

Friday, February 24, 2006  
17:48 PM

Original  
नोंदणी 39 म.  
Regn. 39 M

वेली 13 (एरंडवणा)

नोंदणी 83 म.  
Regn. 83 m.s.

पावती

पावती क्र. : 1392

दिनांक 24/02/2006

मागाचे नाव घोरपडी  
दस्तावेजाचा अनुक्रमांक  
दस्तावेजाचा प्रकार



हवेली 13 - 01370 - 2006

कारारनामा

रु. 9920.00  
रु. 680.00  
रु. 9920.00  
एकूण रु.

मापणास हा दस्त अंदाजे 1:32PM ह्या वेळेस मिळेल

सह-दुय्यम निबंधक  
हवेली क्र. - १३

माजार मुल्य: 923999 रु. मोबदला: 807500 रु.  
परलेले मुद्रांक शुल्क: 29950 रु.  
यकाचा प्रकार : डीडी/घनाकर्षाद्वारे;  
केचे नाव व पत्ता: स्टेट बँक ऑफ हैद्राबाद पुणे;  
डीडी/घनाकर्ष क्रमांक: 906505; रक्कम: 9240 रु.; दिनांक: 21/02/2006

मागाचे नाव : ( वि.क्र.32) घोरपडी (पुणे)  
पला रोडचा उर्वरित परिसर व रेल्वे  
अंतीम प्लॉट नंबर - 102 मध्ये आहे.  
+103 ताडीवाला रोड या मिळकतीयरील  
नं 701 चे क्षेत्र 533 चौ.फुट म्हणजेच  
6.21 चौ.मी व पार्किंग नं 14 यांसी क्षेत्र

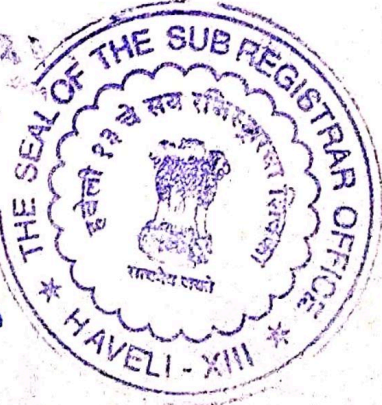
मागीदार व मा.दे.प्रमिला विनायक  
लिवलकर तर्फे कु.मू म्हणुन पध्नाम  
ने नाव: -; ईमारत नं: -; पेठ/वसाहत:

-; ईमारतीचे नाव: सुराम  
र/गाव: वसई (प); तालुका: -;पिन: -;

रस्ता: -; ईमारतीचे नाव: -; ईमारत  
न नम्बर: ADDPP6219Q.



सह-दुय्यम निबंधक वर्ग-२  
हवेली क्र. - १३



DAC, Pune

दस्त क्रमांक (१३००/२००६)  
१ ३३





दस्तावेजांक व वर्ष: 1370/2006

Friday, February 24, 2006

1:22:04 PM

दुय्यम निबंधक: हवेली 13 (एरंडवणा)

नोंदणी 63 म.

Regn. 63 m.e.

### सूची क्र. दोन INDEX NO. II

गावाचे नाव : घोरपडी

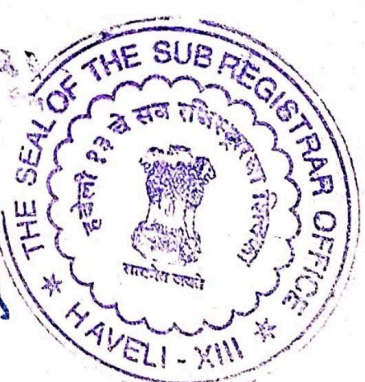
- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 807,500.00 वा.मा. रु. 923,999.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) फायनल प्लॉट क्र.:102(1) वर्णन: विभागाचे नाव - विभागाचे नाव : ( वि.क्र.32) घोरपडी (पुणे महानगरपालिका), उपविभागाचे नाव - 32/492 - ताडीवाला रोडचा उर्वरित परिसर व रेल्वे स्टेशनच्या उत्तरेकडील नदीपर्यंतचा भाग. सदर मिळकत अंतीम प्लॉट नंबर - 102 मध्ये आहे. --मौजे संगमवाडी घोरपडी येथील फायनल प्लॉट नं 102+103 ताडीवाला रोड या मिळकतीवरील रिहारेन या गृहयोजनेमधील सातव्या मजल्यावरील प्लॉट नं 701 चे क्षेत्र 533 चौ.फुट म्हणजेच 49.54 चौ.मी व लगतचे टेरेस क्षेत्र 66 चौ.फुट म्हणजेच 6.21 चौ.मी व पार्किंग नं 14 यांसी क्षेत्र 120 चौ.फुट म्हणजेच 11.15 चौ.मी (1)49.54
- (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) बेलवलकर होसिंग स्कीम्स AADFB9356K तर्फे भागीदार व मा.दे.प्रमिला विनायक परांजपे व इतर 6 जणांतर्फे कु.मू म्हणुन समीर शरच्चंद्र बेलवलकर तर्फे कु.मू म्हणुन पद्मनाम प्रमाकर हिंगे; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: पर्वती; शहर/गाव: पुणे; 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) युवराज-पंडीत पाटील; घर/प्लॉट-नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: सुराम कॉम्प्लेक्स; ईमारत नं: -; पेठ/वसाहत: आझाद रोड; शहर/गाव: वसई (प); तालुका: -; पिन: -; पॅन नम्बर: AARPP0343A. (2) मीनल युवराज पाटील; घर/प्लॉट नं: सदर; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ADDPP6219Q.
- (7) दिनांक करून दिल्याचा 24/02/2006
- (8) नोंदणीचा 24/02/2006
- (9) अनुक्रमांक, खंड व पृष्ठ
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 29950.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 9240.00
- (12) शोरा



उपरी क्र १०३/०६

सदर नमूदवत आदेश दि. २४/०२/२००६  
 हास रजि. नं. २४१/२/२००६  
 प्रे. म. रजि. नं. २४१/२/२००६  
 म. रजि. नं. २४१/२/२००६

*Prakash*  
 दुय्यम निबंधक हवेली नं. १३



by C-DAC, Pune

दस्त क्रमांक (१३७०/२००६)

१	३३
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Yuvraj Patil  
असि (व)  
अनिल अजिरे  
Receipt No. 18886  
BANK OF RAJASTHAN LTD



The Bank of  
Rajasthan Ltd. Limited  
Rajast. Pune-42  
D-55, MIDC, R. YONGE  
PUNE-42

मार्च 1999  
181514  
2995  
FEB 21 2009  
12:05  
R.00299501-PS5139  
INDIA STAMP DUTY MAHARASHTRA

d.

THORISED SIGNATORY

हवल-93  
बेलवार्कर (93) BETWEEN  
M/S. BELWALKAR HOUSING SCHEMES



a registered Partnership Firm registered under Indian Partnership Act 1932  
having its registered office at Nimitee Eminence 1175/1 ERANDAWANE  
PUNE 411004 through it's partner

MR. SAMEER SHARATCHANDRA BELWALKAR,  
Age - 33 yrs. Occ. : Business,  
R/at C7/Santa Vihar, Sinhagad Rd. Pune 411030

Hereinafter referred to as the PROMOTER / DEVELOPER  
(Which expression shall unless it be repugnant to the context or meaning  
thereof shall mean and include its time being partners, their successor in  
office as also their nominees and / or assigns) AS THE PARTY OF THE  
FIRST PART.

AND

Mr./Mrs. Yuvraj Pandit Patil (AARPP0343A)  
age: 38 Occ Service

Mr./Mrs. Minal Yuvraj Patil (ADDPP6219G)  
age: 37 Occ  
R/a Flat no 8, 205, Swam Complex, Azad  
Road, Usai (w)

114 Patil

Hereinafter referred to as the PURCHASER/S  
(which expression unless it be repugnant to the context or meaning thereof  
shall mean and include his/ her/ their heirs, executors, administrators,  
assignees etc.) AS THE PARTY OF THE SECOND PART;

AND

1. Smt. Pramila Vinayak Paranjape  
age : adult Occ. Business  
R/a. 711, Narayan peth, Laxmi road, Pune -30.
2. Smt. Meena Vishwas Paranjape  
age 50 Occ. Household
3. Anagha Vishwas Paranjape  
age 25 Occ. - Household

हवल-१३	
कल क्रमंक (१३६०/१००८)	
४	३३



AND WHEREAS out of 2 co-owners Mr. Vinayak R. Paranjpe died intestate on 18/02/69 leaving behind his wife Pramila V. Paranjpe, Son Vishwas V. Paranjpe & daughter Varsha B. Joshi as the only legal heirs. Further Mrs. Varsha B. Joshi executed gift deed in favour of her mother & gifted her share voluntarily & said gift deed is registered in office of Sub-registrar Haveli.

AND WHEREAS the owners submitted their 6(1) return under ULC Act & the said authority issued order Under Section 8 (4) in case no. 227, 228, 230 & 305 PA & allowed them to retain 2,000 Sq.mtrs. & declared balance land as surplus land admeasuring 11,652.93 Sq.mtrs.

AND WHEREAS the owners therefore submitted the scheme U/s 20 & also got exempted entire balance land by virtue of said order U/s 20 which has been issued or exempted as per then prevailing guidelines issued by the Government of Maharashtra.

AND WHEREAS the owners submitted layout to Pune Municipal Corporation & Pune Municipal Corporation has sanctioned the said layout.

AND WHEREAS the predecessors of Consenting party no 1 to 6 after getting necessary permissions from diverse authorities executed a Power of Attorney and a Memorandum of Understanding on 19th July, 1995 in favour of M/s. Kedar Builders, a proprietary firm through its proprietor Mr. Dilip V.Gupte i.e. consenting party no 7 for entire larger property.

AND WHEREAS in pursuance of the said Memorandum of Understanding the consenting party no 7 has got sanctioned the layout and the building plans on some part of larger property and the remaining property is still open plot of land where upon no buildings are yet got sanctioned.

AND WHEREAS due to some unforeseen circumstances said Kedar Developers i. e. consenting party no 7 was not able to develop the property which is admeasuring 2,155 sq. mts. along with internal road FSI thus total FSI of 3,015 sq. mts. and decided to conferr development rights of said property in favour of Promoter / Developer herein.

हवेल-१३
दस्तावेज क्र. (०३१००/२००६)
५/३३



d.

AND WHEREAS the Promoter/Developer herein decided to acquire the development rights of said property and thus the development agreement conferring the right of development & conveyance of said property was executed by the Consenting Party in favour of Promoter/ Developer with consent of said Kedar Builders which is registered with Sub-registrar Havelli No. 11 on 09/05/2003 at Sr. No. 2502/2003. Further as per the provisions of the said development agreement the Consenting Party also executed Power of Attorney in favour of nominee of Promoter/ Developer conferring the rights for development and conveyance of property which is registered with the Subregistrar Havelli No. 11 at Sr. No. 2503/2003 on 09/05/2003.

AND WHEREAS thereafter a corrigendum is issued by the ULC authorities on 29/4/2003 whereby the said entire property is declared as non-surplus land and thus the provisions of ULC act are not applicable to the said entire larger property.

AND WHEREAS thereafter it was revealed that some more FSI can be obtained from the consenting party for development and hence the Consenting party herein executed Supplementary Development Agreement in favour of Promoter/Developer herein for FSI admeasuring 307 sq. mts. which agreement is registered with subregistrar Havelli no 11 at sr. no/ 3284/2004 on 28/5/2004. The Power of attorney is also executed and registered in favour of nominee of Promoter/ Developer at sr. no.3291/2004 on 29/5/2004 with subregistrar Havelli no. 11 & by virtue of both Development Agreements and Power of Attornies the Promoter/ Developer herein is empowered and authorised to develop the total FSI of 3322 sq. mts. ( which property is more particularly described in Schedule I hereunder written and hereinafter referred to as 'Said property) in all respect and to do all incidental, necessary things pertaining to the development of said property by constructing new buildings thereon and finally to convey the said property in favour of any legal entity as per its convenience.

AND WHEREAS further , the Promoter/ Developer herein has obtained requisite permissions such as building plans, commencement certificate from the Concerned Authority etc.

AND WHEREAS the Promoter/Developer has entered into standard agreement with Architect registered with the council of Architects and such Agreement is as per the Agreement prescribed by the council of Architects.

हस्ता-१३  
दस्तावेज (१२००/१००६)  
८/२६



d.

AND WHEREAS out of 2 co-owners Mr. Vinayak R. Paranjpe died intestate on 10/02/09 leaving behind his wife Pramila V. Paranjpe, Son Vishwas V. Paranjpe & daughter Varsha D. Joshi as the only legal heirs. Further Mrs. Varsha D. Joshi executed gift deed in favour of her mother & gifted her share voluntarily & said gift deed is registered in office of Sub-registrar Havelli.

AND WHEREAS the owners submitted their 6(1) return under ULC Act & the said authority issued order Under Section 8 (4) in case no. 227, 228, 230 & 305 PA & allowed them to retain 3,000 Sq.mtrs. & declared balance land as surplus land admeasuring 11,052.03 Sq.mtrs.

AND WHEREAS the owners therefore submitted the scheme U/s 20 & also got exempted entire balance land by virtue of said order U/s 20 which has been issued or exempted as per then prevailing guidelines issued by the Government of Maharashtra.

AND WHEREAS the owners submitted layout to Pune Municipal Corporation & Pune Municipal Corporation has sanctioned the said layout.

AND WHEREAS the predecessors of Consenting party no 1 to 6 after getting necessary permissions from diverse authorities executed a Power of Attorney and a Memorandum of Understanding on 19th July, 1995 in favour of M/s. Kedar Builders, a proprietary firm through its proprietor Mr. Dilip V.Gupte i.e. consenting party no 7 for entire larger property.

AND WHEREAS in pursuance of the said Memorandum of Understanding the consenting party no 7 has got sanctioned the layout and the building plans on some part of larger property and the remaining property is still open plot of land where upon no buildings are yet got sanctioned.

AND WHEREAS due to some unforeseen circumstances said Kedar Developers i. o. consenting party no 7 was not able to develop the property which is admeasuring 2,155 sq. mts. along with internal road FSI thus total FSI of 3,015 sq. mts. and decided to confer development rights of said property in favour of Promoter / Developer herein.

हवल-१३
दस्तावेज क्र. (१३४०/२००६)
१०/३३



rent or compensation or damages to the Flat Purchaser or the Cooperative Society or Association of Apartment in the said property and all income derived from the use, sale and disposal of the terraces and of the areas under stairs of the building/s under construction on the said property shall belong to the Promoter/ Developer exclusively and no other party shall have any claim thereon.

26. The Promoter/ Developer, subject to the rules and regulations for the time being in force in this behalf, shall be entitled to change the user of any portion of the said property and any Building/s or part thereof constructed or under construction thereon for any non-residential and/or any other purposes at the absolute discretion of the Promoter/ Developer but subject to the rights of the Flat Purchaser in respect of the said premises hereby agreed to be sold.

27. The Flat Purchaser is aware of a fact that the said flat price mention in Annexure 'E' in this Agreement is without taking into consideration any type of taxes and duties payable to Government at present and in future. The Flat Purchaser agree to pay taxes payable, leviable under provisions of any Act, rules of Maharashtra Sales Tax on transfer of property, in Execution of Works Contract Act and /or any other taxes, duties etc. payable under Central, State, Local, Self, Government or Pune Municipal Corporation Acts, rules or any other local authority which is time being in force.

28. The Flat Purchaser have seen and gone through the various documents between Promoter/ Developer and Consenting Party so also order under Urban Land Ceiling Act 1976 and Maharashtra Land Revenue Code and Plan etc. herein and all contents of the said documents, orders together with all the restrictions etc put on the Promoter/ Developer are binding on the Flat Purchaser or their nominees, legal heirs, assignees. Flat Purchaser will not disturb possession of the tenements as well as other areas of the Promoter /Developer or Consenting Party, pursuant to agreements, orders etc.

29. The said property is situated at Tadiwala road and as per ready reckoning the rate in the said area is Rs. ~~15200/-~~ <sup>16858/-</sup> per sq.mtrs. The built up area of said flat is 533 Sq.ft. i.e. 49.54 sq. mts. along with the attached terrace admeasuring 6.6 sq. ft. i.e. 6.13 sq. mts. and the overhead terrace admeasuring — sq. ft. i.e. — sq. mts. and parking no. 120 sq. ft. 11.15 sq.mt.

*Handwritten signature and initials*

हवल-१३	
दस्तावेज क्रमांक (१३६०/२००६)	
१८	३३



sq. mts. exclusively for his use. Hence the value of the said flat as per above rate is Rs. १,२४,०००/-. However the actual price agreed to be paid by the purchaser is Rs. ८०७,५००/-. Hence the purchaser is paying stamp duty of Rs. २९,९५०/- on higher consideration.

30. The name of this scheme by Promoter is ' Riverrain ' and the Flat Purchaser has willingly participated in the Scheme of the Promoter/ Developer and Flat Purchaser shall pay the Promoter/ Developer his flat price as agreed above and Flat Purchaser shall pay the flat price punctually and diligently and if Flat Purchaser fails to pay the same as per agreed terms, then in that situation Flat Purchaser shall hereby indemnify the Promoter/ Developer from all losses & Flat Purchaser shall provide separate Indemnity Bond, which will keep Promoter/ Developer harmless and loss free in that respect.

#### SCHEDULE NO. 1

#### DESCRIPTION OF THE "SAID PROPERTY" :

FSI of 3322 sq. mts. from property at all that piece and parcel of the property bearing S. No. 450/1A, 450/1B, 450/2B, 344 FP No. 102, 103 , situated at Tadiwala Road, Panmala, Sangamwadi, Taluka Haveli , District Pune, along with right to use further permissible FSI or TDR together with the right, title, interest, benefits and easements attached thereto and bounded as follows:

ON OR TOWARDS EAST : By Railway Quarters & F.P.No. 110A.  
ON OR TOWARDS SOUTH : By Proposed Building No. E.  
ON OR TOWARDS WEST : By F.P. No. 101.  
ON OR TOWARDS NORTH : By Proposed Road & River.

#### ANNEXURE 'A'

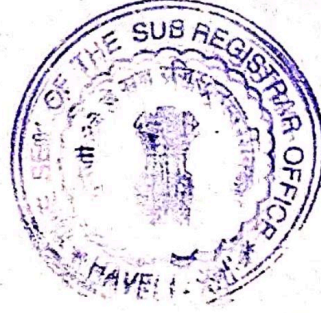
Adv. Anil G. Sardesai,  
Silver Breez Apartments  
CTS 40/11, Bhonde Colony  
Erandawane, Pune 411 004  
Phone 020- 25433166

REF : Title Certificate in respect of property of FSI of 3322 sq. mts. from property at all that piece and parcel of the property bearing S. No. 450/1A, 450/1B, 450/2B, 344 FP No. 102, 103 , situated at Tadiwala

*Handwritten signature/initials*



हवल-१३	
दस्ता क्रमांक (१३७०/२००६)	
१२	३३



Road, Panmala, Sangamwadi, Taluka Haveli, District Pune,

This is to certify that, I have investigated the title to the aforesaid property which is more particularly described in Schedule hereinabove and have perused title deeds, and certify that in my opinion the title of the above referred property as well as Consenting Party is clear, marketable and free from encumbrances, charges, and/or claims, and Consenting Party executed agreement and power of attorney in favour of Promoter / Developer and hence he can deal with said property as well as with Flat Purchaser.

Sd/-  
ADVOCATE.

ANNEXURE 'B'

Copy of 7/12 Extract or Property Card, showing nature of the title of the Promoter / Developer and the Consenting Party, to the said property is separately given to the Flat Purchaser and he acknowledged the same as annexure 'b' .

ANNEXURE 'C'

Copy of the plans will be separately given to the Flat Purchaser.

ANNEXURE 'D'

DESCRIPTION OF THE FLAT

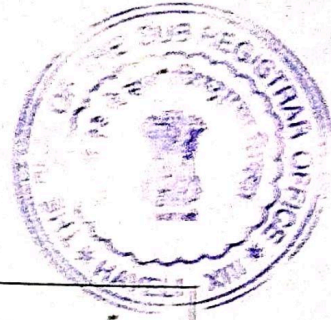
Flat No...~~7.01~~ in Building number ~~Rivera~~ on the ...~~7<sup>th</sup>~~ Floor (Above Car Park).

NOTE : The word First Floor shall always mean the floor above plinth or above the slab of stilt.

Admeasuring built up area .....~~533~~.....Sq.ft. i.e. ...~~49.51~~ Sq.mtrs. Including the area under balconies and exclusive attached terrace admeasuring .....~~6.6~~..... sq. ft. i. e. ....~~6.21~~... sq. mts. and exclusive overhead terrace admeasuring ..... sq. ft. i. e. .... sq. mts. and parking bearing no .....~~14~~..... admeasuring .....~~12.0~~.....Sq.ft. i.e. ....~~1.15~~.....Sq.mtrs.


*[Handwritten signature]*  
*[Handwritten signature]*

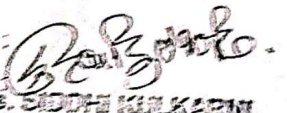
८९८-९३	
₹ 7300 (₹ 7000)	
22	33



IN WITNESS WHEREOF THIS AGREEMENT IS EXECUTED BETWEEN THE PARTIES HEREINABOVE AT PUNE ON THE DAY AND DATE WRITTEN AT THE BEGINNING.

WITNESSES:

1. Sign :   
 Name Mrs. Pallavi M. Sapat  
 2, "Bharathi Towers II",  
 Address: Local Kankar Express Lane,  
 Nr. Kothrud Bus Stand, Pune-411 004.  
 PROMOTER/DEVELOPER.

2. Sign :   
 Name Mrs. SIDDHI KULKARNI  
 Address: C71, Santa Margot, Phase II  
 Sinhgad Road, Pune - 411 009.  
 FLAT PURCHASER/S

3. Sign :  
 Name :  
 Address :  
 CONSENTING PARTY.

पुणे महानगरपालिका

(यापुढील पत्रव्यवहारात खालील क्रमांक व दिनांक यांचा उल्लेख करावा.)  
(आगच्या वा इमारतीच्या कायदेशीर मालकी हक्कांचे संदर्भ लक्षात न घेता अर्जाद्वारा हे रांगतीपत्र देण्यात येत आहे.)

बांधकाम चालू करण्याकरिता दाखला  
(कमेन्समेंट सर्टिफिकेट)

बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे संमतीपत्र महाराष्ट्र नगर रचना अधिनियम, सन १९६६ ची कलमे ४४/४५/५८/६९ यातील आणि मुंबई प्रांतिक महानगरपालिका अधिनियम, सन १९४९ ची कलमे (१) यातील तरतुदीप्रमाणे खालील अटीवर देण्यात येत आहे.

प्रकरण क्रमांक: STP/0187/04  
Revised



बांधकाम नियंत्रण कार्यालय  
पुणे महानगरपालिका  
शिवाजीनगर, पुणे - ५.

क्रमांक: CC/0223/04

दिनांक: 17/04/2004

श्रीमती. Gupte Dilip V (Pah)

बारा ला. स. श्री. Dasnurkar Shrish

यास

पुणे, पेठ 35 Laxmi Park Soc. Navi Peth Pune.

बरांफ सन्हे न.

महाराष्ट्र नगर रचना अधिनियम, सन १९६६ ची कलमे ४४/४५/५८/६९ व मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९ ची कलमे २५३/२५४ प्रमाणे पुणे महानगरपालिकेच्या सोमतीत

पेठ Sangamwadi-Tpscheme

बरांफ सन्हे न. -

मल प्लॉट क्र. - प्लॉट क्र. 102+103

मधील बांधकाम करण्यासाठी महानगरपालिकेला तुम्ही नोटीस दिली, ती दिनांक: 31/03/2004

दिसांनी पोहचली. त्याप्रमाणे काम करण्यास खाती लिहिलेल्या सुचना व सर्व अटीवर तुम्हास संमतीपत्र देण्यात येत आहे.

पारित विकास योजना आराखडा महाराष्ट्र सरकारने दि. ५/१/१९८७ या दिवशी मान्य केला आहे. त्यास अनुसरून नवीन कामास काही उपसर्ग पोहोचत आहेत. अथवा हानी होत असल्यास त्याप्रतिस्पर्धी कोणत्याही प्रकारची भरपाई मागणार नाही व ती देण्याची जबाबदारी महानगरपालिकेवर नाही.

नवीन / बुरुस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.

तुम्ही काम आल्यावर सेट-बॅक, मार्जिनल ओपन स्पेसिंस इ. बाबी बांधकाम नियंत्रण कार्यालयाकडून तपासून घ्याव्यात. त्याशिवाय जोत्यावरील काम सुरू करू नये. क आभियंता (भूमिप्रापण) यांच्या कार्यालयामार्फत रस्त्याची प्रमाणरेषा जागेवर आखून घेणार व मगच बांधकाम सुरू करणार या अटीवरच हे संमतीपत्र देण्यात

नकाशावर मागे लिहिलेल्या / चिकटवलेल्या अटीवर हे संमतीपत्र देण्यात येत आहे.

सर्व नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मागण्यापूर्वी प्रत्येक मालकाने इमारतीसमोर कांपाउंड वॉलच्या आत व बाहेर किमान चार झाडे व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी. त्याशिवाय ऑक्युपन्सी सर्टिफिकेट (भोगवटापत्र) मिळणार नाही. रस्त्यावरील झाडांना रक्षण रूपात अर्जदाराने करावयाचे आहे.

भोगवटापत्र देताना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचे अविशिष्ट सामान व राडारोडा उचलून जागा साफ केल्याशिवाय अर्जाचा विचार र नाही. राडारोडा कोठे टाकावा याबाबत घरपाडी विभागांमार्फत मार्गदर्शन केले जाईल.

करण्यापूर्वी मा. नगर उपअभियंता (जलोत्सारण) व (पाणीपुरवठा) यांच्याकडे नकाशे दाखल करून संबंधित कामाकरिता पूर्वमान्यता घेतल्याखेरीज जागेवर काम सुरू करू नये.

काम सुरू करताना संबंधित जागेमध्ये झाडे असल्यास ती ट्री अॅथॉरिटीची पूर्वपरवानगी घेतल्याशिवाय तोडू नयेत; अन्यथा कायदेशीर कारवाई करण्यात येते याची.

यंत्रणे खात्याने जारी सेप्टिक टॅन्कसाठी परवानगी दिली असली तरी ड्रेनेजविषयी मा.नगर उपअभियंता (जलोत्सारण विभाग) यांच्याकडे नकाशे दाखल करून घेतल्याखेरीज सेप्टिक टॅन्क अगर ड्रेनेजसंबंधी बांधकाम सुरू करू नये व ऑक्युपन्सी सर्टिफिकेट मागण्यापूर्वी ड्रेनेज कामाचा पूर्णत्वाचा दाखला हजर करण्यात

नकाशात पाहणार म्हणून दर्शविले आहे, ते प्रथम पाडून मग नवीन कामास सुरुवात करणार.

गबाबत व इतर कोणत्याही हक्काबाबत व हद्दीबाबत वाद निर्माण झाल्यास त्यास अर्जदार जबाबदार राहणार.

सोयीसाठी जागेवर किमान एक संडास व एक मुतारी तात्पुरत्या स्वरूपाची बांधली पाहिजे. जुने संडास व मोरी असल्यास याप्रमाणे संडास, मुतारी बांधण्याची

मागण्यापूर्वी मनपाचे कर भरल्याचा दाखला सादर करणार.

याप्रमाणे काम करताना नगररचना अधिनियम अगर त्यास अनुसरून केलेले नियम व पोटनियम यांचा भंग होता कामा नये.

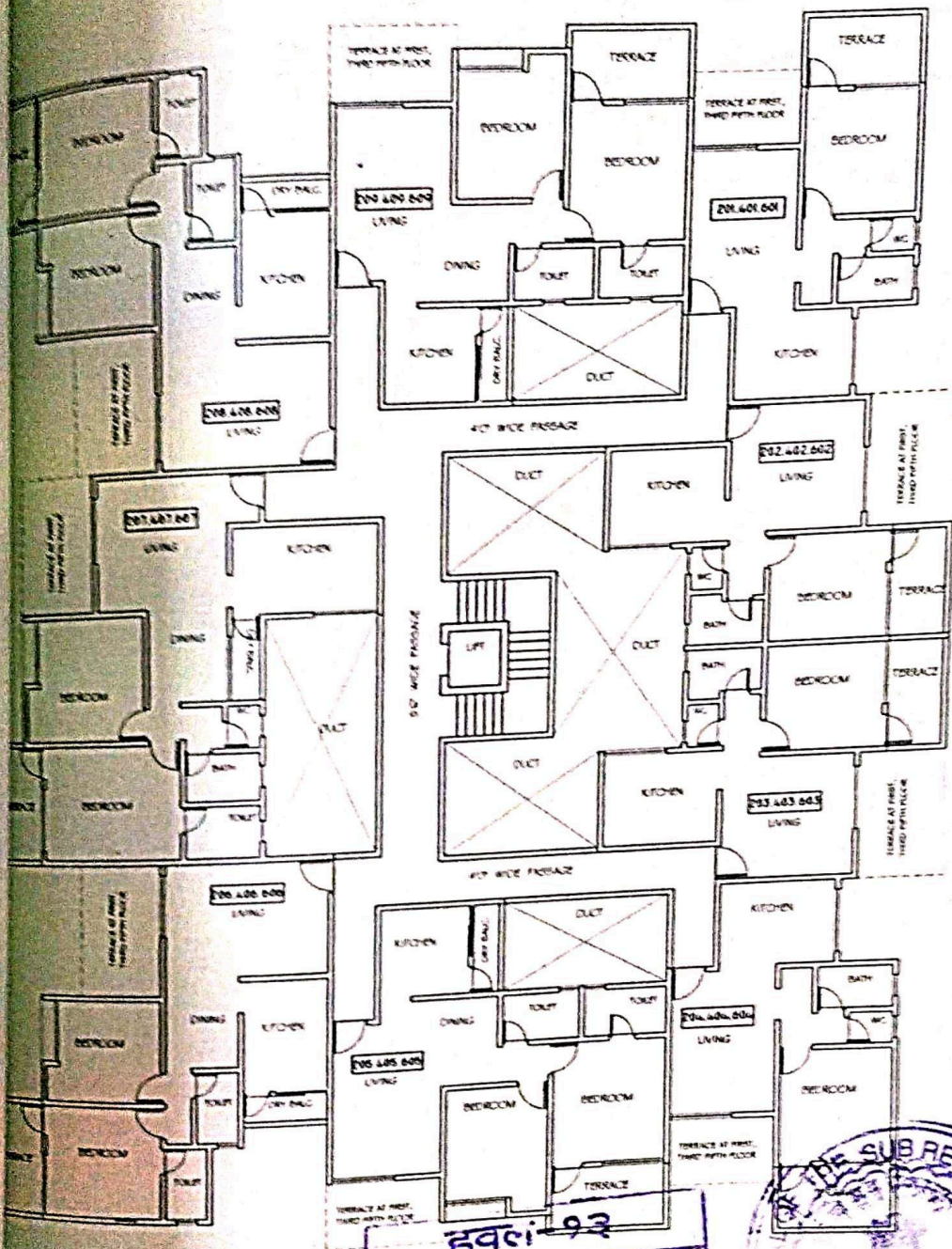
श्राविकची काही शंका येत असेल तर कामास आरंभ करण्यापूर्वी महानगरपालिकेकडे तसे कळवून स्पष्टीकरण करून घ्यावे.

निरीक्षक,  
नियंत्रण कार्यालय.

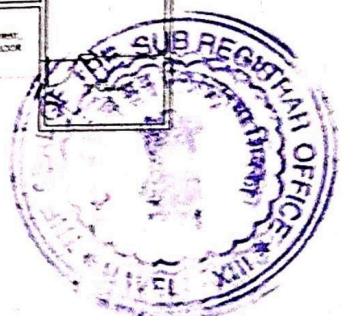
सहाय्यक अभियंता (बांधकाम नियंत्रण)  
पुणे महानगरपालिका.

हस्ता-९३
दस्ता क्रमांक ६३५०/२००६
२९/३३






हवेली-९३  
 ३०/३५  
 (९३००/२००६)



TYPICAL 2ND, 4TH & 6TH FLOOR PLAN

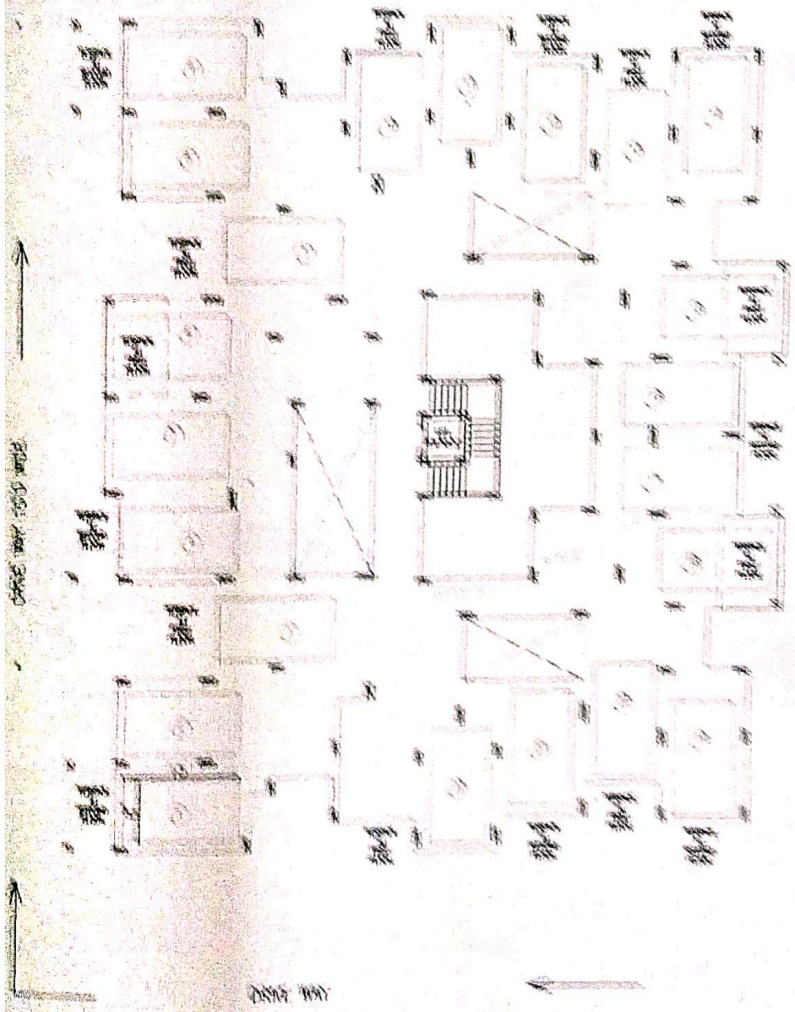
 NORTH	PRESENTATION			
	JOB NO.	DRAWN BY	DATE	CHECKED BY
	PL		17.1.06	

SHRISH DASNURKAR & ASSOCIATES  
 ARCHITECTS & DESIGNER  
 25, LAKSHMIPARK COLONY, 15/16TH PETH, PUNE-411004  
 PH: 323-25334/31/32/33 E-MAIL: DASNURKAR@GMAIL.COM

55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

OPEN TO SKY PARKING  
AREA OF PARKING LOT NO. 23 TO 42  
= 80' x 120' = 9600 SQ. FT.

एवम्-११  
का.प्र.सं. (१३/१०/२००६)  
३१/१३



PARKING LAYOUT

NO.	DESCRIPTION	REMARKS
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16/08/2007

Original

મોટી 36 ને  
મોટી 36 ને

# પાવતી

પાવતી ક્ર. : 5243

શીરવતી

તિનાંક 16/08/2007

વા અનુક્રમાંક **હવલ 13 - 05188 - 2007**

પ્રકાર અનુક્રમાંક કી 13

પાવતી માલ: યુવરાજ પટેલ પાટીલ

11(1)), પુસ્તકનાની નક્કલ (અ. 11(2)).	-	100.00
12) વ છાપાચિત્રણ (અ. 13) -> એકપ્રિન્ટ કી (21)	-	490.00
<b>એકૂળ</b> રૂ.		<b>520.00</b>

કા દરમિયાન 11:17 AM હ્યા વેલેસ મિલેલ

*[Signature]*  
દુરગમ નિબંધક  
મોટી 13 (પરચલક)

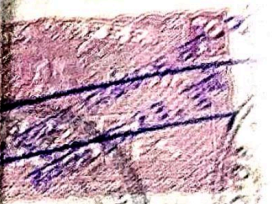
ચ. 923699 રૂ. મોવદલા: 80/1000 રૂ.  
ટીક શુલ્ક. 100 રૂ.

(6)

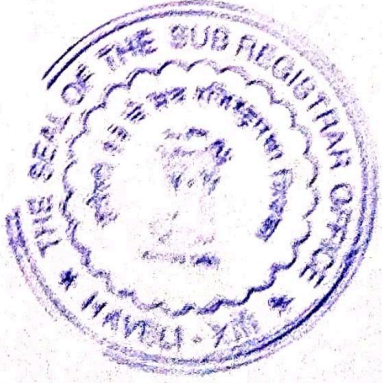
મોટી 13 (પરચલક)

100 પાવતીના માલ માં કિલ્લાસીની  
પુસ્તક ને 11(2) ને સંગ્રહ કરી શુ  
પુસ્તક 13(1) ની ની વ વલેસ મિલેલ ને 13  
ક સામાજિક પ્રકારના 13(1) કિલ્લાસી  
કે 13 અનુક્ર માલ માં નાથી વલેલ

કોઈ કાનિસ્ટ્રી ને માલ પ્રમિલિત કિલ્લાસી  
વલેલ વલેલ માલ માં કુ ને વલેલ વલેલ  
કે કાનિસ્ટ્રી ને માલ પ્રમિલિત કિલ્લાસી  
કે કાનિસ્ટ્રી ને માલ પ્રમિલિત કિલ્લાસી  
કે કાનિસ્ટ્રી ને માલ પ્રમિલિત કિલ્લાસી



કો  
પાવતી  
દરમિયાન  
પાવતી માલ: યુવરાજ પટેલ પાટીલ  
ચાંચા કિલ્લાસી  
તિનાંક 16/08/2007  
મોવદલા: 80/1000 રૂ.  
ટીક શુલ્ક. 100 રૂ.



सूची क्र. दोन INDEX NO. II

गावाचे नाव : घोरपडी

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अपार्टमेंट डीड व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 807,500.00  
बा.भा. रु. 923,999.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (अस्तल्यास) (1)(1) वर्णन: घोरपडी येथील फायनल प्लॉट 102 + 103 ताडीवाला रोड या मिल्कर्टीवरील रिहारेन या गृहयोजने मधील सातव्या मजल्यावरील फ्लॅट नं. 701 चे क्षेत्र 533 चौ. फुट म्हणजेच 49.54 चौ. मी व गच्ची क्षेत्र 66 चौ. फुट म्हणजेच 6.61 चौ. मी व कवर्ड पार्किंग नं. 14 यांसी क्षेत्र 120 चौ. फुट म्हणजेच 11.15 चौ. मी व सामाईक जागेतील 120% अतिरिक्त हक्कासहीत. मूळ दस्तऐवज क्र 1370/2006 हवेली क्र 13 अन्वये मुशु व नांफी वस्तु

(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) बेलवलकर हौसिंग स्कीम्स AADFB9356K तर्फे भागीदार व मा.दे.प्रमिला विनायक परांजपे व इतर तर्फे कु.मू म्हणुन समीर शरच्चंद बेलवलकर तर्फे कु.मू म्हणुन पद्मनाभ प्रभाकर हिमे - -; घर/फ्लॅट नं. -; गल्ली/रस्ता -; इमारतीचे नाव -; इमारत नं. -; पेट/वसाहत -; शहर/गाव: एक20/7, सरिता नगरी फेज 2, सिंहगड रोड पुणे 30; तालुका. पिन: -; पॅन नम्बर: -

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, यादीचे नाव व संपूर्ण पत्ता (1) युवराज पडीत पाटील - -; घर/फ्लॅट नं. 701, गल्ली/रस्ता -; इमारतीचे नाव -; रिहारेन ताडीवाला रोड, पुणे; इमारत नं. -; पेट/वसाहत -; शहर/गाव -; तालुका -; पिन -; पॅन नम्बर -  
(2) मीनल युवराज पाटील - -; घर/फ्लॅट नं. सदर; गल्ली/रस्ता -; इमारतीचे नाव -; इमारत नं. -; पेट/वसाहत -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ADDPP6219Q

- (7) दिनांक करून दिल्याचा 13/08/2007  
(8) नोदणीचा 16/08/2007  
(9) अनुक्रमांक, खंड व पृष्ठ  
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 20.00  
(11) बाजारभावाप्रमाणे नोदणी शुल्क रु 100.00  
(12) शोरा



घाचली  
सहवात घेतली  
सल बरहुकुम नकल  
दस्ता सोबतची नकल  
श्री. युवराज पाटील  
यांना दिली असे  
दिनांक 9/8/2008  
सह दुय्यम निबंधक हवेली क्र. 13





MAHARASHTRA

AL 404819

17938 दिनांक 9/5/07  
100/-

Kelvarkar Housing Schemes  
Vignaneswari Eminence, 4th Floor 117511,  
Kandawane, Near Mehendale Garage,  
Pune-411004,

Ajan  
NSA

आर. एस. कंचीनकोटी  
स्टॅम्प व्हेंडर  
ला. नं. हवेली - 8/66/2009  
महाडकर चेंबरस, मारुती मंदिर जयल,  
कर्वे रोड, कोथरुड, पुणे ४११ ०३८.  
टेलीफॉक्स (ऑ) २५४५०३४५



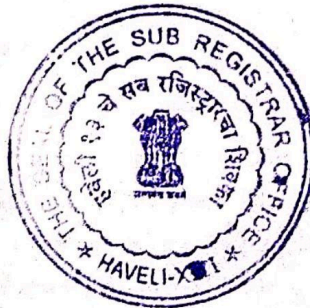
13 MAY 2007

उपरोक्त कोशगार व स्टॅम्प कोर्ट  
द्वारा जारी, पुणे कोर्ट

**DEED OF APARTMENT**

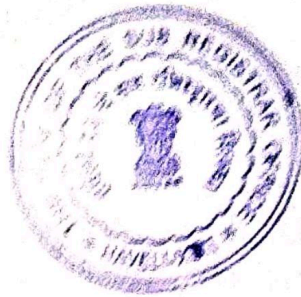
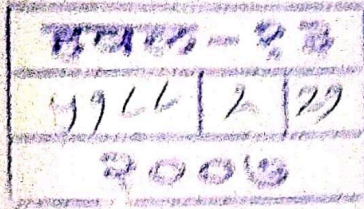
THIS DEED OF APARTMENT IS MADE & EXECUTED ON THIS 13TH DAY  
OF August 2007 AT PUNE.

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२००७



33  
Murali





**BETWEEN**

1. Smt. Pramila Vinayak Paranjape  
age : adult Occ. Business
  2. Smt. Meena Vishwas Paranjape  
age 50 Occ. Household
  3. Anagha Vishwas Paranjape  
age 25 Occ. - Household
  4. Meghana Vishwas Paranjape  
age 22 yrs Occ. - Student
  5. Jayesh Vishwas Paranjape  
age 20 yrs Occ. - Student  
all R/a 43, Navkstan Co., Kothrud, Puns 29.
  6. Sou. Laxmee alias Mangal Prabhas Paranjape  
age : 51 Occ. - Household  
R/a. 94/9B Prabhat Road Lans 11, Puns 411004.
  7. M/s. Kedar Builders  
a proprietary firm having its office at 1187/7, Shivajinagar, Puns 5, through  
its proprietor Shri Dillip Vasant Gupta, age 55 yrs Occ. Business, R/a - 8,  
Velankar Puri, Parvati, Pune - 411 000.
- No. 1 to 7 through their Power of Attorney Holder  
Mr. Sameer Sharatchandra Belvalkar  
Age : 31 years, Occupation : Business  
r/a : 300/301, Narayan Peth, Pune 30

Hereinafter referred to as a OWNERS/ VENDORS NO. 1/ TRANSFEROR NO. 1  
(which expression unless it be repugnant to the context or meaning thereof shall  
mean and include their heirs, executors, administrators, assignees etc.) AS THE  
PARTY OF THE FIRST PART.

**AND**

**M/S. BELVALKAR HOUSING SCHEMES ( AADFB9356K )**

a registered Partnership Firm registered under Indian Partnership Act 1932, having  
its registered office at Nirmitee Eminence, 1175/1, Erandwan, Pune 411004 through  
it's partner Mr. Sameer Sharatchandra Belvalkar, Age - 34 yrs. Occ. : Business,  
Address 1175/1, Nirmitee Eminence, Erandwan, Pune 411 004

Hereinafter referred to as the PROMOTER / DEVELOPER / VENDORS NO. 2/  
TRANSFEROR NO. 2

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५९८८	३	२७
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(Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its time being partners, their successor in office as also their nominees and / or assigns) AS THE PARTY OF THE SECOND PART.

AND

Mr. /Mrs. Yuvraj Pandit Patil ( AARPP0343A )

Age : 39

Occ:

Mr. / Mrs. Minal Yuvraj Patil ( ADDPP6219Q )

Age : 38

Occ:

R/a. FLAT NO.701,TADIWALA ROAD, SANGAM WADI, PUNE-1.

Hereinafter referred to as the PURCHASER/S / TRANSFEREE

(which expression unless it be repugnant to the context or meaning thereof shall mean and include his/ her/ their heirs, executors, administrators, assignees etc.) AS THE PARTY OF THE SECOND PART;

WHEREAS all that piece & parcel of the property bearing S. No. 450/1A, 450/1B, 450/2B, 344, FP No. 102, 103, having total area 12,100 Sq.mtrs. at Tadiwala Road, Panmala, Sangamwadi within the limits of Pune Municipal Corporation & within the registration sub-district Taluka Haveli, (hereinafter referred to as 'larger property') was owned & possessed by Balkrishna R. Paranjpe & Vinayak R. Paranjpe who purchased the said property by virtue of 2 sale deeds which are registered with Sub-registrar Haveli no. 11 vide registration no. 983 & 1339 & by virtue of said sale deeds the Tahasildar incorporated the mutation to that effect and the names of Shri Balkrishna R. Paranjpe & Vinayak R. Paranjpe are mutated on 7/12 extract of said property.

AND WHEREAS out of 2 co-owners Mr. Vinayak R. Paranjpe died intestate on 18/02/69 leaving behind his wife Pramila V. Paranjpe, Son Vishwas V. Paranjpe & daughter Varsha B. Joshi as the only legal heirs. Further Mrs. Varsha B. Joshi executed gift deed in favour of her mother & gifted her share voluntarily & said gift deed is registered in office of Sub-registrar Haveli I.

AND WHEREAS the Vendors no. 1 submitted their 6(1) return under ULC Act & the said authority issued order Under Section 8 (4) in case no. 227, 228, 230 & 305 PA & allowed them to retain 3,000 Sq.mtrs. & declared balance land as surplus land admeasuring 11,652.93 Sq.mtrs. Thereafter, the owners submitted the scheme U/s 20 & also got exempted entire balance land by virtue of said order U/s 20 as per then prevailing guidelines issued by the Government of Maharashtra.

AND WHEREAS the predecessors of Vendors no 1 after getting necessary

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permissions from diverse authorities executed a Power of Attorney and a Memorandum of Understanding on 19th July, 1995 in favour of M/s. Kedar Builders, a proprietary firm through its proprietor Mr. Dilip V. Gupte for entire larger property.

AND WHEREAS in pursuance of the said Memorandum of Understanding the consenting party no 7 has got sanctioned the layout and the building plans on some part of larger property and the remaining property is still open plot of land where upon buildings no. 3 is got sanctioned and due to some unforeseen circumstances said Kedar Developers was not able to develop this property which is admeasuring 2,155 sq. mts. along with internal road FSI thus total FSI of 3,015 sq. mts. and decided to conferr development rights of said property in favour of Promoter / Developer herein and thus the development agreement conferring the right of development & conveyance of this property was executed by the Consenting Party in favour of Promoter/ Developer with consent of said Kedar Builders which is registered with Sub-registrar Haveli No. 11 on 09/05/2003 at Sr. No. 2502/2003. Further as per the provisions of the said development agreement the Vendors no. 1 also executed Power of Attorney in favour of nominee of Promoter/ Developer i.e. Vendors no. 2 conferring the rights for development and conveyance of property which is registered with the Subregistrar Haveli No. 11 at Sr. No. 2503/2003 on 09/05/2003.

AND WHEREAS thereafter a corrigendum is issued by the ULC authorities on 29/4/2003 whereby the said entire property is declared as non-surplus land and thus the provisions of ULC act are not applicable to the said entire larger property.

AND WHEREAS thereafter it was revealed that some more FSI can be obtained from the Vendor no. 1 for development and hence they executed Supplementary Development Agreement in favour of Promoter/Developer herein for FSI admeasuring 307 sq. mts. which agreement is registered with subregistrar Haveli no 11 at sr. no. 3284/2004 on 28/5/2004. The Power of attorney is also executed and registered in favour of nominee of Promoter/ Developer at sr. no.3291/2004 on 29/5/2004 with subregistrar Haveli no. 11 & by virtue of both Development Agreements and Power of Attornies the Promoter/ Developer herein is empowered and authorised to develop the total FSI of 3322 sq. mts. on said building no. 3 ( which property is more particularly described in Schedule I hereunder written and hereinafter referred to as 'Said property) in all respect and to do all incidental, necessary things pertaining to the development of said property by constructing new buildings thereon and finally to convey the said property in favour of any legal entity as per its convenience.

AND WHEREAS further, the Promoter/ Developer herein has obtained requisite permissions such as building plans, commencement certificate from the Concerned

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Authority etc.

AND WHEREAS the Promoter/Developer has entered into standard agreement with Architect registered with the council of Architects and such Agreement is as per the Agreement prescribed by the council of Architects.

AND WHEREAS the Promoter/ Developer has appointed a Structural Engineer for the preparation of the structural design and drawings of the building.

AND WHEREAS the Promoter / Developer have got the plans revised and sanctioned for buildings on the said property at S. No. 450/1A, 450/1B, 450/2B, 344, FP No. 102, 103, having total area 12,100 Sq.mtrs. at Tadiwala Road, Panmala, Sangamwadi and accordingly the Promoter / Developer completed scheme named Riverain consisting of 63 flats.

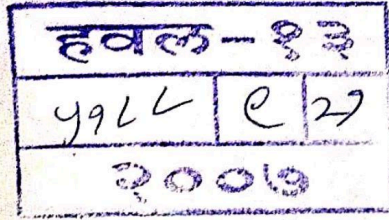
AND WHEREAS the Promoter/ Developer herein executed declaration under section 2 of Maharashtra Apartment Ownership Act for said scheme namely Riverain consisting of 63 flats constructed on said property. Accordingly the Promoter/ Developer executed declaration under Section 2 of Maharashtra Apartment Ownership Act 1970 for scheme named 'Riverain' which is registered in the office of Sub-Registrar Haveli no. 13 on 05/05/2007 at serial no. 3027 /2007.

AND WHEREAS, subsequently as per the provisions of Maharashtra Apartment Ownership Act, copy of said declaration is submitted to the Deputy Registrar, Co-operative Societies, Office No. 2, Pune :

AND WHEREAS, Purchaser herein categorically accepted that all the obligations under Maharashtra Apartment Ownership Act & Maharashtra Ownership Flats Act have been completed by Vendors & Promoter/ Developer & hence the Purchaser requested to execute Deed of Apartment in his favour and same request of Purchaser/s has/have been accepted and all parties decided to reduce in writing the terms & conditions mutually agreed hereinafter appearing;

**NOW THIS INDENTURE WITNESSETH AS UNDER :-**

01. That in pursuance of the payment of a sum of Rs.8,07,500/- (Rs. Eighty Lacs Seven Thousand and Five Hundred Only) as a total consideration for the said Apartment which has been paid by the Purchaser/ s to the Promoter/ Developer herein, (the payment & the receipt whereof Promoter/ Developer herein doth hereby admit and acknowledge the same) and Vendors & Promoter/ Developer release the said Flat/Apartment No.701 admeasuring 533 Sq.ft. built up area on 7th floor, having 1.20% undivided share in common areas and facilities, forever and discharge the same unto the use of the Purchaser herein. The Vendor No.1 along with Promoter/ Developer do hereby grant, sale, convey, assure, and transfer the said Apartment, which is more particularly described in the Schedule II hereinunder written and together with all the fittings, fixtures, and together with the proportionate



time of registration of agreement as per present market rate for the location Warje & xerox copy of the registration receipt of said agreement & Index II is enclosed herewith & that being part & parcel of this Deed of Apartment & the purchaser is not required to pay the Stamp Duty against this Deed of Apartment as per provisions of Bombay Stamp Act 1958 & rules made thereunder.

15. The Vendor No. 1 & Promoter/ Developer categorically informed the Flat Purchaser that the access to the neighbouring plots out of larger property has common access through the internal road of the property under declaration and the flat purchaser will not object or restrict at any time in any manner the owners of the neighbouring plot or their nominees, representatives, visitors to use the internal road as access to the neighbouring plot.

16. The Vendor No. 1 & Promoter/ Developer communicated to the purchaser that drainage line, water line & internal roads are common to all members of this Condominium and also which shall be formed in future for remaining part of the larger property & the body & management of Riverain Condominium is entitled for repairs etc. for which Flat Purchaser will not raise any objection. In short, Flat Purchaser/ Apartment Purchaser will co-operate for repairs, maintenance, use of road, water, drainage lines & all easementary rights.

17. The Promoter/ Developer & its office bearers have time to time explained about the formation of Apartment in the said property & Promoter/ Developer explained their position & reasons & the same has been /have been accepted by the Flat Purchaser / Apartment Purchaser and shall not object for the same anytime and is thus bearing the charges of the stamp duty, registration and other incidental charges of this Deed of Apartment.

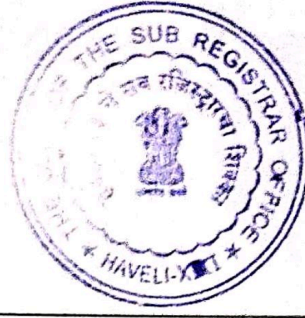
#### SCHEDULE I

##### DESCRIPTION OF THE "SAID PROPERTY" :

FSI of 3322 sq. mts. from property at all that piece and parcel of the property bearing S. No. 450/1A, 450/1B, 450/2B, 344 , F. P. No. 102, 103 , situated at Tadiwala Road, Panmala, Sangamwadi, Taluka Haveli , District Pune, along with right to use further permissible FSI or TDR together with the right, title, interest, benefits and easements attached thereto and bounded as follows:

- ON OR TOWARDS EAST : By Railway Quarters & F.P.No. 110A.  
ON OR TOWARDS SOUTH : By Proposed Building No. E.  
ON OR TOWARDS WEST : By F.P. No. 101.  
ON OR TOWARDS NORTH : By Proposed Road & River.

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**SCHEDULE II**

**DESCRIPTION OF THE FLAT / APARTMENT**

Flat No.701 in Riverain Condominium on 7th Floor, admeasuring 533 Sq.ft. built up i.e. 49.54 Sq.mtrs. and attached terrace admeasuring 66 sq.ft i.e. 6.21 sq. mts. and exclusive car parking no. 14 admeasuring 120 sq. ft. i.e 11.15 sq. mts. overhead terrace admesuring — sq. ft. & having proportionate 1.20% of undivided share in common areas & facilities described in the Declaration of Riverain Condominium for building constructed on property described in Schedule I hereinabove.

IN WITNESS WHEREOF THE PARTIES HAVE SIGNED THIS DEED OF APARTMENT ON THE DATE & MONTH HEREIN ABOVE MENTIONED .

WITNESS :

1. Mrs. Siddhi Kulkarni  
C7/1, Saritanagar Phase II  
Sinhagad Road , Pune-30

VENDORS / OWNERS

2. Mr. Rajas Vyawahare  
Navi Sangavi, Pune

PROMOTER / DEVELOPER

PURCHASER/S

पुणे महानगरपालिका

शिवानीनगर, पुणे ४११००५.

बांधकाम नियंत्रण



बांधकाम नियंत्रण कार्यालय  
BCO/१६/६/१८६  
क्रमांक : ०००१००६  
दिनांक : २१/१०/०७

प्रांतिक महानगरपालिका अधिनियम, १९४९ कलम २६३ (१) अन्वये ]

**भोगवटा पत्र पार्ट - १, (दगारन क्र.३ चे फ्लॉ)**

श्री. / श्रीमती **श्री. त. व. शिरीष वसन्तकर** PAM श्री. दिक्षिप रुद्रने वसन्तकर <sup>येनवपुकर</sup>  
राहणार **श्री. आर्कि. शिरीष वसन्तकर, ३५ लक्ष्मीपार्क कॉम्पनी नवीपंड पुणे.**  
यांत -

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३/२५४ व एम्. आर. टी. पी. अॅक्ट कलमे ४५/६९ प्रमाणे पुणे, पेट **श्री. त. व. शिरीष वसन्तकर F.P.H संका १०२+१०३**, फायनल प्लॅट क्र. ११०२+१०३ **श्री. त. व. शिरीष वसन्तकर** टी. पी. स्कीम नंबर **३८८५/०६** यांत **६१०२१२००७** इकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक **३८८५/०६** / दिनांक **६१०२१२००७** अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र / कमेन्समेंट सर्टिफिकेटप्रमाणे **३८८५/०६** याही भागाचे काम पुरे झाल्याबद्दल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती मिळण्याबाबत दिनांक **३०.११.२००६** रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटीवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

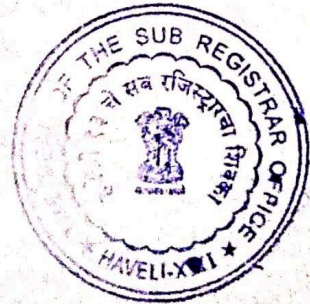
उपयोगात आणावयाच्या बांधकामाचे वर्णन

मान्य नकारानुसार खमारीत ३-अ प्रक्री ३५११६०६ पाकिंग कर	मजले	खदनिका क्रमांक	शेकड
	पहिला मजला	१०१, १०२, १०३, १०४, १०५, १०६, १०७, १०८, १०९,	९१०५
	दुसरा मजला	२०१, २०२, २०३, २०४, २०५, २०६, २०७, २०८, २०९	९१०६
	तिसरा मजला	३०१, ३०२, ३०३, ३०४, ३०५, ३०६, ३०७, ३०८, ३०९	९१०७
	चौथ्या मजला	४०१, ४०२, ४०३, ४०४, ४०५, ४०६, ४०७, ४०८, ४०९	९१०८
	पाचवा मजला	५०१, ५०२, ५०३, ५०४, ५०५, ५०६, ५०७, ५०८, ५०९	९१०९
	सहावा मजला	६०१, ६०२, ६०३, ६०४, ६०५, ६०६, ६०७, ६०८, ६०९	९११०
	सातवा मजला	७०१, ७०२, ७०३, ७०४, ७०५, ७०६, ७०७, ७०८, ७०९	९१११
(१)		शेकड ६३ खदनिका फक्त	६३१०६

दिल्यात त्यान्य-नेकाशाव्यतिरिक्त कोणतीही बांधकाम (उदा. मॉर्निंगला अंतरात व टेरेसवरील शेड, पार्टिशल वॉल कन्स्ट्रक्शन वगैरे) कोणत्याही प्रकारे बांधित करणे ह. केलेचास, कोणत्याही प्रकारचा नवेवा स्वरुपी संपूर्ण अनाधिकृत बांधकामे पाडण्यात येणारी संपूर्ण खर्च फ्लॅटधारक / मालक करणार्यात येईल.

**AW**  
**११/१०/०७**  
सहायक अभियंता,  
बांधकाम नियंत्रण क्र.  
पुणे महानगरपालिका.

**हवल-१३**  
**५९८८ १२ २९**  
**२००७**



पुणे महानगरपालिका

शिवाजीनगर, पुणे ४११००५.



वांधकाम नियंत्रण कार्यालय  
Bco/१४/१८/१८६  
क्रमांक : ०००१००६  
दिनांक : २१.२.०६

मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९ कलम २६३ (१) अन्वये ]

**भोगवटा पत्र पार्ट- १, (इमारत क्र.३ चे फ्लॉ)**

श्री. / श्रीमती श्री. वि. वि. परांजणे. PAM श्री. दिक्षिप शुभे व स्वामीर वस्त्रकर  
राहणार ८० ला. मार्कि. शिरीष वस्त्रकर, ३५ जस्मीपार्क कॉवनी नवी पंडे पुणे.

यांस -

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३/२५४ व एम्. आर. टी. पी. अॅक्ट कलमे ४५/६९ प्रमाणे पुणे, पेट सैगमवाडी T.P. स्कीम F.P.H संक १०२+१०३, फायनल प्लॅट क्र. ११०२+१०३ प्लॅट नं. ताडीवाडा शीड, टी. पी. स्कीम नंबर ३११/३११/३८८५/०६ यांत ६१६२१२००७ इकाहील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक ६१६२१२००७ अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र / कमेन्समेंट सर्टिफिकेटप्रमाणे ३ / फाही भागाचे काम पुरे झाल्याबद्दल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती मिळण्याबाबत दिनांक ३०.१.२००६ रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटीवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

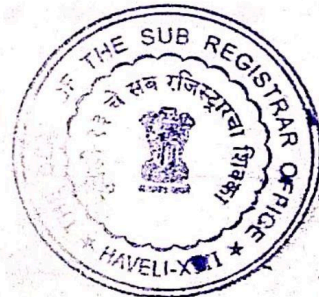
उपयोगात आणावयाच्या बांधकामाचे वर्णन

मजले	खदनांक क्रमांक	अंकी
पहिला मजला	१०१, १०२, १०३, १०४, १०५, १०६, १०७, १०८, १०९,	९१०५
दुसरा मजला	२०१, २०२, २०३, २०४, २०५, २०६, २०७, २०८, २०९	९१०६
तिसरा मजला	३०१, ३०२, ३०३, ३०४, ३०५, ३०६, ३०७, ३०८, ३०९	९१०७
चौथ्या मजला	४०१, ४०२, ४०३, ४०४, ४०५, ४०६, ४०७, ४०८, ४०९,	९१०८
पाचवा मजला	५०१, ५०२, ५०३, ५०४, ५०५, ५०६, ५०७, ५०८, ५०९,	९१०९
सहावा मजला	६०१, ६०२, ६०३, ६०४, ६०५, ६०६, ६०७, ६०८, ६०९,	९११०
सातवा मजला	७०१, ७०२, ७०३, ७०४, ७०५, ७०६, ७०७, ७०८, ७०९,	९१११
(१)	अंकी ६३ खदनांक फक्त	६३११६

यात ३ नकाशाविरिक्त कोणतीही बांधकामे (उदा. अंतरात व टेरेसरील शेड, पार्टिशन वॉल, कॅरन, प्लॅट वॉल, पार्किंग बंदिस्त करणे इ.) केल्यास, कोणतीही नवीन बांधकामे संपूर्ण अनधिकृत बांधकामे पाहण्यात येतील. या बांधकामे संपूर्ण अर्ज फ्लॅटधारक / मालक यांच्यासमोर देण्यात येईल.

AW  
११.२.०६  
सहायक अधिवंता,  
वांधकाम नियंत्रण क्र.  
पुणे महानगरपालिका.

हवल-१३  
५९८८ १२ २९  
२००६





Original

नॉटरी 39 नं.

फिरा. 39 W

पावती

पावती क्र. : 2930

दिनांक 24/04/2006

पेजी 13 (परिवहन)

नॉटरी 39 नं.

फिरा. 39 W

बोर्डिंग

अनुसंधान

प्रकार

वे नॉटरीकरण प्रवेस कार्ड



हस्ताक्षर 13 - 02992 - 2006

कृष्ण इन्फो प्र

:- 100.00

(1) कृष्ण इन्फो नॉटरी (अ. 11(2)) :- 180.00

2) व कृष्ण इन्फो (अ. 13) -> एकरिड डी (9)

एकूण रु. 280.00

नॉटरी  
सेन इन्फो सातव्या मजल्याचा बॉल वा बुरु

के नॉटरीकरण व नॉटरीकरण दिनांक प्रमाणे  
लोक वरु कृष्ण इन्फो प्रमाणे प्रमाणे  
ः :- इन्फो नं. :- एकरिड डी प्रवेस

सत अंदाजे 11:08AM हा वेळेस मिळेल

*Handwritten signature*

दुय्यप निबंधक  
नॉटरी - एकरिड डी 13 (सर्वेक्षण)

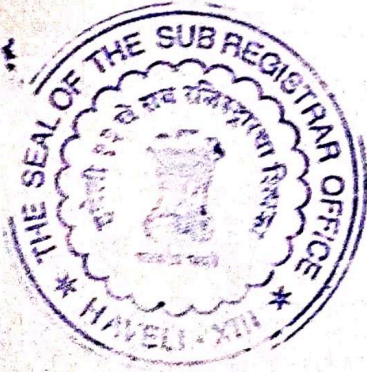
नॉटरी/हस्ता : आजाद रोड, इन्फो नं. नॉटरी  
ः : शहर/गाव : दाणे, तालुका : अमरावती

नॉटरी/हस्ता : :- इन्फो नं. नॉटरी :- इन्फो नं.  
ः : पिन नं. :-

0 रु. नॉटरीदलाः 0 रु. पेजी क्र. - 13  
शुल्कः 100 रु.



हस्ताक्षर, सदा नॉटरीकरण कार्यालय 1302/03  
नॉटरी, नॉटरीकरण कार्यालय 28/8/2006  
नॉटरीकरण कार्यालय 28/8/2006  
नॉटरीकरण कार्यालय 28/8/2006  
नॉटरीकरण कार्यालय 28/8/2006  
नॉटरीकरण कार्यालय 28/8/2006



2892/2006

सूची क्र. दोन INDEX NO. II

पेज नं. 503

पेज नं. 503

गावाचे नाव : घोरपडी

आकार, मोबदल्याचे स्वरूप चुक दुरुस्ती पत्र  
 मोबदला (भाडेपट्ट्याच्या  
 पट्ट्याकार आकारणी देतो  
 पट्ट्याकार ते नमूद करावे) मोबदला रु. 0.00  
 बा.मा. रु. 0.00

मिन, पोटहिस्ता व घरक्रमांक (1)(1) वर्णन: मुळ दस्त नं. 1370/06 यामध्ये चुक दुरुस्ती  
 मुळ दस्तामधील पान क्र 30 वर सहाय्या मजल्याच्या प्लॅन ऐवजी सातव्या मजल्याचा प्लॅन या चुक  
 दस्ताद्वारे जोडण्यात आला आहे.

(1)

कारणी किंवा जुडी देण्यात (1)  
 होत तेव्हा

स्वैवज करून घेण्या-या (1) बेलवलकर हौसिंग स्कीम्स AADFB9356K तर्फे भागीदार व मा.दे.प्रमिला विनायक परांजपे  
 आकाराचे व संपूर्ण पत्ता नाव किंवा व इतर 6 जणांतर्फे कु.मू म्हणुन सनीर शरच्चंद्र बेलवलकर तर्फे कु.मू म्हणुन पयनाम प्रभाकर  
 शाणी न्यायालयाचा हुकुमनामा व हिंगे ; घर/प्लॅट नं. ; गल्ली/रस्ता: ; ईमारतीचे नाव: ; ईमारत नं: ; पेठ/वसाहत: पर्यती;  
 व आदेश असल्यास, प्रतिवादीचे शहर/गाव: पुणे; तालुका: ; पिन: 30; पॅन नम्बर: ..  
 व संपूर्ण पत्ता

स्वैवज करून घेण्या-या (1) युवराज पंडीत पाटील; घर/प्लॅट नं: बी 205; गल्ली/रस्ता: आझाद रोड; ईमारतीचे नाव:  
 आकाराचे नाव व संपूर्ण पत्ता किंवा सुराम कॉम्प्लेक्स; ईमारत नं: ; पेठ/वसाहत: वसई प; शहर/गाव: ठाणे; तालुका: ;पिन: 0;  
 शाणी न्यायालयाचा हुकुमनामा पॅन नम्बर: ..

व आदेश असल्यास, वादीचे नाव (2) मिनल युवराज पाटील; घर/प्लॅट नं: सदर; गल्ली/रस्ता: ; ईमारतीचे नाव: ; ईमारत  
 संपूर्ण पत्ता नं: ; पेठ/वसाहत: ; शहर/गाव: ; तालुका: ;पिन: 0; पॅन नम्बर: ..

क्रमांक करून दिल्याचा 24/04/2006  
 नोंदणीचा 24/04/2006

मुद्रांक, खंड व पृष्ठ

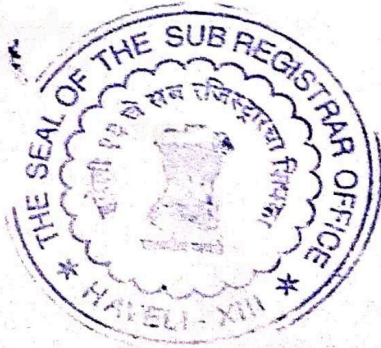
राजारभावाप्रमाणे मुद्रांक शुल्क रु 20.00

राजारभावाप्रमाणे नोंदणी रु 100.00



शेरा  
 34/11 क्र 9302/06

सदर नक्कल अर्जास 9302/06  
 वांछित नक्कल अर्जास 25/8/2006  
 24/11/06  
 28/8/06  
 निबंधक हवेली नं. १३





MAHARASHTRA

R 801704

102  
श्री. राजेश भाई, मालक निम्न ले 100/1 काठ/9  
अपघर, काठमांडू, पं. २२१९ २०४  
दिनांक 12/11/2006  
श्री. 44/1, 100/1, 100/1  
केसरी - श्री. नैनासकरा देवी, जि. 21  
माला - सुश्री. सुश्री. सुश्री. सुश्री.  
माला - सुश्री. सुश्री. सुश्री. सुश्री.



12/11/2006  
श्री. राजेश भाई  
काठमांडू, पं. 2219 204

*[Handwritten signature]*

### Deed of Correction

This Deed of Correction is made & executed on this 24th day of 12/2006 at Pune.

दस्तावेज-93  
दिनांक 24/12/2006  
3/2



4  
10-  
MYPale

हवल-१३
दस्त क्रमांक (2627/200 E) BETWEEN
M/s. Belvalkar Housing Schemes 24



M/s. Belvalkar Housing Schemes

a registered Partnership Firm registered under Indian Partnership Act-1932, having its registered office at Nirmitee Eminence 1175/1 ERANDAWANE PUNE 411004 through it's partner Mr. Sameer Sharatchandra Belvalkar,  
Age - 33 yrs. Occ. : Business,  
R/at C7/Sarita Vihar, Sinhagad Rd. Pune 411030

Hereinafter referred to as the PROMOTER / DEVELOPER

(Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its time being partners, their successor in office as also their nominees and / or assigns) AS THE PARTY OF THE FIRST PART.

AND

Mr./Mrs. Yuvraj Pandit Patil (AARPP0343A)

age :38 Occ.:Service

Mr./ Mrs. Minal Yuvraj Patil (ADDPP6219Q)

age :.37 Occ:

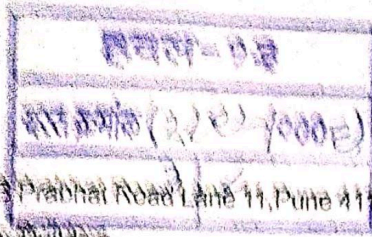
R/a.flat No. B-205. Suram Complex, Azad Road, Vasai (W)

.Hereinafter referred to as the PURCHASER/S

(which expression unless it be repugnant to the context or meaning thereof shall mean and include his/ her/ their heirs, executors, administrators, assignees etc.) AS THE PARTY OF THE SECOND PART;

AND

1. Smt. Pramila Vinayak Paranjape  
age : adult Occ. Business  
R/a. 711, Narayan peth, Laxmi road, Pune -30.
2. Smt. Meena Vishwas Paranjape  
age 50 Occ. Household
3. Anagha Vishwas Paranjape  
age 25 Occ. - Household
4. Meghana Vishwas Paranjape  
age 22 yrs Occ.- Student
5. Jayesh Vishwas Paranjape  
age 20 yrs Occ. - Student  
all R/a 43, Navketan So., Kothrud, Pune 29.
6. Sou. Laxmee alias Mangal Prabhas Paranjape  
age : 51 Occ. - Household



8, 8/8 Prabhakar Road Lane 11, Pune 411004.

M/s. Nayar Builders

a Proprietary firm having its office at 118777, Shivajinagar, Pune 3, through its proprietor Shri Dilip Varant Gupte, age 84 yrs Occ. Business, No. 8, Velankar Puri, Parvati, Pune - 411009.

No. 1 to 7 through their Power of Attorney Holder

Mr. Santosh Sheshachandra Belvalkar

Age : 33 years, Occupation : Business

Hereinafter referred to as a **CONSENTING PARTY**

(which expression unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators, assignees etc.) **AS THE PARTY OF THE THIRD PART.**

WHEREAS the Promoter / Developer is developing the property at B. No. 450/1A, 450/1B, 450/2B, 344, FP No. 102, 103, having total area 12,100 Sq. mtrs. at Tadiwala Road, Panmala, Sangamner within the limits of Pune Municipal Corporation & within the registration sub-division Sakinaka Haveli, hereinafter referred to as larger Property & is carrying out a scheme named Riveram on the said property.

AND WHEREAS the Purchasers herein have registered an agreement on 24.02.2006 at B. No. 1370 with Subregistrar Haveli No. XIII in respect of flat bearing no. 701 admeasuring 633 sq. ft. alongwith attached terrace admeasuring 66 sq. ft. on seventh floor in building alongwith the covered parking no. 14 admeasuring 120 sq. ft. (herein after referred to as 'said flat').

AND WHEREAS it is came to the knowledge afterwards that the plan drawing attached to the said agreement as annexure is of sixth floor plan instead of seventh floor plan and the parties decided to rectify this mistake by attaching floor plan to this deed of correction

and by executing Deed of Correction.

**NOW THIS DEED OF CORRECTION WITNESSES THAT :**

- 1) In an agreement registered at B. No. 1370/2006 dt. 24.02.2006 with Subregistrar Haveli No. XIII, page 30 of the said agreement i.e. drawing of floor plan of sixth floor should be replaced by the said drawing of floor plan of seventh floor which is attached herewith as part and parcel of this Deed of Correction.
- 2) All the other contents of the above referred original agreement are not changed & shall be binding on all the parties thereto.

4) The stamp duty in respect of said flat is fully paid by the Purchaser herein at the time of above referred original agreement. The Index III extract in respect thereof is attached herewith in support of payment of stamp duty.


5) The Deed of Correction shall be treated as part & parcel of the above referred original agreement.

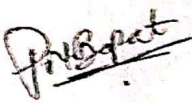
6) It is agreed by and between the parties that all the expenses towards the stamp duty, registration charges and other incidental expenses shall be borne by the Party of the Second Part.



IN WITNESS WHEREOF THIS DEED OF CORRECTION IS EXECUTED BETWEEN THE PARTIES HEREINABOVE AT PUNE ON THE DAY AND DATE WRITTEN AT THE BEGINNING.


WITNESSES:

1. Sign :   
Name : Mrs. SIDDHI KULKARNI  
Address : G77, Sanku Nagar, Phase II  
Sinhaged Road, Pune - 411 030.

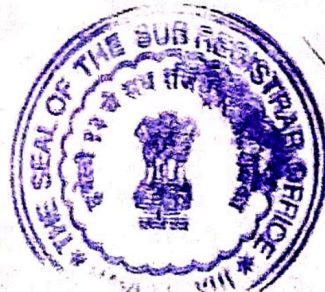
  
PROMOTER/DEVELOPER

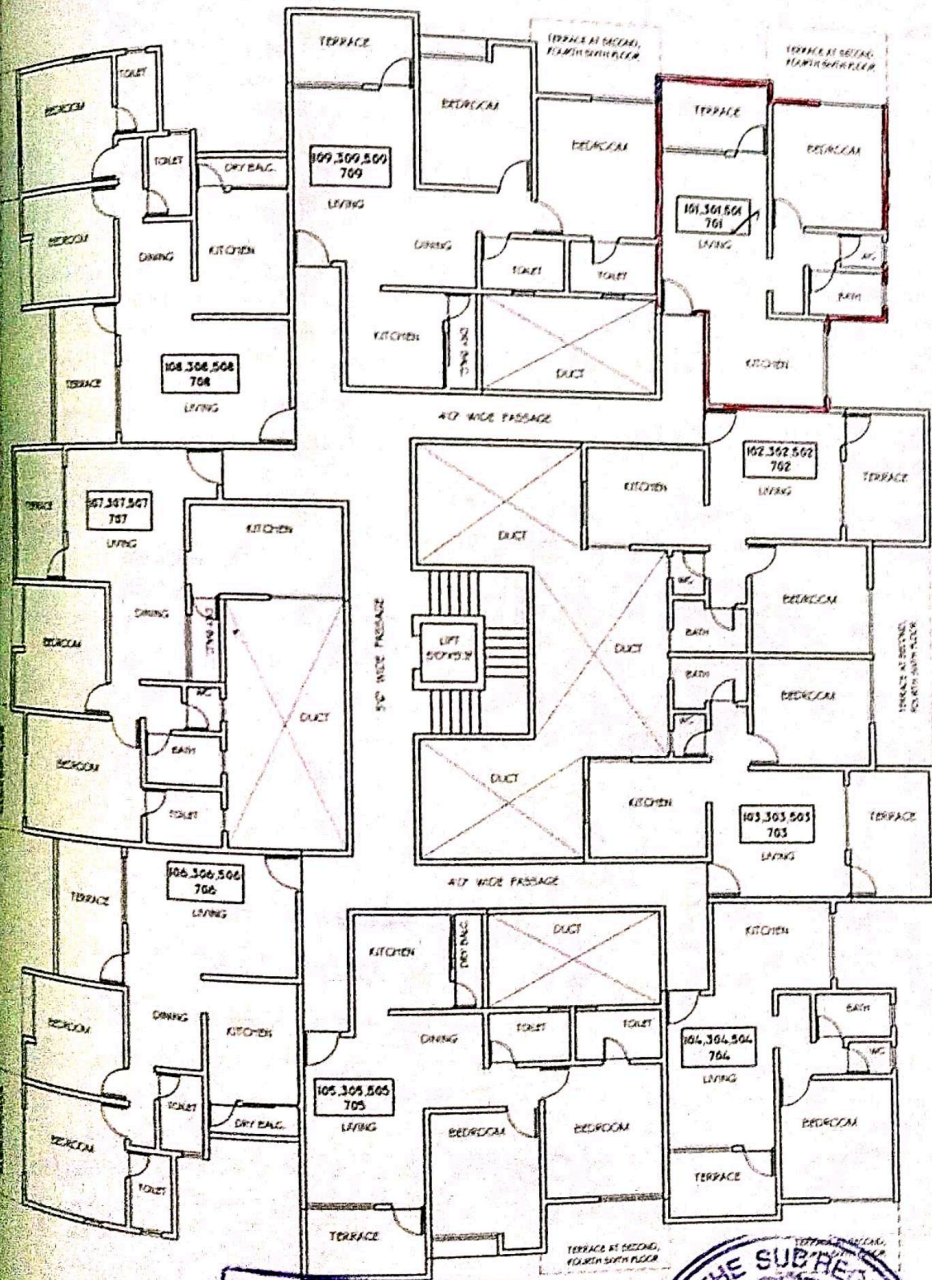
2. Sign :   
Name : Mrs. Pallavi N. Bapat  
Address : 2, 'Bhagirathi Towers II',  
Hotel Konkani Express Lane,  
Nr. Kothrud Bus Stand, Pune-29

   
FLAT PURCHASER/S

  
CONSENTING PARTY

हवल-१३
हस्त क्रमांक (2202/2008)
५५





हवल-९३  
 TYPICAL 1ST, 3RD, 5TH, 7TH FLOOR PLAN  
 २७२/२००३  
 ५७



SHIRISH DASNORKAR & ASSOCIATES  
 ARCHITECTS & DESIGNER  
 35, LAXMIPARK COLONY, NEW PETH, MUMBAI-400032  
 PH: 222-24336/24337 & FAX: 2224336/24337

PRESENTATION				
JOB NO.	DRAWN BY	DATE	CHECKED BY	
	PL	17.1.06		

PROVISIONARY  
 THIS PLAN IS FOR PRELIMINARY PURPOSES ONLY



NORTH