

Enter a rare & exquisite world of beauty..... !!!



203



**AGREEMENT FOR SALE**





8/11/2019, Monday, 11/11/2019  
1:28:46 PM

Original  
दिनांक 12/11/2019  
वस्तु क्र. 12

### दाखली

सावधे नाम कोठवाल सुदूक

दाखली क्र. : 2591

दाखलीपत्राचा अनुक्रमांक

हस्ता 12 - 02591 - 2591

दिनांक 11/11/2019

हस्ता पत्राचा प्रकार

करारनामा



सादर करणाराचे नाव: कोठवाल सुदूक यांचे वतीने श्री. अशोकजी. अशोकजी. साठे यांच्याकडून 1) साठे यांच्याकडून - -

नोंदणी फी

3000.00

नक्कल (अ. 11(1)), फुटांकनाची नक्कल (अ. 11(2)),

450.00

रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (24)

एकूण रु.

3750.00

आपणास हा दस्त अंदाजे 1:28PM हा वेळीस मिळेल

दस्ता निव्वळ  
हस्ता 12 (कोठवाल सुदूक)

बाजार मूल्य: 2116000 रु. चौकट्या: 455000 रु.

भरलेले मुद्रांक शुल्क: 20200 रु.

देयकाचा प्रकार: डीडी/बनाकर्षाद्वारे

बँकेचे नाव व पत्ता: अशोकजी अशोकजी साठे

डीडी/बनाकर्ष क्रमांक: 045122, रक्कम: 35500 रु., दिनांक: 11/11/2019

या नकल वाचला

दस्ता सावध्या नकल

रजवात घेतली

श्री. अशोकजी अशोकजी साठे

असलया हुकुम नकल घाना दिली

दि. 11/11/2019

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श्री 3  
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श्री 50



दस्तावेजांक व वर्ष: 2064/2011

Friday, March 11, 2011

1:28:04 PM

दुय्यम निबंधक: हवेली 12 (कोंढवा बुद्रुक)

नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

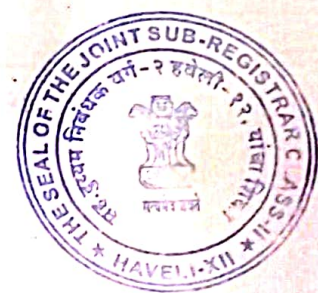
गावाचे नाव : कोंढवा बुद्रुक

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 4,390,400.00 या.भा. रु. 3,116,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: (47/627) गांव मीजे कोंढवा बुद्रुक येथील स नं 66 हि नं 11/2 (जुना स नं 102 हि नं 11/2) यांसी क्षेत्र 00हे 81 आर म्हणजेच 8100 चौ मी यांवर बांधण्यात येणा-या नियोजित उन्नती घाम या इमारती / सोसायटीतील विंग नं सी मधील सातव्या मजल्यावरील फ्लॅट नं 703 यांसी क्षेत्र 1297 चौ फुट म्हणजे 120.53 चौ मी व (टेरेस क्षेत्र 250 चौ फुट म्हणजे 23.23 चौ मी) विल्टअप व पार्किंग नं 5 क्षेत्र 90 चौ फुट म्हणजेच 8.36 चौ मी हि मिळकत.
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तावेज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे.महावीर ऋतविन रिअल्टीज तर्फे पार्टनर संघवी निकुंज अरुण,ओसवाल कल्पेश प्रकाश, जेन सुभाष धन्मल तर्फे कु मु म्हणून मलान नवीन गौरीश - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: फ्लॅट नं 2 राजेश्वर टेरेसेस रायकर नगर धायरी पुणे 41; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तावेज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मे ट्रॉयक्स केमिकल्स प्रा लि तर्फे डायरेक्टर 1 राजेश के पुनामिया - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: 339/41 रावळ चेंबर्स, वाडगडी, मुंबई-3; तालुका: -; पिन: -; पॅन नम्बर: AABPP4057H. (2) 2) रोहित वी जेन - -; घर/फ्लॅट नं: सदर; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AACPJ7001J.
- (7) दिनांक करून दिल्याचा 11/03/2011
- (8) नोंदणीचा 11/03/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 2064 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 202125.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेर



मी नकल वाचली  
रुजवात घेतली  
अस्सलवार हुकुम नकल यांना दिली

दस्ता सोबतची नकल  
श्री. राजेश पुनामिया  
दि. ११/३/२०११



सह. दुय्यम निबंधक हवेली क्र. १२ / सह. दुय्यम हवेली क्र. १२



दस्तावेज संख्या व वर्ष: 218A/2011  
 21st May 11, 11:11  
 1/28-68 PM

दुय्यम निबंधक: हवेली 12 (कोंठवा बुद्रुक)

नोंदणी 63 म

Regn. 63 m e.

**सूची क्र. दोन INDEX NO. II**

गावाचे नाव: कोंठवा बुद्रुक

(1) विक्रेत्याचा प्रकार, मालमत्ताचे स्वरूप, कारणांमधील व मजदारीचा (नावेगटकाव्यास) बाबतची मर्यादाकार आकारणी देणे वी मर्यादाचे नमूद करणे, मालमत्ता रु. 4,00,000.00 वी.मा. रु. 3,15,000.00

(2) वृ.समय, पोट/वसाहत व शहर/गाव (असल्यास)

(1) वर्ष: (4/11/21) मी. मी. कोंठवा बुद्रुक येथील स नं 66 हि नं 11/2 (जुना स नं 102 हि नं 11/2) ची क्षेत्र (ऊळे 81 आर म्हणजेच 8100) ची मी. गावर बांधण्यात येणा-या नियोजित उन्नती काम या इमारती / सोसायटीतील विंग नं ची मधील सातव्या मजल्यावरील फ्लॅट नं 703 चा क्षेत्र 1257 चौ.फूट म्हणजे 120.53 चौ.मी. व (हेरेस क्षेत्र 250 चौ.फूट म्हणजे 23.23 चौ.मी.) विस्तार व पार्किंग नं 5 क्षेत्र 00 चौ.फूट म्हणजेच 8.36 चौ.मी. हि मिळकत.

(3) विक्रेत्याचा

(1)

(4) आकारणी किंवा जमीन देण्यात येणारे ठिकाण

(1)

(5) टाकलेल्या कराने देण्या-या मर्यादाकारने व संपूर्ण करता किंवा टिकाणी मर्यादाकारणाचा हद्दमनामा किंवा अडवण असल्यास, प्रतिवादीचे नाव व संपूर्ण करता

(1) मं. महावीर अतयिन रिप्रल्टीन तर्फे पार्लर रांची गिफुज अरुण, ओसावाल कल्याण प्रकाश, जे. सुभाष सामल तर्फे कु. सु. म्हणुन मळानं नवीन गौरीश - ; घर/फ्लॅट नं: - ; मल्ली/रस्ता: - ; ईगारतीचे नाव: - ; ईगारत नं: - ; पेट/वसाहत: - ; शहर/गाव: फ्लॅट नं 2 राजेश्वर टेरेरोस रायकर नगर चाचरी पुरी 41; तालुका: - ; पिन: - ; पॅन नंबर: - .

(6) टाकलेल्या कराने देण्या-या मर्यादाकारने नाव व संपूर्ण करता किंवा टिकाणी मर्यादाकारणाचा हद्दमनामा किंवा अडवण असल्यास, वादीचे नाव व संपूर्ण करता

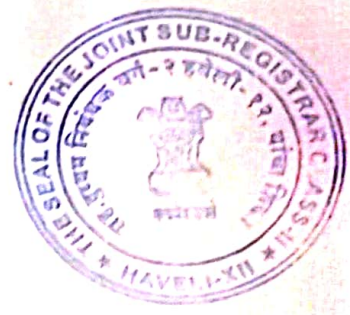
(1) मं. डी. व्हाक्स केमिकल्स प्रा लि तर्फे डायरेक्टर 1) राजेश के पुनामिया - ; घर/फ्लॅट नं: - ; मल्ली/रस्ता: - ; ईगारतीचे नाव: - ; ईगारत नं: - ; पेट/वसाहत: - ; शहर/गाव: 339/41 रावळ येवई, ता. डंगडी, म्हु. ई-3, तालुका: - ; पिन: - ; पॅन नंबर: AABPP4057H.  
 (2) 2) रोहित की जैन - ; घर/फ्लॅट नं: सदर; मल्ली/रस्ता: - ; ईगारतीचे नाव: - ; ईगारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नंबर: AACPJ7001J.

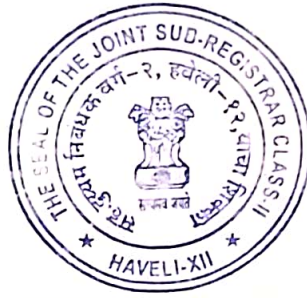
- (7) दिनांक करान टिकवाया 11/03/2011
- (8) नोंदणीचा 11/03/2011
- (9) अनुक्रमीक, खंड व पृष्ठ 2054/2011
- (10) बाजारबाबतच्याने मुद्रांक शुल्क रु 202125.00
- (11) बाजारबाबतच्याने नोंदणी रु 30000.00
- (12) रक्क

मह. दुय्यम निबंधक (गर्भ-1) नोंदणी



मी नऊल याचली  
 सज्जान घेंडली  
 असासत्र हद्दम नऊल यांना दिली  
 दि. 09/03/2011  
 मह. दुय्यम निबंधक हवेली क. 12 / मह. दुय्यम हवेली. क. 12





हवल -१२		
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२०११		

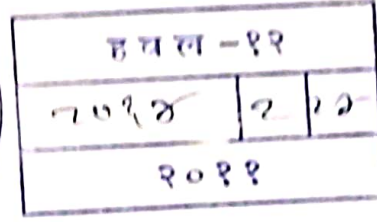
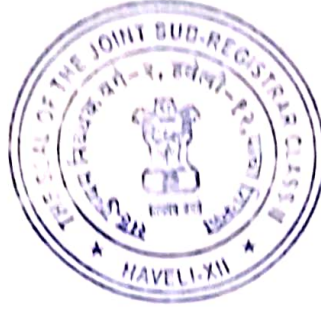
<b>AXIS BANK LTD., Pune</b> <b>FRANKING DEPOSIT SLIP</b>	<b>Customer Copy</b>		
	Deposit Slip, Pune		Date: 10/3/11
	Pay to : <b>AXIS BANK LTD. A/c Stamp Duty</b>		
	Franking Value	Rs.	2,02,200
	Service Charges	Rs.	10
	Total	Rs.	2,02,210
	Name of Stamp duty paying party : M/S TROIX CHEMICALS PVT LTD		
	DD / Cheque No. 385653		
	Drawn on Bank AXIS BANK LTD.		
	<b>(For Bank's Use only)</b>		
Tran ID			
Franking Sr. No.			
Officer			



// Shri Ganesha Namh //

## AGREEMENT FOR SALE

R SALE MADE AND EXECUTED AT PUNE ON THIS <sup>th</sup> DAY OF MARCH, IN THE YEAR TWO



**BETWEEN**

**M/s. MAHAVIR – HRUTVIIN REALTIES**

A Partnership firm registered under  
Indian Partnership Act, 1932,  
Having its office at – Hrutviin Realty,  
305, Decision Tower, Pune-Satara Road,  
Pune-411 037

**Through its partners**

**1. MR. NIKUNJ ARUN SANGHAVI**

Age 28 Years, Occu. Business,  
R/at : 55/8, Maimuna Avenue,  
Salisbury Park, Pune-411 037.

**2. MR. KALPESH PRAKASH OSWAL**

Age 33 Years, Occu. Business,  
R/at- Bungalow No.A-25,  
Suparshwanath Society, Gultekdi,  
Pune-411 037.

**3. MR. SUBHASH DANMAL JAIN**

Age 48 Years, Occu. Business,  
R/at : Raghuv eer Society, Mukundnagar,  
Pune-411 037.

Axis Bank Ltd. Ground Floor,  
Sai Capital, Opp. International  
Conventional Center, Sakinaka  
Bopal Marg, Pune - 411016

D-515TH(V/C R 1044108001/  
917-920799



Axis Bank Ltd.  
*[Signature]*  
Authorized Signatory

इसद्वारा पुराणक के बीच अणुद्वारा अणुद्वारा लॉय अणुद्वारा अणुद्वारा  
स एल. एन. एल. / संबंधित प्रतिष्ठान अधिकारकारी  
दुराणक/अणुद्वारा अणुद्वारा अणुद्वारा अणुद्वारा अणुद्वारा अणुद्वारा

*[Signature]*  
सह मुख्य निदेशक  
(पार्ट-2) एलेजी - १३

Through its power of attorney holder

MR. Navin Mallan

Age - 31 Years, Occu. Service

Flat- Flat No 2 Rajeshwari Teraces, Rayakar Ngr Dhayari, Pune - 41

The power of attorney holder for admission of document in the office of sub-registrar. Which is registered in the office of sub-registrar Haveli No. 11 dated: 06/11/2008 Serial No : 10566.

Hereinafter called and referred to as "THE PROMOTER & DEVELOPER / VENDOR" (which expression unless repugnant to the context or meaning thereof shall means and include the firm, their respective Partners, successors, administrators, executors, Survivors, Power of Attorney Holder and assign and their heirs executors etc.)

"..... PARTY OF THE FIRST PART "

AND

M/s TROIX CHEMICALS PVT LTD

A Company Registered under Indian companies Act 1956.

Having its Registered place of business

and office at- 339/41, 4<sup>th</sup> Floor, Rawal Chambers

Samuel Street, Vadgadi, Mumbai- 400003

Through Its Directors

1) Mr. Rajesh K Punamiya

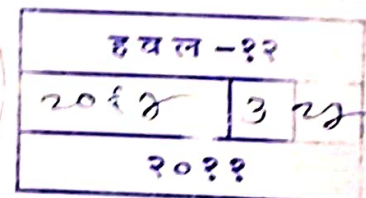
Age about: 42 Years, Occ.: Business, Pan No. : AAVBPP4057H

Office at - 339/41, 4<sup>th</sup> Floor, Rawal Chambers, Samuel Street, Vadgadi, Mumbai- 400003

2) Mr. Rohit B Jain


Age about: 36 Years, Occ.: Business, Pan No. : AACPJ7001J

Office at - 339/41, 4<sup>th</sup> Floor, Rawal Chambers, Samuel Street, Vadgadi, Mumbai- 400003



Hereinafter called and referred to as "THE PURCHASER/S" (which expression unless repugnant to the context or meaning thereof shall mean and include his/her/ their legal heirs, executors, legal representatives, administrators, signs etc.)

"..... PARTY OF THE SECOND PART "

प्रकृत (Nature of Document)	Agreement
पंजीकरण दिनांक (Registration Date)	Reg. No. 12480/187616
पंजीकरण क्रमांक (Registration No.)	12480/187616
संपत्ति का विवरण (Property Details)	C703 Unnati Dham Kondwa BK
मूल्य (Amount)	62,90,600
पंजीकरण शुल्क (Stamp Duty)	TR70X Chemicals PVT LTD
अन्य पक्ष (Name of the Other Party)	Mahavir Housing Realtors
एवं संपत्ति का मालिक (If through Name & Address)	Navin Mallan,
मुद्रांक शुल्क की राशि (Stamp Duty Amt.) शब्दों में (in words)	2022-00/-
अधिकृत पक्ष के सदस्य का पूर्ण हस्ताक्षर व मुद्रांक (Authorized Person's full Signature & Seal)	



हवल - १२	
२०२६	४४
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११-११११  
११११





हवेली-१२		
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WHEREAS the Vendor herein acquired the entire property and all that piece and parcel of land, hereditaments and premises bearing Survey No.66, Hissa No.11/2, (old S.No.102, Hissa No.11/2) situated within the Revenue Village Kondhwa Budruk within the limits of Pune Municipal Corporation, Taluka-Haveli, Dist. Pune admeasuring 00H.81 R equivalent to 8100 Sq.Mtrs i.e. 87188 Sq.Ft. ( more particularly showing the plan so annexed hereto and marked as ANNEXURE and also described in the schedule written hereunder and hereinafter referred to as "THE SAID PROPERTY".)

AND WHEREAS one Mr. Hadi Mohammad Alibhai Somji purchased the said property from real owner Mr. Armar Singh Bhaisaheb Rana by say of registered Sale Deed dtd. 01/09/1983, which was duly registered in the office of Sub-Registrar Haveli Pune at Sr.No. 5858/1983 on 01/09/1983. Accordingly the name of Hadi Mohammad Alibhai Somji was mutated to the 7/12 of the said property vide Mutation Entry No. 3849, which was certified by the appropriate authority on 01/09/1984. Thereby Hadi Mohammad Alibhai Somji being an agriculturist, was entitled to acquire, purchase and hold and agricultural land.

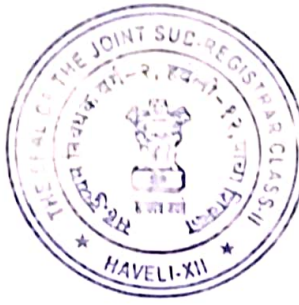
AND WHEREAS the owner namely Hadi Mohammad Alibhai Somji and his legal heirs namely (1) Mr. Azad Hadi Mohammed Somji, (2) Mr. Amir Hadi Mohammed Somji, (3) Mr. Roshan Hadi Mohammed Somji, (4) Mr.Akbar Hadi Mohammed Somji, (5) Mr.Ashraj Hadi Mohammed Somji, were the real owners of the said property, and were in actual and physical possession on the said property described in the Schedule written hereunder.

AND WHEREAS in the year 1987 Hadi Mohammad Alibhai Somji filed an application on 27/04/1987 for recording the Anewari of his five sons and the Anewari is recorded by way of Mutation Entry No. 5407, dtd.30/06/1987. The particulars of which are as follows:

Sr. No.	Name of the Owner	Share in land
1)	Mr. Hadi Mohammad Alibhai Somji	2 Ane 8 paise
2)	Mr. Azad Hadi Mohammad Somji	2 Ane 8 paise
3)	Mr. Amir Hadi Mohammad Somji	2 Ane 8 paise
4)	Mr. Roshan Hadi Mohammad Somji	2 Ane 8 paise
5)	Mr. Akbar Hadi Mohammad Somji	2 Ane 8 paise
6)	Mr. Ashraf Hadi Mohammad Somji	2 Ane 8 paise

AND WHEREAS after the mutation of anewari the names of all the above owners are recorded in 7/12 extract of the said property as per the above defined share and they become real and absolute owners and possessors of the said property and they had got all rights, title and interest in the said property for their respective shares.

AND WHEREAS the real owners thereafter decided to assign development rights in favour of M/s. V.J. & ASSOCIATES and accordingly executed Development Agreement and Irrevocable Power of Attorney in favour of M/s. V.J. & ASSOCIATES, a registered partnership firm, having its office at 10, 2nd Floor, Commerce Centre, S.No.121/122, Paud road, Pune-411 038, through its partner MR.SATISH HANSRAJ PATEL. The Development Agreement and power of Attorney were registered in the office of Sub-Registrar, Haveli No.12, Pune, at



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Sr.No.1572/2004 dated 21/04/2004, and at Sr.No.1573/2004 dated 21/04/2004, respectively.

AND WHEREAS since then M/s. V. J. & ASSOCIATES, a registered partnership firm, having its office at – 10, 2nd Floor, Commerce Centre, S.No.121/122, Paud Road, Pune-411 038, through its partner, MR.SATISH HANSRAJ PATEL had acquired the said property free from all encumbrances except an obligation to pay the land revenue and municipal taxes.

AND WHEREAS the M/s. V.J. & ASSOCIATES, a registered partnership firm, having its office at – 10, 2nd floor, Commerce Centre, S.No.121/122, Paud Road, Pune-411 038, through its partner MR. SATISH HANSRAJ PATEL had acquired the said property out of their self acquired funds and had paid all the consideration which was agreed between M/s. V.J. & Associates and the real owners, and since then M/s. V.J. & Associates is in continuous possession of the said property.

WHERE AS one of the real owner MR. HADI MOHAMMED ALIBHAI SOMJI had expired at Pune on 04/12/2005, leaving behind his legal heirs. During the lifetime late MR. HADI MOHAMMED ALIBHAI SOMJI had executed a WILL dtd. 26/06/2003, which was duly registered in the office of Sub-Registrar Haveli No. 10, at Sr.No. 03669/2003 dtd. 26/06/2003. Wherein by the virtue of the said WILL OF late MR. HADI MOHAMMED ALIBHAI SOMJI had defined the shares of his legal heirs which is described as follows :

- (1) Mr. Azad Hadi Mohammed Somji - 24%
- (2) Mr. Amir Hadi Mohammed Somji - 19%
- (3) Mr. Roshan Hadi Mohammed Somji - 19%
- (4) Mr.Akbar Hadi Mohammed Somji - 19%
- (5) Mr.Ashraj Hadi Mohammed Somji - 19%

AND WHEREAS during the lifetime of MR. HADI MOHAMMED ALIBHAI SOMJI, he had executed Power of Attorney in favour of his son namely MR. AZAD HADI MOHAMMED SOMJI and empowered him to do all acts deeds and things mentioned therein.

AND WHEREAS MR. HADI MOHAMMED ALIBHAI SOMJI so also his above mentioned 5 legal heirs owners do and doth had executed the said Development Agreement and Power of Attorney in favour of M/S. V.J. & ASSOCIATES. The Said Development Agreement and Power of Attorney were duly registered in the office of Haveli No.12, Pune at Sr. 1572/2004, dtd. 21/04/2004 and at Sr.No. 1573/2004 dtd. 21/04/2004 respectively, and assigned development and all others rights, title and interest in favour of M/S. V. J. & ASSOCIATES a registered partnership firm through its partner Mr. Satish Hansraj Patel in respect of the share of late MR. HADI MOHAMMED ALIBHAI SOMJI. The admission in respect of MR. HADI MOHAMMED ALIBHAI SOMJI was been done by Mr. AZAD HADI MOHAMMED SOMJI.

AND WHEREAS M/S. V. J. & ASSOCIATES prior the Development Agreement and Power of Attorney published Public Notice in the daily newspaper SAKAL on dtd. 13.04.2004 through their advocate Mr. Prakash Sharma for the purpose of title verification. The advocate of the M/S. V. J. & ASSOCIATES till today had not received any objection / claim of whatsoever nature in respect of the said property. Accordingly the said advocate issued Certificate dtd. 14.05.2004 in respect of the said property.

AND WHEREAS after the execution of Development Agreement and Power of Attorney the advocate of M/S. V. J. & ASSOCIATES prepared a detailed search and title report on 19/07/2008 in respect of the said property, wherein it is clearly opined by the advocate that, the said property is having clean, clear and marketable title and not having any encumbrances or charges of whatsoever nature in respect of the said property.

AND WHEREAS The present Vendor was in search of a suitable property for their business purpose, coming to understand that the Owners and M/s. V. J. & Associates are desirous of sale, convey, transfer and assign all their respective rights, title, interest and benefits alongwith right to use and consume the F.S.I., T.D.R. generated and / or to



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As generated hereinafter in respect of the said property, which is free from all encumbrances, including assignment of development rights, so acquired by M/s. V. J. & Associates by virtue of the aforesaid Development Agreement and Power of Attorney in respect of the said property and without reserving any right, title, interest and all benefits therein. The present Vendor i.e. M/s. MAHAVIR - HRUTVIIN REALTIES, A Partnership firm registered under Indian Partnership Act, 1932, having its office at - Hrutviin Realty, 305, Decision Tower, Pune-Satara Road, Pune-411 037 Through its partners (1) MR. NIKUNJ ARUN SANGHAVI, (2) MR. KALPESH PRAKASH OSWAL, (3) MR. SUBHASH DANMAL JAIN, approached to the M/s. V. J. & Associates and the real owners and offered to acquire the said property by way of registered Sale Deed for the consideration mentioned therein. However the Vendor i.e. M/s. MAHAVIR - HRUTVIIN REALTIES herein have satisfied themselves about clean, clear, marketable title of the M/s. V. J. & Associates and the owners and thus decided to acquire the said property. According the M/s. V. J. & Associates with the consent of original owners executed Sale Deed dtd. 23/07/2008 in favour of M/s. MAHAVIR - HRUTVIIN REALTIES, A Partnership firm registered under Indian Partnership Act, 1932, having its office at - Hrutviin Realty, 305, Decision Tower, Pune-Satara Road, Pune-411 037 Through its partners (1) MR. NIKUNJ ARUN SANGHAVI, (2) MR. KALPESH PRAKASH OSWAL, (3) MR. SUBHASH DANMAL JAIN, which was duly registered in the office of Sub-Registrar Haveli No. 11, at Sr.No. 7516/2008 on 23/07/2008. (Hereinafter referred to as "THE DEVELOPER & PROMOTER / VENDOR")

AND WHEREAS by virtue of Sale Deed dtd. 23/07/2008 accordingly acquired actual, vacant, lawful and physical possession of the property was handed over by the original owners and through their Power of Attorney holder M/s. V. J. & Associates to the present Promoter and Developer / Vendor herein in respect of the said property and accordingly their the name of present Vendor is recorded in 7/12 extract of the said property as absolute owner of the property. The above said Vendor i.e. M/s. MAHAVIR - HRUTVIIN REALTIES, A Partnership firm registered under Indian Partnership Act, 1932, having its office at - Hrutviin Realty, 305, Decision Tower, Pune-Satara Road, Pune-411 037 Through its partners (1) MR. NIKUNJ ARUN SANGHAVI, (2) MR. KALPESH PRAKASH OSWAL, (3) MR. SUBHASH DANMAL JAIN, have every right, title, interest and absolute ownership of the property more particularly described in the schedule written hereunder. And they have every rights and authority to develop the said property.

WHEREAS, The Vendor / Developer & Promoters herein have prepared building plans and submitted the same to the Pune Municipal Corporation for approval and sanction of the Building Plan. However on 31/03/2009 the Pune Municipal Corporation and sanctioned the Building Plan and issued Commencement Certificate No. CC/3846/08 (Hereinafter referred to as "THE SAID PLANS") The copy of floor plan is also attached herewith and marked as Annexure "F" and the said plan form part of this agreement.

AND WHEREAS, on 27/02/2009 the said Vendor i.e. M/s. MAHAVIR - HRUTVIIN REALTIES have applied to the Collector Pune for the Non-Agriculture use of the said property. The Collector Pune passed an order vide Number PMHNA/SR/94/2009 on 15/06/2009 and same is obtained by the said Vendor.

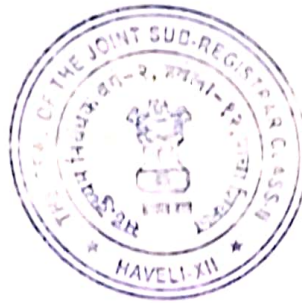
AND WHEREAS, the Promoter is intend to develop the said property and effect construction of the building(s) consisting of flats, shops, parking, gardens, and terrace etc.

AND WHERE AS, the promoters is constructing the said building(s) on the said land in accordance with the said sanctioned plans and to sale the same on ownership basis at the desecration of the promoters.

AND WHERE AS, the promoters have entered into an agreement with Architect Vikas Dhore Registered with council of architect. Whereas the promoters have also appointed structural engineer M/s Delcon structural consultants is consultant for structural design and drawings of the building(s) and the promoters accept the professional supervision of the architects and the structural engineers till the completion of the building(s).

AND WHERE AS, as stated above the promoters have got approved from the Pune Municipal Corporation the plans, specifications, elevations, sections and details of the said building(s).

AND WHEREAS, while sanctioning the said plans Pune Municipal Corporation have laid down certain terms & conditions, stipulation and restrictions which are to be observed and performed by the promoters while developing the said property and the said building(s) and upon due observance and performance of which only the completion and



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occupation certificate in respect of the said building(s) shall be granted by the Pune Municipal Corporation.

AND WHERE AS, the promoter had accordingly commenced the construction of the said building on the said property as per the sanctioned plan.

AND WHEREAS, by virtue of the development agreement(s) the promoters alone have full and exclusive rights to sell the tenements, shops, parking, gardens and terraces in the said building(s) constructed by the promoters on the said property and to enter into agreements with the proposed purchasers of the flats, shops, parking, gardens and terraces and receive the consideration amount in respect thereof.

AND WHEREAS, the search of the said property has been taken by Khatal-Yesade Patil Associates, Advocates, through its Authorized Signatory Mr. Pravin B. Yesade.

AND WHERE AS, the title of the said property has been investigated by Khatal-Yesade Patil Associates, Advocates, through its Authorized Signatory Mr. Pravin B. Yesade, who had issued his certificate in respect thereof, copy annexed hereto marked as Annexure "E".

AND WHERE AS, the Purchaser has been shown the as property prior to the execution of this agreement. The Purchaser had also taken inspection of all the documents in respect of 7/12 extracts, mutation entries, NOC, Affidavit / & Indemnity Bond for U.L.C. purpose, Development agreements, Power of Attorneys, Search Report, Title Report, Specification, Plans and Designs. Under the Maharashtra Ownership Flats (Regulation Of Construction, Sale, Management And Transfer) Act, 1963 (Hereinafter referred to as "THE SAID ACT") and rules made there under.

AND WHEREAS, the Vendor had supplied to the Purchaser true copies of all such documents as mentioned in Rule (a) of the Maharashtra Ownership Flats Rules of 1964 (Hereinafter "THE SAID RULES") as desired by the purchaser.

AND WHEREAS, under section (4) of the said act, the promoters is required to execute a written AGREEMENT FOR SELL in favour of the PURCHASER/S and also to register the said Agreement under the Registration Act and hence this Agreement is executed by the Vendor.

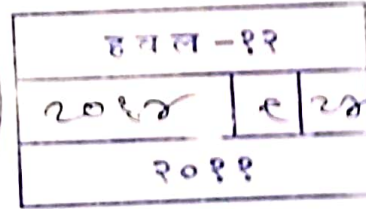
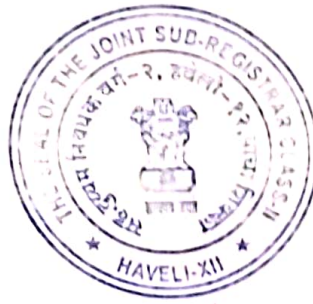
AND WHEREAS, the Promoters shall enter and/or will enter into such Agreement with other person/s and/or parties in respect the sale of other flat, shop, gardens and terrace in the said building(s).

AND WHEREAS, relying upon the said application the Party of The First Part i.e. Vendor has agreed to sell and the Purchaser agreed to purchase and acquires the same at the price and on terms and conditions hereinafter appearing.

**NOW THIS DEED WITNESS AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-**

1. The Party of the first part shall construct the said building(s) in accordance with the approved and sanctioned plan.
2. The building plans sanctioned by the Pune Municipal Corporation in respect of the said buildings are open for inspection on all working days during office hours on the site office and as well as its registered office address as mentioned above.
3. The Purchaser hereby agrees to purchase and the party of the first part hereby agrees to sell the Flat bearing No.703 Wing - C admeasuring 1297.Ft. (built-up) (including Terrace area admeasuring 250 sq.feet) on 7<sup>th</sup> floor in the said building in the proposed building to be known as "UNNATI DHAM", (Hereinafter referred to as the "SAID FLAT / PREMISES") (Which is more particularly described in the schedule "B" written hereunder) for the total consideration of Rs.43,90,400/-. The Purchaser/s has / have paid a sum of Rs.4,00,000/- vide RTGS(UTR no. ) dated 10/03/2011 drawn on Union Bank of India Majgaon branch & Rs. 40,00,000/- vide cheque no. 3622-1 dated 23/1877,231878,231879 & 231880 dated 11/03/2011, 12/03/2011,14/03/2011 & 15/03/2011 to the Party Of The First Part i.e. Promoter & Developed by way of full and final payment. The Promoter hereby admits, acknowledge the payment and receipt of the same.
4. The Promoters shall, in respect of any consideration amount remaining unpaid by the Purchaser under the terms

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and conditions of this agreement shall have first lien and charges on the said premises agreed to be allotted to the Purchaser.

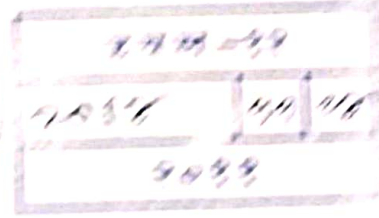
5. The parties of these present specifically and distinctly covenant that all payments inclusive of proportionate share of taxes and other outgoing, leveled by local authority in respect of the said premises shall be paid by the party of the second part after taking possession of the said premises. In case of any default in paying the amount under these presents which has become due and payable to the party of the first part interest @ 21% p.a. on all such amounts from the date on which such amount becomes due and payable under these presents. Or on the Purchaser committing any default or breach of any of the terms and conditions herein contained the party of the first part shall be entitled to terminate these presents and to forfeit the amount of earnest money paid by the Purchaser. Provided, that the party of the first part shall not terminate these presents unless and until the party of the first part has given to the Purchaser 07 (seven) days prior notice in writing of the specifying the reasons for which it is intended to terminate these present. Provided, further that on termination as aforesaid, the party of the first part shall refund to the Purchaser the part payment which till then have been paid by the Purchaser on reselling the said premises to third person. But in no case the party of the first part shall be liable to pay any interest on the amount so refunded to the Purchaser. In such case the party of the first part shall be at liberty to dispose off and sell the said premises at any price and to any person, as the party of the first part may think fit. In case of resale/disposal if the party of the first part receives lesser price than agreed by and between the parties hereto in these presents, the Purchaser shall be bound to make good all the losses to the party of the first part within 07 (seven) days from the day of receipt of a notice from the party of the first part in that behalf.
6. The fittings, fixtures and amenities to be provided by the party of the first part in the said building are set out in the Schedule "D" hereunder written and the Purchaser has approved and satisfied him/her self about the same. It is agreed that if at the instance of the Purchaser, the party of the first part carries out any additional work or change in the said premises, the Purchaser shall be reasonable to make payment in respect thereof as per mutual understanding between the parties hereto.
7. It is hereby agreed by and between the parties that the Purchasers shall bear and pay all the expenses required for obtaining electricity connection in the name of Purchaser including the amount of deposit payable in respect thereof. The Purchaser shall also contribute proportionately towards the expenses of installation of the transformer if required by the Electricity Board.
8. The party of the first part undertakes to hand over the possession of the said premises to the Purchaser within eighteen months from the date of this agreement except for reasons beyond his control. The Purchaser shall take possession of the said premises after paying full consideration within seven days of receipt of notice from the Party of the first part failing which the Party of first part shall be at liberty to terminate the said agreement in which case the party of the first part shall within two weeks from the receipt of such notice, refund the Purchaser the aforesaid amount of deposit without any interest and party of the first part shall be at liberty to deal with third party in the manner as the party of the first part may deem fit. Provided, that the party of the first part shall be entitled to reasonable extension of time for giving possession, if the delay is on account of:-
- Non-availability of steel, cements, other building material, water or electric supply.
  - War, civil, commotion or act of God.
  - Any notice, order, rule, notification of the Govt. and / or Competent Authority, Court of Law etc.
  - Dues of the purchasers not paid in time or reasons beyond the control of the promoter.
9. The Purchaser agrees that in case the building material increases by 5% at any time during the construction work is in progress then the total consideration of the said premises as agreed herein shall also increase in proportionate at the time of possession of the said flat at earlier.
10. The Purchaser shall take possession, of the said premises within 15 (fifteen) days of party of the first part giving written notice intimating him/her that the said premises is ready for use and occupation, after paying all arrears of



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purchase price and other dues falling upon the Purchaser shall arise forthwith all their right, title and interest in respect of the said premises. The party of the first part shall not be entitled to forfeit the earnest money paid by the Purchaser and shall adjust the same amount received without any interest whatsoever only after the said premises is sold to another Purchaser. The party of the first part shall be at liberty to deal in any manner they desire.

11. The Purchaser shall not be liable to pay the taxes, assessments, levies and N.A. orders also to the Pune Municipal Corporation or any other local authorities from the date of obtaining completion certificate or possession of the said premises or receipt of the said premises.
12. The Purchaser shall use the said premises or any part thereof and shall permit the same to the use only for the purposes for which was permitted under the existing rules and regulations.
13. The Purchaser shall use the open parking space only for the purpose of parking of their vehicles.
14. The party of the first part shall have full and exclusive right to deal with, dispose off and sell in any manner the parking space, terrace, roads, open spaces etc. to any person including stranger at any price on terms and conditions as the purchaser may think fit.
15. The Purchaser along with other Purchasers shall get an formation/ registration of Association of Apartment/ Society/ Limited Company/ Limited Partnership or the body that would be formed by the party of the first part. For the purpose the Purchaser shall sign and execute all relevant documents including the bye-laws, as prepared by the party of the first part to enable the party of the first part to register the organization within the time prescribed by the law.
16. At the time of the registration the Purchaser shall pay to the party of the first part his/her/their share of stamp duty and the registration fees payable at the time of the conveyance as abovesaid.
17. In the event of the Co-op. Housing Society/ Apartment of Association/ Limited Company etc. if formed before the sale and disposal of certain flats, office spaces etc. the society so formed shall be subject to overall authority and control of the party of the first part and party of the first part shall have absolute authority and control as regards to the said premises. In such event the party of the first part shall not be liable to pay any maintenance or other charges in respect of the said premises to the society/ apartment etc.
18. Even after the final conveyance of the said land along with the building is executed in favour of the society or apartment or Limited Company etc. the party of the first part shall have right to dispose off the unsold premises in any manner and the sale proceeds thereof received shall absolutely belong to the party of the first part and such proceeds shall be accepted as the member of the society/ apartment/ limited company etc. The party of the first part in such case shall not be required to pay any transfer fees to the society/ apartment of association/ limited Company etc. if due to unavoidable reasons which are beyond the control of the Promoter and if delay is caused for formation of the said society or Apartment then the Flat holder should pay the actual expenses for the maintenance of the building or associated society.
19. The purchaser shall obtain prior permission from the party of the first part if the purchaser intends to transfer or sell the said premises or any part thereof or their right of the agreement before the final conveyance. The purchaser shall also pay sum of Rs. 500/- (Rs. fifty only) per Sq. Ft. on the amount of consideration received on such transfer, by way of transfer fees.
20. The name of the building on the said property shall always be known as "UNNATI DHAM" and is subject to the approval of the Assistant Registrar, Co-op. Societies. The Co-op. Society or Apartment of Association to be formed shall bear the same name and that name will not be changed under any circumstances without prior written permission of the Developer.
21. The purchaser or the person to whom the said premises are let, sub-let, transferred, assigned by the party for the first part or the person who is put in possession of the said premises by the purchaser shall execute all application,



- documents etc. and shall also do all other things and deeds as may be required by the party of the first part to safeguard the interest of the party of the first part under the purchase of the said building.
22. It is hereby agreed by and between the parties that the promoter or his nominee shall have absolute and perpetual right to allow to display advertisement sign board, canopy etc. in and over the said and all buildings thereon and to receive the rents and such other moneys in respect thereof and shall not, have to pay all municipal and other taxes to the concerned authority(ies).
23. In case of any new tax levy assessment, betterment and development and any other charges or moneys are levied by the Pune Municipal Corporation or any other local or state body or a state body or any moneys in the amount of deposit to be paid for securing the water and electricity connection, the purchaser shall contribute proportionately towards the payment of such new taxes and moneys in cases where deposits etc.
24. The party of the first part shall bear and maintain a separate account in respect of sums received from the purchaser as deposits or sums received on account of other supply or services including or legal charges and shall utilize the same only for those purposes.
25. The promoters shall pay all the statutory liabilities in respect of the said flat till the completion of flat and after intimation of completion of the flat the flat holder shall pay all the statutory liabilities viz property tax, V.C.C. bills, water charges and other outgoings etc. The flat purchaser shall be liable to bear and pay the proportionate share of betterment charges, water charges, insurance, common light, repairs and charges of gates, bill collectors, chowkidar, sweepers and all other expenses reasonably and necessarily to the management and maintenance of the said building. The flat purchaser further agrees that till the flat purchaser's share is determined the flat purchaser shall pay to the promoter's provisional monthly contribution of the \_\_\_\_\_/- towards the outgoing. The amounts to be paid by the flat purchaser to the promoter shall not carry any interest and remain with the promoters until a final conveyance being executed in favour of the apartment or otherwise subject to the provisions of Section (8) of the said Act. The aforesaid deposits, loan, advances, payments for the apartment shall be paid over by the promoters to the apartment or as the case may be. The flat purchaser undertakes to pay such provisional monthly contributions and such proportionate share of outgoings regularly on or before 15th day of every month in advance and shall not withhold the same for any reason whatsoever in future.
26. The purchaser herein hereby agrees that the promoter is entitled to sell the individual car parking to the prospective purchaser and to accept the consideration amount from the concerned purchaser and other purchasers have no grievance in respect of the same and the purchaser also undertakes that he will not complain in future in respect of the same.
27. Nothing shall contained in this agreement is intended to be construed as a grant, demise or assignment in law of the said premises or land or building. The purchaser shall have no claim, save and except in respect of the said premises hereby agreed to be sold to them and all open spaces, parking spaces, balconies, terraces, lobbies etc., will remain the property of the party of the first part until the final conveyance in favour of the society or apartment of association or Limited Company etc. is executed.
28. Any delay tolerated by the party of the first part in enforcing the terms and conditions of this agreement or any forbearance or giving of time to purchaser shall not be construed as waiver on the part of the party of the first part nor shall the same in any manner prejudice the rights of the party of the first part under this agreement.
29. It is hereby agreed by and between the parties the promoter or their nominee shall have absolute and perpetual right of displaying advertisement, the notices to be served on the purchaser, shall be deemed to be properly served, if served to the purchaser under certificate of posting on his address as given in the caption of this agreement.
30. It is also understood and agreed by and between the parties that the terrace/garden spaces adjacent to the said flat shall belong exclusively to the respective purchaser of the flat. The notices of such terrace premises shall not be enclosed by the purchaser till the permission in writing is obtained from the concerned local authority and the



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party of the first part or the proposed society/ apartment of association/ owners etc.,

31. This agreement shall always be subject to the Maharashtra Ownership Flat Act 1963, The Maharashtra Apartment Ownership Act 1970 and/ or Maharashtra Co-op. Societies Act 1960 and the rules made there under from time to time.
32. All the expenses of stamp duty, registration charges, including attorney(s) cost and all the incidental charges pertaining to the present agreement and final conveyance has to be borne by the purchaser only.
33. To pay all the outgoings including taxes by what so ever name called including Service Tax , Vat or any other tax during the existence of these presents , or even after his possession of the said flat is handed over to the purchaser or his nominee as the case may be.
34. **Location** : Said property is located at internal area of the Kondhwa BK.

### ANNEXURE - "A"

( FIRST SCHEDULE OF THE PROPERTY REFERRED TO ABOVE )

ALL THAT PIECE AND PARCEL of the property bearing S.No.66, Hissa No.11/2 (Old S.No.102, Hissa No.11/2) situated within the revenue village Kondhwa Budruk within the limits of Pune Municipal Corporation Taluka Haveli, District Pune, admeasuring 00-H. 81-Aars equivalent to 8100 Sq.Mtrs. and more particularly bounded as under :-

ON OR TOWARDS EAST : ( Part of S.no.66 ) ,S.No.66/11/1.

ON OR TOWARDS SOUTH : ( Part of S.no.66 ) ,S.No.66/11/1.

ON OR TOWARDS WEST : S.No.57

ON OR TOWARDS NORTH : ( Part of S.no.66 ) ,S.No.66/1.

Along with all right, title and interest attached to the said property.

Any error in description of the property in the Schedule-I shall not invalidate the agreement. The parties agree to correct the error as and when noticed.





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१०११		

## ANNEXURE - "B."

### ( SECOND SCHEDULE OF THE PROPERTY )

all that part and parcel of residential Flat No. 703 admeasuring about 1207 sq. ft. (built-up) including terrace area admeasuring 200 sq. feet on 7<sup>th</sup> floor (above 6<sup>th</sup> floor) in 'C' wing in the said proposed building / society to be known as "UNNATI DHAW" situated in the property more particularly described in Annexure "A" herein above along with the fixtures, fittings, amenities provided therein. And same is bounded as follows -

EAST - By common amenities,

SOUTH - By flat no. C 704

WEST - By Flat No. C 702

NORTH - By compound wall of the building

along with all right, title, interest attached to the said flat / shop / office / godown & along with exclusive right to use the parking space under allotment parking space no. - 5

## ANNEXURE "C"

### (THIRD SCHEDULE OF THE PROPERTY REFERRED TO ABOVE)

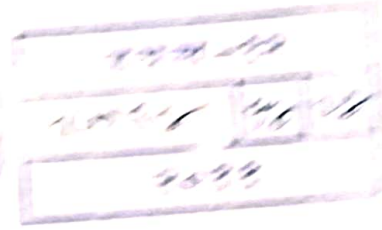
Nature, extent and description of areas and facilities in which the purchaser shall have **No Right** -

1. Terrace (other than what is allotted to the purchaser)
2. Parking space (other than what is allotted to the purchaser)
3. Open space
4. Staircase
5. Passage / open space in front of the flat
6. Such other areas as shall be declared as a common area

Nature, extent and description of the areas and facilities in which the Purchaser shall have **Common Right** -

1. Terrace spaces as shall be declared as a Common area
2. Parking spaces as shall be declared as a common area

3. Open Spaces as shall be declared as a common area
4. Staircase
5. Landing in front of the flat.
6. Such other areas as shall be declared as a common area



### ANNEXURE "D"

#### (SCHEDULE OF SPECIFICATIONS AND QUANTITIES)

Structure	: Earthquake Resistant F.C.C. Frame Structure.
Walls	: 8" Thk. Brick External walls with sand plaster. 8" Thk. Brick Internal walls with 1:1:4 plaster.
Doors	: Wooden door frame & shutter with designer door knobs & fittings. Granite door frame for Toilet doors.
Windows	: 2 Track Aluminium casement window with W.S. Grill. For Bath & W.C. W.S. Window.
Flooring	: Vitrified Flooring for Entire Flat.
Kitchen	: 10'0" long Kitchen platform with S.S. sink & Cabinet (up to height 800mm platform).
Toilets	: Concealed plumbing with Hot & Cold water with provision of Shower. Designer Grazed tiles up to 7'0" height for Bath & 4'0" height for W.C. Antiskid Flooring for Bath & W.C. Wash Hand Basin in utility area with 7'0" height of Grazed tiles.
Terrace	: Antiskid floor tiles with Designer Fencing.
Electrification	: Concealed copper wiring with fire resistance cable & modular switches.
Painting	: Oil Based Distemper internally & Super cement wash coat Externally.
L.P.G. Pise Gas	: L.P.G. pipe gas connection up to Kitchen Platform.
Inverter Back up	: Inverter Back up provided for specially Light Point in Flat.
T.V. & Telephone Point	: 1 point each in Living room only.

## ANNEXURE "E"

### (COMMON AMMENITIES)

1. Club House with Indoor Game,
2. Well equipped Gymnasium,
3. Landscape garden,
4. Jogging Track,
5. Senior Citizen Park,
6. Children play area with Outdoor Games,
7. Unique Elevation to entire project,
8. Decorative entrance gate,
9. 2 nos. of Elevators with Generator back up,
10. Generator backup for common areas,
11. Security cabin,
12. Rain water harvesting,
13. Shallow water body,
14. Aroma Garden,
15. 24 X 7 Hi-Tech Security,
16. Designer Name plate with Letter box at Entrance lobby area.



NOTE: - The promoters have reserve their right to change any of the above amenities as per which requires.

PROMOTERS / DEVELOPER / VENDOR

(Signature)

PURCHASER

(Signature)



हवल - ११	
२०१४	१६/२०
२०११	

**TITLE CERTIFICATE**



ADVOCATES Office :

( TO WHOMSOEVER IT MAY CONCERN )

Property Survey No. 65, Hissa No. 11/2, Old Survey No. 102, Hissa No. 11/2, situated within the village limits of Kundwa Budruk, Tal. Haveli, Dist. Pune and within the limits of Pune Municipal Corporation total admeasuring area about 11.81 R.

THIS IS TO CERTIFY THAT, We have investigated the title of the above named Owners / Promoters of the said property which are more particularly described in the schedule written " I " and perused the search, documents of ownership of the said property & 7/12 & Mutation Entries extracts of the said property.

The Promoters / Developers has applied for the building plan sanction by the concern department of the Pune Municipal Corporation or Competent Authority and the said Promoter has been commenced construction of a Buildings on the said property as approved by the Concerned Department of the Pune Municipal Corporation and the building plans as approved by the Pune Municipal Corporation, of a Ground and more Upper Floors therein and the Promoter/ Developers is entitled to sell on Ownership basis the said Units.

On perusal of relevant documents and information, I am of the opinion that the said property is free and marketable. The Promoter is entitled to develop the same. Similarly the said Promoter is entitled, authorized and empowered to construct the said Ownership scheme on the said property and also enter in to this agreement. The above said owners take clear, clear and marketable title of the said properties.

Hence this title Certificate.

For: Kunal - Yesade Patil Associate

Through its authorized signatory

RAVINE YESADE

ADVOCATE

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SIGNATURE ON THE DAY AND YEAR HEREIN ABOVE MENTIONED.

SIGNED, SEALED AND DELIVERED by the with named Promoter & Developer / Vendor  
M/s. MAHAVIR – HRUTVIIN REALTIES, A Partnership firm registered under  
Through its partners

1) MR. NIKUNJ ARUN SANGHAVI

2) MR. KALPESH PRAKASH OSWAL

3) MR. SUBHASH DANMAL JAIN

Through its power of attorney holder  
MR. Navin G. Mallan

"Party of the First Part"

SIGNED, SEALED AND DELIVERED by  
the within named the Purchaser/s

M/s TROIX CHEMICALS PVT LTD

Through Its Directors

1) Mr. Rajesh K Punamiya



2) Mr. Rohit B Jain



"Party of the Second Part"

IN THE PRESENCE OF:

1) Sign :

Name :

Johnson D' Souza

Add. :

Kondwa - 411048

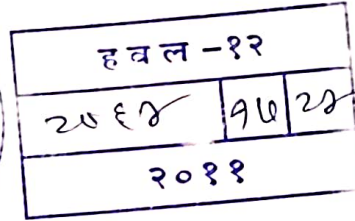
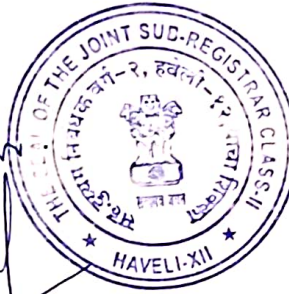
2) Sign :

Name :

Kaushik Basu

Add. :

61/62 Unnati Kondwa B.K.  
Pune - 48



पुणे महानगरपालिका

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३१/१०

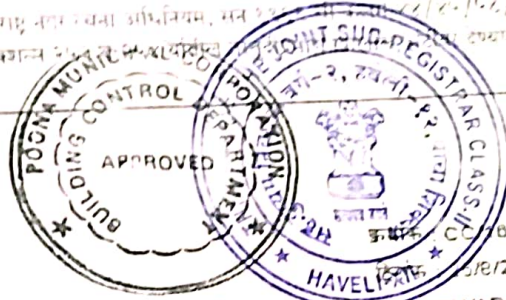
बांधकाम नियंत्रण कार्यालय

पुणे महानगरपालिका,  
शिवाजीनगर, पुणे - ५.

बांधकाम चालू करण्याकरिता दाखला  
(कमेन्समेंट मर्टिफिकेट)

बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे  
प्राथमिक महानगरपालिका अधिनियम, सन १९४९

बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे  
प्राथमिक महानगरपालिका अधिनियम, सन १९४९ च्या कलमे (सेकशन २३) अन्वयेत घेतला आहे.



हवल - १०	
२०६४	१८२२
२०११	

प्रमाण क्रमांक : kdb/0977/09 RECORD PLAN 1  
Proposal Type Resi+Comm  
Project Type (Proposed Building)

श्री. श्रीमती. KALPESH OSWAL द्वारा ल. स. श्री. VIKAS M. DHERE यांसारखे पुणे, पेठ बाबुवेवडी  
PUNE, PUNE, 411037 च्या ठिकाणवर नवीन महाराष्ट्र नगर रचना अधिनियम, सन १९६६ ची कलमे ४४/४५/५८/६९ च्या मुंबई प्रांतीय  
महानगरपालिका अधिनियम, सन १९४९ ची कलमे २५३/२५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेतील, पेठ Kondhwa-Budruk या ठिकाणवर  
सर्व्हे नं. Survey No. ६६, Hissa No: ११/२, फायनल प्लॉट क्र. प्लॉट क्र. पथील बांधकाम करण्यासाठी महानगरपालिकेच्या तुम्ही नोंदीस  
दिलेली ही दिनांक : १३/८/२०१० या दिवशी पोहचली. त्यावरून काम करण्यास खाली लिहिलेल्या सुचना व सर्व अटींवर संमतीपत्र देण्यात येत  
आहे.

- संबंधी सुधारित विकारा योजना आराखडा महाराष्ट्र सरकारने दि. १/१/१९८७ या दिवशी मान्य केला आहे. त्याम अनुसरून नवीन काही उपसर्ग पोहोचत असल्याम  
अद्यत्वात ही नवीन आराखडा त्याप्रित्यर्थ कोणत्याही प्रकारची भरपाई मागणार नाही व ती देण्याची जबाबदारी महानगरपालिकेवर नाही.
- सुधारित नवीन / दुसरे नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.
- सुधारित काम आल्यावर प्लॉट-बँक, मॉर्निंगल ओपन स्पेस इ. बाबी बांधकाम नियंत्रण कार्यालयाकडून तप. सन घ्याव्यात, त्याशिवाय जोत्यावरील काम सुरु करू नये.
- ना. सहाय्यक अभियंता (भूमी प्रमाण) यांच्या कार्यालयातर्फे नवीन रस्त्याची पमाणीप्या जागेवर आखून घेणार व मगच बांधकाम सुरु करणार या अटीवरच हे संमतीपत्र देण्यात  
येत आहे.
- सुधारित नकाशावर मागे लिहिलेल्या / चिह्नित केलेल्या अटींवर संमतीपत्र देण्यात येत आहे.
- ज्या प्लॉटवर नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मागण्यापूर्वी प्रत्येक मालकाने इमारतीसमोर सीमा भितीच्या आत व बाहेर किमान चार झाडे  
लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी. त्याशिवाय भोगवटा पत्र मिळणार नाही. रस्त्यावरील झाडांना जरूर ते संरक्षण कुंपण  
अर्जदाराने करावयाचे आहे.
- इमारतीचे भोगवटापत्र देताना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचे अतिशय सामान व गडरोडा उचलून जागा साफ केल्याशिवाय अर्जाचा विचार  
केला जाणार नाही. गडरोडा कोटे टाकवा याबाबत घरपाडी विभागामार्फत मार्गदर्शन केले जाईल.
- काम सुरु करण्यापूर्वी मा. नगर उपअभियंता (जलोत्सरण) व (पाणीपुरवठा) यांच्याकडे नकाशे दाखल करून संबंधित कामाकरिता पुर्वमान्यता घेतल्याखेरीज जागेवर  
कोणत्याही काम सुरु करू नये.
- नवीन बांधकाम सुरु करताना संबंधित जागेमध्ये झाड असल्याम ती प्री अंजोर्गटिचा पुर्वपरवानगी घेतल्याशिवाय तोडू नयेत; अन्यथा कायदेशीर कारवाई करण्यात येते.  
याची नोंद घ्यावी.
- बांधकाम नियंत्रण खात्याने जरी सेप्टीक टँकसाठी मान्य केलेल्या नकाशांमध्ये जागा दर्शविली असली तरी त्यासाठी मा. नगर उपअभियंता (जलोत्सरण विभाग)  
यांच्याकडे नकाशे दाखल करून त्याची मंजूरी घेतल्याखेरीज सेप्टीक टँक अन्वयेतून जेजसंबंधी बांधकाम सुरु करू नये व भोगवटा पत्र मागण्यापूर्वी जेजसंबंधी कामाचा पुर्णत्वाचा  
जाचणी होऊन घ्यावी.
- बांधकाम नकाशात पाळणार म्हणून दर्शविले आहे. ते प्रथम पाटून मग नवीन कामास सुरवात करणार.
- पालती हक्काबाबत व इतर कोणत्याही हक्काबाबत व हद्दीबाबत वाद भितीना आल्यास त्यास अर्जदार जबाबदार राहणार.
- कामासाठी सोयीसाठी जागेवर किमान एक संडास व एक पुरती तात्पुरत्या स्वरूपाची बांधणी पाहिजे. जुने संडास व भोरी असल्यास याप्रमाणे संडास, मुतारी बांधण्याची  
भरज नाही.
- भोगवटापत्र मागण्यापूर्वी मनपाचे कर भरल्याचे दाखला सादर करणार.

वरील संमतीपत्राप्रमाणे काम करताना नगररचना अधिनियम अगर त्यास अनुसरून केलेले नियम व पोटनियम यांचा भंग होता कामा नये.  
वरील संमतीपत्राविषयी काही शंका येत असेल तर कामास आरंभ करण्यापूर्वी महानगरपालिकेकडे तसे कळवून स्पष्टीकरण करून घ्यावे.

इमारत निर्देशक.  
बांधकाम नियंत्रण कार्यालय.

सहाय्यक अभियंता (बांधकाम नियंत्रण)  
पुणे महानगरपालिका.

कृ. मागे परा

पुणे महानगरपालिका

१३३  
३१/१०

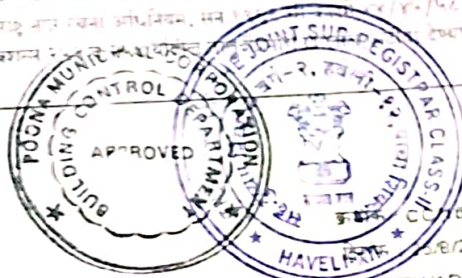
बांधकाम नियंत्रण कार्यालय

पुणे महानगरपालिका,  
शिवाजीनगर, पुणे - ५.

(समुहियत नियंत्रण प्रमाणित इमारत व वित्तियत बांधकामे, जिल्हा कार्यालय)  
(अनुमति देण्यासाठी आवश्यक असलेल्या सर्व कागदपत्रे व शुल्के भरण्याची आवश्यकता आहे.)  
बांधकाम चानू करण्याकरिता दाखला

(कमन्समेंट मॉर्टिफिकेट)

फ्लॉर प्लान : KED/0077/08 RECORD PLAN 1  
Project Type Resi+Comm  
Project Type (Proposed Building)



हवल - १०	
२०६४	१८२०
२०११	

श्री/ सौ. KALPESH OSWAL व्हा. ल. ए. श्री. VIKAS M DHERE वारसदार पुणे, ४३ B/BWEWADI  
PUNE PUNE 411037 व फ्लॉर प्लान नं. प्रस्ताव नं. प्रस्ताव नं. रचना अधिनियम, सन १९६६ ची कलमे ४४/४५/५८/६९ व शुद्ध प्रातिक  
संलग्न प्रतिमा उपविषय, सन १९४९ ची कलमे २५३/२५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेतील, पेट Kondhwa-Budruk गाँव सभे  
२. Survey No: 69, Hissa No: 11/2. फ्लॉर प्लान नं. प्लॉर नं. स्थळ बांधकाम करण्यासाठी महानगरपालिकेला तुम्ही नोंदीस  
दिलेले दिनांक: 12/02/2010 या दिवसाचे आहेत. त्यावरून काम करण्यासाठी लिहिजेत्या सुचना व सर्व अटीबाबत समितीपत्र देण्यात येत  
आहे.

- सर्व सुचिलेले नियम व योजना अंमलात आणण्यासाठी महानगरपालिकेच्या वेळोवेळीच्या दि. २/१/१९८० या दिवसाचा मान्य केला आहे. त्यास अनुसरून नवीन काही उपसर्ग पोहोचत असल्याबाबत  
प्रत्येक नवे वृत्त अंमलात आणण्यासाठी प्रत्येक नवीन प्रकल्पाने धरण्याचे मागणीत नाही पती देण्याची जबाबदारी महानगरपालिकेवर नाही.
- उपरोक्त काम अंमलात आणणे हे सर्व नियम व आदेशांचे अंमलात आणणे हे सर्व बांधकाम नियंत्रण कार्यालयाकडून तपून घ्याव्यात, त्या शिवाय जगत्यावरील काम सुरु करू नये.
- नवीन बांधकाम अंमलात आणण्यासाठी सर्व बांधकाम नियंत्रण कार्यालयाकडून आवश्यक असलेल्या कागदपत्रे आणून घ्यावेत व मागच बांधकाम सुरु करणार या अटीवरच हे समितीपत्र देण्यात येत आहे.
- बांधकाम अंमलात आणण्यासाठी सर्व बांधकाम नियंत्रण कार्यालयाकडून आवश्यक असलेल्या कागदपत्रे आणून घ्यावेत व मागच बांधकाम सुरु करणार या अटीवरच हे समितीपत्र देण्यात येत आहे.
- बांधकाम अंमलात आणण्यासाठी सर्व बांधकाम नियंत्रण कार्यालयाकडून आवश्यक असलेल्या कागदपत्रे आणून घ्यावेत व मागच बांधकाम सुरु करणार या अटीवरच हे समितीपत्र देण्यात येत आहे.
- बांधकाम अंमलात आणण्यासाठी सर्व बांधकाम नियंत्रण कार्यालयाकडून आवश्यक असलेल्या कागदपत्रे आणून घ्यावेत व मागच बांधकाम सुरु करणार या अटीवरच हे समितीपत्र देण्यात येत आहे.
- बांधकाम अंमलात आणण्यासाठी सर्व बांधकाम नियंत्रण कार्यालयाकडून आवश्यक असलेल्या कागदपत्रे आणून घ्यावेत व मागच बांधकाम सुरु करणार या अटीवरच हे समितीपत्र देण्यात येत आहे.
- बांधकाम अंमलात आणण्यासाठी सर्व बांधकाम नियंत्रण कार्यालयाकडून आवश्यक असलेल्या कागदपत्रे आणून घ्यावेत व मागच बांधकाम सुरु करणार या अटीवरच हे समितीपत्र देण्यात येत आहे.
- बांधकाम अंमलात आणण्यासाठी सर्व बांधकाम नियंत्रण कार्यालयाकडून आवश्यक असलेल्या कागदपत्रे आणून घ्यावेत व मागच बांधकाम सुरु करणार या अटीवरच हे समितीपत्र देण्यात येत आहे.
- बांधकाम अंमलात आणण्यासाठी सर्व बांधकाम नियंत्रण कार्यालयाकडून आवश्यक असलेल्या कागदपत्रे आणून घ्यावेत व मागच बांधकाम सुरु करणार या अटीवरच हे समितीपत्र देण्यात येत आहे.
- बांधकाम अंमलात आणण्यासाठी सर्व बांधकाम नियंत्रण कार्यालयाकडून आवश्यक असलेल्या कागदपत्रे आणून घ्यावेत व मागच बांधकाम सुरु करणार या अटीवरच हे समितीपत्र देण्यात येत आहे.
- बांधकाम अंमलात आणण्यासाठी सर्व बांधकाम नियंत्रण कार्यालयाकडून आवश्यक असलेल्या कागदपत्रे आणून घ्यावेत व मागच बांधकाम सुरु करणार या अटीवरच हे समितीपत्र देण्यात येत आहे.
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- बांधकाम अंमलात आणण्यासाठी सर्व बांधकाम नियंत्रण कार्यालयाकडून आवश्यक असलेल्या कागदपत्रे आणून घ्यावेत व मागच बांधकाम सुरु करणार या अटीवरच हे समितीपत्र देण्यात येत आहे.
- बांधकाम अंमलात आणण्यासाठी सर्व बांधकाम नियंत्रण कार्यालयाकडून आवश्यक असलेल्या कागदपत्रे आणून घ्यावेत व मागच बांधकाम सुरु करणार या अटीवरच हे समितीपत्र देण्यात येत आहे.

बांधकाम नियंत्रण कार्यालय.

महापंचक अभियंता (बांधकाम नियंत्रण)  
पुणे महानगरपालिका.

श्री. भागे परा

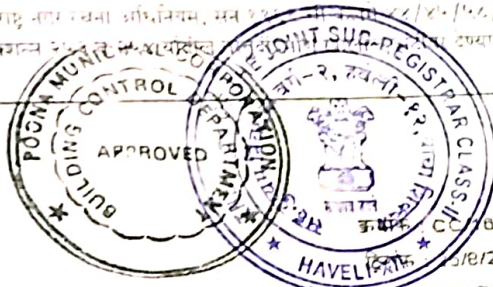
# पुणे महानगरपालिका

933  
3/1/19

बांधकाम नियंत्रण कार्यालय  
पुणे महानगरपालिका,  
शिवाजीनगर, पुणे - ५.

(जुनी २०१८ मधील गावठी बांधकाम प्रमाणित करणारी बांधकाम नियंत्रण विभाग) (जुनी २०१८ मधील गावठी बांधकाम प्रमाणित करणारी बांधकाम नियंत्रण विभाग)

## बांधकाम चालू करण्याकरिता दाखला (कमेंन्समेंट मॉडिफिकेट)



हवल - १०	
२०१४	१८२२
२०११	

प्रकल्प क्रमांक : Kdb/0077/08 RECORD PLAN 1  
 Proposal Type Restr Comm  
 Project Type (Proposed Building)

श्री. कल्पेश ओसवाल बटवला ए. श्री. VIKAS M. DHERE यांचे राहणार पुणे, पेट BAWEWADI  
 PUNE PUNE 411037 व कि संवर्धने नं. महाराष्ट्र नगर रचना अधिनियम, सन १९६६ ची कलमे ४४/४५/५८/६९ च मुंबई प्रांतिक  
 महानगरपालिका अधिनियम, सन १९४९ ची कलमे २५३/२५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेलील, पेट Kondhwa-Budruk घाटक संवर्ध  
 २. Survey No ६६, Hissa No: ११/२, फायनल प्लॉट नं. प्लॉट नं. घाटक बांधकाम करण्यासाठी महानगरपालिकेच्या तुम्ही नोटीस  
 दि. १२/०२/२०१० या दिवशी पोहचली. त्यावरून काम करण्यासाठी लिहिलेल्या सुचना व सर्वा अटीवर संमतीपत्र देण्यात येत

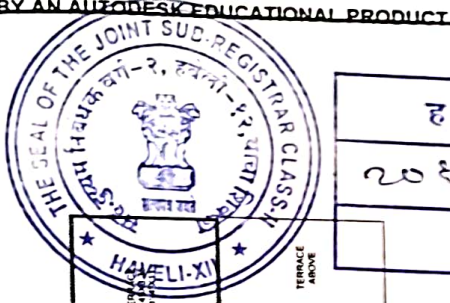
- सर्व सुधारित विधाने योग्य अशा बांधकाम प्रमाणित करणे हे उद्देश्य आहे. त्यास अनुसरून नवीन काही उपसर्ग पाहोचत असल्यास प्रमाणित करणे हे उद्देश्य आहे. त्याप्रमाणे बांधकाम प्रमाणित करणे हे उद्देश्य आहे.
- बांधकाम नियंत्रण विभाग / दुरुपार प्रमाणित दाखलिन्याप्रमाणे काम करणे पाहिजे.
- बांधकाम नियंत्रण विभाग / दुरुपार प्रमाणित दाखलिन्याप्रमाणे काम करणे पाहिजे.
- बांधकाम नियंत्रण विभाग / दुरुपार प्रमाणित दाखलिन्याप्रमाणे काम करणे पाहिजे.
- बांधकाम नियंत्रण विभाग / दुरुपार प्रमाणित दाखलिन्याप्रमाणे काम करणे पाहिजे.
- बांधकाम नियंत्रण विभाग / दुरुपार प्रमाणित दाखलिन्याप्रमाणे काम करणे पाहिजे.
- बांधकाम नियंत्रण विभाग / दुरुपार प्रमाणित दाखलिन्याप्रमाणे काम करणे पाहिजे.
- बांधकाम नियंत्रण विभाग / दुरुपार प्रमाणित दाखलिन्याप्रमाणे काम करणे पाहिजे.
- बांधकाम नियंत्रण विभाग / दुरुपार प्रमाणित दाखलिन्याप्रमाणे काम करणे पाहिजे.
- बांधकाम नियंत्रण विभाग / दुरुपार प्रमाणित दाखलिन्याप्रमाणे काम करणे पाहिजे.
- बांधकाम नियंत्रण विभाग / दुरुपार प्रमाणित दाखलिन्याप्रमाणे काम करणे पाहिजे.
- बांधकाम नियंत्रण विभाग / दुरुपार प्रमाणित दाखलिन्याप्रमाणे काम करणे पाहिजे.
- बांधकाम नियंत्रण विभाग / दुरुपार प्रमाणित दाखलिन्याप्रमाणे काम करणे पाहिजे.
- बांधकाम नियंत्रण विभाग / दुरुपार प्रमाणित दाखलिन्याप्रमाणे काम करणे पाहिजे.
- बांधकाम नियंत्रण विभाग / दुरुपार प्रमाणित दाखलिन्याप्रमाणे काम करणे पाहिजे.

*(Signature)*  
 बांधकाम नियंत्रण विभाग

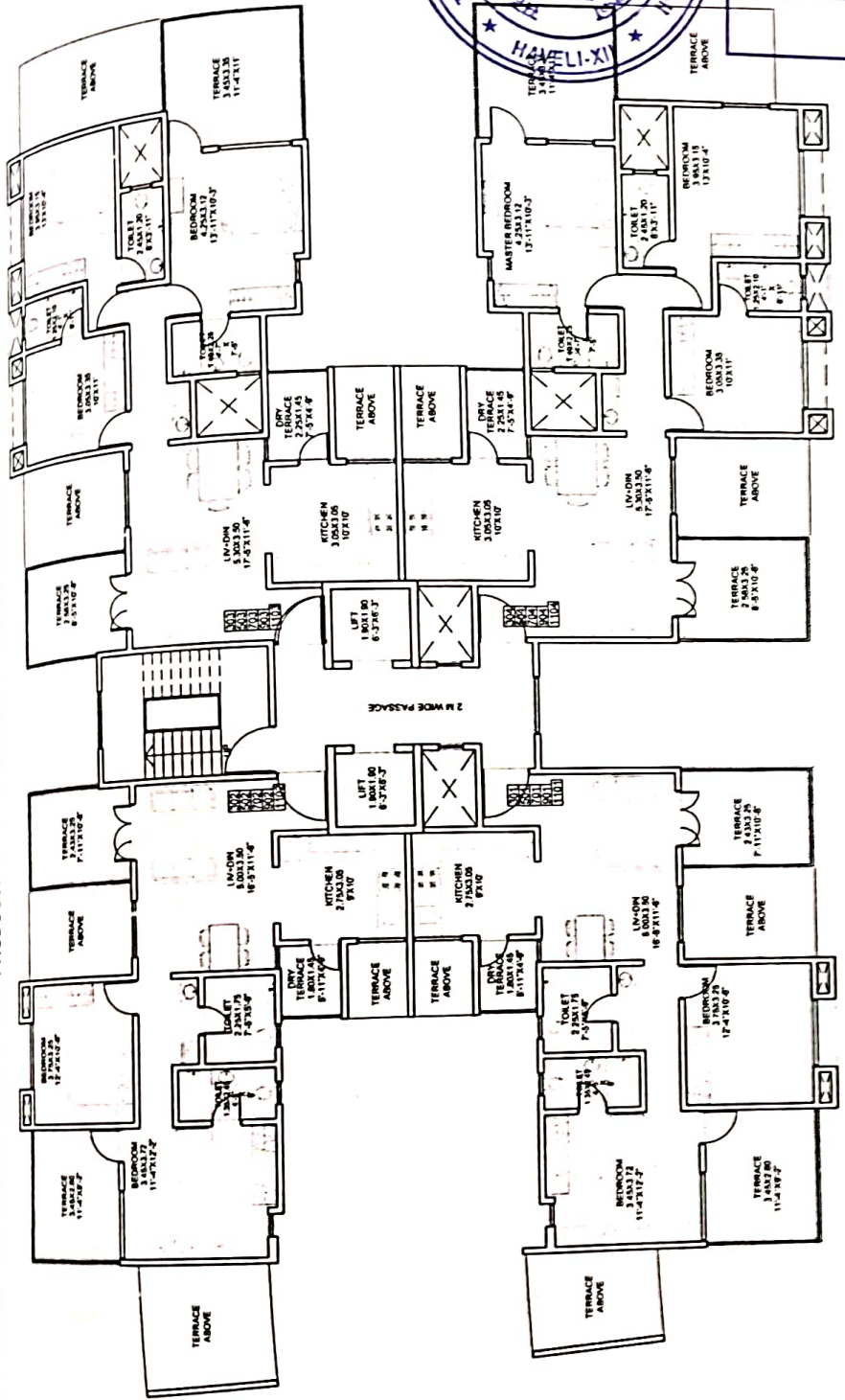
*(Signature)*  
 महायंत्रक अभियंता (बांधकाम नियंत्रण)  
 पुणे महानगरपालिका.

क. भागे पत्रा





हवल - १२  
 २०१४ १९ २०१४



SALEABLE AREA STATEMENT (ALL AREAS ARE IN SQ. FT.)

FLAT NOS	FLAT TYPE	CARPET AREA	TERRACE AREA	SALEABLE AREA
301, 801, 701, 901, 1101	2-BHK	722	217	1055
302, 802, 702, 902, 1102	2-BHK	720	217	1052
303, 803, 703, 903, 1103	3-BHK	896	250	1297
304, 804, 704, 904, 1104	3-BHK	897	250	1298

JOB NO: 478  
 ALT (NO): 03  
 BUILDING DATE: N/A  
 SURVEY DATE: N/A  
 C: N.L.S. 23/08/08

PREPARED BY: VANDANA  
 DATE: 23/08/08  
 CHECKED BY: HARSHAL  
 DATE: 11/08/08  
 APPROVED BY: RAVI  
 DATE: 11/08/08

ANIRUDDHA VAIDYA & ASSOCIATES  
 ARCHITECTS, INTERIORS DESIGNERS,  
 TOWN PLANNERS  
 4, DATTA PRASAD, 12th B/7  
 OFF. JAI BHAWAN, 30/3A, KANUNGAR  
 PUNE 411 004  
 TEL: 91 20 2822028 2822029  
 E-MAIL: aniruddha@rediffmail.com  
 Web: www.aniruddha.com

PROJECT NAME & ADDRESS: MAHAVIR PURVINDIA PHASE 3  
 DRAWING NAME: ODD FLOOR PLAN  
 PROPOSED LAYOUT OF RESIDENTIAL BUILDINGS AT KONDHIWA.

NOTES:  
 1. THIS DRAWING IS BASED ON INFORMATION RECEIVED FROM THE CLIENT.  
 2. FINAL DESIGNS MAY CHANGE AS PER ORIGINAL & LATEST DOCUMENTS RECEIVED.  
 3. CHANGES IN D.C. RULES/CIRCULARS DECLARED BY LOCAL AUTHORITY AS APPLICABLE.  
 4. REFER ONLY TO WRITTEN DIMENSION.  
 5. IN CASE OF DISCREPANCY PLEASE VERIFY WITH ARCHITECT.

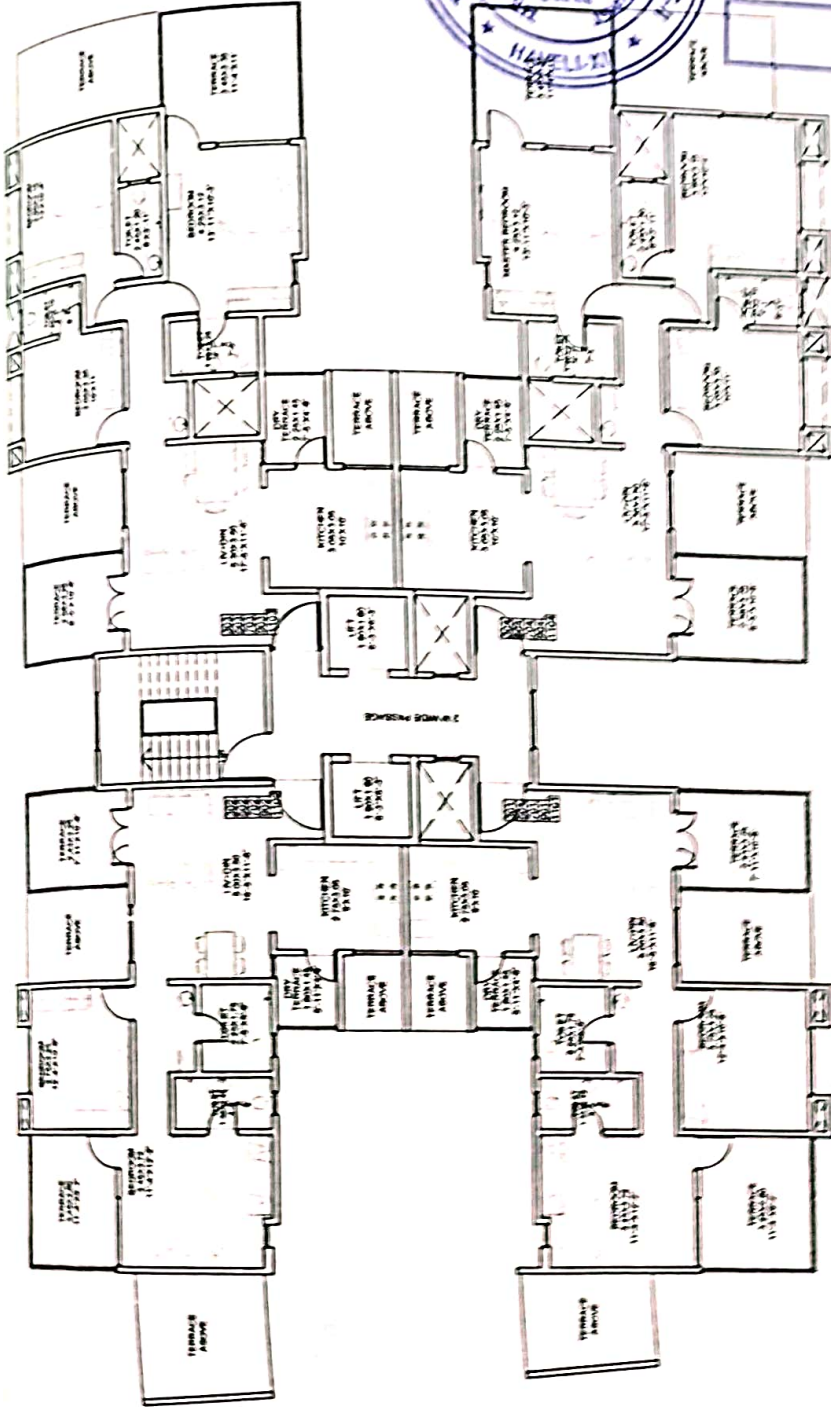
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

*Sanyal At Jay*

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

*Sanyal & Co. 2017*

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



2017  
95  
8088

RESIDENTIAL APARTMENT (M.I. AREA IN SQ.FT.)

FLOOR NO.	PLAT NO.	PLAT TYPE	CANVT. AREA	TERACE AREA	NET FLOOR AREA
GROUND FLOOR	30-30K	30-30K	132	132	264
FIRST FLOOR	30-30K	30-30K	132	132	264
SECOND FLOOR	30-30K	30-30K	132	132	264
THIRD FLOOR	30-30K	30-30K	132	132	264
FOURTH FLOOR	30-30K	30-30K	132	132	264

**NOTES:**

1. THIS DRAWING IS BASED ON INFORMATION RECEIVED FROM THE CLIENT.
2. FINAL DIMENSIONS MAY CHANGE AS PER ORIGINAL & LATEST INSTRUMENTS RECEIVED.
3. CHANGES IN DIMENSIONS SHALL BE DECLARED BY THE CLIENT'S AUTHORITY AS APPLICABLE.
4. REFER ONLY TO ORIGINAL DIMENSIONS IN CASE OF ANY DISCREPANCY PLEASE VERIFY WITH AN AUTHORITY.

**PROJECT NAME & ADDRESS:** PROPOSED LAYOUT OF RESIDENTIAL BUILDINGS AT KONDHUA.

**DRAWING NAME:** GROUND FLOOR PLAN

**CREAT NAME:** MUNITA PRASAD SANYAL

**DATE:** 20/08/2017

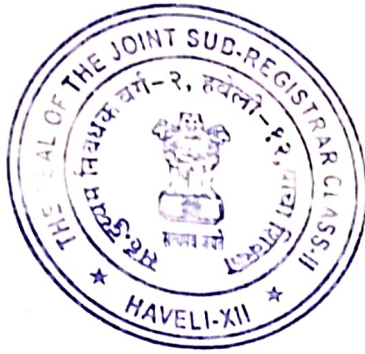
**SCALE:** 1/4" = 1'-0"

**PROJECT NO.:** 2017/95/8088

**REGISTERED ARCHITECT:** MUNITA PRASAD SANYAL

**REGISTERED ARCHITECT NO.:** 2017/95/8088

**REGISTERED ARCHITECT ADDRESS:** 2017/95/8088



हवल - १२		
२०१४	२०	२४
२०११		

AABPP4057-H

PERMANENT ACCOUNT NUMBER  
**AABPP0526**

NAME  
PAJESHKUMAR KANTILAL  
PUNAMIYA

FATHER'S NAME  
KANTILAL CHANDMAL PUNAMIYA

DATE OF BIRTH  
17-08-1967

SIGNATURE

*[Signature]*

DIRECTOR OF INCOME TAX (SYSTEMS)

PERMANENT ACCOUNT NUMBER  
**AACPJ7001J**

NAME  
ROHIT JAIN

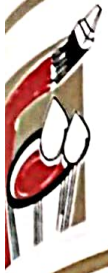
FATHER'S NAME  
BASANT KUMAR JAIN

DATE OF BIRTH  
17-08-1974

SIGNATURE

*[Signature]*

DIRECTOR OF INCOME TAX (SYSTEMS)



# Troix Chemicals Pvt. Ltd.

MFG. PAINTS, THINNERS & VARNISH  
1 / 235, M. I. D. C. BHOSARI, PUNE-411 026.

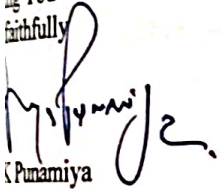
Office : 339/41, Samuel Street, Rawal Chambers, 4th Floor, Vadgadi, Mumbai - 400 003.  
Tel. : 2344 4219 / 6631 2251 / 4023 1123 / 24 • Telefax : 2342 8889

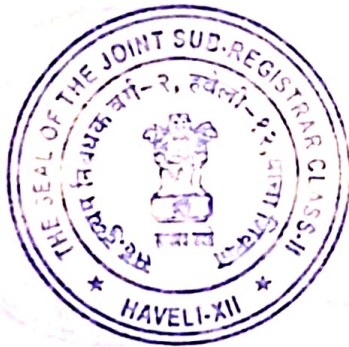
Date: 10<sup>th</sup> 03 2011

for Hrutviiin Realties

K Punamiya Director of M/s. Troix Chemicals Pvt Ltd hereby authorise to Rajesh K  
Punamiya and Rohit B Jain to sign the agreement on behalf of M/s. Troix Chemicals Pvt Ltd and  
necessary legal matters ( Stamp duty, Registration and other legal matters) .

ing You  
faithfully

  
K Punamiya



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# Troix Chemicals Pvt. Ltd.

MFG. PAINTS, THINNERS & VARNISH

J / 235, M. I. D. C. BHOSARI, PUNE-411 026.

Office : 339/41, Samuel Street, Rawal Chambers, 4th Floor, Vadgadi, Mumbai - 400 003.  
Tel. : 2344 4219 / 6631 2251 / 4023 1123 / 24 • Telefax : 2342 8889

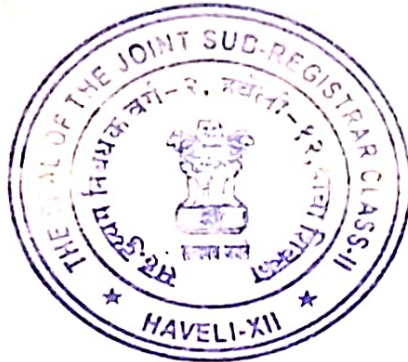
Date: 10<sup>th</sup> 03 2011

Jain Realities

B Jain Director of M/s. Troix Chemicals Pvt Ltd hereby authorise to Rajesh K Punamiya  
B Jain to sign the agreement on behalf of M/s. Troix Chemicals Pvt Ltd and do the  
legal matters ( Stamp duty, Registration and other legal matters) .

g You  
ithfully

Jain



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२०११	२२
२०११	





हददल 12  
दरम क्रमांक (2064/2011)  
*[Signature]*

दरम क्र. [हददल 12/2011/2011] का गोपवारा  
नंबर मुद्दा 2119333 कोदवा 458/111 काकोले मुद्दा मुद्दा 1/2011/11

भाददी क्र. 2064 दिनांक: 11/03/2011  
भाददीक वर्णन  
नंबर: म श्रीवक्स कॉमिकल्स प्रा लि तर्फे डायरेक्टर  
1) राजेश क पुनामिया - -

दरम इकर कसनाय दिनांक 11/03/2011 01:22 PM  
निवाडनाय दिनांक 11/03/2011  
दरम इकर कसनाय-कादी सही:

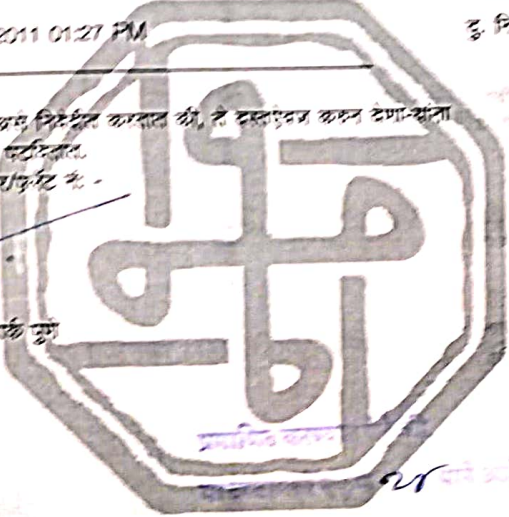
*[Handwritten signature]*

33333 नोटणी फ्री  
458 नवकल (अ. 11(1)), पृष्ठाकनाची नवकल  
(अ. 11(2)),  
कजदात (अ. 12) व छायचित्रण (अ. 13) ->  
एकरित्रित फ्री

दरम नोट कसनाय दिनांक 11/03/2011 01:23 PM  
क्रमांक 1 की दरम: (भाददीकसण) 11/03/2011 01:23 PM  
क्रमांक 2 की दरम: (फ्री) 11/03/2011 01:24 PM  
क्रमांक 3 की दरम: (कदुली) 11/03/2011 01:27 PM  
क्रमांक 4 की दरम: (कोकड) 11/03/2011 01:27 PM

33333: एकुण  
द. निबंधकादी सही, हददली 12 (कोदवा मुद्दाक)

दरम नोट कसनाय दिनांक 11/03/2011 01:27 PM  
कोकड:  
दरम निबंधक कोकड कोकडकोक डडडड अरु निबंधक कोकड को, ते दरमदरम ककन देणा-यांना  
काकोले कोकडकोक, व काकोली कोकड कोकडकोक.



1) कुंड सही रीते कोकडकोक - - काकोले कोकड को -  
नकोली/रसना -  
इंगरीको नको -  
इंगरीत को -  
पटावसाहको -  
हदर/गाद: बी-5 इंगरीतरी संकोलीसदरीतरीको मुद्दा  
ताकोको: -  
मिन: -

*[Handwritten signature]*

दरम नोट कसनाय दिनांक 11/03/2011 01:27 PM  
द. निबंधकादी सही, हददली 12 (कोदवा मुद्दाक)

द. निबंधकादी सही  
हददली 12 (कोदवा मुद्दाक)

दरम निबंधक हददली क्र. 12 मुद्दा मुद्दा निबंधक हददली क्र. 12  
दिनांक 9/1/3/2019

