

540/3983

Wednesday, April 25, 2018

12:01 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 4199

दिनांक: 25/04/2018

गावाचे नाव: वाघोली (आव्हाळवाडी)

दस्तऐवजाचा अनुक्रमांक: हवल27-3983-2018

दस्तऐवजाचा प्रकार : असाईनमेंट डीड

सादर करणाऱ्याचे नाव: अमित कुमार पाठक . .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 580.00

पृष्ठांची संख्या: 29

एकूण:

रु. 30580.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:06 PM ह्या वेळेस मिळेल.

Joint S.R. Haveli-27

वाजार मुल्य: रु.8763690/-

मोवदला रु.8800500/-

भरलेले मुद्रांक शुल्क : रु. 528100/-

ह दुय्यम लिबंधक

हवेली क्र. २७

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000876110201819M दिनांक: 25/04/2018

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 580/-

मूळ दस्त / सूची क्र. २ मिळाली

अमित कुमार पाठक
सही



25042018

सूची क्र.2

दुष्यन्त निबंधक : मह दु.नि. हवेली 27

दस्त क्रमांक : 3983/2018

नोदंगी :

Regn:63m

गावाचे नाव : वाघोली (आव्हाळवाडी)

1) विक्रेता/चाकरदार अर्जाईनवेत डीडी

2) मालकता 5800500

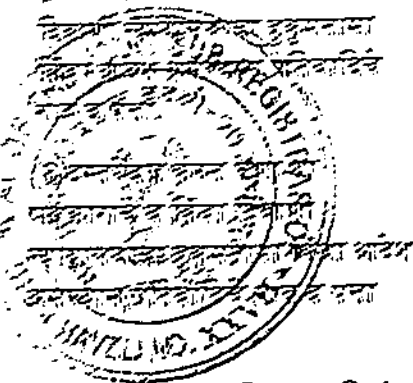
3) वाचपत्र नं. 25042018
वाचपत्र नं. 25042018 या वाचपत्राच्या वेळी की
नसब्यात नोंद घ्यावी

4) मालकता, मालकी, मालकीचे
पत्र नसब्यात

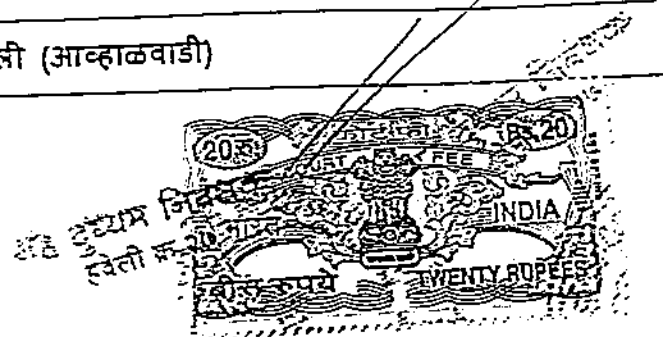
5) क्षेत्रात

6) वाचपत्राची किंमत, मूली देण्यात येईल
केवळ.

7) मालकीचे दस्त देण्यात येईल
देण्यात येईल वाचपत्राचे दस्त देण्यात
येईल



8) मालकीचे दस्त देण्यात येईल



1) वाचपत्राचे दस्त देण्यात येईल ; इतर माहिती: गाव मॉजे वाघोली येथील गट नं 1420 या
मालकीवरील खोदलेल्या वाचपत्रा नधील रेसिडेन्सीयल युनिट नं ए 24 यांनी क्षेत्र
1293 चौ फूट म्हणजे 120.16 चौ मी क्षेत्रात मोठ्या वृंदाडा 55 चौ फूट बुटिलिटी स्पेस 30
चौ फूट फाईन ग्राउंड 118 चौ फूट फाईन ग्राउंड 610 चौ फूट ओपन स्पेस 69 चौ फूट टॉप
टॅन ग्राउंड 650 चौ फूट. ((GAT NUMBER : 1420 ;))

1) 120.16 चौ.मीटर.

1) नाव:-मिर्झा की सिखंदानी .. वय:-58; पत्ता:-प्लॉट नं: .. मालका नं: .. इमारतीचे नाव:
.. अर्जांक नं: .. गेट नं: की देमाई गेट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400026 पॅन नं:-
AFFFFM1625R

1) नाव:-अमित कुमार पाठक .. वय:-35; पत्ता:-.. .., धानोरी, पुणे, धानोरी,
MAHARASHTRA, PUNE, Non-Government. पिन कोड:-411015 पॅन नं:-
BONPP5022G

2) नाव:-श्रीका शिवा .. वय:-33; पत्ता:-प्लॉट नं: .. मालका नं: .. इमारतीचे नाव: .. अर्जांक नं:
.. गेट नं: धानोरी, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411015 पॅन नं:-AWLPM5268P

2504/2018

- (10)दस्ता नोंदणी केलाचा दिनांक 25/04/2018
- (11)प्रतिकांक,डंड व पृष्ठ 3903/2018
- (12)बालापारभागाचे मुदतक मुला 528100
- (13)बालापारभागाचे नोंदणी मुला 30000
- (14)शेरा

मुल्यांकनासाठी विचारात घेतलेला मुल्यांकनाची आरक्षणकात नाही कारण अशी क्षेत्रेचे मुल्यांकन कार्याचा तयारीत अर्जा केलेले तयारीत:- मुल्यांकन-री मुलाक

मुदतक मुला आकाराताना विवरलेला (i) within the limits of any Municipal Corporation or any Cantonment area अनुसूची :- annexed to it.



मी प्रत्यक्ष यासाठी
मी संपुष्टात आलेली
अनुसूचीत नोंदणी करणारे

महाराष्ट्र शासनाच्या
राज्य सरकारच्या अधिकाऱ्यांच्या
द्वारे मला या दिनांक 24/7/2018
ला 25/4/2018
25/4/2018

महाराष्ट्र शासनाच्या
राज्य सरकारच्या अधिकाऱ्यांच्या
द्वारे मला या दिनांक 24/7/2018
ला 25/4/2018
25/4/2018



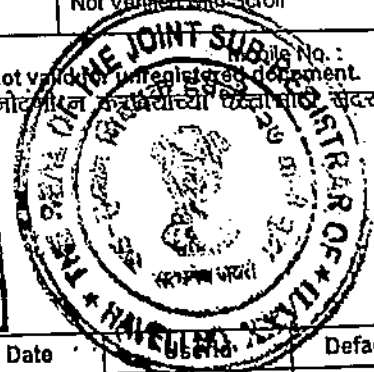
CHALLAN
MTR Form Number-6

GRN	MH000876110201819M	BARCODE	Date		24/04/2018-20:54:04	Form ID	25.1
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID (If Any)				
Office Name	HVL7_HAVELI 7 JOINT SUB REGISTRAR		PAN No.(If Applicable)	DCWPP6028G			
Location	PUNE		Full Name	Anil Kumar Pathak and Shweta Mishra			
Year	2018-2019 One Time		Flat/Block No.	Residential Unit no A 24 Ozono Villas			
Account Head Details		Amount In Rs.	Premises/Building	Gal no 1420			
0030046401	Stamp Duty	528100.00	Road/Street	Wagholi pune			
0030063301	Registration Fee	30000.00	Area/Locality	Wagholi pune			
			Town/City/District				
			PIN	4 1 2 2 0 7			
			Remarks (If Any)	PAN2=AFFPM1625R-SecondPartyName=Micky G Mirchandani-			
			Amount In	Five Lakh Fifty Eight Thousand One Hundred Rupees			
			Words	Only			
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103332018042510744		163694681	
Cheque/DD No.		Bank Date	RBI Date	25/04/2018-10:30:10		Not Verified with RBI	
Name of Bank		Bank-Branch		IDBI BANK			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			

DEFACED
₹ 558100.00
DEFACED

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for registered department.
खदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी-कचपयाच्या दस्तावेजांनी लागू आहे. नोंदणीत नोंदणीच्या विभागात खदर चलन लागू नाही.

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Challan Defaced Details

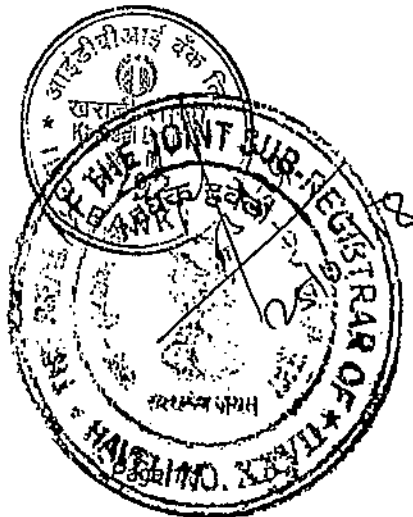
Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	(IS)-540-3983	0000517354201819	25/04/2018-11:56:29	30000.00
2	(IS)-540-3983	0000517354201819	25/04/2018-11:56:29	528100.00
Total Defacement Amount				5,58,100.00



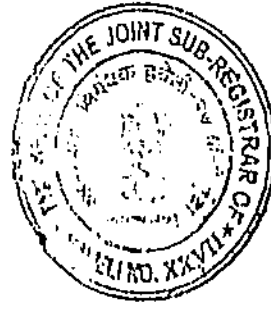
GRN	MH000876110201819M	BARCODE	[Barcode]				Date	24/04/2018-20:54:04	Form ID	25.1		
Department	Inspector General Of Registration					Payer Details						
Type of Payment	Stamp Duty Registration Fee					TAX ID (If Any)						
Office Name	HVL7_HAVELI 7 JOINT SUB REGISTRAR					PAN No.(If Applicable)	BCWPP5028G					
Location	PUNE					Full Name	Amit Kumar Pathak and Shweta Mishra					
Year	2018-2019 One Time					Flat/Block No.	Residential Unit no A 24 Ozone Villas					
Account Head Details					Amount in Rs.	Promises/Building						
0030046401 Stamp Duty					528100.00	Road/Street	Gat no 1420					
0030063301 Registration Fee					30000.00	Area/Locality	Wagholi pune					
						Town/City/District						
						PIN	4	1	2	2	0	7
						Remarks (If Any)	PAN2=AFFPM1625R-SecondPartyName=Micky G Mirchandani-					
						Amount in	Five Lakh Fifty Eight Thousand One Hundred Rupees					
Total					5,58,100.00	Words	Only					
Payment Details					IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque-DD Details					Bank CIN	Ref. No.	69103332018042510744	163694681				
Cheque/DD No.					Bank Date	RBI Date	25/04/2018-10:30:10	Not Verified with RB				
Name of Bank					Bank-Branch		IDBI BANK					
Name of Branch					Scroll No. , Date		Not Verified with Scroll					

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 7768008
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

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DEED OF ASSIGNMENT / TRANSFER

This Deed of Assignment / Transfer is made and executed today on 25th day of April, 2018 at Pune.

BETWEEN

Micky G. Mirchandani
Age: -58 years, Occupation: -Business
Pan no: -AFFPM1625R
R/at: - 5 Firpos, 47/A, B Desai Road,
Mumbai 400026

Hereinafter Referred To As "THE VENDOR/ASSIGNOR"

(Which expression shall unless it be repugnant to the context and meaning thereof shall mean include his legal heirs, Executors, Administrators, Assigners, Etc.)

----- PARTY OF THE FIRST PART.

AND

Amit Kumar Pathak
Age: - 35years, Occupation: - Service,
Pan no: - BCWPP5028G,

Shweta Mishra
Age:-33years, Occupation: - Housewife
Pan no: - AWLPM5268P,

Both R/at: - B3-201, Tirupati, Kashi Ganga,
Siddhartha Nagar, Dhanori, Pune 411015.

Hereinafter Referred To As "THE PURCHASERS/ASSIGNEES"

(Which expression shall unless it be repugnant to the context and meaning thereof shall mean include their legal heirs, Executors, Administrators, Assigners, Etc.)

----- PARTY OF THE SECOND PART.

Handwritten signatures:
Amit Kumar Pathak
Shweta Mishra
Micky G. Mirchandani

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WHEREAS Micky G. Mirchundani i.e. Vendor/Assignor herein is the owner of bearing Residential Unit no A-24, Carpet area admeasuring about 120.16 sq. mtrs i.e. 1293 sq. ft. with adjoining terrace area and projections and right to use and occupy Verandah admeasuring 55 sq. ft., + Utility space admeasuring 30 sq. ft., + Parking area 118 sq. ft., + Garden area 610 sq. ft., + Open space 69 sq. ft., + Top Terrace area 650 sq. ft., in the project known as Ozone Villas situated at Gat no 1420 (Old Gat no 2406), Village:- Wagholi, Tal:- Haveli, Dist:- Pune; (More particular described in the Schedule "A", "B" written hereunder and hereinafter called and referred to as "Said Residential Unit/Row-House");

AND WHEREAS all those pieces and parcels of properties bearing Survey no 307, 308/1, 308/2, 312/1, 312/2, and 313 totally admeasuring 31 Hectors 57.1 Ares situate at Mouje Wagholi, Taluka:- Haveli, Dist:- Pune, were originally owned by one Shri. Amrutrao Sambhajirao Jadhavrao.

AND WHEREAS the said Shri. Amrutrao Sambhajirao Jadhavrao expired at Pune on 15/3/1967, That Prior to his demise the said Shri. Amrutrao Sambhajirao Jadhavrao had executed his last Will and Testament dated 27/03/1966 by which he bequeathed the aforesaid properties along with his other properties to his grandson Vijaysingrao Jaysingrao Jadhavrao and Ramchandra Udaysingrao Jadhavrao. As both the said legatees were minors their names were entered to the Revenue records as owners of the aforesaid properties through Guardian and Executor of the said Will Shri. Udaysingrao Amrutrao Jadhavrao vide mutation entry no 7207.

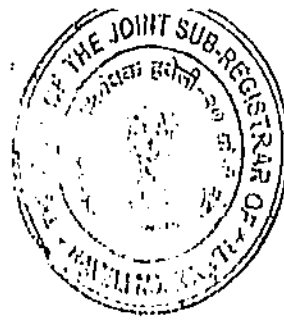
AND WHEREAS thereafter all the survey numbers of Village Wagholi were amalgamated together as per the policy of Government of Maharashtra. The above said survey numbers viz Survey no. 307, 308/1, 308/2, 312/1, Survey no 312/2 and 313 were amalgamated together and were given Gat no 2406, totally admeasuring 31 Hectors 57.1 Ares. The Talathi of Village Wagholi has also given certificate dated 23/08/2005 confirming the above said fact. The said Gat No. 2406 was further changed and renumbered as Gat no 1420.

Amrit Sambhajirao Jadhavrao

Amrit Sambhajirao Jadhavrao

Amrit Sambhajirao Jadhavrao

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AND WHEREAS in pursuance of the terms mentioned in the said Will the aforesaid legatees under said Will viz, Vijaysingrao Jaysingrao Jadhavrao and Ramchandra Udaysingrao Jadhavrao become absolute owners of the aforesaid properties each of them having ½ undivided right, titles, interest and share therein.

AND WHEREAS thereafter oral partition took place between the said Vijaysingrao Jaysingrao Jadhavrao and Ramchandra Udaysingrao Jadhavrao after attaining majority and by virtue of the said partition both of them were holding their respective defined shares and areas in the said properties individually and separately.

AND WHEREAS the Additional Divisional Commissioner, Pune Division, Pune, by his judgment date 15/10/2001 in ULC Appeal no 22211/2001 has declared that the said land does not fall within the ambit of provisions of the Urban Land Calling Act 1976 to the extent of undivided share of the said Vijaysingrao Jaysingrao Jadhavrao.

AND WHEREAS as aforesaid the said Shri.Vijaysingrao Jaysingrao Jadhavrao was and is holding 1/2 defined and earmarked area save and except the area already sold by him. That from and out of the area held by him, the said Shri.Vijaysingrao Jaysingrao Jadhavrao entered into a joint Venture Agreement on 29/06/2005 with M/s Raviraj Realties a registered partnership firm for the purpose of development of an area admeasuring 5 Hectors 60 Ares (i.e. 14 Acres) from and out of his holding of the said land, under the name and style of Raviraj Realties And Viraj Associates" The rights of 4 Acres i.e. 1H 60 R from and out of the total area entered into the Joint Venture (reserved for amenities space) are given to Shri. Vijaysingrao Jaysingrao Jadhavrao. The said joint Venture is authorized and empowered to carry out its promotional and developmental activities over the said land admeasuring 10 Acres i.e. 4 Hectors only.

AND WHEREAS by virtue of the said joint Venture Agreement dated 29/06/2005, "Raviraj Realties And Viraj Associates" i.e. the Promoter/ Builder has absolute right to develop an area admeasuring 4 Hectors i.e. 40468.23 sq. mtrs. (that is the area excluding area of amenities space admeasuring 1 H 60 R) from and out of Gat No. 1420 (old Gat No. 2406), totally admeasuring 31 Hector 57.1 Are, situated at

A. D. B. Patil *Arjun Patil* *Arjun Patil*

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Wagholi, Pune and to construct ownership tenements/units /flats bungalows on the said land and to sell the tenements/ Row house/ flat/units bungalows etc. constructed thereon to prospective purchaser/s.

AND WHEREAS the Collector, Pune granted permission to use the said land for Non Agricultural Purposes vide its order no. PMH/NA/SR/44/2005 dated 03/05/2005;

AND WHEREAS said Promoter/ Builder decided to float ownership scheme of residential flats / row house/ units/ bungalows on an area admeasuring 5 Hector 60 Are from and out of Gat No. 1420 (old Gat No. 2406), excluding area under amenities space admeasuring 4 Acres i.e. 1 Hectors 60 Are from and out of land totally admeasuring 31 Hectors 57.1 Are., situated at Wagholi, Pune hereunder and hereafter called and referred to as the said land";

AND WHEREAS the Promoter/Builder has got sanctioned from the Town Planning Authority/ Collector building plans for the proposed development & construction on the said properties vide commencement certificate dated 08/11/2006.

AND WHEREAS Promoter have accordingly commenced construction of the said building/s in accordance with the sanctioned plans;

AND WHEREAS Promoter entered into Agreement in respect of Residential Unit no A-24, Carpet area admeasuring about 120.16 sq. mtrs. i.e. 1293 sq. ft. with adjoining terrace area and projections and right to use and occupy Verandah admeasuring 55 sq. ft., + Utility space admeasuring 30 sq. ft., + Parking area 118 sq. ft., + Garden area 610 sq. ft., + Open space 69 sq. ft., + Top Terrace area 650 sq. ft., in the project known as Ozone Villas situated at Gat no 1420 (Old Gat no 2406), Village:- Wagholi, Tal:- Haveli, Dist:- Pune with Micky G. Mirchandani i.e. Vendor/Assignor herein. The said Agreement is registered in the office of Sub-Registrar Haveli no XI at Sr. no 1614/2009, dated 25th February 2009.

AND WHEREAS as per the said agreement Vendor/Assignor herein had paid the entire agreed consideration of the said Residential Unit /Row-House to the Promoter and the Promoter having received the total consideration has handed over the vacant and

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peaceful possession of the said Residential Unit /Row-House to Vendor/Assignor herein and since then till today Vendor/Assignor herein have the actual possession and occupation of the said Residential Unit /Row-House having rights to assign or transfer the said Residential Unit /Row-House to any intended purchasers.

AND WHEREAS the Vendor/Assignor is desirous of disposing of the said Residential Unit/Row-House and the Purchasers herein knowing the intention of the Vendor/Assignor, approached the Vendor/Assignor and offered to purchase and acquire the said Residential Unit/Row-House for the total consideration of Rs. 88,00,500/- (Rupees Eighty Eight Lakh Five Hundred Only) and after negotiation between the parties hereto, the Vendor herein ascertained that the offer given by the Purchasers is true and correct as per the prevailing market rate and hence decided to assign/transfer all his right, title and interest in respect of the said Residential Unit/Row-House in favour of the present Purchasers by virtue of this agreement for the above said consideration.

AND WHEREAS the Assignors have before entering into and executing this Deed of Assignment, at the request of the Assignees given to Assignees an inspection of the said Residential Unit/ Row-House and of all the papers, plans, writings, permissions, approvals, agreements, deeds and documents of title in relation to and concerning the said Residential Unit/ Row-House and or as required by the Assignees and the Assignees hereby confirm that they are satisfied that the Assignor have good title to the said Residential Unit/ Row-House and that they have no objection or requisitions in respect of the same;

AND WHEREAS the Assignee has made payment of the agreed consideration amount to the Assignor and have called upon the Assignor to effectuate a full and proper assignment, transfer, assurance and conveyance of right, title and interest of the Assignor, in the said Residential Unit/ Row-House in favour of the Assignee, which the Assignor have agreed to do by way of these presents;

NOW THIS DEED OF ASSIGNMENT / TRANSFER WITNESSES AND IT IS AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS

1] In consideration for Rs. 88,00,500/- (Rupees Eighty Eight Lakh Five Hundred Only) being paid by the Purchasers/Assignees to the Vendor/Assignor in the

Sanjiv Kumar Patra

Sanjiv Kumar

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manner provided hereunder, the Vendor hereby sale, transfer, convey, discharge assigned said Residential Unit/Row-House together with all rights, interest and tit UNTO the Purchasers absolutely and permanently.

2] The Vendor has received the amount of -

- 1) Rs. 50,000/- Paid through NEFT- Ref no N095180513174369, dated 05/04/2018
- 2) Rs. 4,50,000/- Paid vide Cheque no 0000000000000016, drawn on HDFC Bank, dated 11/04/2018.
- 3) Rs. 74,88,000/- Paid vide Cheque/Demand Draft no.361870, drawn on HDFC Bank, dated 25/04/2018.
- 4) Rs. 7,24,500/- Paid through NEFT- Ref no N109180523117229, dated 19/04/2018.
- 5) Rs. 88,005/- TDS paid

Rs. 5/- which was extra paid by purchasers to the Vendors hence vendors again repaid by cash to the Purchasers today.

i.e. total Rs. 88,00,500/- (Rupees Eighty Eight Lakh Five Hundred Only)

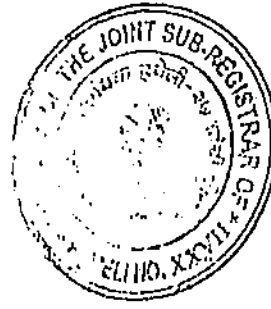
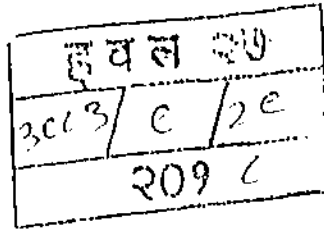
The Vendor/Assignor hereby acknowledged the receipt Rs. 88,00,500/- (Rupees Eighty Eight Lakh Five Hundred Only)(subject to realization of Cheques/Demand Drafts)and no separate receipt for the same have been executed.

3] That the Vendor/Assignor hereby declares that hehas delivered and handed over the vacant, physical and peaceful possession of the said Residential Unit/Row-House to the Purchasers/Assignees and the Purchasers/Assignees hereby admit and acknowledge that theyhave received the possession in good condition and have

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satisfied themselves about the same. Therefore no separate possession receipt is necessary to be executed.

The Assignees have taken inspection of all the facilities and amenities provided for the said Residential Unit/ Row-House as agreed by the Assignor and as described in the Deed of Assignment referred to above, and the Assignees are fully satisfied regarding the same and have no objection regarding the same.

4] That the Purchasers/Assignees have paid the full price of said Residential Unit/Row-House to the Vendor/Assignor and Vendor/Assignor hereby admit and acknowledge that he has received the same. Therefore, no amount is due, and total right, interest and title of the said Residential Unit/Row-House stand transferred upon the Purchasers/Assignees.

5] The maintenance charges, Electricity bill, Property tax, and other Legal outgoing etc. till today is paid by the Vendor/Assignor, and if any previous remain to be paid same shall be paid by the Vendor/Assignor together with, interest, penalty etc. Thereon (if any), Henceforth same shall be paid by the Purchasers/ Assignees.

6] The Vendor/Assignor has given assurance that the said Residential Unit/Row-House is free from all encumbrances, charges and claims of whatsoever nature and that Vendor/Assignor is having clear marketable title thereto, having right to sale and take sale proceed thereof, that if there appear any defect in title same shall be made indemnify to the Purchasers/Assignees from all possible loss, risk, etc in future.

7] That the Vendor/Assignor hereby transfers all rights, title and interest of said Residential Unit/Row-House without keeping any right reserve of whatsoever nature. That for better transfer of title of said Residential Unit/Row-House whenever signature of Vendor/Assignor is required same shall be given to the Purchasers/Assignees without any extra consideration.

8] That the Vendor/Assignor shall give signature and further co-operate to the Purchasers/Assignees for transfer of electricity meter in M.S.E.D.C.L, and Pune

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Municipal Corporation/Grampanchayat or any other Local Government Authority change of name in their respective record without extra consideration.

9] That Purchasers/Assignees shall be admitted as member society/Apartment/Association, in due course in place of Vendor/Assignor, after the procedure of the society.

10] That Residential Unit/Row-House Purchasers shall perform the terms and conditions mentioned in the agreement executed by and between the Vendor/Assignor and builder/developer and the stipulations contained therein on their part.

11] That the no objection certificate of Society/Builder shall be obtained by the Vendor. The transfer charges of said Residential Unit/Row-House in the name of purchaser at the 50 % expenses of the Vendor and 50 % expenses of the Assignee.

12] That this Agreement shall always be subject to the provisions of Maharashtra Ownership Apartment Act 1970 and/or Maharashtra Ownership Flat Regulations of the promotion of construction, sale management and Transfer Act 1963, and Rules made there under, and/or Maharashtra Co-Operative Societies Act, 1960, and the rules made there under from time to time.

13] That all the expenses of this Agreement shall be borne by Purchasers/Assignees such as stamp duty, registration charges, Advocate Fees, Etc.

14] That Vendor/Assignor has delivered all the documents of the title to the Purchasers/Assignees which was in his custody and the Purchasers/Assignees have received the same and the Vendor/Assignor agrees to deliver all such documents as may be found in his custody or which he can obtain.

VALUATION:-

That Stamp Duty is required to be given on area basis where property is located property bearing Residential Unit no A-24, Carpet area admeasuring about 120.16 sq. mtrs. i.e. 1293 sq. ft. with adjoining terrace area and projections and right to use and occupy Verandah admeasuring 55 sq. ft., + Utility space admeasuring 30 sq. ft., + Parking area 118 sq. ft., + Garden area 610 sq. ft., + Open space 69 sq. ft., + Top Terrace area 650 sq. ft., in the project known as Ozone Villas situated at Gat no. 116

Dr. P. K. Sharma

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1420 (Old Gat no 2406), Village:-Wagholi, Tal:- Haveli, Dist:- Pune. Hence Consideration of the said Residential Unit/ Row-House is Rs. 88,00,500/- Hence Stamp duty of Rs. 5,28,100/- and Registration fee of Rs. 30,000/- is paid thereon;

SCHEDULE "A" ABOVE REFERED TO

DESCRIPTION OF THE LAND

All that piece and parcel of an area admeasuring 5 H 60 Ares i.e. 14 Acres from and out of the land bearing Gat no 1420 (Old Gat no 2406) totally admeasuring 31 H 57 Ares, situate at Mouje Wagholi, Taluka Haveli, Dist Pune, within the Gram Panchayat Wagholi, Taluka Panchayat Samiti, Haveli, and Zilla Parishad Pune and also within the Registration district of Pune, Registration Sub-district Taluka Haveli and Dist. Pune which bounded as under:-

- On or towards to East : Wagholi Bhawadi Road
 On or towards to South : Wagheshwar Temple and Lake
 On or towards to West : Remaining Part of Gat no 1420
 On or towards to North : Wagholi Lohegaon Raod

Together with easement, appurtenances, ingress, egress, pathways, accesses, things attached thereon, other ancillary and incidental rights thereto.

SCHEDULE "B" ABOVE REFERED TO

DESCRIPTION OF THE "SAID RESIDENTIAL UNIT"

All that piece and parcel of Residential Unit no A-24, Carpet area admeasuring about 120.16 sq. mtrs. i.e. 1293 sq. ft. with adjoining terrace area and projections and right to use and occupy Verandah admeasuring 55 sq. ft., + Utility space admeasuring 30 sq. ft., + Parking area 118 sq. ft., + Garden area 610 sq. ft., + Open space 69 sq. ft., + Top Terrace area 650 sq. ft., in the project known as Ozone Villas constructed on the land more particularly described in the Schedule "A" hereinabove alongwith proportionate undivided share in the land and use of common areas, fixture, fittings, M.S.E.D.C.L. connection, water connection, staircase, terrace and all other amenities and facilities of the building provided thereon.

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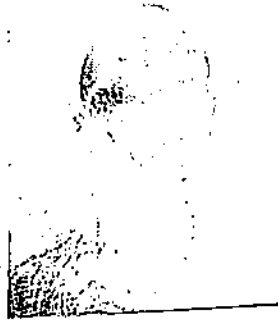
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IN WITNESS WHEREOF PARTIES HAVE SET THEIR RESPECTIVE HANDS ON THE PLACE AND DATE MENTIONED HEREIN ABOVE.



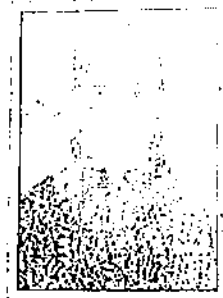
Micky G. Mirchandani

Micky G. Mirchandani
THE VENDOR



Amit Kumar Pathak

Amit Kumar Pathak



Shweta Mishra

Shweta Mishra

THE PURCHASERS

Witness -

1 Dattatraya Chopale
Khamdi pure 14

A.

2

Akshay Ghuge
Khamdi pure 14

Akshay Ghuge