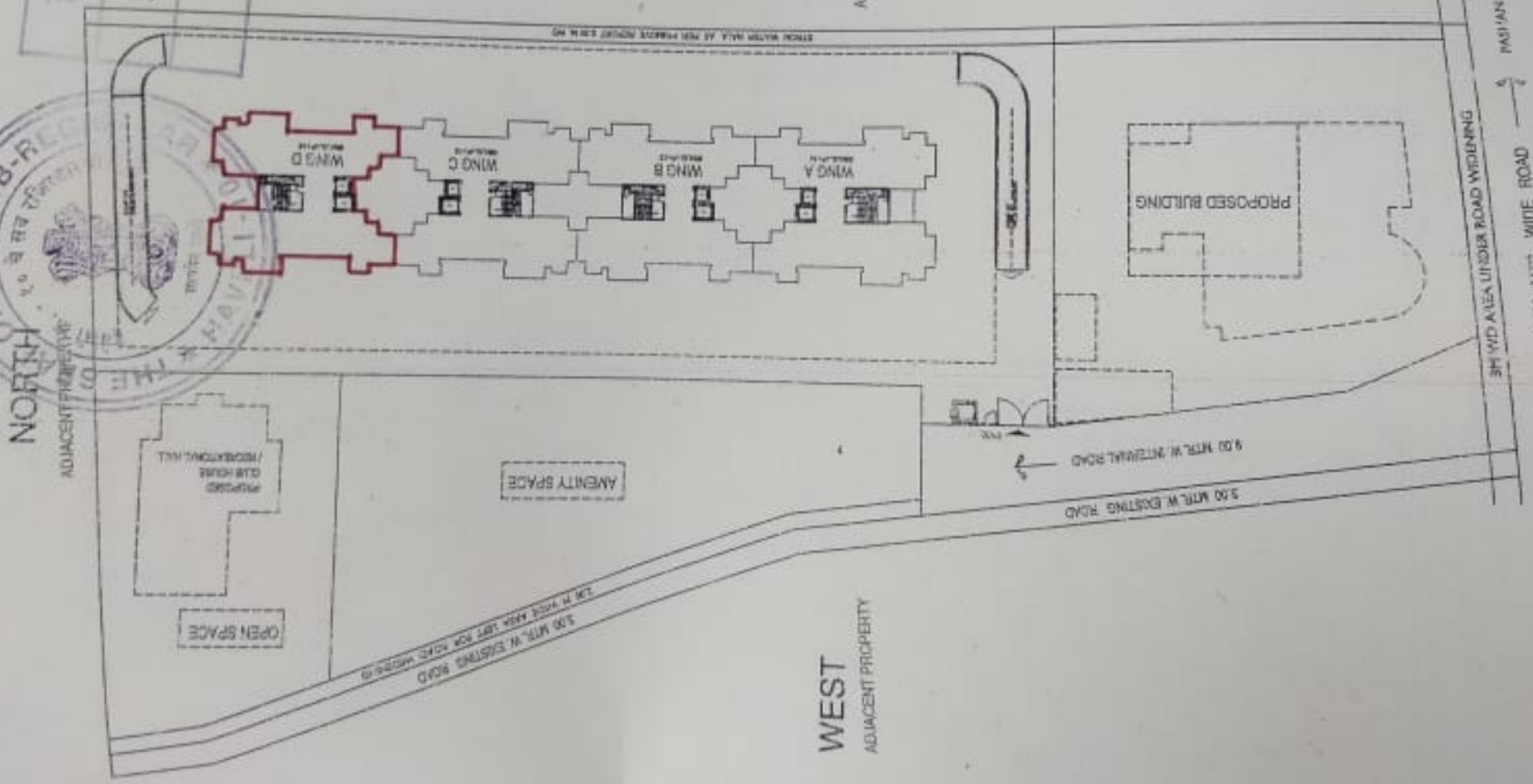
ANNEXURE - C
 DSK VIDYANAGARI
 SITE / LAYOUT PLAN



पञ्जाब प्रशासन देवगढ़ी, गुरुदास



खत नं - १०
 १४०६ २६३४
 २०१०



EAST
 ADJACENT PROPERTY

WEST
 ADJACENT PROPERTY

Handwritten signature

PURCHASER

SOUTH



हवल - १०	
१४०८	२०/३४
२०१०	

This is to certify that by virtue of a registered sale deed, M/s. D.S. Kulkarni and associates a partnership firm having its office at 1187/60, Shivajinagar Pune, has acquired the exclusive ownership rights in respect of the land property more particularly described in the schedule written hereunder.

That I have issued a Title and Search report on 17.05.2008 and supplementary Title and search report on dated 26.09.2009 also certified that the said property is free from encumbrances and marketable. The search taken by me and after verifying title documents, I hereby certify that, **M/s. D.S.Kulkarni and associates**, is owner of the said property and exclusive right to develop the said property and sell the units etc. therein, to the prospective purchasers.

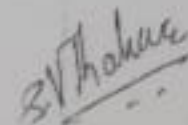
SCHEDULE

All that piece and parcel of the admeasuring 12,300 sq.mt. carved out of the sanctioned layout of the said land, comprising the S. No. 47 admeasuring 3 Hector 75 R assessment Rs. 11 Palsa 25 situate at Mouje Baner, Taluka Havelli Dist. Pune and also situate within Registration Sub District of Taluka Havelli, Dist. Pune and bounded by:

On or towards East : S. No. 46
On or towards South : Road
On or towards West : S. No. 52
On or towards North : Remaining portion of S. No.47

Place- Pune

Date- 26.09.2009


Sanjay V. Thakur
Advocate

ANNEXURE - F

LIST OF AMENITIES FOR "DSK VIDYANAGARI"

- 1. BUILDING :**
 - (a) The building is of R.C.C. framed structure
 - (b) All internal and external walls are 6"/4" thickness.
- 2. DOORS :**

Flush door for all rooms.
- 3. WINDOWS :**

Aluminium windows.
- 4. FLOORING :**

Ceramic flooring for all rooms
- 5. PAINTING :**

Oil bond distemper and cement paint.
- 6. KITCHEN :**

marble kitchen platform with stainless steel sink.
- 7. WATER SUPPLY :**

Water circulation as per PMC rules.
- 8. TOILET :**
 - (a) Concealed plumbing.
 - (b) Hot and cold mixing units for shower.
 - (c) Coloured glazed tile dado in bath/toilets upto 7' height & 4' height for W.C
- 9. ELECTRIFICATION :**

Concealed copper wiring
- 10. LIFT :**

2 lifts for each Wing



पंजाब - १०		
१५०६	३/३४	
२०१९		

[Handwritten signature]

[Handwritten signature]

DEVELOPER

PURCHASER



दस्त गोषवारा भाग - 2

हवल10

दस्त क्रमांक (1479/2010)

38138

आ. क्र. 1479/2010-1479-2010 का गोषवारा
दस्ता नं. 16/02/2010 संख्या 3194000 भरलले मुद्रांक शुल्क : 92300

आ. क्र. केव्याचा दिनांक : 15/02/2010 12:43 PM

दस्ताचा दिनांक : 15/02/2010

दस्ता नं. 16 संख्या-0000 सही :

दस्ताचा प्रकार (25) करारनामा

दिनांक क्र. 1 ची वेळ : (सादरीकरण) 15/02/2010 12:43 PM

दिनांक क्र. 2 ची वेळ : (सी) 15/02/2010 12:45 PM

दिनांक क्र. 3 ची वेळ : (समुली) 15/02/2010 12:46 PM

दिनांक क्र. 4 ची वेळ : (ओकाळ) 15/02/2010 12:46 PM

दस्ता नं. केव्याचा दिनांक : 15/02/2010 12:46 PM

ओकाळ :

दुयाम निव्व्याक बांध्या ओळ्ळीच इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-साना
ज्येतीस ओळ्ळतात, व त्यांची ओळ्ळख घटविताना.

1) प्रथम व जायत भरपल्ले नं. -

घाली रस्ता :

देवासीत नाव :

दिनांक नं. :

दस्ताचेंत. सोमवारसुट घुन.

दस्ताचेंत. :

संखुणः -

दिनांक :



Handwritten signature



11/18
दस्ताचेंत. सोमवारसुट घुन.
दस्ताचेंत. 10 (विद्येयादी)

घाली क्र. 1485 दिनांक: 15/02/2010.
घालीचें वर्णन
नाम: सी संगिता संयज सुदै -
21940 : गोदणी की
380 : नकल (अ. 11(1)), पृष्ठांकनाची नकलस
(अ. 11(2)),
रुजवत (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित की

22620: एकूण

दस्ताचेंत. सोमवारसुट घुन.
दस्ताचेंत. 10 (विद्येयादी)

प्रमाणित करण्यात येते की
या दस्तऐवजात एकूण 38 पृष्ठे आहेत.
सह. दुयाम निव्व्याक (वर्ग - 2) हवेली क्र. 90

पहिले नंबराचे पुस्तकात
780E मुंबरी नोंदला
सह. दुयाम निव्व्याक वर्ग 9 हवेली क्र. 90
दिनांक 15/2/2010





सत्यमेव जयते

INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

Issued by :
Stock Holding Corporation of India Ltd.
Location : SHCIL-APTE
Signature : Meenakshi (2010)
Details can be verified at www.shcilestamp.com.

Certificate No. : IN-MH00764086998336I
 Certificate Issued Date : 13-Feb-2010 01:07 PM
 Account Reference : SHCIL (FI)/ mhshcil01/ PUNE APTE/ MH-PUN
 Unique Doc. Reference : SUBIN-MHMHSHCIL0100791489275754I
 Purchased by : SANGEETA SANJAY SURVE
 Description of Document : Article 25(b)to(d) Conveyance
 Property Description : DSK VIDYANAGARI, FLAT NO.D-503, 5th FLR, S NO. 47, BANER, PUNE
 Consideration Price (Rs.) : 21,94,000
 (Twenty One Lakh Ninety Four Thousand only)
 First Party : D S KULKARNI AND ASSOCIATES
 Second Party : SANGEETA SANJAY SURVE
 Stamp Duty Paid By : SANGEETA SANJAY SURVE
 Stamp Duty Amount(Rs.) : 92,300
 (Ninety Two Thousand Three Hundred only)

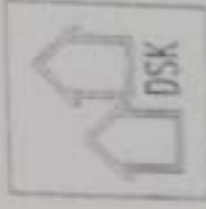


ORIGINAL ORIGINAL ORIGINAL ORIGINAL
ORIGINAL ORIGINAL ORIGINAL ORIGINAL
ORIGINAL ORIGINAL ORIGINAL ORIGINAL

----- Please write or type below this line -----



विवरण - १०		
१४०९	२	३४
२०१०		



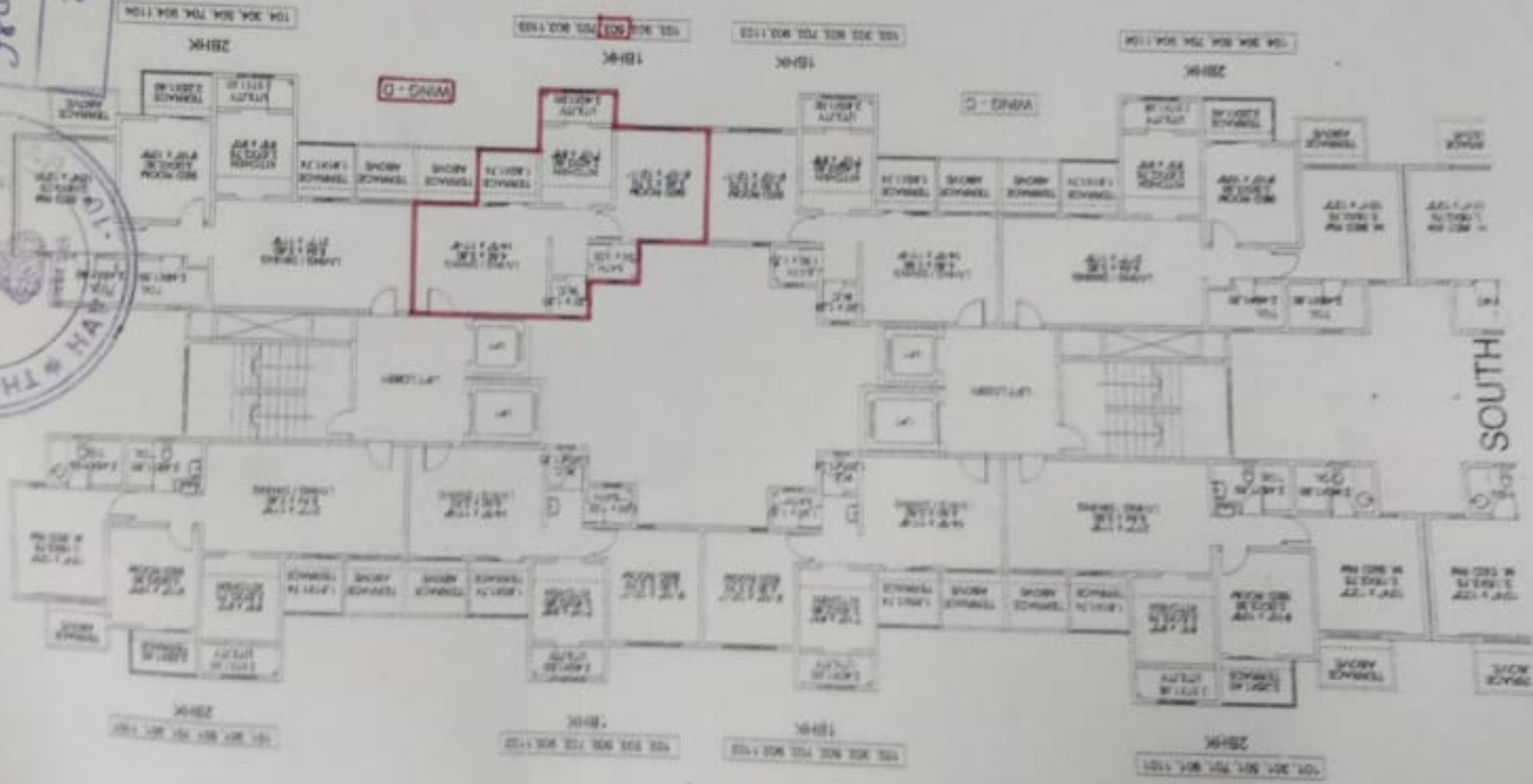
DSK

ANNEXURE - D
DSK VIDYANAGARI
C & D WING
TYPICAL FLOOR PLAN

(1, 3, 5, 7)



297 - 90
980C 3034
2090



WEST

EAST

SOUTH

Handwritten signature

PURCHASER

Handwritten initials



दस्तावेजमांक व वर्ष: 1479/2010

Monday, February 15, 2010

1:26:08 PM

दुय्यम निबंधक: हवेली 10 (बिबवेवाडी)

सूची क्र. दोन INDEX NO. II

पानां 03 म

Page: 03 of 03

गावाचे नाव : वाणेर

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप कलारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,194,000.00
वा.भा. रु. 1,670,565.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णना मोजे वाणेर येथील स.नं. 47 डिएसके विद्यानगरी गधील डी विंग मधील पाचव्या मजल्यावरील फ्लॅट क्र 503 यासी कारपेट क्षेत्र 43.76 चौ मी म्हणजेच 471 चौ फुट कारपेट व लगतचे टेरस यासी क्षेत्र कारपेट क्षेत्र 3.44 चौ मी म्हणजेच 37 चौ फुट यासी एकूण कारपेट क्षेत्र 47.19 चौ मी म्हणजेच 508 चौ फुट

(3) क्षेत्रफळ (1)

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे. डी. एस. कुलकर्णी अँड असोसिएट्स AA EFD2960L तर्फे मागीदार सी हेमंती दिपक कुलकर्णी तर्फे नोंदणीकरीता कु मु म्हणुन गणेश ज्ञानेश्वर पवार - -; घर/फ्लॅट नं. -; गल्ली/रस्ता -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: 1187/60 शिवाजीनगर पुणे 5 शहर/गाव: तालुका: -; पिन: -; पॅन नम्बर: -

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) सी संगिता संयज सुर्वे - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: राष्ट्र सारथी सोसा; तालुका: दिनदयाळनगर मुलुड ईस्ट मुंबई; पिन: -; पॅन नम्बर: AMWPS9330D.

(7) दिनांक करून दिल्याचा 15/02/2010

(8) नोंदणीचा 15/02/2010

(9) अनुक्रमांक, खंड व पृष्ठ 1479 /2010

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 92300.00

(11) बाजारभावाप्रमाणे नोंदणी रु 21940.00

(12) शेष

सह दुय्यम निबंधक वाणेर
हवेली क्र. 90



नकल घाचली

समुद्रगत घेसली

समलक्ष रजिष्ट्रार नकल

दि. (बां-२) हवेली-१०

हस्तासाबतची नकल

श्री. सौ. लीला सुर्वे

यांना दिली हस्ताक्षर

दिनांक - 15/02/10

दु.नि. (बां-२) हवेली-





Monday, February 15, 2010
12:48:27 PM

Original
संख्या 29 म
दिनांक 29 म

पावती

पावती क्र. : 1485

दिनांक 15/02/2010

पावती नं. : 1485

दस्तावेजाचा अनुक्रमांक हवल10 - 01479 - 2010

दस्तावेजाचा प्रकार : हवालना

सादर करणाराचे नाव: श्री. संजिव संजिव मुर्वे

संख्या 01	-	21940.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), सज्जत (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (34)	-	680.00
एकूण रु.		22620.00

3 विद्यानगरी मधील ही विन मधील
43.76 चौ मी म्वाजेव 471 चौ मी पु
मी म्वाजेव 37 चौ मी पुट वसी एव

AAEFD29603. लके मारीदार सी
11 जानेभर पवार - : घर/फ्लॅट नं
स: 1187/60 शिवाजीनगर पुणे 5

-: मल्ली/रस्ता, -: इमारतीचे नाव
सोसा: कालुका, दिनदवाडनगर मुल

अपणनास हा दस्त अंदाजे 12:59PM ह्या वेळेस मिळेल

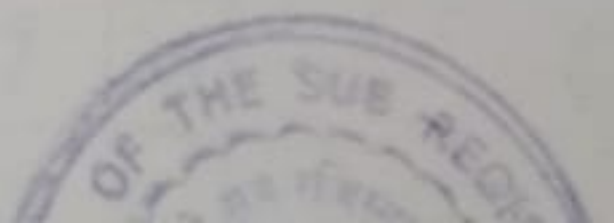
~~दुय्यम निबंधक~~
हवेली 10 (विशेषादी)

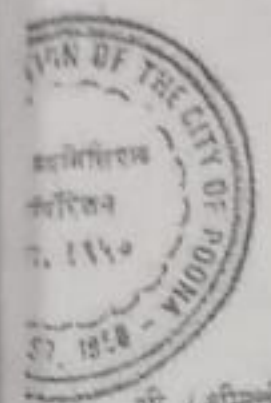


बाजार मूल्य: 1670565 रु. मोंबदला: 2194000 रु. सह दुय्यम निबंधक वगैरे
आलेले मुद्रांक शुल्क: 92300 रु.
हवेली क्र. 99

दस्तावेजाचा प्रकार : हवालना
हवाल नं. व पत्ता : 100 श्री. संजिव मुर्वे
हवालनाचा क्रमांक : 165079; रक्कम 21940 रु.; दिनांक: 13/02/2010

हवालनाचावतची नक्कल
श्री. संजिव मुर्वे
पावती क्र. 1485





क्रमांक : 000/0289/92

दिनांक : 21/9/2012

मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९ कलम २६३ (३) अन्वये

पारि भोगवटा पत्र क्र. I

श्री. श्रीमती डी.एस. कुलकर्णी अँड असो. (PAM) / श्री. सिद्धार्थ हरिचंद्रकर (स.मार्कि.)
 राहणार २०५, विशाल कमर्शियल कॉम्प्लेक्स, डि.एस. कु.रानवरा,
 खावधन, पुणे.

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलम २५३/२५४ व एन.आर.सी.पी. अँड

कलम ४५/६९ प्रमाणे पुणे, पेट ब्लॉक घरांक — फायनल फ्लॉट क्र. —
 अर्ज क्र. ४५ (पारि) ही.पी. स्कॉन नंबर — घात रुमारतीचा

इकाधिक संमती पत्र / कनेक्शन सर्टिफिकेट क्रमांक CC/2568/12 दिनांक १६/१२/२००९
इसल स.प. क्र. CC/344/10 दि. ३१/०९/२०११

अन्वये बांधकाम करण्यास इच्छा असून आणि आठ, सहायक संमती पत्र / कनेक्शन सर्टिफिकेट अन्वये
 छाही भागाचे काम पुणे शाखाबद्दल व सतर सर्वोच्च बांधकाम इनामतीची जाण उपरोक्त आणावयास संमती

मिळव्यावया दिनांक ४/४/२०१२ रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका
 अधिनियम १९४९, कलम २६३ (३) प्रमाणे फळविण्यात येत ही, छाहील वगुद केल्या अर्जावर पुढील प्रमाणे

भाग उपरोक्त आणावयास संमती देण्यात येत आहे.

उपयोगात आणावयाच्या बांधकामाचे वर्णन

नवले	इमारत क्र. अ	इमारत क्र. बी	इमारत क्र. सी	इमारत क्र. डी
१	१०१, २०२, १०३, १०४ =४	१०१, २०२, १०३, २०४ =४	१०१, २०२, १०३, २०४ =४	१०१, १०२, १०३, १०४ =४
२	२०१, २०२, २०३, २०४ =४	२०१, २०२, २०३, २०४ =४	२०१, २०२, २०३, २०४ =४	२०१, २०२, २०३, २०४ =४
३	३०१, ३०२, ३०३, ३०४ =४	३०१, ३०२, ३०३, ३०४ =४	३०१, ३०२, ३०३, ३०४ =४	३०१, ३०२, ३०३, ३०४ =४
४	४०१, ४०२, ४०३, ४०४ =४	४०१, ४०२, ४०३, ४०४ =४	४०१, ४०२, ४०३, ४०४ =४	४०१, ४०२, ४०३, ४०४ =४
५	५०१, ५०२, ५०३, ५०४ =४	५०१, ५०२, ५०३, ५०४ =४	५०१, ५०२, ५०३, ५०४ =४	५०१, ५०२, ५०३, ५०४ =४
६	६०१, ६०२, ६०३, ६०४ =४	६०१, ६०२, ६०३, ६०४ =४	६०१, ६०२, ६०३, ६०४ =४	६०१, ६०२, ६०३, ६०४ =४
७	७०१, ७०२, ७०३, ७०४ =४	७०१, ७०२, ७०३, ७०४ =४	७०१, ७०२, ७०३, ७०४ =४	७०१, ७०२, ७०३, ७०४ =४
८	८०१, ८०२, ८०४ =३	८०१, ८०३, ८०४ =३	८०१, ८०२, ८०४ =३	८०१, ८०२, ८०४ =३
९	९०१, ९०२, ९०३, ९०४ =४	९०१, ९०२, ९०३, ९०४ =४	९०१, ९०२, ९०३, ९०४ =४	९०१, ९०२, ९०३, ९०४ =४
१०	१००१, १००२, १००३, १००४ =४	१००१, १००२, १००३, १००४ =४	१००१, १००२, १००३, १००४ =४	१००१, १००२, १००३, १००४ =४
११	११०१, ११०२, ११०३, ११०४ =४	११०१, ११०२, ११०३, ११०४ =४	११०१, ११०२, ११०३, ११०४ =४	११०१, ११०२, ११०३, ११०४ =४
१२	१२०१, १२०२, १२०३, १२०४ =४	१२०१, १२०२, १२०३, १२०४ =४	१२०१, १२०२, १२०३, १२०४ =४	१२०१, १२०२, १२०३, १२०४ =४
एकूण	४३	४३	४३	४३

मान्य नकाशानुसार इमारत अ, बी, सी, डी बेसमेंट + पार्किंगसह एकूण १८८ निवासी सदनिका

२८ पवित्र मान्य नकाशा नव्हितोळ कोळवेही बांधकाम (रदा. सर्व बांधकाम अंदाज व टोपवरील त्रोट, पारिशन बांस कचन अणुप्रौढ सावुर पार्किंग बाँडिस्ट कलम ३.) केवदास, कोळवेही पुर्व सुचना व देवा मदती प्रदुर्ण अधिधिकृत बांधकाम पात्रपत्रात केविल व नकाशावर्ष देणता संपुर्ण सर्व प्लॅटमाक/मालक

पुणे महानगरपालिका.
 उप अभियंता
 बांधकाम विकास विभाग इयोन क्र. ६
 पुणे महानगरपालिका

04/2011
G/DSK VIDYANAGARI/ 20110422

WHOM SO EVER IT MAY CONCERN

I certify that the construction work of **DSK VIDYANAGARI**
land bearing S.No. 47 (Part), Baner, Pune is in progress as follows:

By: M/S D.S. Kulkarni & Associates,
Project: **DSK VIDYANAGARI**
Progress Report period 21/12/2009 to 15/04/2011

AVISHKAR
GROUP
Architects, Interior
Landscape Designer
107, Panna Chambers, 501-8, Shivaj
Swargate Corner, Pune - 411 042. In
Email : avishkargroup@indiatimes.c
Tel. : +91-20 - 65249386, 244894

BUILDING - A&B

No.	Description of Work	% of work completed
	First Slab (lower ground floor)	100%
	Stilt Floor Columns	100%
	Second Slab (Stilt floor) Work	100%
	First Floor Columns	100%
	Third Slab of work	100%
	Second Floor Columns	100%
	Fourth Slab of work	100%
	Third Floor Columns	100%
	Fifth Slab work	100%
	Fourth Floor Columns	100%
	Sixth Slab work	100%
	Fifth Floor Columns	100%
	Seventh Slab work	100%
	Sixth Floor Columns	100%
	Eight Slab work	100%
	Seventh Floor Columns	100%
	Nighth Slab work	100%
	Eight Floor Columns	100%
	Tenth Slab work	100%
	Nighth Floor Columns	50%
	Eleventh Slab work	100%
	Tenth floor columns	50%
	BBM@ Stilt Floor	100%
	BBM@ First Floor	100%
	BBM@ Second Floor	100%
	BBM@ Third Floor	100%
	BBM@ Fourth Floor	100%
	BBM@ Fifth Floor	100%
	BBM@ Sixth Floor	90%
	BBM@ Seventh Floor	100%
	BBM@ Eighth Floor	50%



D. S. KULKARNI & ASSOCIATES

PROMOTERS & BUILDERS

Regd. Off. * DSK House * 1187 / 60,
J.M.Road, Shivajinagar, Pune - 411005.
Tel.: 020 - 66047100 Fax : 020 - 25535772

Mumbai Off. : "DSK" House, 5th Floor, Veer Savarkar Marg,
(Cadell Road.) Next To Mayor Bangalow, Shivaji Park, Mumbai 400028
Tel : 022 - 2446 64 46 / 2446 24 43 Fax : 022 - 2444 01 63

DSK / CRD / F-06

RECEIPT

Date **11-Jan-2011**

Payment Receipt No **54575**

Received with Thanks from Mrs. Sangeeta Sanjay Surve

By Cheque No.395183 Dated 03/01/2011

Drawn On THE NKGSB CO-OP BANK LTD. Branch Name MULUND EAST

RS.112525/- FOR DSK - VIDYANAGARI FLAT NO D-503.

The Details are as follows:

Project	DSK - VIDYANAGARI	Building Name	WING - D
Unit	FLAT NO.D503		

Against	Installment Amount	VAT %	VAT Amt.	ST %	ST Amt.	Round Off	Net Amount
DSK - VIDYANAGARI On or before Commencement of 5th Slab	109,700.00			2.575	2824.78	0.22	112,525

Total Amount :

112,525

Total Amount in words : Rupees One Lakh Twelve Thousand Five Hundred Twenty Five Only.

For D.S.KULKARNI AND ASSOCIATES

Mansare
11/1/11

Verified By



ACCOUNTANT

Issued Subject to Realisation of Cheque