



DEED OF ASSIGNMENT

THIS DEED OF ASSIGNMENT OF LEASE MADE AND ENTERED AT PUNE ON THIS THURSDAY DAY 12TH OF AUGUST IN THE YEAR 2021.

BETWEEN

MR. RAMKAMALPRASAD TRIBHUWAN SINGH.

Age - 63 years, Occ. - Business.

Residing at : - Row House No. 1, New Parijat Co.Op.,
Hsg So., Agashi Road, Near Jakat Naka, Virat Nagar,
Virar(w), Thane, Mumbai. Pin Coad – 401 101.

Pan No. :- AFCPS6977F.

Aadhar No. :- 6841 4125 3263.

HEREINAFTER referred to as the “ASSIGNEE” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the said firm, its proprietor, her heirs, executors, administrators, successors and assigns).

(... OF THE FIRST PART.)

...AND...

MR. AVINASH RAMCHANDRA GAIKWAD.

Age - 41 years, Occ. - Business.

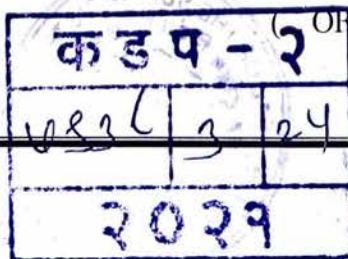
Residing at: - At - Sarani, Po. - Otur,

Tal - Junner, Dist - Pune. Pin Coad - 412 409.

Pan No. :- AKWPG8634Q.

Hereinafter referred to as "ASSIGNOR" (Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the said firm, its proprietor, his heirs, executors, administrators, successors and assigns)

(... OF THE SECOND PART.)



WHEREAS the Assignor is having lease hold rights in respect of the property bearing Plot No. - **PAP - V - 13**, at Village **VASULI** in Chakan Industrial Area, Phase No. II, Taluka - Khed, Dist - Pune, admeasuring area of the **1215** sq. mtrs. Within the local limits of M.I.D.C., within the local limits of Gram Panchayat **VASULI**, Panchayat Samiti Khed, Zilla Parishad Pune, Taluka Khed, Dist Pune, referred to as the "said Property" and more particularly described in the Schedule hereunder written.

AND WHEREAS the Maharashtra Industrial Development Corporation has acquired various lands at Village **BHAMBOLI**, which were owned by the Original Allottee & in lieu of the said land acquisition, MIDC allotted cash compensation & the kind compensation in the form of the land to the Original Allottee by way of Allotment letter NO. - **ROP/PUNE-3/6518/2012** dated - **15/10/2012** by Original Allottee after that matter was disputed with M.I.D.C regarding the plot allotment in lieu of compensation. The Original Allottee has however no dispute with M.I.D.C. in respect of the said Property.

At the request of the Original Allottee, the Lessor handed over the **possession** of the Demised Land to the Original Allottee on the **15th** day of **October 2012**.

AND WHEREAS the Maharashtra Industrial Development Corporation executed the **Agreement to lease** in favour of the Original Allottee vide agreement dated - **22/05/2013** which was duly registered in the office of the Sub - Registrar, Khed No. II vide document serial No.- **4133/2013** in respect of the said Property.

AND WHEREAS M.I.D.C. has first transferred the said Property in the Assignor vide its order No. - **MIDC/RO(null)/CHK-II/LMS-384/3884/2017** dated - **14/09/2017** also executed the Supplemental Agreement in favour of the Assignee which was duly registered in the office of the Sub - Registrar, Khed No. II vide document serial No.- **8122/2018** dated - **21/12/2021**.

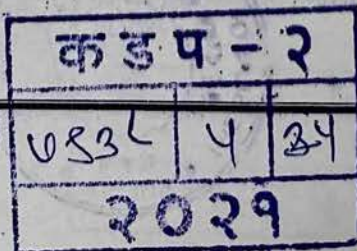


AND WHEREAS Assignor have obtained **Occupancy Certificate** for Built - up area 870.57 sq. mtrs vide Certificate No. - EE(P)/TB/CHK/PH-II/B-54026/ of 2020, Dated - 04/07/2020.

AND WHEREAS M.I.D.C. has second transferred the said Property in the Assignee vide its order No. - MIDC/RO(ROP)/CHK-II/LMS-384/D-03367/2021 dated - 26/06/2021 also executed the **Final lease Deed Agreement** in favour of the Assignee which was duly registered in the office of the Sub - Registrar, Khed No. II vide document serial No.- 7937 /2021 dated - 12/08/2021.

AND THEREFORE, THE PRESENT DEED WITNESSETH AND IT IS HEREBY MUTUALLY AGREED UPON AND EXECUTED BY AND BETWEEN THE PARTIES TO THIS PRESENT AS UNDER:

1. That in view of the approvals, sanctions, permission, and No Objection granted by MIDC, the present Deed of Assignment in respect of the said Property is being entered into and executed by the Assignor in favour of the Assignee.
2. In consideration of **Rs. 2,12,50,000/- (Rupees Two Crore Twelve Lakhs Fifty Thousand only)** paid by the Assignee to the Assignor as provided hereunder, the Assignor has transferred, assigned, conveyed all their leasehold rights in respect of the said Property in favour of the Assignee TOGETHER WITH all rights, title, interest, easements and opportunities thereto belongings and /or claimable by the Assignor concerning the said Property except and reserved by M.I.D.C. and TO HAVE TO HOLD the said Property with all such right, interest and benefits and/or claims hereby assigned, transferred, conveyed assured or expressed in favour of the Assignee and to use the said Property as Lessee thereof.
3. That the Assignor has handed over vacant and peaceful possession of the said Property to the Assignee and put Assignee in exclusive use and occupation and possession thereof on execution of this Deed.



4. The Assignee both covenants with the Assignor that from the date hereof, all the Municipal or other dues, taxes, rates etc. and also all the taxes, cesses, charges, payable in respect of the said Property will be paid and discharged by the Assignee. If any aforesaid taxes are attributable to the period prior to the date of this Deed, the same shall be borne by the Assignor.
5. The Assignee shall abide by all the terms and conditions of the **Agreement to Lease deed** dated - **22/05/2013** made between Assignor and M.I.D.C.
6. The Assignor both hereby covenants with the Assignee that the said Property described in the schedule mentioned herein below is free from all encumbrances and not a sub - judice matter of any court of law.
7. The Assignor hereby declares that all the dues, charges and outgoings in respect of the said Property such as taxes, cesses, bills payable to the Government, Semi - Government and other local authorities till today have been paid by the Assignor.
8. That the Assignor has obtained all the necessary approvals required for transfer and assignment of lease hold rights in respect of the said Property in the name of the Assignee in M.I.D.C. records.
9. That the Assignee became the sole lessee of the M.I.D.C. The Assignor has no claim of whatever nature in respect of the said Property and the Lease hold rights of the said Property and/or against the Assignee in any manner whatsoever.
10. The Assignor hereby assigned, transferred, conveyed, acquits leasehold interest, rights in respect of the said Property more particularly described in Schedule mentioned hereunder for total consideration of **Rs. 2,12,50,000/- (Rupees Two Crore Twelve Lakhs Fifty Thousand only)** The above consideration has been paid by the Assignee to the Assignor in the following manner :-



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11. Amount & Particulars :-

1. Rs. 5,11,111/- Paid by Chq. No. - 113582, dated - 26/06/2021, drawn on Federal Bank, Branch - Virar, Mumbai.
2. Rs. 25,00,000/- Paid by NEFT No. - FDRLH21210690543, dated - 30/07/2021, drawn on Yes Bank, Branch - Mumbai.
3. Rs. 1,82,38,889/- Paid by D.D. No. - 351510, dated - 11/08/2021, drawn on Federal Bank, Branch - Virar, Mumbai.

Total Amount : - Rs. 2,12,50,000/- (Rupees Two Crore Twelve Lakhs Fifty Thousand only)

12. The Assignor hereby admits and acknowledges to have received the full and final consideration amount of **Rs. 2,12,50,000/- (Rupees Two Crore Twelve Lakhs Fifty Thousand only)** from the Assignee as mentioned hereinabove and doth hereby acquits, releases and discharges the Assignee forever and there remains no further amount payable by the Assignee to the Assignor in respect of the said Property.

13. That the Assignor hereby assures and represents here through unto the Assignee that they have full power and absolute authority to assign, transfer and convey the said Property in favour of the Assignee and also assures that the said Property is not a subject matter of any suit or litigations or dispute or attachment or lease or lien, partition / agreement, assignment, tenancy, or claim /s of whatsoever nature, and the Assignor has not created any third party interest of whatsoever nature on the said property.

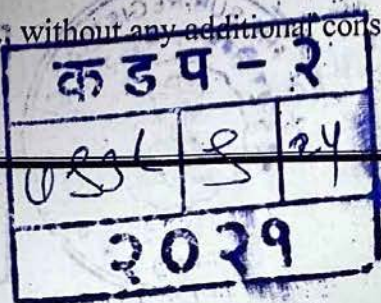
14. That the Assignor has handed over the vacant and peaceful possession of the said property with all the original title deeds and all other documents relating to the said Property to the Assignee on execution of this Deed of Assignment / Transfer Deed and the Assignee has accepted the same.



15. The Assignor makes the property free from all encumbrances, claims and demands whatsoever till date holds. The Assignor shall clear and pay all the electricity bills, corporation tax, property tax, maintenance charges and other expenses etc. which are due in respect of the said Property.
16. That the Assignee shall hold the said Property freely and clearly and absolutely exonerated and forever released and discharged or otherwise by the Assignor and well and sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estates, titles, charges and encumbrances, whatsoever had, made executed, occasioned and suffered by the Assignor or any other person/s claiming or to claim by from, under or in trust for them.
17. That the said property is not a subject matter of any mortgage to any bank, financial institution and the it is free from all encumbrances, charges, lien and litigation and the title of the Assignor to the said property is clean, clear and marketable and the Assignor has the absolute authority to assign / transfer all the rights, title and interest they were holding in respect of the same.
18. That if any statements made herein above is false or incorrect and/or assurance or undertaking given is not fulfilled, the Assignor and its **MR. AVINASH RAMCHANDRA GAIKWAD** personally shall in Pune, indemnify and keep indemnified the Assignee from time to time and at all times from and against any claim, demand, action or proceedings which may be made or taken by anybody in respect of the said Property or against the Assignee in relation thereto and all loss, damage, expense or injury which may be occasioned to the Assignee by reason of or on account thereof or in relation thereto. The Indemnity shall also be available to successor in title of the Assignee.



19. That the Assignor to sign all the papers for transferring the name of the Assignee in respect of the electricity meter, water connection, and property tax records and sign all the requisite documents for such transfer.
20. It is agreed between the parties, that if the parties fails to complete their part of transaction, the aggrieved party will be entitled to proceed against the other party for the specific performance of the present transaction by approaching the Court of Law within the jurisdiction of Pune City.
21. That the Assignor shall pay and clear the bank loan, Sales Tax, Vat Tax, employee's salary and dues, excise duty, GST till the execution of This Agreement for Assignment of Leas Deed to concerned Government authorities and copy of the No Dues certificate shall be handed over to the Assignee.
22. That the Assignor has paid stamp duty, registration charges, fees of consultant, fees of advocate of the Agreement to Assignment as well as Deed of Assignment. If previous stamp duty and registration charges are found unpaid in respect of the said Property, then the same shall be cleared by the Assignor only.
23. It is agreed between the parties that the Assignor hereby agrees to sign / execute at the cost of the Assignee without demanding any extra consideration amount, any other documents, paper for more perfectly transferring / conveying their rights, interest in the said property in favour of the Assignee in records of M.I.D.C. and any other authorities.
24. Any modification to this DEED will be subject to mutual consent in writing of both the parties herein.
25. Any dispute regarding this agreement will be subject to competent court at Pune.
26. That the Assignor has agreed to sign all the papers for transferring the said property in favour of Assignee in records of M.I.D.C. and M.I.D.C., without any additional consideration thereof



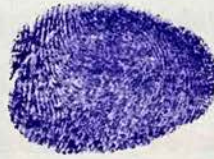
SCHEDULE OF THE PROPERTY

All that piece and parcel of the property bearing Plot No :- PAP - V - 13, Chakan Industrial Area, Ph - II within the village limit of VASULI, Taluka - Khed, and Registration Sub - District - Khed, and District Pune, within the jurisdiction of Sub - Registrar Khed, admeasuring area 1215 sq. mtrs. Is bounded as under:-

- On or towards North : Plot No. PAP - V - 12 & PAP - V - 11 & PAP - V - 9.
- On or towards South : Plot No. PAP - V - 14/1 & PAP - V - 14/2 & PAP - V - 14/3.
- On or towards East : Plot No. PAP - V - 8.
- On or towards West : MIDC ROAD 15.00 OM Road Wide.

IN WITNESS WHERE OF the parties hereto have set and subscribed their respective hands and the seals to this indenture on the day and year hereinabove written -

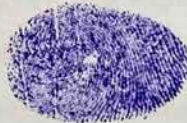
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**MR. RAMKAMALPRASAD TRIBHUWAN SINGH.
ASSIGNEE**



[Handwritten Signature]



**MR. AVINASH RAMCHANDRA GAIKWAD.
ASSIGNOR**



Witness:-

1. SIGN - *[Handwritten Signature]*

NAME - GAURAV GOEL

ADD - A-402, OM Sree Nath
Kung' Carter Rd-3
Bhivani East - 400066

2. SIGN - *[Handwritten Signature]*

NAME - Bhushan Patil.

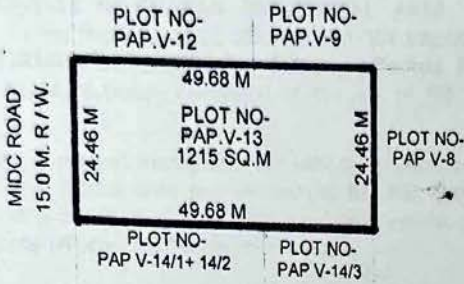
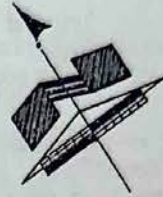
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CHAKAN INDUSTRIAL AREA (PH-II)
VILLAGE : VASULI
TALUKA : KHED & DIST.: PUNE



SCALE :1CM = 10.0 MTRS.

COPY PREPARED BY:

V. V. Kshemkalyani
Head Surveyor
29/3/21
(V.V.KSHEMKALYANI)
HEAD SURVEYOR,
RO (1), MIDC, PUNE.



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A. D. Inamdar
Regional Officer
M.I.D.C. Pune - 3.

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Maharashtra Industrial Development Corporation

(A Government of Maharashtra Undertaking)

Tel: +91-20-25819445 +91-20-25819444
Fax: +91-20-25819446
E-mail : ropune1@midsindia.org

Regional Office, Pune
2nd Floor, Jog Center,
Mumbai Pune Highway,
Near Bajaj Show Room,
Pune-411003.

ROP/PUNE-3/ 65/P /On 2012.

Date: 15.10.2012.

Sub: CHAKAN INDUSTRIAL AREA PHASE-II PAP PLOT 22 OCT 2012
Allotment of land at...

Ref: 1) Offer letter given vide MIDC letter Dt. 02.08.2011
2) Application received from SHRI PANDURANG HARIBHAU KALAWADE
3) Land acquisition certificate issued by SLAO No./673 ON

: ORDER :

Sanction is hereby accorded to the allotment of land admeasuring 1215 Square Meters comprising of Plot No. PAP-V-13 in CHAKAN INDUSTRIAL AREA PH-II SHRI PANDURANG HARIBHAU KALAWADE, having their registered office at AT POST VASULI, TALUKA KHED, DIST PUNE setting up PAP INDUSTRIAL PLOT (15% Land Being Affected Person) subject to the payment of the premium of Rs. 4,86,000/- calculated at the rate of RS. 400/- Per m2 subject to the following conditions.

1) The amount of earnest money received with the application will be appropriated towards the amount of premium. The allottee shall pay the sum of Rs. NIL (RS. NIL) being the balance amount of the premium within a period of 30 days from the date of receipt of this order, by DD, drawn in favor of Dy. Chief Accounts Officer, MIDC Payable at Pune.

OR

1) The EMD & BOP of RS. 4,86,000/- is already received from Land Acquisition Officer who has deducted while compensation given to farmer.

2) In case the allottee fails to pay the balance amount of premium within the period mentioned above, the allotment shall be liable to cancelled without further notice.

3) In the event of the allotment being cancelled as foresaid the corporation will be entitled to forfeit the whole of the earnest money received with the application.

4) The terms & conditions of allotment of land will be those contained in the standard form of agreement to lease and the lease annexed thereto & in substance are as follows.

a) The allottee shall enter into an agreement to lease in the form prescribed by Corporation & on performance of the conditions will be entitled to lease for the term of ninety five years to be computed from the date of execution of the agreement to lease and renewable for once further term of 95 years on payment

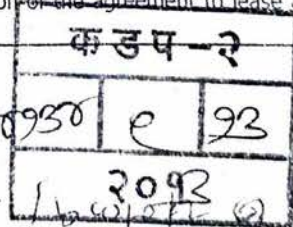
c) The allottee shall get the plan and specification of the proposed building duly approved from the Executive Engineer of the said Industrial area and complete the said building in accordance with approved plans and shall obtain a completion certificate from the Executive Engineer of the said industrial area within a prescribed period.

d) The allottee shall not directly or indirectly transfer or assign the benefits of interest in the agreement to lease or part with possession of the land or any part thereof without previous consent of the corporation who may refuse or grant it subject to such condition as the corporation may think fit including a condition for payment of additional premium.

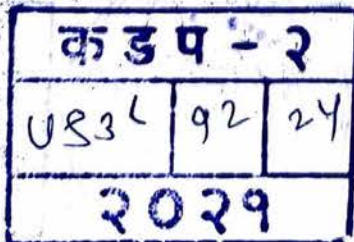
e) The allottee shall be entitled to use land for the purpose of an Industrial Purpose for any of the industries specified in the annexure set out in the schedule to the agreement to lease and shall not use the said land or any part thereof for any other purpose not for the purpose of any factory which may be obnoxious, offensive by reason of emission of odour, liquid effluvia, dust, smoke, gas, nuisance, vibration or fire hazards.

f) The other terms and conditions of allotment shall be those contained in the prescribed form of agreement to lease & the lease.

g) The stamp duty in respect of preparation, execution of the agreement to lease & its duplication as



Page 1 of 2



also the lease & its duplication in respect of the allotted plot of land as also the legal costs for preparation and execution of these documents including the registration fees shall be borne and paid by the allottee alone.

H) **Water Supply** : The infrastructure of water supply is provided by MIDC considering the requirement of your plot at the rate of 25m³ per Hect per day. For the requirement in excess of 25m³ per Hect per day of your plot, you will be required to pay the capital contribution at the rate of Rs.15,000/- per m³ or the actual rate of capital contribution of water supply scheme of the industrial area whichever is more.

I) This allotment is subject to the terms and conditions mentioned in the Rehabilitation and Resettlement policy dtd; 24.07.2008 of the Corporation and subject to all the guidelines/directions in force issued by the Corporation and by the State Govt. from time to time.

J) Plot is allotted at concessional rate to Project affected person and is not transferable for a minimum period of 5 years from the date of Possession/ Agreement to Lease whichever is earlier.

K) This allotment is given subject to undertaking in Annex-II given by the applicant on 08.07.2011 and Annex-IV dated NIL. These undertakings are made as part of agreement with MIDC. In case breach of any terms in the undertaking, the allotment and further process will be treated as cancelled at the risk and cost of PAP Person.

L) The offer for PAP plot was given on 02.08.2011, after prima facie scrutiny of PAP eligibility of the PAP persons. Any consequence arising out of it will be dealt by the allottee. Corporation is not responsible for the same.

M) The allotment is made subsequent to offer issued being land acquired as below by applicants.

SR. NO.	VILLAGE	GAT NO.	AREA(ha-are) acquired	15% AREA OFFER (SQ.MT)
01	BHAMBOLI	61/1	0.81	1215
		TOTAL		1215

N) As per prevalent policy the undeveloped plot is allotted to PAP, and corporation can take appropriate decision in this regard.

O) Allottee cannot dispute on non-availability of infrastructure.

P) It is clarified that grant of any permission by the MIDC to any new industry in industrial estate situated on river banks will be subject to any further orders which may be passed by the government under PIL No 17 of 2011.

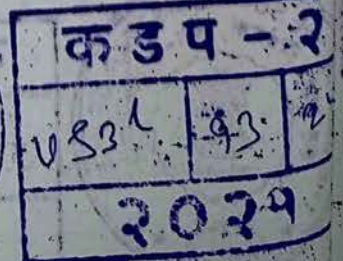
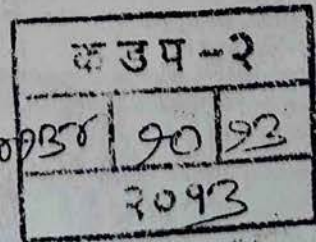
The allottee may submit his application for telephone connection to the concern telephone authority immediately, after taking over the possession of the plot. This will enable the telephone authority to build up a waiting list & ensure proper planning to provide timely telephone connection to the industrial units in the area.

Please also note A to L will be signed with you within 30 days from the date of receipt of Occupancy Premium Amount.

REGIONAL OFFICE
MIDC Pune-03.

TO,
SHRI PANDURANG HARIBHAU KALAWADE,
AT POST VASULI, TALUKA KHED,
DIST PUNE

Copy Submitted to Executive Engineer, MIDC Project Dn, Chinchwad, Pune for information.



Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)

Tel: 91-20-25819445, 91-20-25819444

Fax: 91-20-25819400

E-mail: ropunel@mideindia.org

REGIONAL OFFICE, PUNE
2ND FLOOR, JOG CENTER, MUMBAI
PUNE HIGHWAY, NEAR BAJAJ
SHOW ROOM,
PUNE - 411003

By Regd. Post A.D.

Letter No.: MIDC/RO(ROP)/CHK-II/LMS-384/

DD3367 26 JUL 2021
Date: 26-JUL-2021

Subject :- CHAKAN INDUSTRIAL AREA PH-II

Plot No. PAP-V-13

Request for grant of consent for transfer of...

Read :- Letter dated 14/07/2021

ORDER

Agreement To Lease dated the 09th day of January, 2013

Licensee

SHRI PANDURANG HARIBHAU KALAWADE

Transfer No.1 Order Date : 14-SEP-2017 Supplementary / Deed : 21-DEC-2018

SHRI AVINASH RAMCHANDRA GAIKWAD

Current Transfer No.2

SHRI RAMKAMALPRASAD TRIBHUWAN SINGH

By a above noted Agreement to Lease executed by the Maharashtra Industrial Development Corporation in favour of the Licensee , the Corporation in consideration of the stipulations and conditions on the part of the Licensee therein contained, agreed to grant in favour of the Licensee a Lease of the above plot of land bearing No. PAP-V-13 admeasuring 1215 m2 the manner specified in the said Agreement.

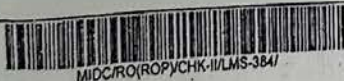
The Licensee in pursuance of sub-clause () of clause 3 of the said Agreement represented to the Corporation for grant to him/them/it of a consent transfer and assignment of his/their/its interest under or the benefit of the said Agreement in favour of : SHRI RAMKAMALPRASAD TRIBHUWAN SINGH , - (hereinafter called "the transferee/s"). The Corporation has after due consideration of the said request of the Licensee decided to grant its consent to the transfer by the Licensee of the benefit of his/their/its interest under the said Agreement For Mfg. of ENGG. WORKS .

The consent hereby granted is subject to :

(a) The payment to the Corporation by the Licensees of the sum of Rs. 531000 /- (Rs. Five Lakh Thirty One Thousand only) towards DIFFERENTIAL PREMIUM paid of Rs. 531000 /- vide D.R.No. ROP/CHK-II/417550 dated 26-JUL-2021 .

(b) The transferee/s shall be bound to perform and observe all the stipulations and conditions contained in the said Agreement dated 09-JAN-2013 as if the said Agreement has been executed by

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MIDC/RO(ROP)/CHK-II/LMS-384/



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the transferee/s and shall be entitled to the grant of the Lease in his/their/its favour of the said plot of land and the factory building only after the completion of the factory building and works on the said plot of land on the production of a completion certificate from the Executive Engineer of the Corporation in accordance with clause 7 of the said Agreement such lease to be in the standard form prescribed by the Corporation and subject to the payment of the yearly rent reserved under the said Agreement.

(c) This consent is restricted to the transfer and assignment of the interest and benefits under the Agreement in favour of the transferee/s alone and for the project/s approved/permitted by the Corporation and in case the transferee/s propose/s to make any further transfer or assignment or parting wholly or partially with the possession of the said plot of land or any part thereof the transferee/s will have to make a fresh application for consent.

(d) The licensee/Transferee shall execute the lease within one month from the date hereof in which the Original licensee shall be confirming party in the Execution of Lease.

M. K. Chaudhary
26.04.2011
Area Manager
MIDC, PUNE
Babli

To,
SHRI AVINASH
RAMCHANDRA
GAIKWAD
Proprietor of,
AT SARANI POST OTUR
TAL JUNNAR DIST
PUNE,

Copy with compliments to
SHRI
RAMKAMALPRASAD
TRIBHUWAN SINGH, -
HOUSE NO.1, EW
PARIJAT CO-OP
SOCIETY AGASHI
ROAD NEAR JAKAT
NAKA VIRAT NAGAR
THANE-401305



MIDC/RO/ROPYCHK-1/UMS-384/



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MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

Occupancy Certificate

This is to certify that the development work of building for Mr.Avinash R. Gaikwad allottee of Plot No.PAP-V-13 situated in Chakan Industrial Area Ph-II; completed under the supervision of Mrs. Vrushali Patil Licensed Engineer License No.CA/2013/60370 as per his completion certificate dt. 30/06/2020 in accordance with Building Plans Approved vide this Office letter No. E-59238 dtd. 26/12/2017 is permitted to be occupied.

Details of units permitted to be occupied are as given below :-

1.	Name of allottee	: Mr.Avinash R. Gaikwad	
2.	Plot No.	: PAP-V-13, Chakan, Ph-II	
3.	Plot area in Sq. M.	: 1215.00m2	
4.	a) Date of Possession :-	-----	
	Transfer order.	: No.3884 dt.14/09/2017	
5.	Approval of Plans	:	Built up area in Sq. M.
	Approval No.	: E-59238	Ground Floor = 556.50 m2
	Date :-	26/12/2017	First Floor = 69.49 m2
			Extra Height = 244.59 m2
			TOTAL = 870.57 M2
6.	Position of Construction on the site as on		30/06/2020
a)	Built up area completed in all respect. (in Sq. M.)		870.57 m2
b)	Area under construction (in Sq. M.)		NIL m2
c)	Open area (in Sq. M.) on Ground.		658.50 m2



क ड प - २		
०५३८	१२	२५
२०२१		

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. खेड-२

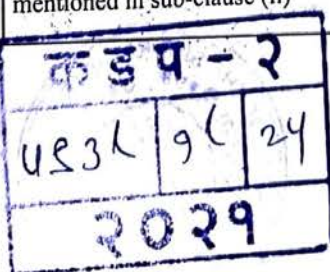
दस्त क्रमांक : 4133/2013

नोंदणी :

Regn:63m

गावाचे नाव : 1) वासुली

1) विलेखाचा प्रकार	लीजडीड
2) मोबदला	438000
3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपटाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	438000
4) भू-मापन, पोटहिस्सा व अनुक्रमांक(असल्यास)	1) पालिकेचे नाव:पुणेइतर वर्णन :, इतर माहिती: , इतर माहिती: गांव मौजे वासुली तालुका खेड, जिल्हा पुणे येथील चाकण औद्योगिक विभागातील फेज II मधील प्लॉट नं. पी ए पी - व्ही - 13 यांसी क्षेत्र 1215 चौ.मी. ((Plot Number : PAP-V-13 ;))
5) क्षेत्रफळ	1) 1215 चौ.मीटर
6) आकारणी किंवा जुडी देण्यात असेल किंवा.	
7) दस्तऐवज करून देणा-या/लिहून घेणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री. पांडुरंग हरिभाऊ कलवडे वय:-57; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मु.पो. वासुली, ता. खेड, जि. पुणे, रोड नं: -, . पिन कोड:-410501 पॅन नं:-
8) दस्तऐवज करून घेणा-या पक्षकाराचे किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-महाराष्ट्र इंडस्ट्रीयल डेव्हलपमेंट कॉर्पोरेशन तर्फे एरिया मॅनेजर श्री. पी. डी. म्हस्के वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: उद्योग सारथी, एम आय डी सी एरिया अंधेरी इस्ट, मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400093 पॅन नं:-
9) दस्तऐवज करून दिल्याचा दिनांक	09/03/2013
10) दस्त नोंदणी केल्याचा दिनांक	22/05/2013
11) अनुक्रमांक, खंड व पृष्ठ	4133/2013
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	13140
13) बाजारभावाप्रमाणे नोंदणी शुल्क	4900
14) शेर	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता, नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील Service. not available
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)



4134452

11-08-2021

Note:-Generated Through eSearch
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contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. खेड-२

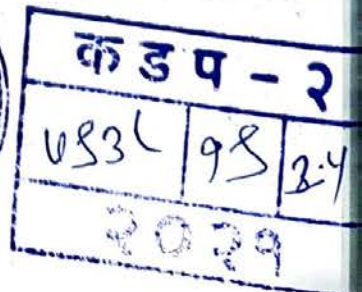
दस्त क्रमांक : 4134/2013

नोंदणी :

Regn:63m

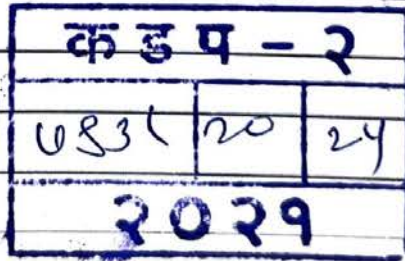
गावाचे नाव : 1) वासुली

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4191750
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7472250
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पुणेइतर वर्णन :, इतर माहिती: , इतर माहिती: गांव मौजे वासुली तालुका खेड, जिल्हा पुणे येथील चाकण औद्योगिक विभागातील फेज 1 मधील प्लॉट नं. पी ए पी - व्ही - 13 यांसी क्षेत्र 1215 चौ.मी.((Plot Number : PAP-V-13 ;))
(5) क्षेत्रफळ	1) 1215 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री. पांडुरंग हरिभाऊ कलवडे वय:-57; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मु.पो. वासुली, ता. खेड, जि. पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-410501 पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. अविनाश रामचंद्र गायकवाड वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मु.सारणी, पो. औतूर, ता. जुन्नर, जि.पुणे, रोड नं: -, पिन कोड:-412409 पॅन नं:- AKWPG8634Q
(9) दस्तऐवज करून दिल्याचा दिनांक	21/05/2013
(10)दस्त नोंदणी केल्याचा दिनांक	22/05/2013
(11)अनुक्रमांक,खंड व पृष्ठ	4134/2013
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	299000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारण तपशील दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)



गावाचे नाव : 1) वासुली

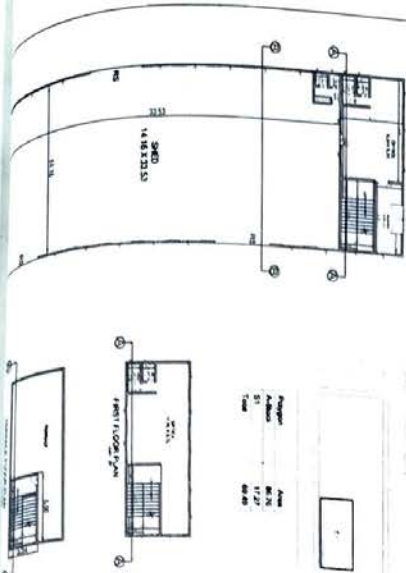
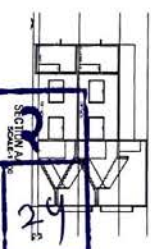
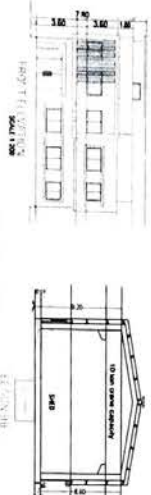
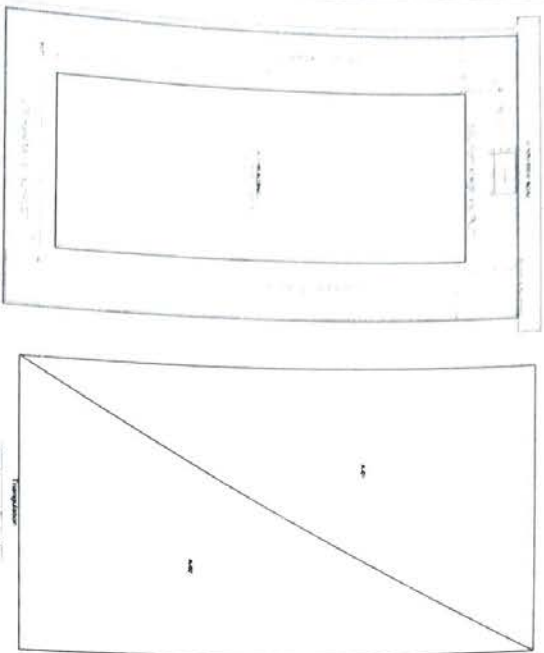
1) विलेखाचा प्रकार	सप्लीमेंट्री अॅगीमेंट
2) मोबदला	4191750
3) बाजारभाव(भाडेपट्ट्याच्या बतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8602200
4) भू-मापन, पोटहिस्सा व क्रमांक(असल्यास)	1) पालिकेचे नाव: पुणेइतर वर्णन :, इतर माहिती: गाव मौजे वासुली ता.खेड जि.पुणे येथील महाराष्ट्र औद्योगिक विकास महामंडळाच्या चाकण इंडस्ट्रीयल एरिया फेज -2 मधील प्लॉट नं.पी ए पी-व्ही-13 यांसी क्षेत्र 1215 चौ.मी.येणेप्रमाणे मिळकत सदर दस्ताचा विषय आहे(मा.सह दुय्यम निबंधक खेड क्रमांक-2 यांचेकडील दिनांक 22/05/2013 रोजीचा करारनामा दस्त नं.4134/2013 अन्वये मुद्रांक शुल्क व नोंदणी फी वसूल)((Plot Number : PAP-V-13 ;))
5) क्षेत्रफळ	1) 1215 चौ.मीटर
6) आकारणी किंवा जुडी देण्यात असेल किंवा नाही.	
7) दस्तऐवज करून देणा-या/लिहून घेणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मान्यता देणार महाराष्ट्र औद्योगिक विकास महामंडळ - वय:-18; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: वर्ल्ड ट्रेड कॉम्प्लेक्स 12 व मजला कफ परेड मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400005 पॅन नं:- 2): नाव:-पांडुरंग हरिभाऊ कलवडे यांच्या तर्फे कु.मु.धारक म्हणून अविनाश रामचंद्र गायकवाड -- वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: मु.सारणी पो.ओतूर ता.जुन्नर जि.पुणे, महाराष्ट्र, पुणे. पिन कोड:-412409 पॅन नं:-AKWPG8634Q
8) दस्तऐवज करून घेणा-या पक्षकाराचे किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अविनाश रामचंद्र गायकवाड -- वय:-38; पत्ता:-, -, -, मु.सारणी पो.ओतूर ता.जुन्नर जि.पुणे, कःईळेवाडी, MAHARASHTRA, PUNE, Non-Government. पिन कोड:-412409 पॅन नं:-AKWPG8634Q
9) दस्तऐवज करून दिल्याचा दिनांक	18/12/2018
10) दस्त नोंदणी केल्याचा दिनांक	
11) अनुक्रमांक, खंड व पृष्ठ	
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	
13) बाजारभावाप्रमाणे नोंदणी शुल्क	
14) शेषा	
15) मूल्यांकनासाठी विचारात घेतलेला मूल्यांकन शील:-:	मूल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
16) मुद्रांक शुल्क आकारताना निवडलेला पद्धत :-:	(iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)



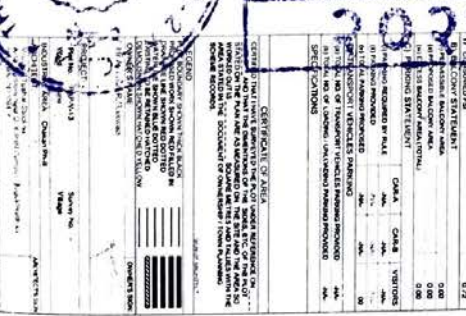
FLOOR AREA STATEMENT A (BUILDING)

FLOOR	GROSS AREA			NET AREA			TOTAL		
	CHAL	RES	NO	CHAL	RES	NO	CHAL	RES	NO
GROUND FLOOR	500	500	500	500	500	500	1728	0.00	0.00
1ST FLOOR	500	500	500	500	500	500	1728	0.00	0.00
TOTAL	1000	1000	1000	1000	1000	1000	3456	0.00	0.00

FLOOR	GROSS AREA			NET AREA			TOTAL		
	CHAL	RES	NO	CHAL	RES	NO	CHAL	RES	NO
GROUND FLOOR	500	500	500	500	500	500	1728	0.00	0.00
1ST FLOOR	500	500	500	500	500	500	1728	0.00	0.00
TOTAL	1000	1000	1000	1000	1000	1000	3456	0.00	0.00



Room No.	Area	Volume
101	500	1500
102	500	1500
103	500	1500
104	500	1500
105	500	1500
106	500	1500
107	500	1500
108	500	1500
109	500	1500
110	500	1500
111	500	1500
112	500	1500
113	500	1500
114	500	1500
115	500	1500
116	500	1500
117	500	1500
118	500	1500
119	500	1500
120	500	1500



Stamp of approval from the sub-registrar of Ahmednagar. The stamp is circular and contains the text 'THE SUB-REGISTRAR OF AHMEDNAGAR' and 'THE AHMEDNAGAR DISTRICT'. It also contains the name 'GAVADE RAJENDRA KUMAR SAYAJIRAO' and the date '29/02/2020'. There are handwritten numbers '29' and '2020' on the stamp.

Stamp of approval from the sub-registrar of Ahmednagar. The stamp is circular and contains the text 'THE SUB-REGISTRAR OF AHMEDNAGAR' and 'THE AHMEDNAGAR DISTRICT'. It also contains the name 'GAVADE RAJENDRA KUMAR SAYAJIRAO' and the date '29/02/2020'. There are handwritten numbers '29' and '2020' on the stamp.

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12/08/2021

सूची क्र.2

दुस्यम निबंधक सह दुनि प्लॉट:-

रज क्रमांक 7937/2021

नादणी

Regn.63m

गावाचे नाव : वासुली

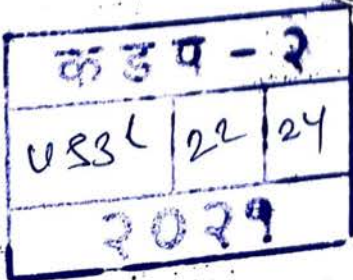
(1) विविधाचा प्रकार	भाडेपट्टा
(2) भांडेपट्टा	21250000
(3) वाजार भांडे (भाडेपट्टेबाबतच्या घायनितपत्राकार शस्त्राची देणा की पत्रेदेखत न समुद कराव)	22506944
(4) अ.भापन, तोडशिरगा व घरक्र.मांक (असल्यास)	1) पालिकेचे नाव: पुणे इतर वर्णन : उतर माहिती: गाव मोजे वासुली ना. वड जि. पुणे येथील महागट्ट औद्योगिक विकास महामंडळाच्या चाकण औद्योगिक क्षेत्र टप्पा क्रमांक - 2 मधील औद्योगिक विभागातील भूखंड क्रमांक - पाणणी - खंड - 13 यांमधील एकूण क्षेत्र 1215 चौ. मी. व व्यावर्तीय पत्रांशेड क्षेत्र 870.57 चौ. मी. वणप्रमाणे मिळकत प्रस्तुत फायदा नवी 3 दस्ताचा मुख्य विषय आहे. ((Plot Number : PAP - V - 13 :))
(5) उरवडा	1) 1215 चौ.मीटर
(6) अकारणी किंवा जुडी देण्यात असेल वेव्हा.	
(7) उरवावज करत देणा-या/निवून देवणा-या पक्षकारचे नाव किंवा दिवाणी न्यायालयाचा अनुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- गमकमलप्रसाद त्रिभुवन गिह वय:-63; पत्ता:- प्लॉट नं. -, भाळा नं. -, इमारतीचे नाव. -, खाक नं. -, प्लॉट नं. - हाऊस नं. 1, न्यू परिजाल कॉ - ओप मो., अगाशी रोड, जकात नाका जवळ, विराट नगर, विराट वेन्ड, दाण. मुरट. महागट्ट. पिन नं:-401305 पॅन नं:-AFCP56977F
(8) उरवावज करत देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा अनुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	2): नाव:- माव्यता देणार - अविनाश रामचंद्र गावकवाड वय:-41; पत्ता:- प्लॉट नं. -, भाळा नं. -, इमारतीचे नाव. -, खाक नं. -, प्लॉट नं. -, रोड नं: मु. सागाणी, पो. श्रीवृ. ना. जुंहर, जि. पुणे., महागट्ट, पुणे. पिन कोड:-412409 पॅन नं:-AKWPG86340
(9) उरवावज करत दिव्याचा दिनांक	1): नाव:- महागट्ट औद्योगिक विकास महामंडळ वय:-18; पत्ता:- प्लॉट नं. -, भाळा नं. -, इमारतीचे नाव. -, खाक नं. -, प्लॉट नं: ट्रेड ऑफिस 4, 4 - ग. 12 मजला, वल्ड ट्रेड सेंटर कॉम्प्लेक्स, कप पॅन्ड, कुलाबा, मुरट., महागट्ट, मध्य. पिन कोड 400005 पॅन नं:-AAACM3560C
(10) उरवावज करत दिव्याचा दिनांक	11/08/2021
(11) उरवावज करत दिव्याचा दिनांक	12/08/2021
(12) उरवावज करत व पृष्ठ	7937/2021
(13) वाजार भांडाप्रमाणे मूद्रांक शून्य	900300
(14) वाजार भांडाप्रमाणे नादणी शून्य	30000
(15) अकारणी	

सह. दुस्यम निबंधक
खंड क्र. २ (पुणे)

मुद्रावतनामार्ती विभागान घेतलेला तपशील:-

मुद्रावतनामार्ती विभागाना निवडलेला अनुच्छेद:-

(iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)



PERMANENT ACCOUNT NUMBER
AFCPS6977F

नाम / NAME
RAMKAMALPRASAD TRIBHUWAN SINGH

पिता का नाम / FATHER'S NAME
TRIBHUWAN SINGH

जन्म तिथि / DATE OF BIRTH
10-01-1958

आयकर अधिकारी, पुणे
 Commissioner of Income-tax I, Pune

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT OF INDIA

AVINASH R GAIKWAD
 RAMCHANDRA TUKARAM GAIKWAD

17/04/1980
 Permanent Account Number
AKWPG8634Q

भारत सरकार
 Government of India

राम कमल प्रसाद सिंह
 Ram Kamal Prasad Singh

जन्म तारीख / DOB : 10/01/1958
 पुरुष / Male

6841 4125 3263

माझे आधार, माझी ओळख

भारत सरकार
 Government of India

अविनाश रामचंद्र गायकवाड
 Avinash Ramchandra Gaikwad

जन्म वर्ष / Year of Birth : 1980
 पुरुष / Male

8820 0874 3632

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
 Unique Identification Authority of India

पत्ता रो हाउस नं.1, न्यु परिजात कॉ-ओप सो.,
 आगशी रोड, जकात नाका जवळ, विराट नगर,
 विरार वेस्ट, विरार, ठाणे, महाराष्ट्र, 401305

Address: Row House No.1, New parijat
 Co-Op Hsg So., Agashi Road, Near Jakat
 Naka, Virat Nagar, Virar (West), Virar,
 Thane, Maharashtra, 401305

6841 4125 3263

1947 help@uidai.gov.in www.uidai.gov.in

भारतीय विशिष्ट ओळख प्राधिकरण
 Unique Identification Authority of India

पत्ता सारणी, ओतूर, पुणे, ओतूर,
 महाराष्ट्र, 412409

Address: SARANI, Otur, Pune, Otur,
 Maharashtra, 412409

8820 0874 3632

1947 1800 300 1947 help@uidai.gov.in www.uidai.gov.in

भारत सरकार
 Government of India

संचित सदाशिव लोखंडे
 Sanchit Sadashiv Lohande

जन्म तारीख / DOB : 10/09/1996
 पुरुष / Male

3916 0804 0591

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
 Government of India

अक्षय बालसाहेब गडगे
 Akshay Balasaheb Gadage

जन्म तारीख / DOB : 04/07/1998
 पुरुष / MALE

2313 7156 4863
 VID: 8188 2485 3665 3520

माझे आधार, माझी ओळख



क ड प - २

0536	23	24
२०२९		

दस्त गोपवारा भाग-1

कडप२

२४/२५

दस्त क्रमांक: 7938/2021

ऑगस्ट 2021 11:58 म.पू.

कडप२ /7938/2021

मुल्य: रु. 2,25,06,944/-

मोबदला: रु. 2,12,50,000/-

मुद्रांक शुल्क: रु.500/-

वि माफी अमल्यास तपशिल :-

Adjusted : Old Doc.No7937-2021 Amt. 30000

वि. दु. नि. कडप२ यांचे कार्यालयत

१३३८ वर दि.12-08-2021

१:51 म.पू. वा. हजर केला.

पावती:9180

पावती दिनांक: 12/08/2021

मादरकरणाराचे नाव: रामकमलप्रसाद त्रिभुवन सिंह

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठांची संख्या: 25

एकूण: 600.00

वर करणाऱ्याची सही:

S.R.Khed 2 (Shakan)

सह. दुय्यम निबंधक

खेड क्र. २ (पुणे)

प्रकार: असाईनमेंट ऑफ लीज

Joint S.R.Khed 2 (Shakan)

सह. दुय्यम निबंधक

खेड क्र. २ (पुणे)

शुल्क: If relating to Order of High Court W.R.T. amalgamation or reconstruction of companies under section 394 of Companies Act 1956 or under the order of Reserve Bank of India under section 44A of the Banking Regulation Act 1949.

क्र. 1 12 / 08 / 2021 11 : 51 : 32 AM ची वेळ: (सादरीकरण)

क्र. 2 12 / 08 / 2021 11 : 52 : 56 AM ची वेळ: (फी)

- प्रातज्ञापत्र -

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदी नुसार नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती साक्षीदार व्यक्ती, ओळखपत्रा-चा व्यक्ती व त्यांचे दस्ता सोबत जोडलेले ओळखपत्र व दस्ता सोबत जोडलेली कायदेशीर सत्यता व पारंपार, वैद्यता, कायदेशीर बाबीं दस्त निष्पादक व कायदेशीर देणार यांनी तपासली व खात्री केली आहे. शकिय्यात या बाबत काही कायदेशीर बाब निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी आम्ही स्विकारली आहे.



मणार

दणार

सह. दुय्यम निबंधक

दणार