

भारतीय गैर न्यायिक

पचास
रुपये

FIFTY
RUPEES

रु.50

Rs.50



INDIA NON JUDICIAL

Niranjan
21/12/05
SR 2240
21/12/05
Ow-4288
24/05-162-7

L.S.V. No. 205
MAHARASHTRA

५८

दिनांक

25 NOV 2005

विक्रेती रसौ. ज्योती प्र. बुआ

F 754782

३, कोडांजी साठ नं-३, वासुदेव पेडणे-१ माग,
मराठ हॉस्पिटल जवळ

- 3 DEC 2005

श्री/श्रीमती. Pravin P-Golecha
कांस न्यायिक म...

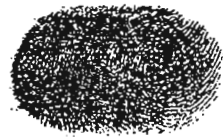
S.V. No. 205

Officer

205

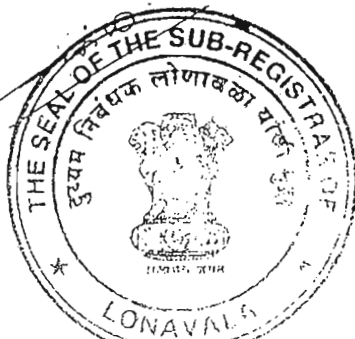


Signature of the notary



GENERAL POWER OF ATTORNEY

KNOW YE ALL MEN BY THESE PRESENTS THAT I, SHRI. PRAVIN P. GOLECHA AGED 33 YEARS residing at Anand Bhavan, kansaro ki Baas, Balotra, Dist - Barmer, Rajasthan, do hereby, nominate, constitute and appoint SHRI. ANAND P. GOLECHA, residing at 42, Violet Villa, West Avenue, Santacruz (West), Mumbai - 400054 to be my true and lawful attorneys and agents and authorize him to do the following acts, deeds, and things in any manner what ever in my name viz :



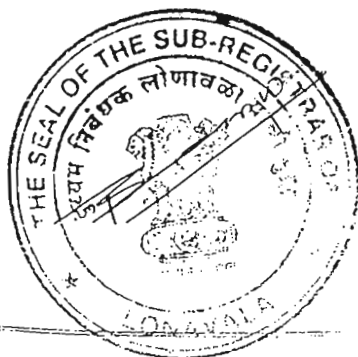
ल. व. ल.		
१०१	२५	२८
२००६		



1. To Carry on any business or enter into any transaction in respect of my affairs of any business which I could do personally or as a partner, if present.
2. To joint in, enter into, make, sign, execute and do all such contracts, agreements and things on my behalf, which I could do personally, If present.
3. To represent any act for us in my personal affairs as Ill as in respect of the affairs of the firm which I could do so as individual/partner. if personally present in all proceeding of bankruptcy, to prove my debts, to receive any dividends or installments payable in respect thereof.
4. To settle any account or reckoning whatsoever wherein I are or any time herein after shall be in any way interested or concerned with any persons whomsoever and to pay or receive the balance thereof as the case may required.
5. To compound or make allowance, to any person for or in respect of the debts or demand whatsoever which now is, or all or may time hereinafter become due payable to us and to submit to arbitration for such debts or demand and every other right claim matter and thing due to or concerning us as the attorneys may thing fit and for the purpose in my name to enter in to. make, sing, execute and deliver such reference or submission to arbitrator or instruments as are useful in like cases.
6. To deposit any money which may come his hands as such attorneys, with any bankers or other persons and any such money or any other money to which, I may be entitled to withdraw or any money which is. or hereinafter shall, or may be deposited with any banker, broker or other person and either employed as he shall think fit in the payment of any debts or keeping down of interest payable by I in or about any of the purpose mentioned in these presents or otherwise for the use and benefit or myself.
7. To join in borrowing any sum or sums of moneys or behalf of my self with or without security or at such rate of interest and upon such terms to open and operate overdraft accounts and to make such other arrangements as my attorney/ attorneys may think fit.

IT IS FURTHER CLARIFIED that the Attorney shall have power to delegate and nominate by them to be a partner, Trustee or Director in such firms, trusts or bodies corporation as representing myself with authority to exercise all powers as a partner, Trustee or Director in such firms, trusts, or bodies corporate in the proper conduct and management and affairs of such business.

8. To draw, make, sing, endorse, accept, negotiate, discount or otherwise deal with on my behalf all promissory notes, cheques, bill of exchange, or any other negotiable instrument of any kind. any mercantile document, dividends, or interest warrants or other documents belonging to us to which I be a party and to sign in my name and to operate on my personal bank account with bank or bankers or with any person or persons.



ल. व. ल.		
१०७	२६	२२
२००६		

[Handwritten signature]



9. To receive and recover all rents, taxes, levies and compensation from tenants licenses, occupants of any immovable property which may belong to us or in which I may have any right, title or interest and to use for recovery of any such rents or compensation or for execution of any other relief in respect of any such property. To receive any other money on my behalf as gift, loan, donations, etc. and issue appropriate receive on my behalf.

10. To purchase any immovable property on my behalf and/or to repair, alter, remove, renovate, let out or sell any immovable property which I may have and for that purpose to enter into any agreement for sale, registration or to agree to purchase or sell the same at any private or public auction and to carry out and sign, all agreements, conveyance or pay any sum or sums of moneys due to or by me an sign and pass or receive any receipts for that purpose;

11. And generally to do execute and perform any other act deed matter or thing whatsoever which ought to be done executed and performed as fully and effectually to all intents and purposes as I could do in a personal capacity to all intents personally present and did the same in my proper person AND I DO HEREBY AGREE TO RATIFY AND CONFIRM whatsoever my said attorneys may do by virtue of these presents:

And generally to lodge and admit execution of documents that may be executed by me or by my constituted attorney before the appropriate registration authorities.

13. To make donations to educational medical and other charitable institutions or trusts as my attorney may think fit and proper;

IN WITNESS WHEREOF, I, SHRI PRAVIN P. GOLECHA, in personal capacity, have hereunto set my hand and seal this 5th day of December, 2005.

SIGNED AND DELIVERED BY THE

Within named I,

1) SHRI PRAVIN P. GOLECHA

in the presence of

His constituted power of attorney

SHRI. ANAND P. GOLECHA.

[Handwritten signature]

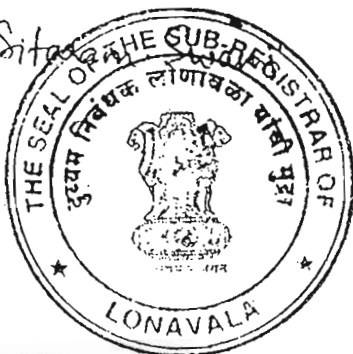
Attested by me
[Handwritten signature]
5/12/05

[Handwritten signature]

D. J. KHATRI
B.Com., B.A., LL.B.
NOTARY, GREATER BOMBAY
31, Chitra Apartments, Gokuldas Patta Road,
Dadar, Mumbai - 400 014

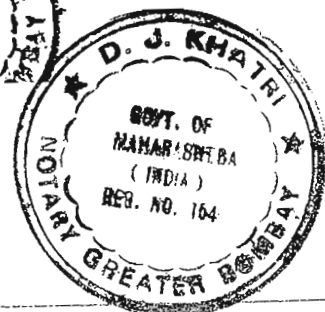
Witness

Sita



S. Lakshmi Swami

ल. व. ल.		
१२९	२६	२६
२००६		



01/2006
04:27 pm

दुय्यम निबंधकः
लोणावळा

दस्त गोषवारा भाग-1

लवल







दस्त क्र 141/2006

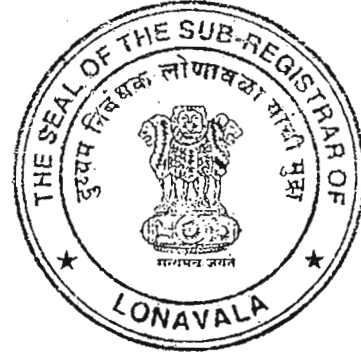
26/28

31

दस्त क्रमांक : 141/2006

दस्ताचा प्रकार : अभिहस्तांतरणपत्र

क्र. पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
नाम: प्रविण पी गोलेच्छा यांचे कु मू म्हणुन व स्वतः करीता आनंद पी गोलेच्छा पत्ता: घर/फ्लॅट नं: 240 गल्ली/रस्ता: एस बी मार्ग ईमारतीचे नाव: केवल इंडस्ट्रीज इस्टेट ईमारत नं: - पेठ/वसाहत: लोअर	लिहून देणार वय 29 सही		
नाम: गोका इंजिनिअरिंग कंपनी प्रा लि तर्फे डायरेक्टर प्रकाश वसंत काणे तर्फे कु मू म्हणुन अनंत वसंत वाईकर पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: तुंगाली	लिहून देणार वय 30 सही		
नाम: गोल्ड वॅली को ऑप हौ सोसा तर्फे चेअरमन प्रकाश वसंत काणे तर्फे कु मू म्हणुन अनंत वसंत ववाईकर (मान्यता देणार पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाह	मान्यता देणार वय 30 सही		





Tuesday, January 17, 2006

1:03:09 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 141

गावाचे नाव तुंगार्ली

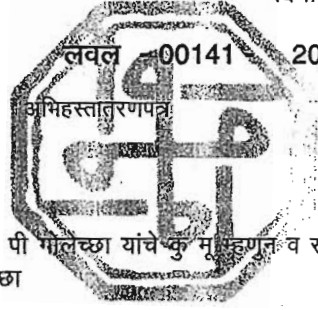
दिनांक 17/01/2006

दस्तऐवजाचा अनुक्रमांक

लवल 00141 2006

दस्ता ऐवजाचा प्रकार

अभिहस्तांतरणपत्र



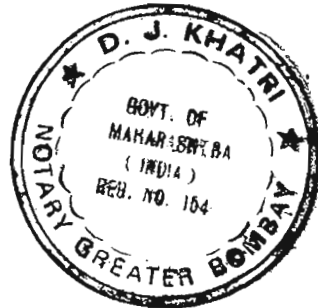
सादर करणाराचे नाव: प्रविण पी गोलेच्छा यांचे कु मूळहणून व स्वतः करीजा आनंद पी गोलेच्छा

नोंदणी फी	:-	5000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (30)	:-	600.00
एकूण	रु.	5600.00

आपणास हा दस्त अंदाजे 1:17PM ह्या वेळेस मिळेल

प्रविण पी गोलेच्छा, दुय्यम विवधक, तुंगार्ली

बाजार मुल्य: 317000 रु. मोबदला: 500000 रु.
भरलेले मुद्रांक शुल्क: 13750 रु.





दस्तक्रमांक व वर्ष: 141/2006

Tuesday, January 17, 2006

1:04:54 PM

दुय्यम निबंधक: लोणावळा

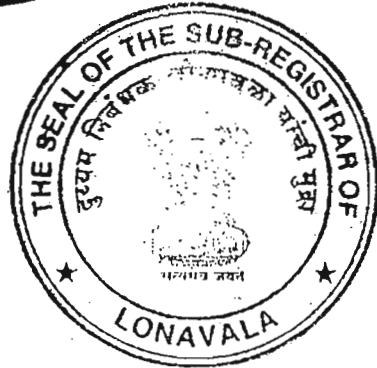
नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : तुंगार्ली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 500,000.00
बा.भा. रु. 317,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 44/3 फायनल प्लॉट क्र.: 21 वर्णन: गांव मौजे तुंगार्ली येथील सर्व्हे नं 44/3 मधील प्लॉट नं 21, क्षेत्र 3100 चौ फुट.
- (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) गोका इंजिनिअरिंग कंपनी प्रा. लि तर्फे डायरेक्टर प्रकाश वसंत काणे तर्फे कु मू म्हणुन अनंत वसंत वाईकर; घर/प्लॉट नं: 240; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: तुंगार्ली, शहर/गाव: लोणावळा; तालुका: मावळ पुणे; पिन: -; पॅन नम्बर: ABEPK4009N.
(2) गोलेच्छा वली को ऑप ही सोसा तर्फे अरसन प्रकाश वसंत काणे तर्फे कु मू म्हणुन अनंत वसंत वाईकर (भाव्यता देणार); घर/प्लॉट नं: 240; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: तुंगार्ली, शहर/गाव: लोणावळा; तालुका: मावळ पुणे; 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) प्रविण पी गोलेच्छा यांचे कु मू म्हणुन व स्वता करीता आनंद पी गोलेच्छा; घर/प्लॉट नं: 240; गल्ली/रस्ता: एस् बी मार्ग; ईमारतीचे नाव: क्विल इंडस्ट्रीज इस्टेट; ईमारत नं: -; पेट/वसाहत: लोअर परेल वे.; शहर/गाव: मुंबई; तालुका: -; पिन: 13; पॅन नम्बर: AAJPG9442N.
- (7) दिनांक करून दिल्याचा 17/01/2006
- (8) नोंदणीचा 17/01/2006
- (9) अनुक्रमांक, खंड व पृष्ठ 141/2006
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 137,500.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 5000.00
- (12) शोरा

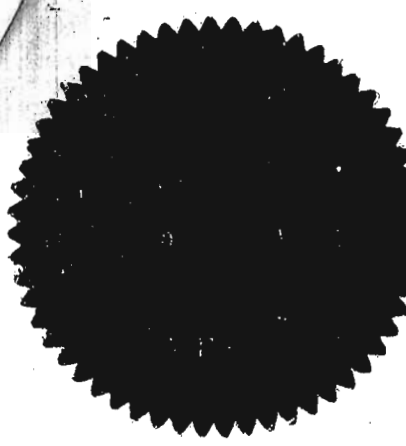
मी नक्कल केली
मी वाचली
मी रुजवात घेतली

अस्पलबर हुकूम नक्कल

दुय्यम निबंधक श्रेणी-१,
लोणावळादुय्यम निबंधक श्रेणी-१,
लोणावळा

भरणा करणाऱ्याने भरावयाचे	विभागीय अधिकाऱ्याने किंवा कोषगाराने भरावयाचे	कोषगाराने / उपकोषगाराने भारतीय रिझर्व्ह बँकेने भारतीय स्टेट बँकेने / हैद्राबाद स्टेट बँकेने भरावयाचे
जिथ्यावतीने रकम भरण्यात आली आहे त्या व्यक्तीचे नाव / पदनाम आणि पत्ता <i>श्री. आनंद गोलेचा</i>	लेख्याचे वर्गीकरण : मुद्रांक व नोंदणी	रकम मिळाली 3
	विभाग : ०३० मुद्रांक व नोंदणी	रुपये (आकड्यात)
	प्रधानशीर्ष : ०३ मुद्रांकन व न्याय केतर	रुपये (अक्षरी)
	उपप्रधानशीर्ष : १०२ (II)	
भरणा करण्यासंबंधीच्या अधिकार पत्राचा तपशील आणि भरणा करण्याचा उद्देश	गौणशीर्ष :	कोषपाल :
	संगणक संकेतांक	लेखपाल :
फ्रँकिंग द्वारे मुद्रांकासाठी जमा झालेली रकम	० ० ३ ० ० ० ० ० २ ० ०	कायगार / उपकोषगार अधिकारी / बँकेचा व्यवस्थापक
भरणा केलेली रकम (अक्षरी) रूपये <i>13094</i>	रुपये <i>13094</i>	दिनांक
भरणा करणाराची स्वाक्षरी दिनांक	स्वाक्षरी दिनांक	

येथे कोषगारात / येथे रकम भरणा करण्याबाबत आदेश देणाऱ्या अधिकार्याचा स्वाक्षरी लिहिलेला आहे. (रुपया मागे पहा)



श्री. आनंद गोलेचा
०३०
श्री. आनंद गोलेचा

OFFICE OF THE SUB-REGISTRAR
VADGAON - MAVAL
DIST:- PUNE
MAHICRA/14/YEAR - 2000

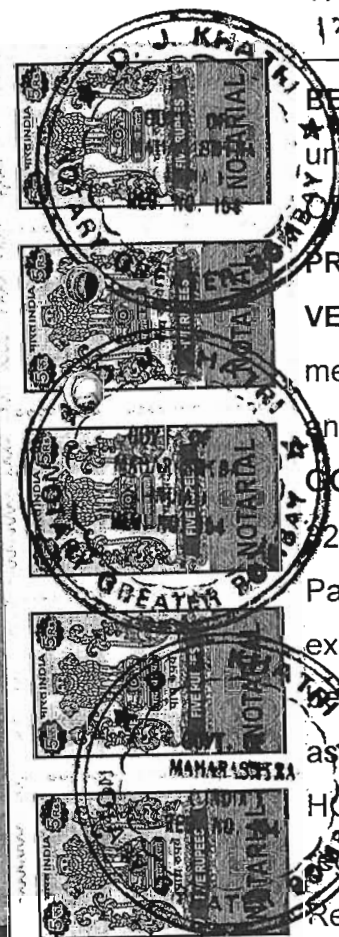
भारत
SPECIAL ADHESIVE
162635 JAN 16 2006
R.0013750 PB 0005
INDIA STAMP DUTY MAHARASHTRA

श्री. आनंद गोलेचा
श्री. प्रवीण गोलेचा
दुर्यम निबंधक, मावल

CONVEYANCE DEED

THIS INDENTURE OF SALE are made and executed at Lonavala on this 17th day of January in the Christen year Two Thousand Six.

BETWEEN M/S. GOKA ENGINEERING CO. PVT. LTD. a company registered under the provisions of Indian Companies Act, 1956, having its registered Office at 3/7, Nandadeep, Erandawane, Pune, through its Director SHRI. PRAKASH VASANT KANE, age about 50 years, hereinafter referred to as the VENDOR [which expression shall unless it be repugnant to the context or meaning thereof to be deemed to mean and include its present Directors and its legal heirs] OF THE FIRST PART AND [1] MR. ANAND P. GOLECHA age about 29 years [2] MR. PRAVIN P. GOLECHA age about 22 years both residing at - 240, Kewal Industries Estate, S.B Marg, Lower Parel [W], Mumbai - 13, hereinafter referred to as the PURCHASERS [which expression shall unless it be repugnant to the context or meaning thereof to be deemed to mean and include their legal heirs, executors, administrators, assigns] OF THE SECOND PART; AND GOLD VALLY CO-OPERATIVE HOUSING SOCIETY, a registered Co-Operative Housing Society, registered under the Maharashtra Co-Operative Society Act 1960 Registration No. PNA/MVL/H/66/1994 dated 10-10-1994 through its



Certified True Copy
18.01.06
D. J. KHATRI
B.Com., B.A., LL.B.
NOTARY, GREATER BOMBAY
31, Chitra Apartments, Gokuldas Pusta Road,
Dadar, Mumbai - 400014.



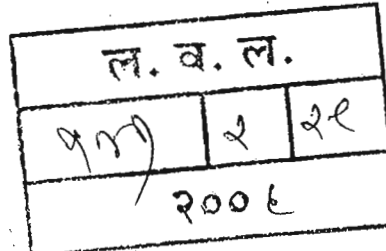
ल. व. ल.
१७ / *१* / *१६*
२००६

[2]

Chairman **SHRI. PRAKASH VASANT KANE**, age about 45 years, hereinafter referred to as the **CONFIRMING PARTY** [which expression shall unless it be repugnant to the context or meaning thereof to be deemed to mean and include its Executors, Administrators and Assignees] OF THE THIRD PART

WHERE AS

- (01) Putala Sakharam Mavkar and others were well seized of and sufficiently entitled to ALL THAT piece and parcel of the land situated at Village Tungarli within the limits of Sub – Registrar Vadgaon Maval of registration District Pune within the local limits of Lonavala Municipal Council bearing Survey No. 44 Hissa No. 3 area 3H = 80R assessed at Rs. 2 = 31 Ps [which is more particularly described in the First Schedule hereinafter written and for the sake of brevity hereinafter referred to as the land;
- (02) By the Deed of Conveyance dated 26th November 1980 and registered under Serial No. 1504 at the office of Sub – Registrar Vadgaon Maval made and executed between Putala Sakharam Mavkar and others therein referred to as the Vendors and Shri Ravindra Natwarlal Shah therein referred to as the Purchaser, the vendors therein have sold, conveyed and transferred a land in the schedule mentioned therein;
- (03) By the Deed of Conveyance dated 25th June 1981 and lodge for registration at the office of Sub – Registrar Mumbai under serial No. R1534 made and executed between Shri Ravindra Natwarlal Shah therein called as the Vendor and Shri Bhagwat Amirchand Gupta [Devidayal] therein referred to as the Purchaser, the vendor therein have sold, conveyed and transferred the land Survey No. 44/3 to the purchaser therein;



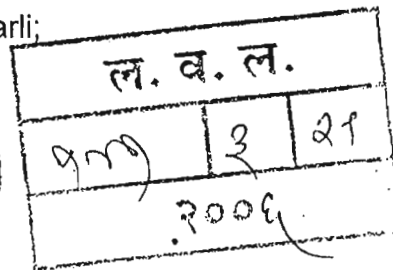
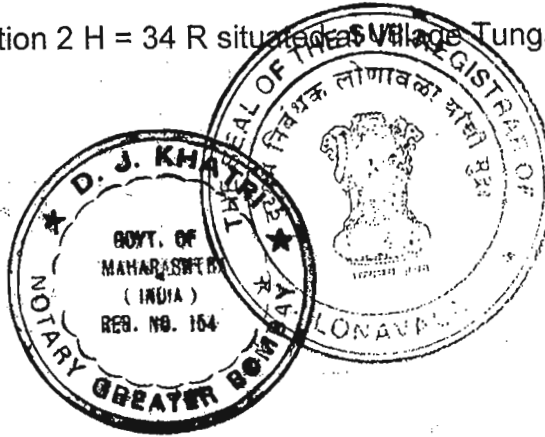
[3]

(04) By the Deed of Conveyance dated 14th August 1986 and lodged for registration at the office of Sub – Registrar Vadgaon Maval under serial No. 242 which is registered under serial No. 529/1984 at the office of Sub – Registrar Vadgaon Maval made and executed between Shri Bhagwat Amirchand Gupta [Devidayal] therein referred to as the Vendor and Bralco Metal Industries Pvt .Ltd therein called as the Purchaser the Vendor therein have sold, conveyed and transferred a portion admeasuring 1 H = 46 R of the east side out of the land Survey No. 44/3 to the Purchaser therein

(05) By the Deed of Conveyance dated 14th August 1986 and lodged for registration at the office of Sub – Registrar Vadgaon Maval under serial No. 242 which is registered under serial No. 528/1994 at the office of Sub – Registrar Vadgaon Maval made and executed between Shri Bhagwat Amirchand Gupta [Devidayal] therein referred to as the Vendor and Devidayal Aluminum Industries Pvt .Ltd therein called as the Purchaser the Vendor therein have sold, conveyed and transferred a portion admeasuring 2 H = 34 R of the west side out of the land Survey No. 44/3 to the Purchaser therein

(06) Bralco Metal Industries Pvt .Ltd was well sized of and sufficiently entitled to ALL THAT piece and parcel of the land lying being and situated at Village Tungarli within the limits of Sub – Registrar Vadgaon Maval of registration District Pune within the local limits of Lonavala Municipal Council bearing Survey No. 44 Hissa No. 3 area 3H = 80R assessed at Rs. 2 = 31 Ps out of that east side portion 1 H = 46 R situated at Village Tungarli;

(07) Devidayal Aluminum Industries Pvt .Ltd was well sized of and sufficiently entitled to ALL THAT piece and parcel of the land lying being and situated at Village Tungarli within the limits of Sub – Registrar Vadgaon Maval of registration District Pune within the local limits of Lonavala Municipal Council bearing Survey No. 44 Hissa No. 3 area 3H = 80R assessed at Rs. 2 = 31 Ps out of that West side portion 2 H = 34 R situated at Village Tungarli;



[4]

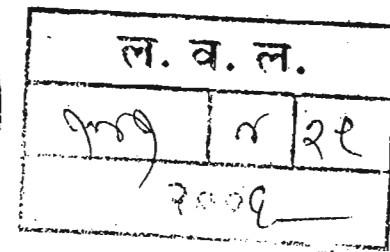
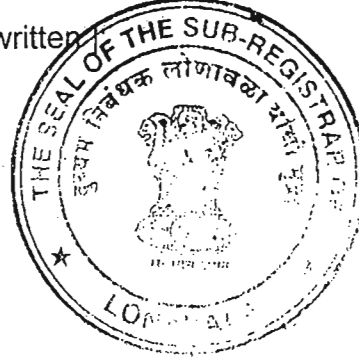
(08) By the Development Agreement dated 18th October 2004 registered at the office of Sub – Registrar Vadgaon Maval under serial No. 5418/2004 made and executed between Bralco Metal Industries Pvt .Ltd therein called as the owner and the developer herein therein called as the developer ; the owner granted the development rights to the developer and also granted the power of attorney to develop the land bearing Survey No. 44/3 out of that the east side portion admeasuring 1H = 46 R situated at Village Tungarli;

(09) By the Development Agreement dated 18th October 2004 registered at the office of Sub – Registrar Vadgaon Maval under serial No. 5420/2004 made and executed between Devidayal Aluminum Industries Pvt. Ltd therein called as the owner and the developer herein therein called as the developer; the owner granted the development rights to the developer and also granted the power of attorney to develop the land bearing Survey No. 44/3 out of that the east side portion admeasuring 2H = 34 R said area is corrected by the Deed of Rectification dated 15/04/2005 registered under serial No. 2456/2005 registered at the office of Sub – Registrar Vadgaon Maval ;

(10) The Developer is well seized of and sufficiently entitled to ALL THAT piece and parcel of the land lying being and situated at Village Tungarli within the limits of Sub – Registrar Vadgaon Maval of registration district Pune and within the local limits of Lonavala Municipal Council bearing Survey No. 44/3 totally admeasuring 03 H = 80 R assessed at Rs. 2 = 31 Ps situated at Village Tungarli;

(11) The Developer has promoted the Scheme of the Development of the land by constructing the Residential Apartments and the Building Plan is approved by the Lonavala Municipal Council under its Building Permission No. ENG/BP/134/04-05/212 dated 02/05/2005.

(12) The Purchaser is interested to purchase Plot No.21 in the scheme on the land [which is more particularly described in the second schedule hereinafter written]



[5]

(13) The Purchaser has taken inspection of the Title Deeds of the Plot No. 20 and agreed to purchase the Plot no. 21

(14) Developer has agreed to sell, transfer and convey with physical possession of the Plot no. 21 of the society to purchase in consideration of Rs. 5,00,000/- [Rupees Five Lac Only] and the purchaser has agreed to purchase the Plot from the developer.

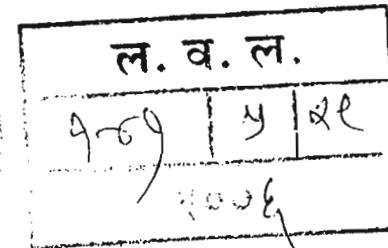
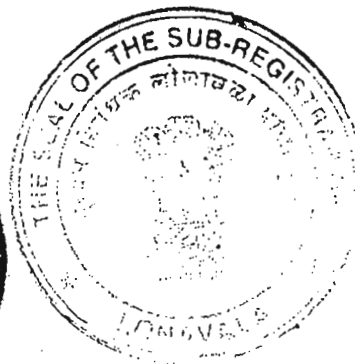
(15) The Purchaser has paid Rs. 5,00,000/- [Rupees Five Lac Only] to the vendor by cheque as full and final consideration of Plot no. 21 and called the vendor to complete the sale/transfer/conveyance of the Plot no. 21;

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

THAT in pursuance of the proposal of sale and in consideration of Rs.5,00,000/-[Rupees Five Lac only] paid by the payment and receipt whereof the Vendors doth hereby ACQUIT, RELEASE, AND DISCHARGE the Purchaser and THEY THE VENDORS doth hereby SELL, TRANSFER, GRANT, CONVEY, RELEASE, ASSURE unto the Purchaser ABSOLUTELY AND FOREVER on Ownership basis the Unit described in the Second Schedule

TOGETHERWITH right to enjoy the internal passages common staircases, landings as access to the Flat jointly with other members and all common amenities specified in the list hereto annexed. AND ALSO TOGETHERWITH membership of the Society

TOGETHER WITH the premises, courts, courtyards areas, Compound, sewers, ditches, fences, trees, Plants, drains, wells, Shrubs, ways, pathways, passages, common gullies, rights waters, water courses, rights, lights, liberties, privileges, easements, right of way. Profits, advantages rights and appurtenances whatsoever to the members and appurtenances



[6]

whatsoever to the said premises /property and every part there of now or at time here in before usually held, used, occupied, or enjoyed there with or reputed or known as part or member there of belonging or appurtenant there to AND ALSO TOGETHER WITH all the copies Deeds, Documents, writings, vouchers, receipts and other documentary Evidence of Title in Possession of the vendors relating exclusively to the said hereditament premises and every part there of AND ALL that estate right title interest use inheritance property possession benefit, claims and/or demand whatsoever at law and in Equity of the vendors into out of or upon the said premises hereditament and premises or any part there of..

TO HAVE AND HOLD the said premises hereditament here by sold conveyed transferred granted assured and released or intended or expressed so to be with their and every of their rights, members and appurtenances as tenants-in-common AND to the use and benefit of the Purchaser forever .

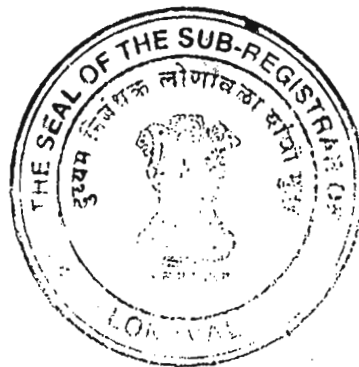
SUBJECT NEVERTHELESS to the payment of all the rent, rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the

Government of Maharashtra or the Lonavala Municipal Council or any other public body or authority in respect thereof and the Vendors for themselves their heirs, executors and administrators.

SUBJECT TO THE CONDITION THAT The Purchaser shall Purchaser shall use the Plot No 21 for residential purpose only and shall not convert the its use to any commercial , manufacturing process

SUBJECT TO THE CONDITIONS the Purchasers shall not make any structural Changes in the premises which would cause damage or destruction to the common dividing wall of the other units

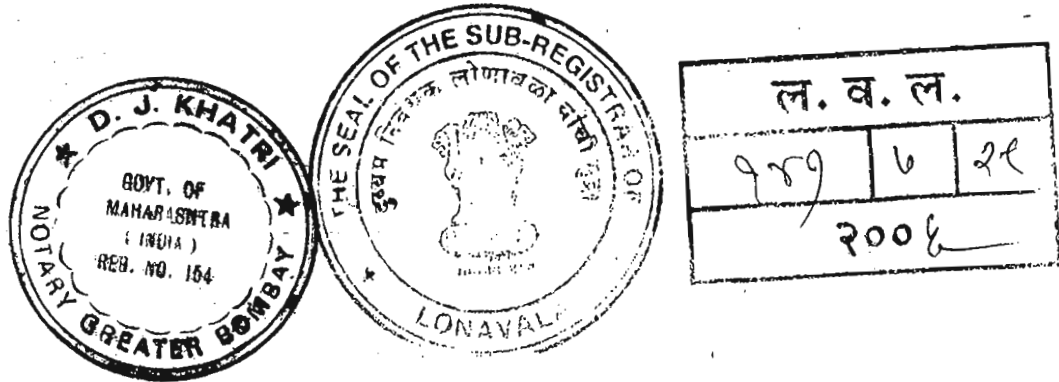
SUBJECT TO THE CONDITONS upon demand the purchaser shall in addition to the price to the vendor for the society formation charges and M.S.E.B meter deposit.



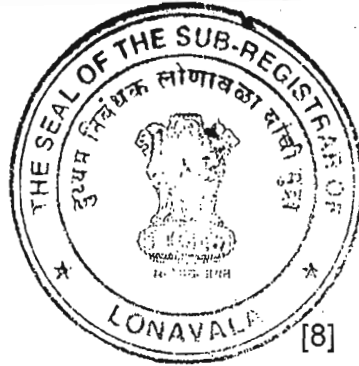
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[7]

The VENDOR COVENANT with the Purchasers that NOTWITHSTANDING any act, deed, thing, whatsoever by the Vendors or by, from, through under or in trust for them made, done, committed or omitted or knowingly suffered to the contrary The Vendor now hath in Himself good right, full power and absolute authority to grant, convey, transfer, release, and assure the said property and every part thereof hereby granted, conveyed, and released, transferred and assured or intended so to be UNTO AND TO THE USE OF THE PURCHASERS in the manner aforesaid free from all encumbrances, claims and demands (whether known or unknown of any nature whatsoever AND that it shall be lawful for the Purchaser at all times peaceably and quietly enter upon have occupy possess and enjoy the said property hereby conveyed granted transferred and assured with it appurtenances and receive the rent, issues and profits thereof and every part thereof to and for their own use and benefit without any suit, eviction, interruption, encumbrances claim or demand whatsoever of, from or by the Vendor or his heirs executors and administrators or any of them or any person or persons lawfully or equitably claiming or to claim of, by, from, under or in trust for them AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever had, made, former and other estates, titles, charges and encumbrances whatsoever had made, executed, occasioned or suffered by the Vendors or by any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them AND FURTHER that the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property, or any part thereof from, under or in trust for the Vendors or their heirs or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed all such



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further and other acts, deeds, things, conveyances and assurances in law whatsoever for the better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchasers in the manner aforesaid by the Purchasers or their counsel in law shall reasonably be required by the Purchasers, their successors and assigns.

IN WITNESSETH WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBE THEIR RESPECTIVE HANDS AND SEALS ON THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

THE FIRST SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of the Non Agricultural land or plot lying being and situated at Village Tungarli with In the Limits of sub Registrar Vadgaon Maval of Pune Registration and with in the Limits of ward Tungarli of Lonavala Municipal council bearing Survey No. 44/3 totally admeasuring 3H = 80 R assessed at Rs 2 = 31 Ps and it is bounded as under -

On or Towards East by -
On or Towards South by -
On or towards West by -
On or towards North by -

Location _10R zone

THE SECOND SCHEDULE OF RESIDENTIAL UNIT

Plot No :- 21
area :- 3100 sq feet

SIGNED SEALED AND DELIVERED

By the within named DEVELOPER

M/S. GOKA ENGINEERING CO. PVT. LTD.

A Registered Company through its Director

SHRI. PRAKASH VASANT KANE

In the presence of witnesses

[1] Signature: -----

Name: Sallhane

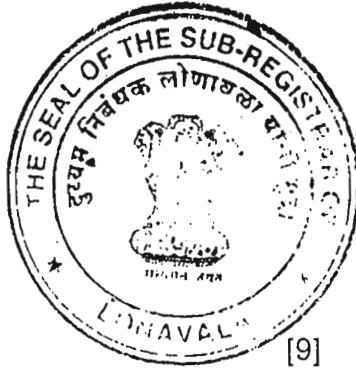
Address: _____

[2] Signature: [Signature]

Name: Gandhe H. J.

Address: Lonavala





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SIGNED SEALED AND DELIVERED

By the within named CONFIRMING PARTY

GOLD VALLY CO-OPERATIVE HOUSING SOCIETY,

a registered Co-Operative Housing Society through its chairman;

SHRI. PRAKASH VASANT KANE

In the presence of witnesses

[1] Signature: _____

Name: Dhaniraj K. B.

Address: Londra

[2] Signature: _____

Name: Gandhe H.J.

Address: Conavala

SIGNED SEALED AND DELIVERED

By the within named PURCHASER

[1] **MR. ANAND P. GOLECHA**

[2] **MR. PRAVIN P. GOLECHA**

N.O for self & co. of no. 2
In the presence of witnesses

[1] Signature: _____

[2] Signature: _____

Received from the with in named Purchaser

a sum of Rs. 5,00,000/-By cheque No. [1] 932223 [2] 932122 (3) 643729.

drawn on Bank Punjab National Bank as full and final consideration & (S.B.B.)
of the Plot no. 21

Witness

[1] _____

[2] _____

I say received

The Vendor

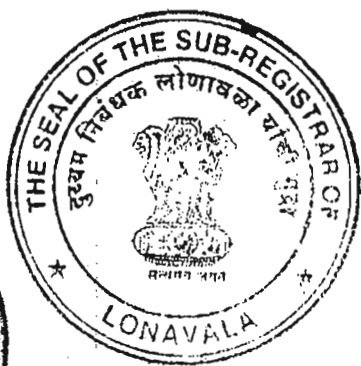
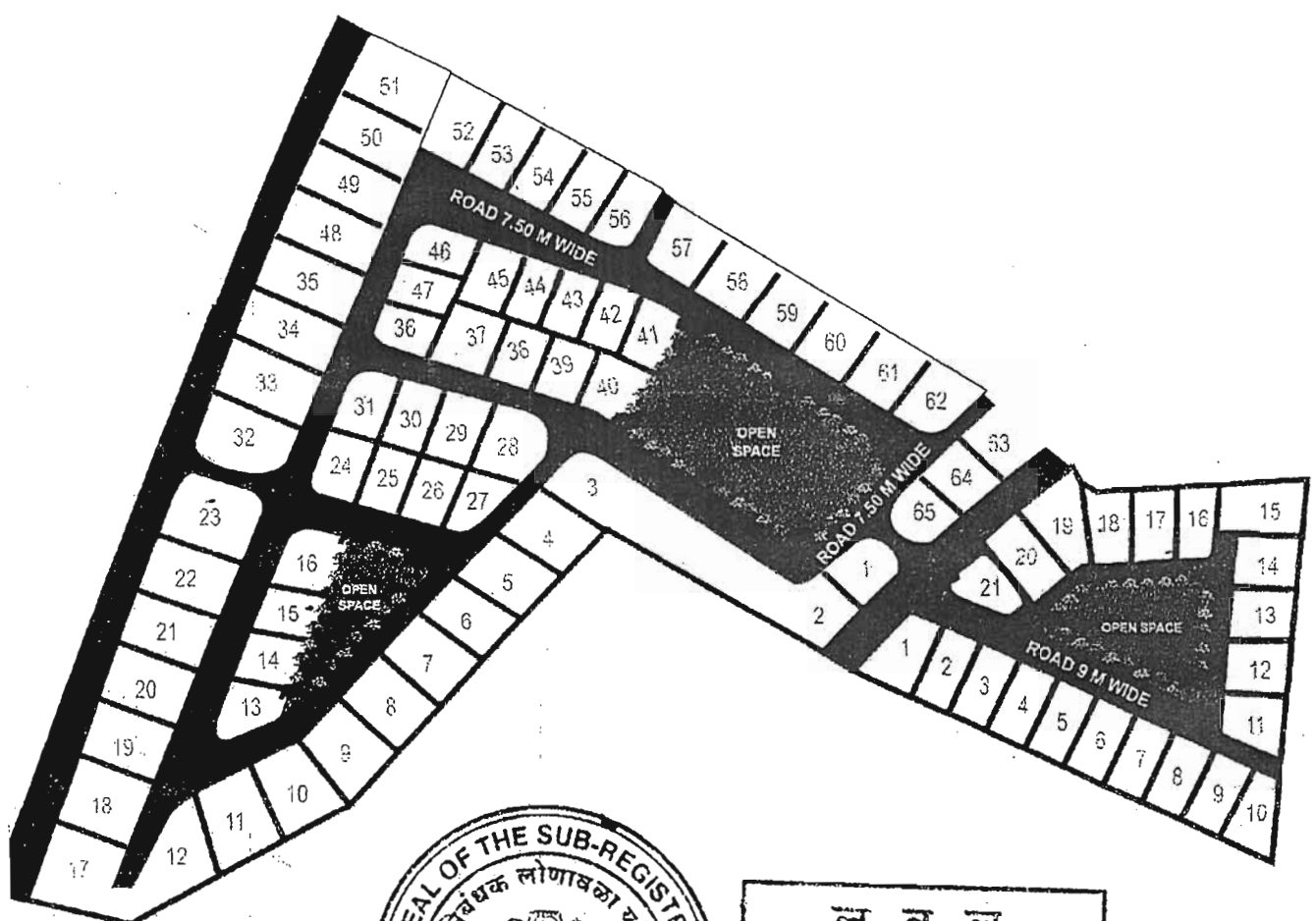


Handwritten signature
Certified True Copy
Handwritten signature
18.01.06.

D. J. KHATRI
B.Com., R.A., LL.B.
NOTARY, GREATER BOMBAY
31, Chitra Apartments, Gokuldas Pata Road,
Dadar, Mumbai-400014.



Sector C1/ C3



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Engineering Co. Pvt. Ltd.

PART LAYOUT PLAN OF SECTOR C1 and C3 NEW TUNGARLI, LONAVLA	NOT TO SCALE	
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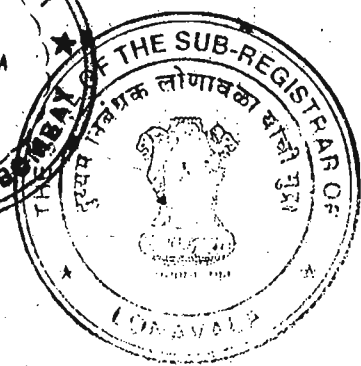


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२००६		

सर्वे नं. गट क्रमांक	हि. क्र.	धारणा प्रकार	गा. नं. क्र. ७	खाते क्र.
४४	३		मालकाचे नाव शाशवत अगिरमर कुंभार वाल्मीकि मेटल इंडस्ट्रीज प्लॉट क्र. १-१८ (१५) १११७	कुळाचे नाव खंड
भू. मा. क्रमांकाचे स्थानिक नाव			१५५७ १६६९ १६७२ १६७३ १६५५ १६६९ १६५२	इतर अधिकार १५७७ १५७८ १५७९ १५७९ १५७९ १५७९
लागवड योग्य क्षेत्र	हेक्टर	आर	गे देवदियाळ अंतर्भूत भिन्न भिन्न प्लॉट क्र. ५३६६	
गिरायत	२	२	३६६६	
बागाईत				
भात शेती				
एकूण	२	२		
पो. ख.				
वर्ग (अ)	०	२२		
वर्ग (ब)				
एकूण				
आकार	रुपये	पैसे	३६६६	
गुडी अथवा विशेष	२	३१		
आकार पाण्याबाबत...				
एकूण	२	३१		

वर्ष	जमीन करणाराचे नाव	रीत	हंगाम	गा. नं. क्र. ७ अ									गा. नं. क्र. १२				पडीक व निरपयोगी अशा जमिनीचा तपशील	शेरा
				मिश्र पिकाचे एकूण क्षेत्र			पिकाखालील क्षेत्र			अमिश्र पिकाचे क्षेत्र			प्रीक व क्षेत्र					
				मिश्र पिकाचे क्षेत्र	जलसिंचित	अजल सिंचित	मिश्र पिकाचे क्षेत्र	जलसिंचित	अजल सिंचित	मिश्र पिकाचे क्षेत्र	जलसिंचित	अजल सिंचित						
२०००	३	१	२६															
२००१	३	१	२६															
२००२	३	१	२६															
२००३	३	१	२६															
२००४	३	१	२६															

अस्सल तक्कल दिली. तयार तारीख २५/५/०५ गाव कामगार तलाठी शंभूजी यत्नधर / कुंभार



ल. व. ल.
१०१ ११ २९
२००६

वाचले :- १. श्री प्रकाश वसंत काणे रा. गोल्ड व्हिला सोसायटी तुंगली लोणावळा ता. मावळ यांचा
दि. २८/६/२००५ रोजीचा अर्ज
२. मुख्याधिकारी, लोणावळा नगरपरिषद यांचेकडील क्र. इएनजी/बीपी/१३४/०४-०५
दिनांक ५.५.२००५
३. मा. विभागीय आयुक्त, पुणे विभाग पुणे यांचेकडील परिपत्र क्र. मह २ / जमीन /
जनरल / आरआर / ७७२/२००३, दिनांक २२.९.२००३



जिल्हाधिकारी कार्यालय पुणे,
महसूल शाखा,
क्र. पमअ/एनए/एसआर/८५/२००५
पुणे १ दिनांक ११.१०.२००५

विषय :- अकृषिक परवानगी
मौजे तुंगली, ता. मावळ, स.नं. ४४/३
क्षेत्र ३७,०९९.०० चौ.मी.

आदेश

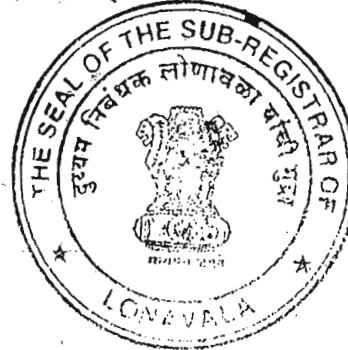
श्री प्रकाश वसंत काणे रा. गोल्ड व्हिला सोसायटी तुंगली लोणावळा ता. मावळ यांनी
दि. २८/६/२००५ रोजी अर्ज करून मौजे तुंगली ता. मावळ, जि. पुणे येथील स.नं. ४४/३ एकूण क्षेत्र
३७,०९९.०० चौ.मी. क्षेत्रावर नियोजित रहिवास वापरासाठीचे रेखांकन मंजूर करून अकृषिक परवानगी
मिळणेची विनंती केलेली आहे.

श्री प्रकाश वसंत काणे यांचे नावे असलेला मौजे तुंगली, ता. मावळ स.नं. ४४/३ हा
लोणावळा नगरपरिषदेचे हद्दीत येतो. अर्जदार यांनी मागणी केलेल्या क्षेत्रावरील रहिवास वापरासाठीचे
रेखांकन मुख्याधिकारी, लोणावळा नगर परिषद यांचेकडील क्र. इएनजी/बीपी/१३४/०४/०५ (२१२)
दि. २/५/२००५ नुसार बांधकाम रेखांकन आराखडे मंजूर करून प्रचलित नियमानुसार बांधकाम सुरु
करणेकरीता दाखला दिलेला आहे.

मा. विभागीय आयुक्त, पुणे विभाग पुणे यांचेकडील परिपत्रक क्र. मह-२ / जमीन /
जनरल / आरआर / ७७२ / २००३, दिनांक २२.९.२००३ मधील तरतुदीनुसार विहित नमुन्यात अर्जदार
यांनी प्रतिज्ञापत्र व क्षतीपत्र दाखल केले आहे. सदर प्रतिज्ञापत्रात विषयांकीत जमीनीचे बाबत खालील
नमुद केलेल्या कोणत्याही कायद्याच्या तरतुदीचा भंग झालेला नाही असे विशद केले आहे.

१. मुंबई कुळ वहिवाट व शेतजमीन अधिनियम १९४८
२. महाराष्ट्र जमीन महसूल अधिनियम १९६६
३. महाराष्ट्र शेत जमीन, जमीन धारण कायदा कमाल मर्यादा अधिनियम १९७६
४. इनाम जमीनी खालसा करण्यासाठीचे निर्गमित केलेले विविध कायदे
५. मुंबई तुकडे पाडण्यास प्रतिबंध करणे व जमीन एकत्रीकरण करणे अधिनियम १९४७
६. महाराष्ट्र अनुराचित जमातींच्या जमीनी प्रत्यापित करणे अधिनियम १९७४
७. महाराष्ट्र खाजगी वने भूसांपादन अधिनियम १९७५
८. नागरी जमीन कमाल धारणा अधिनियम १९७६
९. महाराष्ट्र प्रकल्पबाधित व्यक्तीचे पुनर्वसन अधिनियम १९८६

उपरोक्त नमुद कायद्यातील तरतुदीचा भंग होत नसलेचे तरोच विषयांकीत जमीन वर्ग २
पैकी नसलेचे प्रतिज्ञापत्रात नमुद केलेले आहे.



ल. व. ल.		
५०९	१२	२९
२००६		

२००६

यावरून मी, जिल्हाधिकारी पुणे, महाराष्ट्र जमीन महारूल अधिनियम १९६६ चे कलम ४४ अन्वये प्राप्त अधिकाराचा वापर करून अर्जदार यांना मौजे तुंगार्ली ता.मावळ येथील रा.नं.४४/३ मधील ३७०९९.०० चौ.मी. क्षेत्रावर नियोजित रहिवास वापरासाठीचे रेखांकन आराखडयारा मंजूर करून खालील अटी व शर्तीवर अकृषिक परवानगी देत आहे.

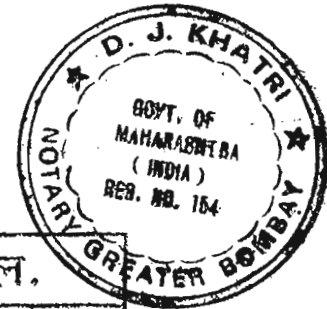
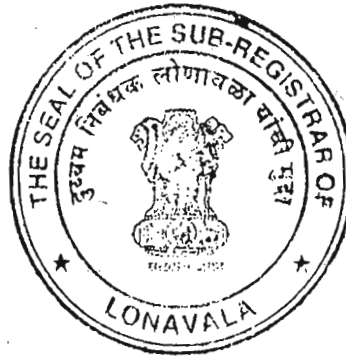
१. अर्जदार यांनी रहिवास वापरासाठी मागणी केलेल्या ३७०९९.०० चौ.मी. क्षेत्रावर प्रति चौ.मी. रु. ०.२७६ या दराने बिनशेती करावयाच्या क्षेत्रावरील वार्षिक आकारणी रु. १०४८८/- रूपांतरीत कर रु. ५२४४०/- दिनांक ८.९.२००५ रोजी भारतीय स्टेट बँक, ट्रेझरी शाखा येथे भरलेले आहेत.
२. रक्कम रु. १०४८८/- अकृषिक आकारणी दरवर्षी भरावी लागेल. रादर आकारणीत शारानाचे नियमानुसार वेळोवेळी होणारे बदल / फरक शासनास देणे अर्जदार यांचेवर बंधनकारक राहिल.
३. रेखांकनातील भूखंड / इमारती या निवासी तसेच प्रचलित नियामावलीतील निवासी विभागामध्ये अनुज्ञेय असलेल्या कारणांसाठीच वापरणे आवश्यक आहे.
४. विषयांकीत जागेवर कोणतेही विकास कार्य सुरु करण्यापूर्वी हे रेखांकन जागेवर भूमी अभिलेख विभागाकडून प्रमाणित करून घ्यावे लागेल. रेखांकन जागेवर कोणत्याही भूखंडाचे किमान क्षेत्रफळ नकाशावर दर्शविल्यापेक्षा कमी भरता कामा नये. तसेच रस्त्याची रुंदी, सुविधा जागा १५ % व खुल्या क्षेत्राचे क्षेत्र १० % मंजूर रेखांकनात दर्शविल्यापेक्षा कमी भरता कामा नये. यामध्ये काही फेरफार झाल्यास अभिन्यास पुन्हा मंजूर करून घ्यावा लागेल. अशा प्रमाणित रेखांकनाची प्रत मा. जिल्हाधिकारी व या कार्यालयाकडे सादर करून त्यास अंतिम मंजूरी घेतल्या शिवाय कोणताही विकास करणेत येऊ नये.
५. रेखांकनातील रस्ते, गटारे, खुली जागा व सुविधा क्षेत्र इत्यादी अर्जदारांनी भूखंड वितरीत करण्यापूर्वी जागेवर स्वखर्चाने व समाधानकारकरित्या विकसित करणे आवश्यक आहे.
६. अभिन्यासातील रस्ते, सुविधा जागा व खुली जागा याची देखभाल अर्जदारांनी करावयास हवी अथवा ते देखभाल करण्यासाठी सुयोग्य प्राधिकरणाच्या ताब्यात द्यावेत. या जागा व रस्ते सर्व जनतेच्या वापरासाठी खुले असतील, तसेच रस्ते शेजारच्या जमीन मालकास वापरण्यास खुले ठेवले पाहिजे.
७. पाणी पुरवठा व सांडपाणी निचरा व्यवस्था अर्जदारांनी स्वखर्चाने व समाधानकारकरित्या करणे आवश्यक राहिल.
८. जमीनीच्या मालकी, हद्दी, वहिवाट इत्यादी बाबत काही वाद उत्पन्न झाल्यास त्यास अर्जदार जबाबदार राहतील.
९. अर्जदारांनी सादर केलेली कोणतीही माहिती तसेच प्रमाणित नमुद केलेली बाब अथवा कागदपत्रे ही चुकीची अथवा दिशाभूल करणारी आढळल्यास प्रत्येकी दिशाभूल समजणेत येईल.

प्रति,

श्री प्रकाश वसंत काणे,
सा.गोल्ड व्हिला सोसायटी, तुंगार्ली, ता.मावळ जि.पुणे



जिल्हाधिकारी, पुणे



ल. व. ल.		
१०९	९३	१६
२००६		

LONAVLA MUNICIPAL COUNCIL

Date: 21/5/2005

No.ENG/BP/

134/04-05

Form No. 2 (Rule No. 5)

2/2

COMMENCEMENT CERTIFICATE

Subject Proposed Construction of residential building on land bearing R.S.No.44/3 at Village Tungarli, Tal-Maval, Dist-Pune.

Prakash V. Kane
Lonavla for Shri/Smt.

on 11/1/2005

Reference: Application / Letter dated
Kanhaiya S. Bhuril
From Shri Kanhaiya Associates, Off No.3, Priya Darshini Sankul
Ward-E, Lonavla 410 401.

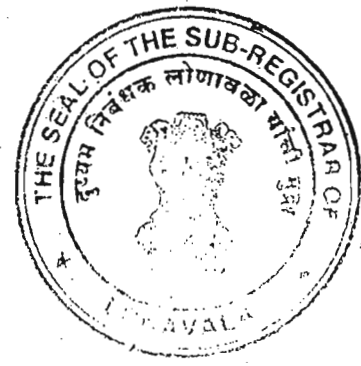
Commencement Certificate under section 45 of the Maharashtra Regional Town Planning Act 1966 is hereby granted to

Shri Prakash V. Kane

residential building on land bearing R.S.No.44/3 at Village Tungarli, Tal-Maval, Dist-Pune

Lonavla as per the accompanying plan as amended by this office in green on the plan & on the following Conditions:

1. That the Commencement Certificate shall remain valid for period first year from the date of issue and there after it shall lapse.
2. That the applicant owner shall intimate the commencement of the construction work to this office in writing in advance.
3. That the applicant owner shall give the advance intimation to the collector of Poona Revenue Branch before commencing Non-Agriculture use of land.
4. Plot/land shall be get demarcated on site before commencement of the work from city survey officer, Lonavla/T.I.L.R. Vadgaon
5. If the existing trees comes under Proposed building prior approval for tree cutting to be obtained from L.M.C.
6. This Municipal Council will not supply water for construction or drinking purpose.
7. That the construction work shall be carried out strictly as per sanctioned plan & as amended by this office in green on the plan. If during the construction any departure from the sanctioned plan is intended or way of internal or external changes, prior sanction of the L.M.C. shall be necessary. A revised plan showing deviations shall be submitted and the procedure laid down for the original plans heretofore shall apply to all such amended plans. Any works done in contravention of the Sanctioned plans, without prior approval of L.M.C. shall be deemed as unauthorized.
8. The owner through his licensed Architect shall give notice to L.M.C. on completion of work up to plinth level, No progress above the plinth shall be carried out unless plinth is checked and approved by L.M.C.
9. All building material shall be stored exclusively within a building plot. The stocking of materials, and details on public roads, highways shall be prohibited except with special permission of L.M.C.
10. No temporary construction shall be permitted without prior approval of L.M.C.



ल. व. ल.		
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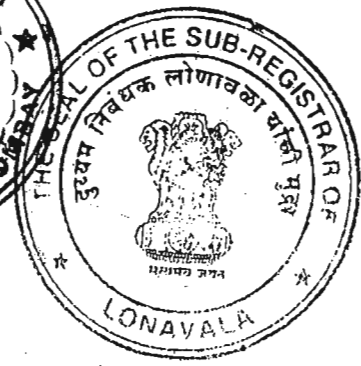
11. If the electrical H.T. Line is passing through or near the plot necessary N.O.C. of the concern Authority shall be submitted L.M.C. before actual commencement of the work on site.
12. If the plot is abutting on the Mumbai -Poona National Highway, or mid Railway line, necessary N.O.C. regarding set back distances from the concern. Authority shall be submitted to L.M.C. before Commencement of the work.
13. The structural design of building shall be carried out in accordance with structural design chapter of national buildings code of India.
14. All material and workmanship shall be of good quality confirming to Indian standard specifications.
15. Plumbing , sanitary and electrical work shall be carried out as per the requirement of Indian standard specifications under the supervision of authorized Licensed Holder.
16. Adequate fire fighting equipment shall be installed.
17. Copy sanctioned plan shall be made available on site whenever requirement by L.M.C. and Police Authorities.
18. The owner shall pay necessary octroi for buildings material time and is liable to show/submit all necessary accounts as and when required by L.M.C.
19. The owner through his licensed Architect shall give notices to L.M.C. regarding completion of work in prescribed form and shall be accompanied by three sets of Record Plan. The built up structure shall not brought into use without occupancy certificate of L.M.C.
20. All portions of the building shall be used for the specific purpose as shown on the sanctioned Record Plan.
21. That the L.M.C. is not responsible for any Government , Technical , Private, Ownership, Area & boundary disputes.
22. If it is noted that the information plan and other details supplied by the applicant is false or wrong the commencement of occupancy certificate shall stand cancelled & applicant will be liable for action under such consequences as maintained in relevant provisions of chapter IV of the Maharashtra Regional Toning Act 1966 and the under sign reserve the right to revoke or modify the permission granted.
23. Display board showing all details of development viz permission No. and dato, plot No, / C.T.S. No./ R.S.No. Plot Area Built up area sanctioned Nos. of tenements Name of the developers Architects etc. shall be erected at prominent Place on site.
24. At least 460 trees to be planted in the plot. *four hundred sixty only*

No. ENG/BP/ 134/04-05
 Date: 21/5/05

[Signature]
 Chief Officer
 Lonavla Municipal Council

To,
 Shri Prakash V. Kane
 C/o. Shri. Kanhaiya S. Bhurat
 Office No.3, Priya Darshini Sankul
 Ward-B, Lonavla 410 401.

- C.F.W.C. to :
1. The Collector of Pune (R.B.)
 2. City Survey Officer, Lonavla/T.I.L.R. Vadgaon (Mayul)
 3. Building Inspector , L.M.C.



ल. व. ल.		
५०९	१८	२९
२००६		

नोगणी प्रमिणीएगए/एमडब्ल्यूएल/एचएलजी(डीडी)



७०२
१९८०-८५/१९९८

व्याम्य निरयत

एचएलजी वरुण वरुण भावना

भावे-कामलिभ

महाराष्ट्र राज्य वडगाव(मावळ) दि १०/१०/१९९८

नोकरांचे संपत्तीपत्र

महाराष्ट्र सरकारने प्रकाशित करण्यात येत आहे की -
गोपड व्हॅली लमहवारी वट्टरना संपत्ती समिती
लुगावळी लोणावळा ता. मावळ जि. पुणे, ही संस्था

महाराष्ट्र सरकारचे अधिनियम, १९६० मधील
(सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९(१)
अन्वये नोंदण्यात आलेली आहे.

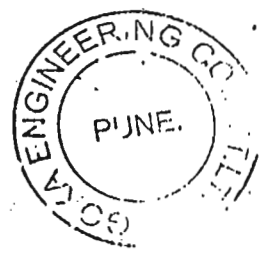
उपरोक्त अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र
सरकारचे अधिनियम, १९६१ मधील नियम क्रमांक १०(१)
अन्वये संस्थेचे वसतीकरण "गुहासिमाणि संस्था" असे

करण "गोडेपदगु मावळी हुक्क गुहासिमाणि" आहे.
संस्था १२



वडगाव(मावळ) जि. पुणे
१०/१०/१९९८

महाराष्ट्र सरकार
व्याम्य निरयत
एचएलजी वरुण वरुण भावना



ल. व. ल.		
१४१	१५	२९
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THE SEAL OF THE SUB-REGISTRAR

Tuesday, July 16, 2003

12:48:08 PM

Original
नोंदणी ३९ म.
Regn. ३९ म.

२०

पावती

पावती क्र. : 3133
दिनांक 15/07/2003
मावाचे नाव गुवाती
दस्तऐवजाचा अनुक्रमांक मसल - 03084 - 2003
दस्ता ऐवजाचा प्रकार मुखत्यारनामा

सादर करणाराचे नाव: प्रकाश परांत फार्म

नोंदणी फी

:- 100.00


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

:- 100.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (5)

एकूण रु. 200.00

आपणास हा दस्ता अंदाजे 1:02PM ह्या वेळेस मिळेल


दुय्यम नियुक्त
मापनावल

याजार मुत्य: 0 रु. गोयदला: 0 रु.
भरलेले मुद्रांक शुल्क: 100 रु.



ल. व. ल.
१०९ १६ २९
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353 दिनांक 20/5/2003
300/-
श्री. प्रकाश वसंत काने
श्री. ए. व्ही. कांबळे



Handwritten signature

उप-कोषागार अधिकारी
नायक-चंद्रगंग

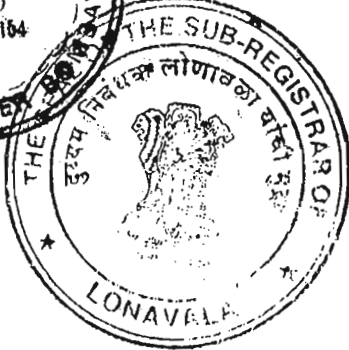
श्री. ल. व. लोधी
सहस्र वृत्त,
मोनालका, नायक, पुणे

ल. व. ल.
30/5/03

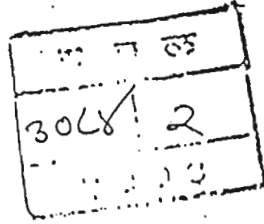


POWER OF ATTORNEY

THIS POWER OF ATTORNEY is made and executed at
Pune on this 15th day of May 2003
TO ALL TO WHOM THESE PRESENTS SHALL COME, I
Mr PRAKASH VASANT KANE, Age about 48 years, Occupation
Agriculture and Business, residing at Chandrana, 87/3, Eranklavana,
Pune 411 004 SEND GREETINGS



ल. व. ल.
30/5/03



22

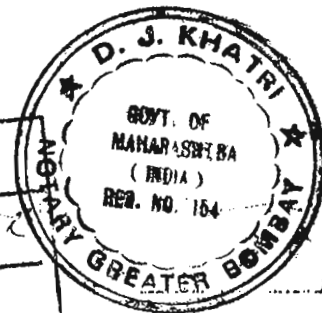
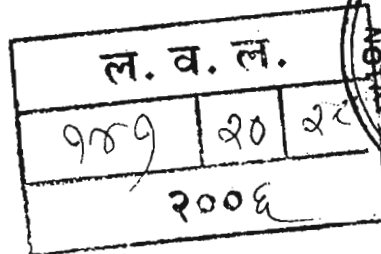
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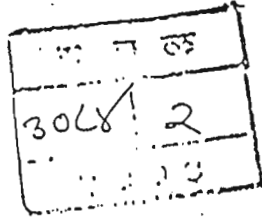
WHEREAS in due course, I am executing in my favour various documents in respect of properties situated in Maval Taluka Pune District. But due to my day to day affairs, I am unable to attend the office of Sub Registrar, at Vadgaon Maval and or any other officer having jurisdiction to register it. And hence it has become necessary for me to appoint some fit and proper person as my constituted power of Attorney holder to register any document executed by me in the office of Sub Registrar having jurisdiction to register it.

AND hence I have decided to appoint fit and proper person to attend the office of Sub Registrar Maval, at Vadgaon and or any other office having jurisdiction to register it and hence I hereby constitute and appoint Mr ANANT VASANT WAIKAR, aged 29 years, Occupation Service, residing at Gold Vally, Lonavla as my lawful and true attorney for me and on my behalf to do, execute or cause to be done, executed all or any of the following acts, deeds, matters and things namely;

1] To appear before the Sub Registrar Maval at Vadgaon on my behalf and to present one or more Agreement to sale, Development Agreements, Sale Deeds, Lease Agreements, Lease Deeds, Consent deeds, Exchange Deeds, Correction Deeds, Confirmation Deeds, Supplementary Deeds, Indemnity Bond, Power of Attorneys, Cancellation Deeds of any documents or any other documents, executed by me in my favour [as Vendor or Purchaser, Lessor or Lessee] for registration and to admit the execution thereof and to do all other acts, deeds, things and matters which my said Attorney shall consider necessary in all respect for registration of such document. To accept original registration receipts and original documents as the case may be.

2] In short, to appear before the Sub Registrar Maval or any other office having jurisdiction to register the documents and to present any documents and/or one or more documents executed by me in my favour as Purchaser or Vendor, as the case may be, and to admit the execution thereof.





22

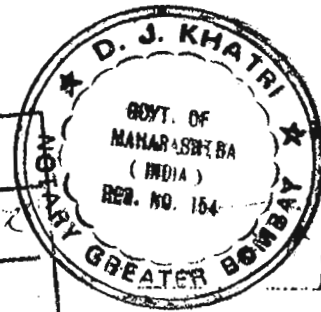
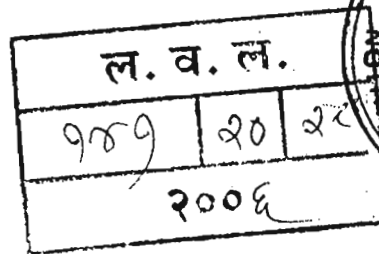
: 2 :

WHEREAS in due course, I am executing in my favour various documents in respect of properties situated in Maval Taluka Pune District. But due to my day to day affairs, I am unable to attend the office of Sub Registrar, at Vadgaon Maval and or any other officer having jurisdiction to register it. And hence it has become necessary for me to appoint some fit and proper person as my constituted power of Attorney holder to register any document executed by me in the office of Sub Registrar having jurisdiction to register it.

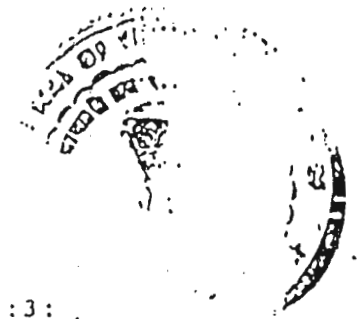
AND hence I have decided to appoint fit and proper person to attend the office of Sub Registrar Maval, at Vadgaon and or any other office having jurisdiction to register it and hence I hereby constitute and appoint Mr ANANT VASANT WALKAR, aged 29 years, Occupation Service, residing at Gold Vally, Lonavla as my lawful and true attorney for me and on my behalf to do, execute or cause to be done, executed all or any of the following acts, deeds, matters and things namely ;

1] To appear before the Sub Registrar Maval at Vadgaon on my behalf and to present one or more Agreement to sale, Development Agreements, Sale Deeds, Lease Agreements, Lease Deeds, Consent deeds, Exchange Deeds, Correction Deeds, Confirmation Deeds, Supplementary Deeds, Indemnity Bond, Power of Attorneys, Cancellation Deeds of any documents or any other documents, executed by me in my favour [as Vendor or Purchaser, Lessor or Lessee] for registration and to admit the execution thereof and to do all other acts, deeds, things and matters which my said Attorney shall consider necessary in all respect for registration of such document. To accept original registration receipts and original documents as the case may be.

2] In short, to appear before the Sub Registrar Maval or any other office having jurisdiction to register the documents and to present any documents and/or one or more documents executed by me in my favour as Purchaser or Vendor, as the case may be, and to admit the execution thereof.



ल. व. ल.
3068 2
2003



: 3 :

3] This Power of Attorney is given to appear before the Sub Registrar Maval and to present the documents executed by me in my favour for registration and to admit the execution thereof.

AND I hereby agree to ratify and confirm all and whatever my said Attorney shall lawfully do or purpose to do under or by virtue of these presents.

I have signed this Power of Attorney on this 15th day of July 2003 at Vadgaon Maval.

① *Witness*

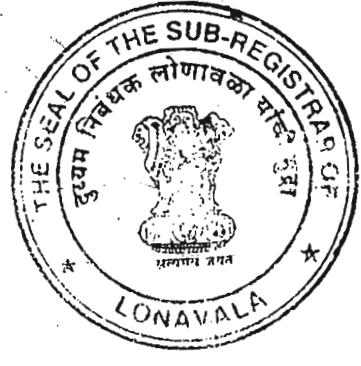
 D. K. SAKHAREKAR
 Lonavala.

②
 A. T. Jadhav.
 Advocate
 Lonavala.

[Prakash Vasant Kane]
 Executant

I hereby agree to act as
 Power of attorney holder
 of Prakash Vasant Kane

[Anant Vasant Waikar]



ल. व. ल.
989 29 21
2003

07/2003 दुय्यम निबंधक

दस्त गोषवारा भाग-1

मयल

दस्त क्र. 3084/2003

४





07/2003
9:00 pm

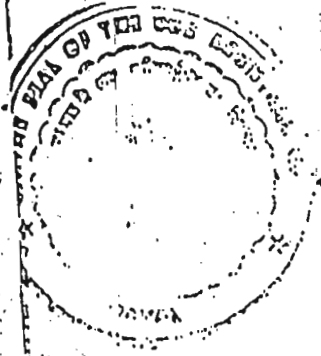
दुय्यम निबंधक
भायळ

क्रमांक : 3084/2003

प्रकार : मुखत्यारनामा

24

पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठराव
<p>प्रकाश परांत काणे पर/प्लेट नं: 07/3 पत्ती/रस्ता: - राश्रीचे नाव: चंद्रगा रास्ता नं: - पत्ता/पत्ता: एरंडवणे पुर/भाय: पुणे सुका: - व: 4</p>	<p>लिहून देणार वय 45 राही</p>		
<p>अनंत परांत यादवकर पर/प्लेट नं: - पत्ती/रस्ता: - राश्रीचे नाव: गोल्ड पॅलेसी रास्ता नं: - पत्ता/पत्ता: - पुर/भाय: लोणावळा सुका: भायळ पुणे</p>	<p>लिहून देणार वय 29 राही</p>		



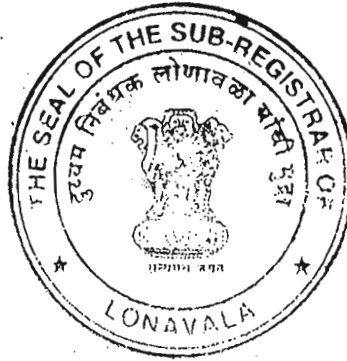
[Signature]

दुय्यम निबंधक
भायळ



गार पायाकरीत [मुखत्यारनामा] दस्तावेज करून दिल्याचे कर्तव्य करतात.

1 OF 1



ल. व. ल.

१०९ २२ २८

२००८

दस्ता क्र. (मवल-3084-2003) या गोपवारा

दस्ता गोपवारा भाग - 2

मवल
दस्ता क्रमांक (3084/2003)

बाजार मूल्य : 0 गोपवारा 0 भरलेले मुद्रांक शुल्क : 100

पावती क्र.: 3133 दिनांक: 15/07/2003

दस्ता हजर घेतल्याचा दिनांक : 15/07/2003 12:46 PM
मिथ्यापनाचा दिनांक : 15/07/2003
दस्ता हजर घरणा-याची सही :

पावतीचे वर्णन
माय: प्रकाश वसंत काणे
100 : मॉदणी फी
100 : नसपत्र (अ. 11(1)), पृथ्वीवादी मकतल (अ. 11(2)),
रजवत (अ. 12) व जायाचित्रण (अ. 13) ->
एकत्रित फी

दस्ताचा प्रकार : 48) मुखत्यारनामा
शिवका क्र. 1 फी घेऊ : (सादरीकरण) 15/07/2003 12:46 PM
शिवका क्र. 2 फी घेऊ : (फ्री) 15/07/2003 12:48 PM
शिवका क्र. 3 फी घेऊ : (कमुती) 15/07/2003 12:48 PM
शिवका क्र. 4 फी घेऊ : (ओळख) 15/07/2003 12:49 PM
दस्ता मॉद घेतल्याचा दिनांक : 15/07/2003 12:49 PM

200: एकूण
द. निवडेकाची सही, मायळ

ओळख :
व्यय निबंधक यांच्या ओळखीचे इतर असे निघेदीत करतात फी, ते दस्ताएवज करून देणा-यांना
सतीश ओळखतात, व त्यांची ओळख पटवितात.
अंत अनांत टी जायय, पर/पल्ले नं: -
हरी/रस्ता: -
प्रातीये नाय: -
परा नं: -
पराहात: -
ए/गाय: लोणावळा
मुण: मायळ पुणे

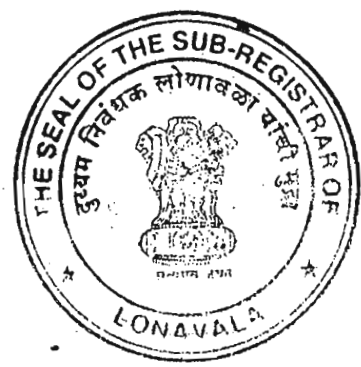
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दस्ता घेवणाची सही

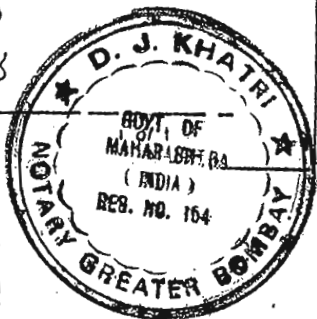


दस्ता किंवा पावतीची फी ही गट्टर दस्त्याक
एकूण ५
द. नि. निवडे

दस्ता नदराय मुद्रांक
3084 संवरी नोंदण
मुद्रांक निवडाव 4195
15/07/2003



ल. व. ल.
१२१ २३ २८
२००६





पचास
रुपये
रु.50

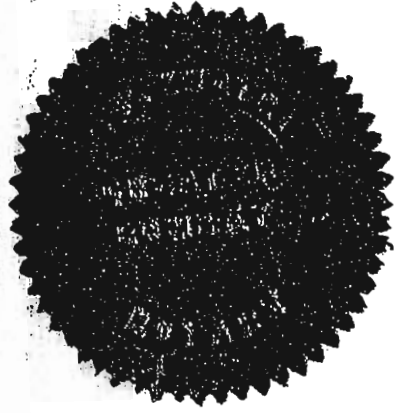


FIFTY
RUPEES
Rs.50

MAHARASHTRA 48 सौ. ज्योती प्र. दुआ
 5 NOV 2005 5, कोडांजी चाकर नं-2, बाळदेव पेडणेकर: मार्ग,
 205 नास हॉस्पिटल परिसर
 श्री/श्रीमती. Pravin P. Golecha
 यांस न्यायिक
 S.V. No. 205

3 DEC 2005

F 754781

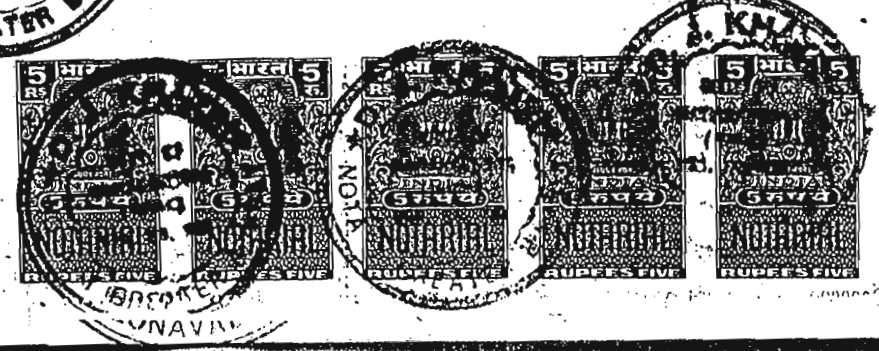


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POWER OF ATTORNEY
 THE SEAL OF THE SUB-REGISTRAR OF
 LONAVALA

ल. व. ल.		
989	28	29
2006		



दस्त क्र. [लवल-141-2006] चा गोषवारा
बाजार मुल्य : 317000 मोबदला 500000 भरलेले मुद्रांक शुल्क : 13750

दस्त हजर केल्याचा दिनांक : 17/01/2006 01:01 PM

निष्पादनाचा दिनांक : 17/01/2006

दस्त हजर करणा-याची सही :

दस्ताचा प्रकार : 25) अभिहस्तांतरणपत्र

शिवका क्र. 1 ची वेळ : (सादरीकरण) 17/01/2006 01:01 PM

शिवका क्र. 2 ची वेळ : (फ्री) 17/01/2006 01:03 PM

शिवका क्र. 3 ची वेळ : (कबुली) 17/01/2006 01:03 PM

शिवका क्र. 4 ची वेळ : (ओळख) 17/01/2006 01:04 PM

दस्त नोंद केल्याचा दिनांक : 17/01/2006 01:04 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करव देणा-याची व्यक्तीशः ओळखतात व त्यांची ओळख पटवितात.

1) निखील- कविश्वर, घर/प्लॉट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: लोणावळा

तालुका: मावळ पुणे.

पिन: -

2) जितेंद्र- बच्छावत, घर/प्लॉट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: मुंबई

तालुका: -

पिन: -

दु. निबंधकाची सही
लोणावळा

पहिले नंबराचे पुस्तकाचे

...१६९... नंबरी नोंदला.

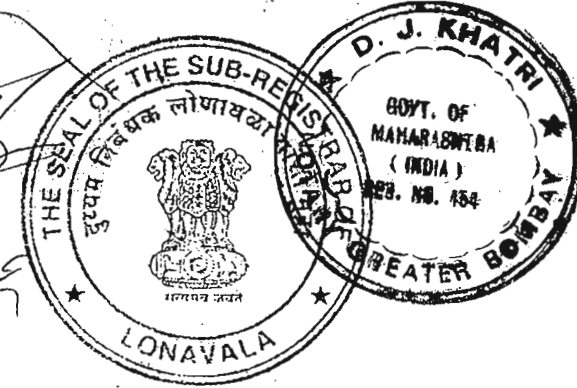
दुर्यम निबंधक श्रेणी - १,

लोणावळा,

दिनांक : 17/1/2006

अति प्रमाणित करण्यात येते की,
सदर दस्तऐवज अस एकूण... पात्रे आहेत

दुर्यम निबंधक श्रेणी - १,
लोणावळा

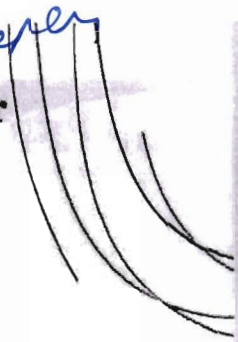


SBB Baram Zardaran Baram



Architecture Govt. Approved Valuer
Engineering Surveyor & Loss Assessor
Interiors
Regd. Office :
28, Stadium Complex, Nanded - 431 602 (MS) India
Tel. : +91-2462-244288
Fax : +91-2462-239909
E-mail : nanded@vastukala.org
sharad@vastukala.org

Sharad B. Chalikwar
B.E.(Civil), F.I.E.(India), F.I.V.,
M.I.C.A., F.I.W.R.S., M.E.
Chartered Engineer (India)
Professional Engineer (India)
CE : AM 054371-6
FIE : F 110926/6
PE : 491
FIV : 9863
CCIT : (N) CCIT /1-14/52/2008-09



Aurangabad Office : Duplex No. A-5/1-2, Kasliwal Prangan, Opp. Div. Sports Complex, Dnyaneshwar Nagar, Garkheda Parisar, Aurangabad - 431 005, M.S., INDIA. Tel.: +91-0240-2357751, Mobile : 9167204062, E-mail : aurangabad@vastukala.org

Valuation Report Prepared For: State Bank of Bikaner And Jaipur / RASMECCC – Santacruz/Anand P. Golecha (4286) Page 2 of 12

Baram
Baram

9167351686

Vastu/SBBJ/Mumbai/12/2013/004286
24/05-162-N
Date: 24.12.2013

CERTIFICATE

This is to certify that the property bearing Bungalow No. 21 "Gold Valley" Co. Op. Hsg. Society, Sector No. C – 3, New Tungarli, Lonavala, Village – Tungarli, Sud – Registrar – Vadgaon Maval, Taluka – Maval, Dist. – Pune belongs to Mr. Anand P. Golecha & Mr. Pravin P. Golecha.

Boundaries of the property.

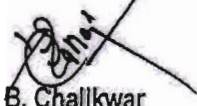
- North : Internal Road & Gold Valley Sector No. - C - 1
- South : Garden
- East : Bungalow No. 20 & Small Jain Temple
- West : Internal Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at ₹ 1,41,81,400/- (Rupees One Crore Forty One Lac Eighty One Thousand & Four Hundred Only).

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For Vastukala Architects and Engineers


Manoj B. Chalikwar
Approved Valuer & Chartered Engineer
Reg. No. CAT-I-F-1763
Encl: Valuation report.



Inward Date	29-02-2020
Inward No.	2/218/18183
Site Engineer	M. Chit
Visit Date	29-02-2020
Visi	
See	02-03-2020
Out	
Outward i.o.	
Maker	Vatsani

Pune Office : D2, Gr. Floor, Krutanjal, 85/20, Erandwane, Law College Road, Pune - 411 004, (M.S.) INDIA. Tel.: +91-20-25422543

Mumbai Office : 002, Ground Floor, Yashashree, Opp. Income Tax Office, Bandra-Kurla Complex, Bandra (E), Mumbai - 400 051, (M.S.) INDIA. Tel.: +91-22-2657 1324, Fax : +91-22-2657 1325, E-mail-mumbai@vastukala.org

	2020 Annual
2020	Annual

2020 Annual