

28/11/17

~~पुस्तक~~
~~2 सात 2 मास~~
4990

SCA
12/57

⁶⁴
M/s. Vaivida
Enterprises

IA

~~6463~~
~~2070~~

Deed of Apartment.

Vaivida Enterprises.



Tuesday, August 17, 2010

12:30:06 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 7615

गावाचे नाव शिवाजीनगर (भांबुर्डा)

दिनांक 17/08/2010

दस्तऐवजाचा अनुक्रमांक हवल10 - 07573 - 2010

दस्ता ऐवजाचा प्रकार अपार्टमेंट डीड
अपार्टमेंट डीड

सादर करणाराचे नाव:मे विविदा एंटरप्रायझेस - AAGFV5279E तर्फे भागीदार 1.वैशाली
विकास दांगट - -

नोंदणी फी	:-	100.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (28)	:-	560.00
एकूण	रु.	660.00

आपणास हा दस्त अंदाजे 12:44PM ह्या वेळेस मिळेल

दुय्यम निबंधक

हवेली 10 (बिबवेवाडी)

दुय्यम निबंधक वेग-१

बाजार मूल्य: 901850 रु. मोबदला: 902500रु.

भरलेले मुद्रांक शुल्क: 100 रु.

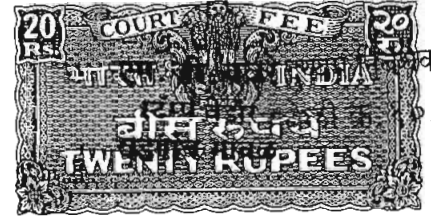
हवेली क्र.१०, पुणे



सूची क्र. दोन INDEX NO. II

गावाचे नाव : शिवाजीनगर (भांबुर्डा)

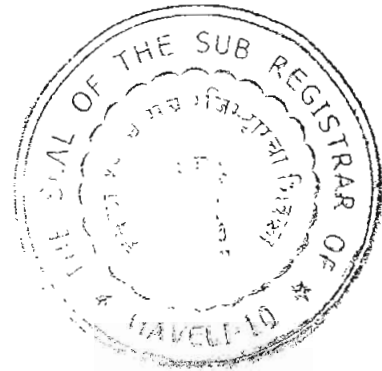
- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अपार्टमेंट डीड व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो अपार्टमेंट डीड की पट्टेदार ते नमूद करावे) मोबदला रु. 902,500.00 बा.भा. रु. 901,850.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: मोजे शिवाजीनगर पुणे येथील सिटीएस न 1216/2 फा प्लॉट न 576/2 सिटीएस न 1216/3 यासी फा प्लॉट क्र 576/3 या मिळकतीवर बांधलेल्या मिलेनिअम प्लाझा या इमारतीतील अप्पर ग्राऊंड फ्लोअरवरील शॉप /अपार्टमेंट क्र 1 A यासी क्षेत्र 29.26 चौ मी /315 चौ फुट बिल्टअप तसेच तळ मजल्यावरील पार्किंग यासी क्षेत्र 9.29 चौ मी व 1.072% अविभक्त हिस्सासह मिळकत. (पुर्व नोद द.क्र. 1702/08 दु.नि.का.ह. 2 पुणे अन्वये नों फी व मु.शु वसुल)
- (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) स्नेह डेव्हलपर्स - ABFFS1926F तर्फे भागीदार सजय श्रीनिवास झवर तर्फे नोंदणीसाठी वि कु.मू. म्हणुन श्री पंकज मनोहर वानखडे - -; घर/फ्लॉट न -; गल्ली/रस्ता -; ईमारतीचे नाव -; ईमारत नं: -; पेठ/वसाहत: शिवाजीनगर; शहर/गाव: पुणे; तालुका: -; पिन: -; पॅन नम्बर: -. (2) मा.देणार श्रीमती विनीता विजय पाटील व इतर तर्फे कु मू. म्हणुन महेंद्र जगन्नाथ येवले तर्फे नोंदणीसाठी वि कु.मू. म्हणुन श्री पंकज मनोहर वानखडे - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: शिवाजीनगर; शहर/गाव: पुणे; तालुका: -; पिन: -; पॅन नम्बर: -. (1) मे विविदा एंटरप्रायझेस - AAGFV5279E तर्फे भागीदार 1.वैशाली विकास दागट - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत न: -; पेठ/वसाहत: मॉडेल कॉलनी; शहर/गाव: पुणे; तालुका: -; पिन: -; पॅन नम्बर: -. (2) मे विविदा एंटरप्रायझेस - AAGFV5279E तर्फे भागीदार 2 नंदा दत्तात्रय घोडके - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत न: -; पेठ/वसाहत: सदर; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -. (1) दिनांक करून दिल्याचा 03/08/2010 (8) नोंदणीचा 17/08/2010 (9) अनुक्रमांक, खंड व पृष्ठ 7573 /2010 (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 27725.00 (11) बाजारभावाप्रमाणे नोंदणी रु 100.00 (12) शेरा



क वर्ग-२ पुणे

श्री. शिवाजीदांगर
यांना दिली
दिनांक - १७/०८/२०१०
द.नि (वर्ग-२)हवेली-१०

श्री. शिवाजीदांगर
यांना दिली
दिनांक - १७/०८/२०१०
द.नि (वर्ग-२)हवेली-१०





महाराष्ट्र MAHARASHTRA

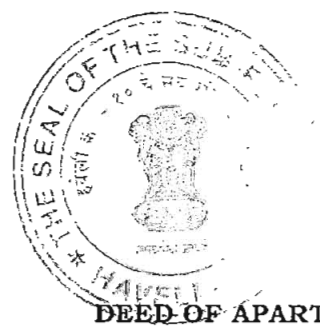
DG 014247

26 JUL 2010

र.न. 17243.१०४ कमळा पेठ पुणे - दिनांक
 रूपये 100
 नाव म. स्नेह डेस्कपरी
 पत्ता सातशेज (घाटुका) चौक भोसले
 हस्ते दत्ता त्रिपाठी

परिच कोषागार अधिकारी
 पुणे
 20 JUL 2010
 उप कोषागार अधिकारी
 कोषागार पुणे करिता

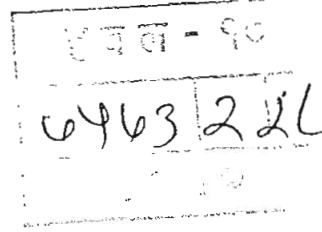
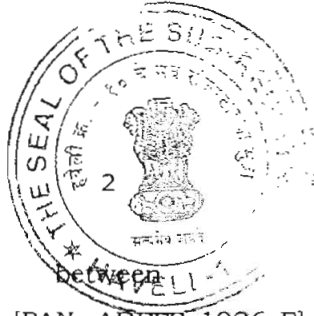
स्टम्प व्हेंडर, (संजय चौधरी)
 ला. नं.-HVL/II/21/95



6463926

This DEED OF APARTMENT is executed here at Pune, on this 03rd day of August month of the year, 2010,

33



M/s. **SNEH DEVELOPERS**, [PAN: ABFFS 1926 F], a partnership firm registered under the provisions of Indian Partnership Act; 1932, having its registered office at : 1194/1, Vrindavan Society, Opp. Dnyanesh Mangal Karyalaya, Dyaneshwar Paduka Chowk, Shivaji Nagar, Pune 411 0016, through one of its partner Mr. **SANJAY SHRINIWAS ZANWAR**, age - 44 years, occupation : business, working at 1194/1, Vrindavan Society, Opp. Dnyanesh Mangal Karyalaya, Dyaneshwar Paduka Chowk, Shivaji Nagar, Pune 411 0016, ...hereinafter called as the "**PROMOTER**", which expression shall, unless repugnant to the context or meaning thereof, mean and include all its partners, their respective heirs, successors, executors, administrators and assigns,...of the FIRST PART,

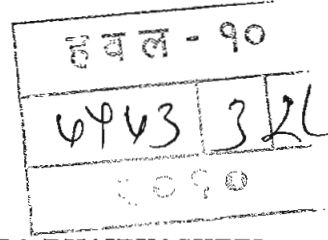
and

M/s. **VAIVIDA ENTERPRISES** [PAN: AAGFV 5279 E], a partnership firm registered under the provisions of Indian Partnership Act, 1932, having its office at ccc through its partners [i] Mrs. Vaishli Vikas Dangat, age about 41 years, occupation: Business, residing at 12, Swagat Classic, Gokhale Road, Model Colony, Shivajinagar, Pune-411 016, [ii] Mrs. Nanda Dattatraya Ghodke, age about 67 years, occupation: Business, residing at 58/546, Gokhalenagar, Pune-411 016,...hereinafter called as the "**PURCHASER**", which expression shall, unless repugnant to the context or meaning thereof, mean and include all its partners, their respective heirs, successors, executors, administrators and assigns ...of the SECOND PART,

and

(A) (i) Smt. **VINITA VIJAY PATIL**, adult, (ii) Smt. **PADMA NILKANTH SHIROLE**, adult, (iii) Mr. **SANMITRA NILKANTH SHIROLE**, adult, all residing at 1205/5, Yashwant Building, Ghole Road, Shivajinagar, Pune- 411 004.

(B) (iv) Mr. **CHANDRASEKHAR SHIROLE**, adult, (v) Mrs. **VARSHA CHANDRASEKHAR SHIROLE**, adult, (vi) Mr. **VEERDHAWAL CHANDRASEKHAR SHIROLE**, adult, (vii) Mrs. **DEEPALI VEERDHAVAL SHIROLE**, adult, all residing at 1201A/4, Shirole Road, Shivajinagar, Pune-411 004, (viii) Mr. **DHAIRYASHEEL**



BABURAO SHIROLE, adult, (x) ~~Mrs. VASUNDHARA DHAIRYASHEEL SHIROLE~~, adult, (x) Mr. ~~SHRIRANG DHAIRYASHEEL SHIROLE~~ adult, (xi) Mrs. **RINITA SHRIRANG SHIROLE**, adult, (xii) Master **SURYANSIL SHRIRANG SHIROLE**, all residing at 1201C/13, Shirole Road, Shivajinagar, Pune-411 004, (xiii) Mrs. **SHIVMALA SHIVAJIRAO SHIROLE**, adult, (xiv) Mr. **RAJENDRA SHIVAJIRAO SHIROLE**, adult, (xv) Mr. **SANJAY SHIVAJIRAO SHIROLE**, adult, all residing at Shivaji Nagar, Pune, by the hand of their duly constituted Attorney Mr. **MAHENDRA JAGANNATH YEOLE**, age - 44 years, occupation : business, working at 1194/1, Vrindavan Society, Opp. Dnyanesh Mangal Karyalaya, Dyaneshwar Paduka Chowk, Shivaji Nagar, Pune 411 0016...(A) and (B) hereinafter collectively called as the "**OWNERS/CONFIRMING PARTIES**", which expression shall, unless repugnant to the context or meaning thereof, mean and include their respective heirs, successors, executors, administrators and assigns, ...of the THIRD PART,

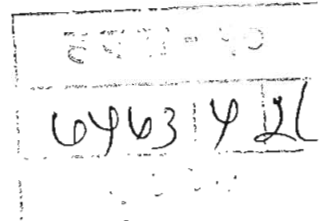
W H E R E A S,

- a. The Confirming Parties Nos. **I to III** herein i.e. A are the owners of all that piece and parcel of land or ground admeasuring 1036.50 sq.mt (11156.88 sq.ft), being the western half portion of Plot admeasuring 2073 sq.mt (**22313.58 sq.ft**) bearing City Survey No.1216/2, *corresponding* to Final Plot No.576/2, Bhamburda Town Planning Scheme No. 1, situate, lying and being at Bhamburda, Shivajinagar, within the limits of Registration Dist. Pune and Sub Registrar Haveli No. X (previously Jt. Sub Registrar Haveli No. II) and also within the limits of Pune Municipal Corporation,
- b. The said Confirming Parties Nos. IV to XV herein i.e. B, are the owners all that piece and parcel of land or ground admeasuring 1070.89 sq. mt. (11522.77 sq. ft.) being the western half portion of Plot admeasuring 2141.79 sq.mt. (23045.66 sq. ft) bearing City Survey No.1216/3, *corresponding* to Final Plot No.576/3, Bhamburda Town Planning Scheme No. 1, situate, lying and being at Bhamburda, Shivajinagar, within the limits of Registration Dist. Pune and Sub Registrar Haveli No. X (previously Jt. Sub Registrar Haveli No. II) and also within the limits of Pune Municipal Corporation,

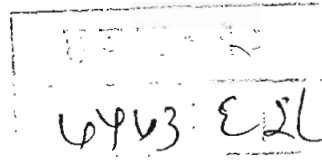


हवल - १०
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- c. Thus, both Plots totally admeasuring 2107.39 sq.mt (22683.94 sq.ft) bearing City Survey No. 1216/2 corresponding to Final Plot No.576/2 and City Survey No.1216/3, corresponding to Final Plot No.576/3, Bhamburda Town Planning Scheme No. 1, situate, lying and being at Bhamburda, Shivajinagar, within the limits of Registration Dist. Pune and Sub Registrar Haveli No. X (previously Jt. Sub Registrar Haveli No. II) and also within the limits of Pune Municipal Corporation, (herein after collectively called as "**said PROPERTY**" herein, more particularly described in SCHEDULE-I, were owned by Confirming Parties (A & B).
- d. The Portion held by Owners/Confirming Party No. 1 to 3 admeasuring 1036.50 sq.mt (11156.88 sq.ft), have been declared to be "**retainable**" by them as being within the ceiling limits prescribed under the Urban Land (ceiling & Regulation) Act, 1976,
- e. Said Owners/Confirming Party executed Development Agreement/s and Power of Attorney/s vide diverse duly stamped and registered Writing (all acts in law) inter-alia in favour of Promoters and Promoters have acquired the rights of development of said Property for construction of building/s containing Shops/Offices /Units and other Structures thereon and for sale of such Shops/ Offices/ Unit/ Structures to prospective purchaser thereof on "ownership basis".
- f. In the circumstances, the Promoters hold the rights of development of said Property more particularly described in SCHEDULE-I, written by way of inter-alia by construction of building/s containing Shops/Offices/Units and other Structures and by way of Sale of such Shops/Commercial Premises/Units/Structures etc. to prospective purchasers thereof under the provisions of Maharashtra Ownership Flat Act, 1963 or otherwise howsoever exploit the commercial potentiality of the said Property and to receive and appropriate the sale proceeds thereof;
- g. The Promoters applied for building permission and has obtained sanctioned of Pune Municipal Corporation (vide its Commencement Certificate dated 24.01.2003 bearing No. 3157) for the building plans and specification in respect the construction of a building known as "**MILLENIUM PLAZA**" containing/Shops/Showrooms/Commercial Premises on the said Property.

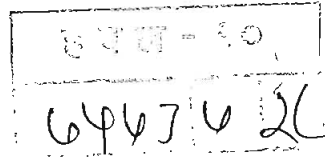


- h. Said Property has been reserved for "parking" (designated as site No.34-A), under the Development Plan for Pune City, and Promoters had sold (free of cost) upper Parking floor area (i.e.1.50 m. below Ground Level) having area 1377.93 M2 and Basement Parking area 537.16 M2 with electricity fitting such as wiring, light point, tube light etc. in properties of 1 tube light for 200 sq. ft. area with electrical connections from MSEB are to be arranged by Promoter at their own cost, to Pune Municipal Corporation by Sale Deed dated 19.09.2005 registered in the office of Sub Registrar Haveli No. X at serial No. 6000/2005.
- i. The Promoter, under supervision of architects of the project M/s. **AVINASH NAWATHE**, registered with the Council of Architects, and the Structural Engineer M/s. Y.S. SANE ASSOCIATES, designing and supervising the structural work of construction of the building, completed the construction of the Commercial building known as "**MILLENIUM PLAZA**", on the said Property thereon, having two level Parking floors+ Upper Ground floors + Three Floors and each consisting of independent apartments, commonly known as "ownership scheme",
- j. On completion of construction of respective apartments, the Promoter also granted and delivered possession of the concerned shops/offices to the concerned purchasers who agreed to purchase the same by duly stamped registered agreement to sell *inter alia* as contemplated under the Maharashtra Ownership Flats Act,1963,
- k. In compliance and pursuant to (i) the provisions of section 10(2) of the Maharashtra Ownership Flats Act, 1963, and (ii) the terms, conditions and reservations under the respective agreements to sell various blocks in the scheme, the Owners/Confirming Party and the Promoter herein, submitted the said Property and building constructed thereon and their respective rights thereto, more particularly described in SCHEDULE I given herein (hereinafter and *collectively* referred to as the said "**PROPERTY**"), to provisions of Maharashtra Apartment Ownership Act, 1970 by executing the declaration dated 17.08.2007, (together with Bye. laws), under section 2 thereof, registered in the office of the Sub. Registrar, Haveli No. X, at serial No. 6576/2007 (the



said "**DECLARATION**", for short, thus bringing into existence the condominium of "**MILLENIUM PLAZA**",

- l. In the meanwhile, the Sayali Enterprises agreed to purchase one Commercial Apartment [Shop] more particularly described in the SCHEDULE.II written herein (hereinafter referred to as the said "**APARTMENT**") by Article of Agreement dated 01.10.2003 registered in the office of the Jt. Sub. Registrar Haveli No. II, Pune at serial No. 5190/2003 registered on same day, [copy of Index II extract annexed herewith] from the Promoter, for and at the lump sum price of Rs. 9,02,500/- (Rupees Nine lakh two thousand five hundred only),
- m. On completion of construction of the said Apartment, as witnessed by the afore stated Completion/Occupation Certificate and on the Sayali Enterprises paid the entire agreed price of the said Apartment to the Promoter, the Promoter granted, delivered and handed over the possession of the said Apartment to the said Sayali Enterprises, and the Sayali Enterprises accepted the same in full accord and satisfaction and in satisfactory discharge of all the contractual and statutory obligations of the Promoter,
- n. Prior to the afore stated **Agreement to Sell** and prior to acceptance of the possession of the said Apartment, the Sayali Enterprises inspected and investigated, the title and the rights of the Owners/Confirming Party and the Promoters respectively to the said Property, the quality of the construction and specifications thereof, agreed and required, and all other obligations of the Promoter as the Promoters as provided for under the provisions of the Maharashtra Ownership Flats Act, 1963, so also the one agreed otherwise,
- o. And thereafter said Sayali Enterprises sold said Apartment to the present Purchaser by Deed of Assignment dated 28.12.2007 registered in the office of Sub Registrar Haveli No. XIX at serial No. 1702/2008 registered on 28.02.2008, [copy of Index II extract annexed herewith]
- p. Said Promoter by aforestated agreement executed in favour of the Sayali Enterprises, and the Sayali Enterprises in turned sold, assigned, transferred, and otherwise conveyed all their rights, title, interest, claims and possession relating to the said Apartment in favour of the Purchaser herein, requested the Promoter to execute

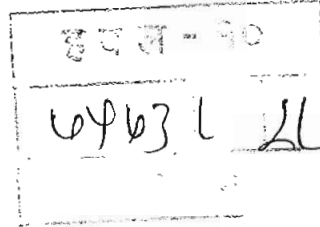


formal conveyance in the nature of the Deed of Apartment directly in favour of the Purchaser herein,

- q. The Promoter (i) at the instance and request of the Purchaser seeking through the agreement with said Sayali Enterprises, (ii) in compliance to all its obligations as the "promoter" under the Maharashtra Ownership Flats Act, 1963 r/w the Maharashtra Apartment Ownership Act, 1970, and (iii) in compliance to the aforesaid agreement to sell executed in favour of said Sayali Enterprises, is executing this instrument of formal conveyance unto and in favour of the Purchaser herein, being the assignee of the Sayali Enterprises,
- r. The Purchasers being fully satisfied therewith, declared not to have any grievance about, relating to and touching the said Apartment and matters relating thereto, statutory and/or otherwise, so also about the exclusive/ restricted/ common areas and facilities, so also declares to have perused and confirmed the contents, provisions, terms and conditions of the said Declaration and further that the Purchasers does not have any grievance relating thereto,
- s. In compliance to the obligations, cast under the Maharashtra Ownership Flats Act, 1963 r/w the Maharashtra Apartment Ownership Act, 1970 and under the afore stated Agreement to Sell, the Owners/Confirming Party and the Promoter have executed this indenture conveying the said Apartment unto and in favour of the Purchasers,

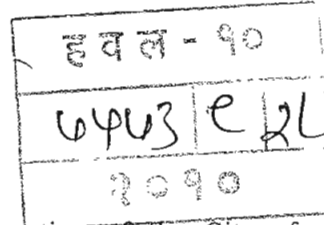
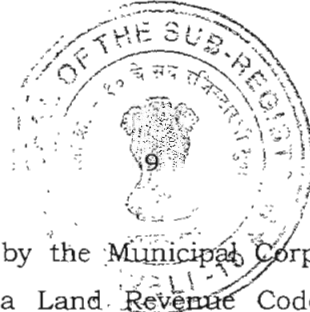
NOW THIS DEED OF APARTMENT WITNESSETH:

1. The Owners/Confirming Party and the Promoter hereby, absolutely and without any reservations, and free from encumbrances, sell, assign, convey and otherwise transfer all their respective rights, title, interest and claims, to the Purchasers, for ever to have and to hold, relating to, in respect of all that Commercial Apartment more particularly described and mentioned in SCHEDULE.II herein (the said "**APARTMENT**"), without consideration.
2. The Owners/Confirming Party by this indenture have transferred their rights, title, interest and claims, in and relating to the said Property, in consideration of the Promoter having paid or having agreed to pay the



agreed consideration to the Owners/Confirming Party in the aforesaid Development Agreement.

3. The Owners/Confirming Party and the Promoter hereby confirm to have granted, delivered and handed over actual and physical possession of the said Apartment to the Sayali Enterprises and the Purchasers hereby confirms to have accepted the same from the Sayali Enterprises in full accord and satisfaction. The Owners/Confirming Party and the Promoter confirm the possession of the said Apartment unto and in favour of the Purchasers as the absolute owner.
4. The Purchasers satisfied themselves about the title of the Owners/Confirming Party and the rights of the Promoter relating to the said Property, and the said Apartment. The Purchasers also satisfied himself with the construction and the specifications thereof, of the said Apartment and does not have any complaints or grievances in respect thereof.
5. The Purchasers confirms, admits and declares that ,
 - (a) the Deed of Declaration (together with the bye. laws) dated 17.08.2007, registered in the office of the Jt.Sub.Registrar, Haveli No. X, at serial No. 6576, on 17.08.2007, together with terms, conditions, contents and reservations provided therein, shall be always binding upon the Purchasers,
 - (b) the Owners/Confirming Party and the Promoter have fulfilled, observed and complied with all the obligations cast upon them under the said agreement and/or the Maharashtra Ownership Flats Act,1963, to the satisfaction of the Purchasers,
 - (c) the Purchasers inspected, verified, examined and satisfied himself/ herself/ themselves about the specifications of the construction, the title of the Owners to the said Property, the rights of the Promoter to develop the said Property, area of the said Apartment, thereof,
 - (d) the Purchasers is satisfied in respect of the specifications of the construction, the title of the Owners to the said Property, the rights of the Promoter to develop the said Property, area of the said Apartment, the lump sum price thereof, or any other matters relating thereto.
 - (e) all taxes, cess and charges, levied, due and payable under the concerned statute, including the Bombay Provincial Municipal



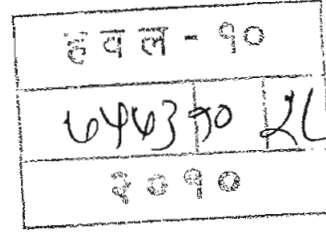
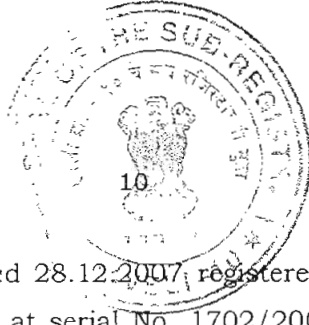
Corporation Act, 1949, by the Municipal Corporation of the City of Pune, the Maharashtra Land Revenue Code, 1966 to the State Government, relating to the said Property and/or the said Apartment, as the case may be, till the date of grant of possession of the said Apartment and/or issuance of the completion/ occupation certificate, whichever is earlier, have been borne and paid by the Promoter,

- (f) all such levies, dues, taxes, cess and charges from the date of this instrument, in case on the said Property, shall be paid by the purchasers of apartments in proportion in accordance with the said Declaration or as may be decided otherwise by the Condominium of **MILLENIUM PLAZA**, and in case of the said Apartment, by the Purchasers thereof, exclusively.
6. Subject to otherwise provided, mentioned and reserved, in this indenture and the said Declaration,
- (a) the Owners/Confirming Party and the Promoter hereby, declare and confirm that the said Apartment and the undivided share in the said Property as provided for in the said declaration, now is exclusively owned, seized and possessed without any reservations, to have and to hold by the Purchasers,
- (b) the Owners/Confirming Party and the Promoter do hereby, grant, sell, assign, release, convey, transfer all their respective rights, titles, interests in the said Apartment and the undivided share in the said Property as provided for in the said Declaration, together with all the singular covenants and hereditaments, advantages or any parts thereof, belonging to or in any way appertaining to the said Apartment and the undivided share in the said Property as provided for in the said declaration and all the respective estates, rights,

0-0-0-0-0

Stamp Duty:

1. Article of Agreement dated 01.10.2003 registered in the office of the Jt. Sub. Registrar Haveli No. II, Pune at serial No. 5190/2003 registered on same day, the "Index-II", is attached herewith Necessary Stamp duty paid of Rs. 90,250/- between Promoter and said Sayali Enterprises,



2. Deed of Assignment dated 28.12.2007, registered in the office of Sub Registrar Haveli No. XIX at serial No. 1702/2008 on 28.02.2008 the "Index-II", is attached herewith Necessary Stamp duty paid of Rs.94,600/- between said Sayali Enterprises and Present Purchasers
3. This Indenture is formal conveyance executed by said Promoter in favour of Purchasers and therefore necessary stamp duty of Rs. 100/- paid herewith

0-0-0-0-0

SCHEDULE.I

(description of the said "PROPERTY")

All those pieces of the Plot bearing/s

- (i) City Survey No.1216/2, corresponding to Final Plot No.576/2, admeasuring 1036.50 sq.mt (11156.88 sq.ft), being the western half portion of Plot admeasuring 2073 sq.mt (**22313.58 sq.ft**), bounded as under :-

(on or towards)

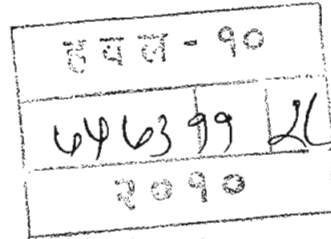
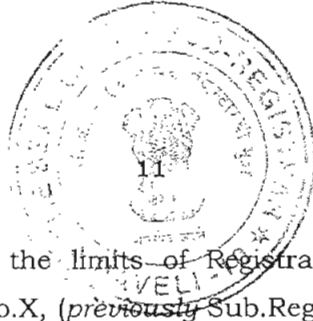
EAST : By remaining portion out of Property bearing CTS No.1216/2, Bhamburda Pune
SOUTH : By Property bearing CTS No.1216/3,
WEST : By Fergusson College Road,
NORTH : By Property bearing CTS No.1216/1, Bhamburda, Pune

- (ii) City Survey No.1216/3, corresponding to Final Plot No.576/3, admeasuring 1070.89 sq.mt (11527.05 sq.ft) being the western half portion of the Plot admeasuring 2141.79 sq.mt (23054.22 sq.ft), bounded as under :-

(on or towards)

EAST : By remaining portion out of Property bearing CTS No.1216/3, Bhamburda Pune
SOUTH : By Proposed PMC Road
WEST : By Fergusson College Road,
NORTH : By Property bearing CTS No.1216/2, Bhamburda, Pune

Thus, both admeasuring 2107.39 sq.mt (22683.94 sq.ft) situated at Bhamburda (Shivaji Nagar) (TP Scheme No.I), Taluka Pune City,



District Pune within the limits of Registration District of Pune, Sub.Registrar, Haveli No.X, (~~previously~~ Sub.Registrar Haveli No.II) and the Municipal Corporation of the City of Pune TOGETHERWITH with the building comprising of two level Parking floors+ Upper Ground floors + Three Floors, thus in all 31 apartments), on the said Plot, known as "**MILLENIUM PLAZA**" constructed thereon, and together with easements, appurtenances, ingress, egress, pathways, incidental and ancillary rights thereto.

0-0-0-0-0

SCHEDULE.II

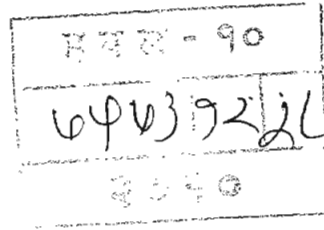
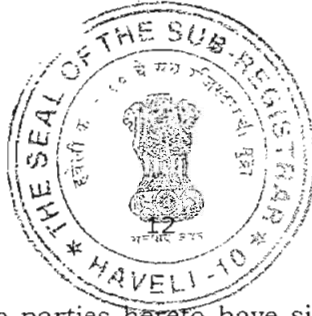
(description of the said "**APARTMENT**")

All that

Commercial Apartment	Shop No. 01A [One-A]
Area	29.26 sq. mt. (315 sq. ft.) Built up
Floor	Upper Ground Floor,
Undivided Share	1.072%
Exclusive Facility	Ground Floor Parking admeasuring 9.29 sq. mt. (100 sq. ft.)

being constructed on the Property bearing City Survey No.1216/2, *corresponding* to Final Plot No.576/2, being the western half portion of Plot and City Survey No.1216/3, *corresponding* to Final Plot No.576/3, being the western half portion of the Plot admeasuring 2141.79 sq.mt (23054.22 sq.ft) together with the rights to the common areas and facilities, and together with fixtures, fittings, appurtenances, easements, egress, ingress, pathways, accesses, water/ drainage lines/ fittings, and also together with all and entire proprietary rights, common rights/ facilities, and all ancillary, supplementary and incidental rights, title, interest and claims thereto.

0-0-0-0-0



In witness whereof, the parties hereto have signed and executed this DEED OF APARTMENT on the date and at the place herein before first mentioned.

[Signature]

Mr. **SANJAY SHRINIWAS ZANWAR**
(partner of M/s. **SNEH DEVELOPERS**
(PROMOTER)

[Signature]

[i] Mrs. **VAISHALI VIKAS DANGAT**

[Signature]

[ii] Mrs. **NANDA DATTATRAYA GHODKE**
Partners of **M/s. VAVIDA ENTERPRISES**
(PURCHASER)

[Signature]

Mr. **MAHENDRA JAGANNATH YEOLE**

and also as duly constituted attorney holder of the (i) Smt. VINITA VIJAY PATIL (ii) Smt. PADMA NILKANTH SHIROLE, (iii) Mr. SANMITRA NILKANTH SHIROLE, (iv) Mr. CHANDRASEKHAR SHIROLE, (v) Mrs. VARSHA CHANDRASEKHAR SHIROLE, (vi) Mr. VEERDHAWAL CHANDRASEKHAR SHIROLE, (vii) DEEPAI VEERDHAVAL SHIROLE, (viii) Mr. DHAIRYASHEEL BABURAO SHIROLE, (ix) Mrs. VASUNDHARA DHAIRYASHEEL SHIROLE, (x) Mr. SHRIRANG DHAIRYASHEEL SHIROLE (xi) Mrs. RINITA SHRIRANG SHIROLE, (xii) Master SURYANSIL SHRIRANG SHIROLE, (xiii) Mrs. SHIVMALA SHIVAJIRAO SHIROLE, (xiv) Mr. RAJENDRA SHIVAJIRAO SHIROLE, (xv) Mr. SANJAY SHIVAJIRAO SHIROLE (Confirming Party/Owners),

Witnesses

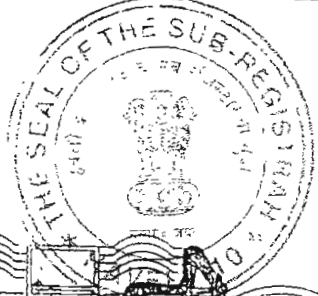
1. Signature *[Signature]*
Name S. D. NADEARNI
Address S. NO 56/2 Sai Sadan Santinagar Pune 9
2. Signature *[Signature]*
Name S. M. mchadik
Address S. No. 996 Omkar APP. Domakwadi Pune.

१३

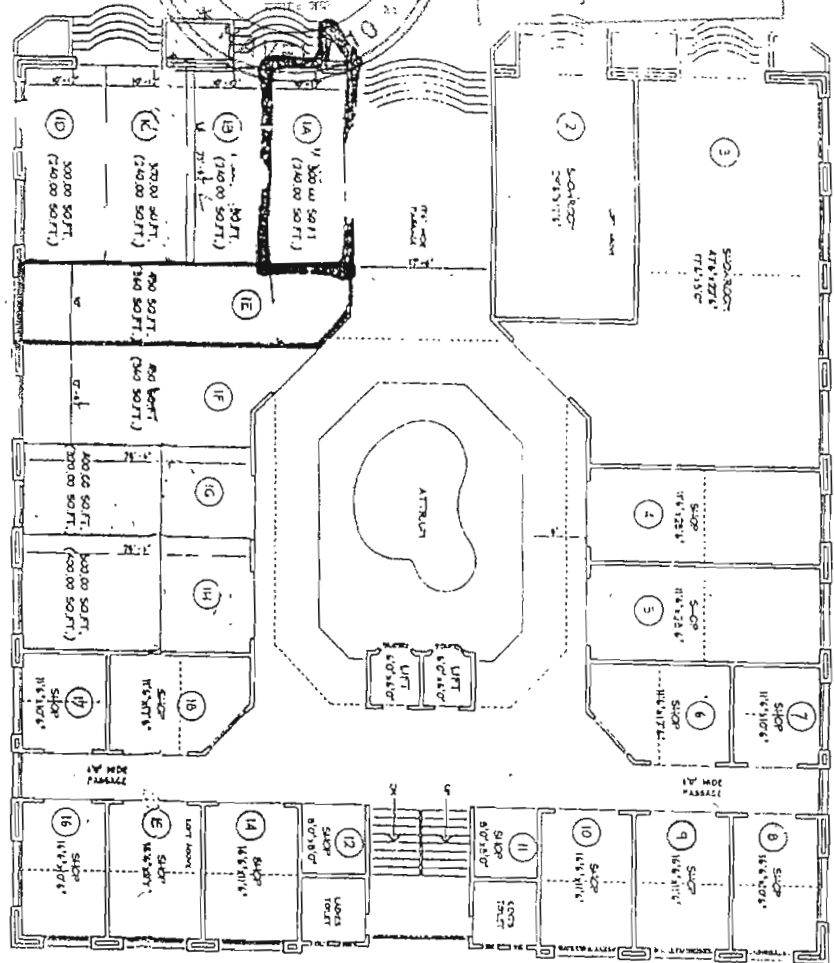


हवल-१९		
१००२	१५	१९

PROPOSED COMMERCIAL BUILDING ON
 F.P. NO. 5783/A + 37D, SHIVAJINAGAR PUNE
 FOR MR. SUSHIL PATIL



हवल - १०		
६५०३	१३	२८



UPPER GROUND FLOOR PLAN



हवल-१		
१९९८	३३	५८
१००३		



हवल-१०
१०६६ २० ३२
२००२



बोधकाने मालिक कम्प्युटरिजत बाखला
(कम्प्युटरिजत सुटिफिकेट)

३१५७

BCP/33
२४.१२.२००२

नयन व्यापारी

परिचय विवरण कावालय
उनी न्यायालयिका
गिणतीगर, इत
नकासा ३१५०
दिना २४/१२/२००२

बोधकाने डी.डी. मिगेडे व डेवत
नकासा नं. ११३६/३३ विणतीगर नकासा नं. ११३६/३३
नकासा नं. ११३६/३३ विणतीगर नकासा नं. ११३६/३३

नकासा नं. ११३६/३३ विणतीगर नकासा नं. ११३६/३३

नकासा नं. ११३६/३३ विणतीगर नकासा नं. ११३६/३३

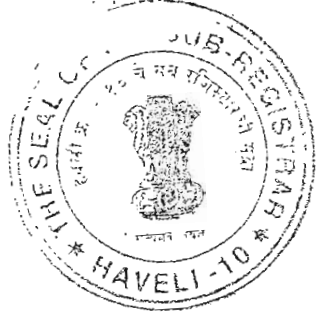
१. नकासा नं. ११३६/३३ विणतीगर नकासा नं. ११३६/३३
२. नकासा नं. ११३६/३३ विणतीगर नकासा नं. ११३६/३३
३. नकासा नं. ११३६/३३ विणतीगर नकासा नं. ११३६/३३
४. नकासा नं. ११३६/३३ विणतीगर नकासा नं. ११३६/३३
५. नकासा नं. ११३६/३३ विणतीगर नकासा नं. ११३६/३३
६. नकासा नं. ११३६/३३ विणतीगर नकासा नं. ११३६/३३
७. नकासा नं. ११३६/३३ विणतीगर नकासा नं. ११३६/३३
८. नकासा नं. ११३६/३३ विणतीगर नकासा नं. ११३६/३३
९. नकासा नं. ११३६/३३ विणतीगर नकासा नं. ११३६/३३
१०. नकासा नं. ११३६/३३ विणतीगर नकासा नं. ११३६/३३
११. नकासा नं. ११३६/३३ विणतीगर नकासा नं. ११३६/३३
१२. नकासा नं. ११३६/३३ विणतीगर नकासा नं. ११३६/३३
१३. नकासा नं. ११३६/३३ विणतीगर नकासा नं. ११३६/३३
१४. नकासा नं. ११३६/३३ विणतीगर नकासा नं. ११३६/३३
१५. नकासा नं. ११३६/३३ विणतीगर नकासा नं. ११३६/३३

१५) मजूर नकाशापुढे विणतीगर नकासा नं. ११३६/३३

नकासा नं. ११३६/३३ विणतीगर नकासा नं. ११३६/३३

नकासा नं. ११३६/३३
विणतीगर नकासा नं. ११३६/३३

नकासा नं. ११३६/३३
विणतीगर नकासा नं. ११३६/३३



हवल-१०
६५६३ १४ २६



गावाचे नाव : शिवाजीनगर (भांबुर्डा)

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अमिहस्तांतरणपत्र
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 1,892,000.00
बा.मा. रु. 1,891,792.00

- (2) भू-मापन, पोटहिस्सा व घरक्रमांक
(असल्यास)

(1) फायनल प्लॉट क्र.: 576/2 सिटिएस क्र.: 1216/2 वर्णन: गांव मौजे शिवाजीनगर (भांबुर्डा)
थेथील फायनल प्लॉट नं. 576/2 यांसी सि स नं. 1216/2 व 1216/3 या भिळकतीवर असलेल्या
मिलेनियम प्लाझा या इमारतीमधील अप्पर ग्राऊंड फ्लोअर वरील शॉप नं. 13े यांसी क्षेत्र 29.26
चौ.मी. म्हणजेच 315 चौ.फुट सेलेबल बिल्टअप तसेच तळ मजल्यावरील पार्किंग यांसी क्षेत्र 9.29
चौ.मी. म्हणजेच 100 चौ.फुट तसेच 1.072% अविभक्त हिस्सा व इतर सर्व हक्कासह
(1)--

- (3) क्षेत्रफळ

- (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) सायली एटरप्रायजेस (ABDFS026) तर्फे मागीदार म्हणून 1. संघ्या सुरेश वराडे - -;
वर/प्लॉट नं. -; गुल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: अ-25, निकष
स्कीज, स्वामिंश्वरवाडी शहर/गाव: पुणे तालुका: -; पिन: 411008; पॅन नम्बर: -.
(2) 2. सुरेश वराडे - -;
वर/प्लॉट नं: -; गुल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -;
पेट/वसाहत: सदन 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) मेसर्स विविदा एटरप्रायजेस (AAGS5279) तर्फे मागीदार म्हणून 1. वैशाली विकास दांगट
- -; वर/प्लॉट नं: -; गुल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: 12,
संपूर्ण विलासिक, माहेर कलनी शहर/गाव: पुणे तालुका: -; पिन: -; पॅन नम्बर: -.
(2) 2. दत्तात्रय दांगट - -;
वर/प्लॉट नं: -; गुल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं
-; पेट/वसाहत: सदन शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

- (7) दिनांक

करून दिल्याची

- (8) नोंदणीचा

28/02/2008

- (9) अनुक्रमांक, खंड व पृष्ठ

762/2008

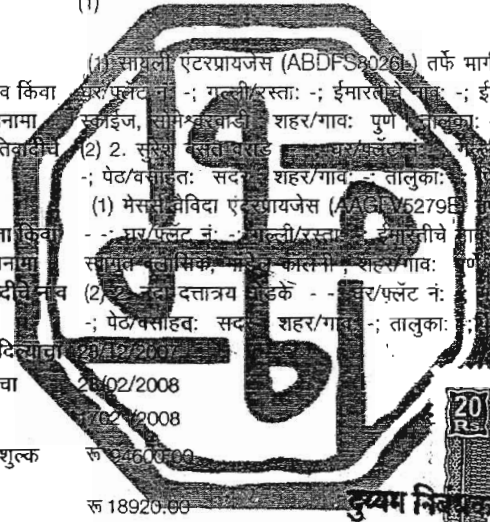
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क

रु 94600.00

- (11) बाजारभावाप्रमाणे नोंदणी

रु 18920.00

- (12) शेरा



हल वाचली

क्रमांक घेतली

ME

दस्तासोबतची नक्कल

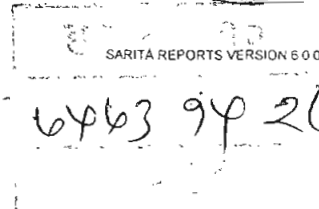
श्री.....

यांना दिली.

दिनांक: 24/2/2008

Kramle

दु. नि. (वर्ग-२) हवेली क्र.-१९





दुय्यन निबंधक हवेली 2 (फसवा पेट)

दस्तक्रमांक व वर्ष: 5190/2003

Wednesday, October 01 2003

5:08:41 PM

सूची क्र. दोन INDEX NO. II 96

नोंदणी 63 म

Page 63 m e

गावाचे नाव : शिवाजीनगर (भांबुर्डी)

(1) विलेखात्रा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो) करारनामा को पट्टेदार ते नमूद करावे) मोबदला रु. 902,500.00 बा.भा. रु. 901,850.00

(2) भू मापन पोटहिस्सा; व घरक्रमांक (असल्यास) (1) फायनल प्लॉट क्र. 576 वर्णन सि.स नं. 1216/3 व 1216/2 व फा प्लॉट नं. 576/3 व 576/2 या मिळकतीवरील मिलेनियम प्लान्ना या इमारतीमधील अम्पर ग्राऊंड फ्लोअर वरील शॉप नं. 1 अे यासी क्षेत्र 300 चौ फूट : 27.87 चौ मी व पार्किंग क्षेत्र 100 चौ फूट / 9.29 चौ मी (3) क्षेत्रफळ (1) बांधीट मिळकतीचे क्षेत्रफळ 27.87 चौ मी. आहे.

(4) आकारणी किंवा जुडी देण्यात असेल नव्हा (1) -

(5) दस्तावेज करून दण्या-या पत्ता: घर व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) स्पेड्ड डब्ल्युएस तर्फे भागेदार 1) सध्या सुरेश वराडे; घर/प्लॉट नं. अं25; गल्ली/रस्ता: इमारतीचे नाव: त्रिकुश स्वईज; इमारत नं.: पेट/वसाहत: 86 नवी पेट; शहर, गाव: पुणे; तालुका: -; पिन: 411030. वि.कु.मु. म्हणून श्री.विकास दिवायक धावडे घर/प्लॉट नं. -; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं.: -; पेट/वसाहत: -; शहर, गाव: पुणे; तालुका: -; पिन: 411030.

(6) दस्तावेज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) सायली एटरप्रायजेस तर्फे भागेदार 1) सध्या सुरेश वराडे; घर/प्लॉट नं. अं25; गल्ली/रस्ता: इमारतीचे नाव: त्रिकुश स्वईज; इमारत नं.: पेट/वसाहत: ओमेश्वर वाडी; शहर/गाव: पुणे; तालुका: -; पिन: 411008. (2) सायली एटरप्रायजेस तर्फे भागेदार 2) सुरेश वराडे; घर/प्लॉट नं. सदर; गल्ली/रस्ता: इमारतीचे नाव: इमारतीचे नाव: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -

(7) दिनांक करून दिल्याचा 01/10/2003
(8) नोंदणीचा 01/10/2003
(9) अनुक्रमांक, खड व पृष्ठ 5190/2003

(10) बाजारभावाप्रमाणे मुद्राक शुल्क रु 90250.00

(11) बाजारभावाप्रमाणे नोंदणी शुल्क रु 9030.90



के बाबत को सार वकलत वर्जदार 24/09/2003
की बाबती 10/10/2003
की रजवत 24/09/2003
बास किंजे तारीख 9/10/2003

बह. दुय्यन निबंधक हवेली घ. 2



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- घोषणापत्र -

मी ~~महेश~~ जगन्नाथ येवले याद्वारे घोषित करतो की,

दुय्यम निबंधक ...१०... यांचे कार्यालयात डिड ऑफ अपा शिर्षकाचा दस्त

नोंदणीसाठी सादर करण्यात आला आहे, श्रीमती विमला

विजय पाटील व इतर तर्फे अमर मंजरेकर यांनी दिनांक १९/८/२००२ रोजी नोंदणी

क्र. ५२६७/२००२, अन्वये मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी

सादर दस्त नोंदणीस सादर केला आहे, निष्पादित करून कबुलीजबाब दिला आहे, सादर

कुलमुखत्यारपत्र लिहून देणार यांनी रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार

व्यक्तीपेकी कोणीही मयत झालेले नाही, किंवा अन्य कोणत्याही कारणामूळे

कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही, सादरचे कुलमुखत्यारपत्र पूर्णपणे निर्वेध असून

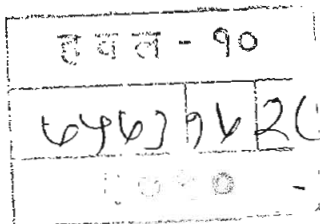
उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे, सादरचे कथन चुकीचे आढळून आल्यास

नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस पात्र राहिल यांची मला जाणीव आहे,

सिद्ध

दिनांक ३/८/२०१० (कुलमुखत्यारपत्र धारकाचे नाव)

ठिकाण - पुणे



घोषणापत्र -

मी पंकज सोनोहार वा.नं.२१३ याद्वारे घोषित करतो की,
दुय्यम निबंधक १०..... यांचे कार्यालयात ३३ ऑफिस अप्रील २०१५ मधिले दस्त
नोंदणीसाठी सादर करण्यात आला आहे, ३३ ऑफिस अप्रील २०१५ येथे
आणि संजय शिंदे २३ यांनी दिनांक १०/०८/२०१५ रोजी नोंदणी
क्र. ६५८०/२००८९., अन्वये मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी
सादर दस्त नोंदणीस सादर केला आहे, निष्पादित करून कबुलीजबाब दिला आहे, सादर
कुलमुखत्यारपत्र लिहून देणार यांनी रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार
व्यक्तीपेकी कोणीही मयत झालेले नाही, किंवा अन्य कोणत्याही कारणामुळे
कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही, सादरचे कुलमुखत्यारपत्र पूर्णपणे निर्वेध असून
उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे, सादरचे कधन चुकीचे आळुन आल्यास
नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिंदेस पात्र राहील यांची मला जाणीव आहे,

दिनांक

ठिकाण - पुणे

Pankaj Sonohar

श्री. पंकज सोनोहार
(कुलमुखत्यारपत्र धारकाचे नाव)



५०-०-०-०
७५५३०८२८



महाराष्ट्र MAHARASHTRA

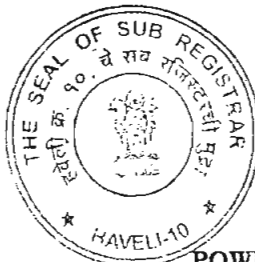
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रजि नं. 5283 दि. 6/8/07 100/- 5072 =
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 राहणार पुणे
 हस्ते विजय पाकर
 दि. पुना लॉयर्स कन्सल्टिंग कॉ- ऑप सोसा. लि. पुणे करित (HW)



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एच कोषागार अति कोषागार, पुणे ३

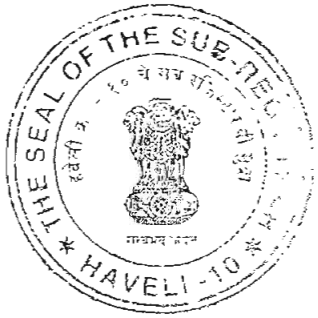


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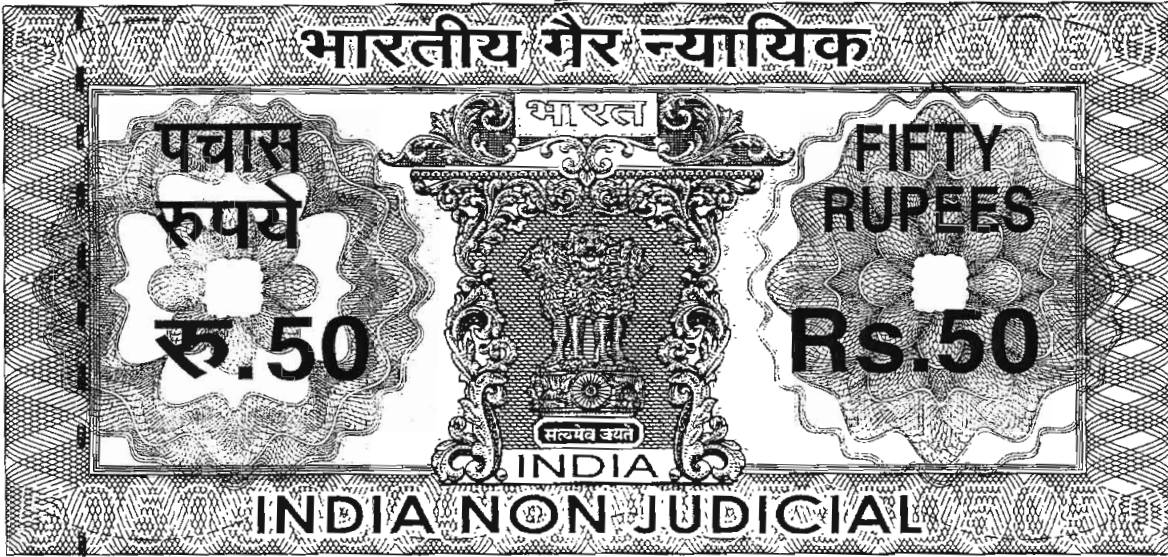
POWER OF ATTORNEY

This **POWER OF ATTORNEY** made and executed here at Pune on this 17th day of AUGUST of the year 2007.

between



ह व ल - १०
 ७५६३ १९२६



महाराष्ट्र MAHARASHTRA

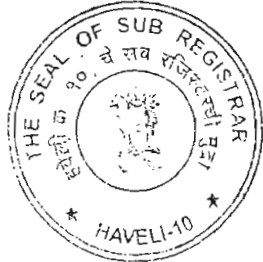
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रजि नं. 5283 - 6/8/97 (100)-
 श्री/ श्रीमती M. स्नेह डेवेलपर्स
 राहणार
 हस्तो विनम पत्र
 दि. पुना लॉयर्स कन्व्हेंशन को. ऑफ. पुणे करिता

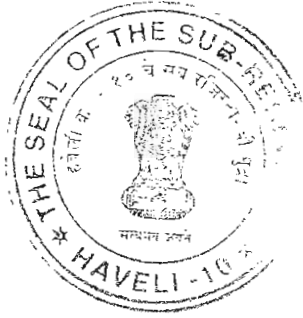


3-AUG 2007
 उप कोषागार अधिकारी
 कोषागार, पुणे करिता

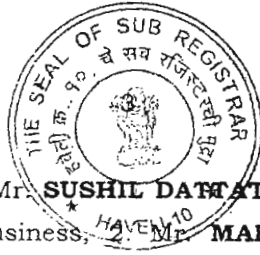


हवल - १०
 ४/६५८० २
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M/s. **SNEH DEVELOPERS**, a partnership firm registered under the provisions of Indian Partnership Act; 1932, having its registered office at : 1194/1, Vrindavan Society, Opp. Dnyanesh Mangal Karyalaya, Dyaneshwar Paduka Chowk, Shivaji Nagar, Pune 411 0016,



हवल - १०
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हवल - १०		
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through its partner 1. Mr. **SUSHIL DAMATHRAYA PATIL**, age - 41 years, occupation : business, 2. Mr. **MAHENDRA JAGANNATH YEOLE**, age 41 years, occupation: business and 3. Mr. **SANJAY SHRINIWAS ZANWAR**, age 41 years, occupation: business all are working at 1194/1, Vrindavan Society, Opp. Dnyanesh Mangal Karyalaya, Dyaneshwar Paduka Chowk, Shivaji Nagar, Pune 411 0016, ...hereinafter called as the "**PROMOTER/EXECUTANT**", which expression shall, unless repugnant to the context or meaning thereof, mean and include all its partners, their respective heirs, successors, executors, administrators and assigns

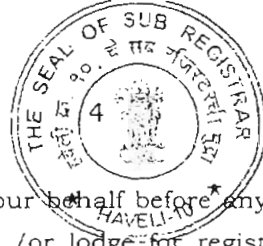
and

M/s. **SNEH ASSOCIATES**, a partnership firm registered under the provisions of Indian Partnership Act, 1932, having its registered office at : 1194/1, Vrindavan Society, Opp. Dnyanesh Mangal Karyalaya, Dyaneshwar Paduka Chowk, Shivaji Nagar, Pune 411 0016, through its partner, 1. Mr. **MAHENDRA JAGANNATH YEOLE**, age 41 years, occupation: business and 2. Mr. **SANJAY SHRINIWAS ZANWAR**, age 41 years, occupation: business all are working at 1194/1, Vrindavan Society, Opp. Dnyanesh Mangal Karyalaya, Dyaneshwar Paduka Chowk, Shivaji Nagar, Pune 411 0016, ...hereinafter called as the "**PROMOTER/EXECUTANT**", which expression shall, unless repugnant to the context or meaning thereof, mean and include all its partners, their respective heirs, successors, executors, administrators and assigns

We Promoter/Executant do hereby appoint and constitute Mr. **PANKAJ MANOHAR WANKHADE**, Age: about-30 years, occupation-Advocate, Residing at - 13, Shweta Apartment, 1143/B, Model Colony, Shivajinagar Pune-411 016 and Mr. **VINAY ANAND PARKAR**, age: about 39 years, occupation-Service, Residing at Shirole Mala, Lakaki Road, Model Colony, Pune- 411016 , jointly and/or severally to be our true lawful Attorney to do all or any act, deed, matters or thing in relation to registration of Deed of Apartment hereafter enumerated in our name on our behalf.



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४५६३२९२६



हवल - १०		
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1. To appear for us and on our behalf before any Sub Registration in Pune and to present and /or lodge for registration and to admit execution of and to get the said Purchasers Deed of Apartment registered on our behalf signed by us, pertains to the properties more particularly described in SCHEDULE,
2. To admit our signatures on the said Deed of Apartment.
3. To sign verify and affirm on our behalf all such documents that are necessary for said Deed of Apartment.

SCHEDULE

- (a) All that piece and parcel of the property bearing City Survey No.1216/2, and City Survey No.1216/3, corresponding to Final Plot No.576/2, and Final Plot No.576/3, situated at Shivaji Nagar, Bhamburda, Pune, and the building thereon know as "**MILLENIUM PLAZA**", develop by M/s.Sneh Developers,
- (b) All that piece and parcel of the property bearing City Survey No.1009/4, corresponding to Final Plot No.372/4, situated at Shivaji Nagar, Bhamburda, Pune, and the building thereon know as "**PRAMOD APARTMENT**", develop by M/s.Sneh Associates,
- (c) All that piece and parcel of the property bearing City Survey No.1009/6, corresponding to Final Plot No.372/6, situated at Shivaji Nagar, Bhamburda, Pune, and the building thereon know as "**VARDAINI APARTMENT**", develop by M/s.Sneh Associates,
- (d) All that piece and parcel of the property bearing City Survey No.5/13, corresponding to Final Plot No.7(Part), situated at Erandavane, Pune, and the building thereon know as "**SNEH ENCLAVE**", develop by M/s.Sneh Associates,
- (e) All that piece and parcel of the property bearing City Survey No.5/1, corresponding to Final Plot No.7/1, situated at Erandavane, Pune, and the building thereon know as "**SNEH CLASSIC**", develop by M/s.Sneh Associates,
- (f) All that piece and parcel of the property bearing City Survey No.6/3, situated at Erandavane, Pune, and the building thereon know as "**SNEH HERITAGE**", develop by M/s.Sneh Associates,



हवल - १०		
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Whatsoever our said Attorney shall lawfully do or caused to be done in this regard and we do hereby for our successors and assigns agree to follow, ratify and confirm.

0-0-0-0-0

WITNESS WHEREOF parties hereto have set their hands on this day and date first hereinabove mentioned.

[Handwritten signature]

Mr. **SUSHIL DATTATRAYA PATIL**,
(partner of M/s. **SNEH DEVELOPERS**, the PROMOTER)

[Handwritten signature]

Mr. **MAHENDRA JAGANNATH YEOLE**

[Handwritten signature]

Mr. **SANJAY SHRINIWAS ZANWAR**

(partners of M/s. **SNEH DEVELOPERS**, and M/s. **SNEH ASSOCIATES** the PROMOTER and also as duly constituted attorney of the land Owner]
(Executant)

[Handwritten signature]

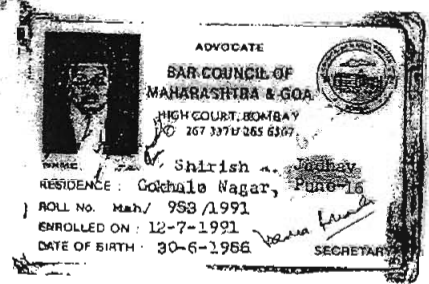
Mr. **PANKAJ MANOHAR WANKHADE**,

[Handwritten signature]

Mr. **VINAY ANAND PARKAR**
(Attorney)

Witness. -

- Signature *[Handwritten signature]*
Name Jayendra B. Sadhan
Address 68, Sangamwade Pune 03
- Signature *[Handwritten signature]*
Name Jadhav N.B.
Address 8 No. 68 Sangamwadi Pune 3.



\\Advshirish\g\Old Pc Doc\Conveyencing\Sneh\POA-Sneh.doc



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17/08/2007

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

हयल10











दस्त क्र 6580/2007

1:13:22 pm

हवेली 10 (विचवेवाडी)

दस्त क्रमांक : 6580/2007

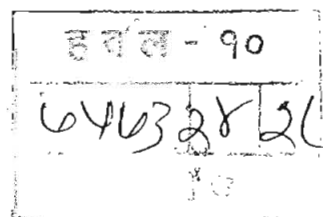
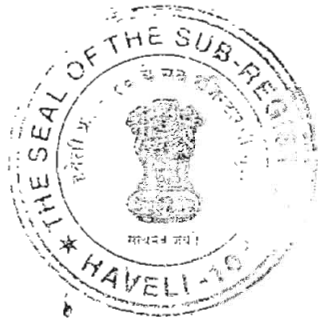
दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र.	पक्षकाराचे नाय व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नायः स्नेह डेकलपसे तर्फे भागीदार 1) सुशिल दत्तात्रय पाटील पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नायः वृंदावन सोसा ईमारत नं: - पेठ/वसाहत: शि नगर शहर/गाव: पुणे तालुका: - पिन: - पॅ	लिहून देणार वय 41 सही		
2	नायः 2) महेंद्र जगन्नाथ येवले पत्ता: घर/फ्लॅट नं: सदर गल्ली/रस्ता: - ईमारतीचे नायः - ईमारत नं: - पेठ/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅ नम्बर: -	लिहून देणार वय 41 सही		
3	नायः 3) संजय श्रीनिवास झंवर पत्ता: घर/फ्लॅट नं: सदर गल्ली/रस्ता: - ईमारतीचे नायः - ईमारत नं: - पेठ/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅ नम्बर: -	लिहून देणार वय 41 सही		
4	नायः स्नेह असोशिएट तर्फे भागीदार 1) महेंद्र जगन्नाथ येवले पत्ता: घर/फ्लॅट नं: सदर गल्ली/रस्ता: - ईमारतीचे नायः - ईमारत नं: - पेठ/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅ नम्बर: -	लिहून देणार वय 41 सही		
5	नायः 2) संजय श्रीनिवास झंवर पत्ता: घर/फ्लॅट नं: सदर गल्ली/रस्ता: - ईमारतीचे नायः - ईमारत नं: - पेठ/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅ नम्बर: -	लिहून देणार वय 41 सही		



दस्तावेज करून देणार तथाकथित (मुखत्यारनामा) दस्तावेज करून घेण्याचे कबूल करतात.

1 OF 2





17/08/2007

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

हयल10

दस्त क्र 6580/2007

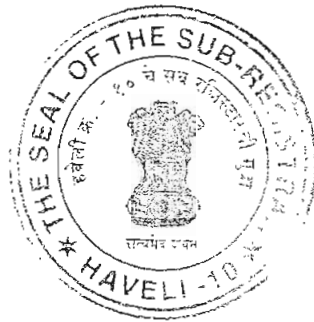
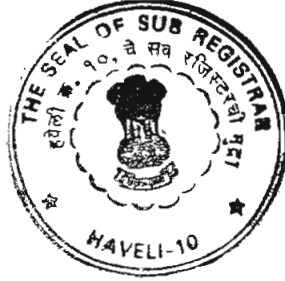
1:13:22 pm

हवेली 10 (बिबवेवाडी)

दस्त क्रमांक : 6580/2007

दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
6	नाव: पंकज मनोहर वानखडे पत्ता: घर/प्लॉट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: स्वेटा अपार्ट. ईमारत नं: - पेठ/वसाहत: मॉडेल कॉलनी, शि नगर शहर/गाव: पुणे तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 30 सही		
7	नाव: विनय आनंद पारकर पत्ता: घर/प्लॉट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: शिरोळे मळा ईमारत नं: - पेठ/वसाहत: मॉडेल कॉलनी शहर/गाव: पुणे तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 39 सही		



हयल - 90

6463 2420



दस्त गोषवारा भाग - 2

हवेली 10

दस्त क्रमांक (6580/2007)

दस्त क्र. [हवेली 10-6580-2007] चा गोषवारा
बाजार मुख्य : 0 मोबदला 0 भरलेले मुद्राक शुल्क : 100

पावती क्र. 6587 दिनांक: 17/08/2007

पावतीचे वर्णन

नांव: स्नेह डेव्हलपर्स तर्फे भागीदार 1) सुशिल
दत्तात्रय पाटील

दस्त हजर केल्याचा दिनांक : 17/08/2007 01:07 PM

निष्पादनाचा दिनांक : 17/08/2007

दस्त हजर करणा-याची सही

100 : नोंदणी फी

160 : नक्कल (अ. 11(1)), पृष्ठाकनाची

नक्कल (अ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->

एकत्रित फी

260: एकूण

दस्ताचा प्रकार : 48) मुखत्यारनामा

शिकका क्र. 1 ची वेळ : (रादरीकरण) 17/08/2007 01:07 PM

शिकका क्र. 2 ची वेळ : (फी) 17/08/2007 01:11 PM

शिकका क्र. 3 ची वेळ : (कबुली) 17/08/2007 01:13 PM

शिकका क्र. 4 ची वेळ : (ओळख) 17/08/2007 01:13 PM

दस्त नोंद केल्याचा दिनांक : 17/08/2007 01:13 PM

दु. निबंधकाची सही, हवेली 10 (बिबवेवाडी)

ओळख :

दुय्यम निबंधक याच्या ओळखीचे हसम असे निवेदीत करता येईल ते दस्तऐवज करून देणा-याना व्यक्तीस: ओळखतात, व त्याची ओळख पटवितात.

1) अँड शिरीष अण्णासाहेब जाधव, घर/प्लॉट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव स्वैता अपार्ट

ईमारत नं. -

पेठ/वसाहत: मॉडेल कॉलनी

शहर/गाव: पुणे

तालुका -

पिन: -

दस्तऐवज करणात येते की

न भरता येत असल्यास एकूण

शुल्क

दस्तऐवज

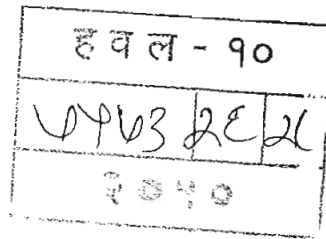
करून दिलेला हवेली नं. 10

दु. निबंधकाची सही
हवेली 10 (बिबवेवाडी)

दुय्यम निबंधक याच्या
हवेली नं. 10

दुय्यम निबंधक हवेली-10

दिनांक 7 AUG 2007





हवल10

दस्त क्र 7573/2010

26/21

17/08/2010

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

12:31:42 pm

हवेली 10 (बिबवेवाडी)

दस्त क्रमांक : 7573/2010

दस्ताचा प्रकार : अपाट्मेंट डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मे विविदा एंटरप्रायझेस - AAGFV5279E तर्फे भागीदार 1. वैशाली विकास दोंगट - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: मॉडेल कॉलनी शहर/गाव: पुणे तालुका	लिहून घेणार वय 41 सही M. V. D. D. D.		
2	नाव: मे विविदा एंटरप्रायझेस - AAGFV5279E तर्फे भागीदार 2. नंदा दत्तात्रय घोडके - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: सदर शहर/गाव: - तालुका: - पिन: - पॅन	लिहून घेणार वय 67 सही N. D. Ghodke		
3	नाव: स्नेह डेव्हलपर्स - ABFFS1926F तर्फे मागीदार संजय श्रीनिवास झंवर तर्फे नोंदणीसाठी वि. कु. मू. म्हणुन श्री पंकज मनोहर वानखडे - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - र	लिहून देणार वय 33 सही S. N. Khade		
4	नाव: मा. देणार श्रीमती विनीता विजय पाटील व इतर तर्फे कु. मू. म्हणुन महेंद्र जगत्राय येयले तर्फे नोंदणीसाठी वि कु. मू. म्हणुन श्री पंकज मनोहर वानखडे - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे	मान्यता देणार वय 33 सही S. N. Khade		

