

Receipt (part)

525/17779

Thursday, October 06, 2022

4:44 PM

पावती

Original/Duplicate

गोंदणी क्र. 39M

Regn.: 39M

पावती क्र.: 18901

दिनांक: 06/10/2022

वापराचे नाव: विहरी बांधेरे

इस्तऐवजाचा अनुक्रमांक: हवल24-17779-2022

इस्तऐवजाचा प्रकार: विकसनकारणामा

सादर करणाऱ्याचे नाव: मे गुरुकृपा कन्स्ट्रक्शन्स लॉडे भावीतार दिक्खिप रेवार्नद वावीवा --

गोंदणी फी

रु. 30000.00

इस्त हाताळणी फी

रु. 980.00

पृष्ठांची संख्या: 49

एकूण:

रु. 30980.00

आपणास मूळ दस्त, पंचवनेल प्रिंट, सूची-२ अंदाजे

4:57 PM ह्या वेळेस मिळेल.

JSR Haveli 24

सह. मुख्य निबंधक (वर्ग-२)

हवेली क्र. २४, पुणे.

वाजार शुल्क: रु. 26712700/-

मोबदला रु. 26712700/-

भरलेले मुद्रांक शुल्क: रु. 1335700/-

1) देवळाचा प्रकार: DHC रकम: रु. 1000/-

डीडी/वनावेलापि ऑर्डर क्रमांक: 3009202201448 दिनांक: 06/10/2022

केंचे नाव व पत्ता:

2) देवळाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/वनावेलापि ऑर्डर क्रमांक: MH00887078620223E दिनांक: 06/10/2022

केंचे नाव व पत्ता:

सूची क्र.2

दुय्यम निबंधक : सह द.नि.हवेली 24

दस्तावेज क्र. : 17779/2022

शेदेनी :

Regn:63m

07/10/2022

गावाचे नाव : पिंपरी बाघेरे

(1) विवेकाचा प्रकार	विकसनकरात्मक
(2) मोठेपणा	28712700
(3) बाजारभावा/बांधेपट्टाच्या बाबतितपदराकार अन्वयणी देतो की पट्टेदार ने नमूद करावे	28712700
(4) प्लॉट-आप्ट, वीट/प्लॉट व घरकपांक(असल्यास)	1) पाविषेचे नाव:विजय-विजय म.म.पा. इतर वर्णन : इतर माहिती: गाव मोले पिंपरी बाघेरे पेथीव गिरीएस नं. 1399, 1399/1 ते 1399/6 वरील प्लॉट नं. 321 बांधी एलुग क्षेत्र 481.465 चौ. मी. (Plot Number : 321 ;)
(5) क्षेत्रफळ	1) 461.465 चौ.मीटर
(6) अकारणी किंवा जुडी देण्यास असेल तेव्हा	
(7) दस्तऐवज करम देणा-या/निवृत्त ठेवणा-या पक्षदाराचे नाव किंवा विवाहीन म्यापारयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिलिपिचे नाव व पत्ता	1): नाव:-राधिका को-ऑप होमिंग सोसायटी लि. सर्वे क्षेत्रकम मनीषाबा कोविंदरपान पुरी - - बघ:-60; पत्ता:-प्लॉट नं. : बाळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं. : पिंपरी बाघेरे , महाराष्ट्र, पुणे, पिन कोड:-411027 प्लॉट नं. : AAYP6664P 2): नाव:-राधिका को-ऑप होमिंग सोसायटी लि. सर्वे क्षेत्रकम मनीषाबा कोविंदरपान पुरी - - बघ:-58; पत्ता:-प्लॉट नं. : बाळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं. : पिंपरी पुणे, महाराष्ट्र, पुणे, पिन कोड:-411017 प्लॉट नं. : AAYP6664P 3): नाव:-समासद किमन लक्ष्मण बोरस - - बघ:-49; पत्ता:-प्लॉट नं. : बाळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं. : पिंपरी पुणे, महाराष्ट्र, पुणे, पिन कोड:-411017 प्लॉट नं. : AMVPT5549B 4): नाव:-समासद सुनील किमन बोरस - - बघ:-42; पत्ता:-प्लॉट नं. : बाळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं. : पिंपरी पुणे, महाराष्ट्र, पुणे, पिन कोड:-411017 प्लॉट नं. : AOAPT5374C 5): नाव:-समासद चंद्रकांत कल्याणदास देवगानी - - बघ:-58; पत्ता:-प्लॉट नं. : बाळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं. : पिंपरी पुणे, महाराष्ट्र, पुणे, पिन कोड:-411017 प्लॉट नं. : ABBPR7929M 6): नाव:-समासद कविता चंद्रकांत देवगानी - - बघ:-56; पत्ता:-प्लॉट नं. : बाळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं. : पिंपरी पुणे, महाराष्ट्र, पुणे, पिन कोड:-411017 प्लॉट नं. : CENPR9010M 7): नाव:-समासद लक्ष्मण चंद्रकांत देवगानी - - बघ:-31; पत्ता:-प्लॉट नं. : बाळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं. : पिंपरी पुणे, महाराष्ट्र, पुणे, पिन कोड:-411017 प्लॉट नं. : AWHPR1003K 8): नाव:-समासद देवा मोहनदास बाळगानी - - बघ:-60; पत्ता:-प्लॉट नं. : बाळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं. : काळेवाडी पिंपरी पुणे, महाराष्ट्र, पुणे, पिन कोड:-411017 प्लॉट नं. : AAPPW8358C 9): नाव:-समासद मोठा हरकृष्णदास बाळगानी - - बघ:-58; पत्ता:-प्लॉट नं. : बाळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं. : पिंपरी पुणे, महाराष्ट्र, पुणे, पिन कोड:-411017 प्लॉट नं. : ABAPK8127F 10): नाव:-समासद सुरावाई हरकृष्णदास बाळगानी - - बघ:-30; पत्ता:-प्लॉट नं. : बाळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं. : पिंपरी पुणे, महाराष्ट्र, पुणे, पिन कोड:-411017 प्लॉट नं. : LVQPK8907A 11): नाव:-समासद सतीशबाई सुधमी कमलचंदगानी - - बघ:-68; पत्ता:-प्लॉट नं. : बाळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं. : पिंपरी पुणे, महाराष्ट्र, पुणे, पिन कोड:-411017 प्लॉट नं. : BZEPP8759H 12): नाव:-समासद संगीता सुनीलकुमार पंगवानी - - बघ:-42; पत्ता:-प्लॉट नं. : बाळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं. : पिंपरी पुणे, महाराष्ट्र, पुणे, पिन कोड:-411017 प्लॉट नं. : BYLPP2827A 13): नाव:-समासद भारती ज्योत्सनाकांत जयगानी - - बघ:-63; पत्ता:-प्लॉट नं. : बाळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं. : पिंपरी पुणे, महाराष्ट्र, पुणे, पिन कोड:-411017 प्लॉट नं. : ACBPJ5793D 14): नाव:-समासद पुष्पादेवी महावीर शिंदे - - बघ:-68; पत्ता:-प्लॉट नं. : बाळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं. : पिंपरी पुणे, महाराष्ट्र, पुणे, पिन कोड:-411017 प्लॉट नं. : AIUPM1098G 15): नाव:-समासद सतीश गिरधारीदास लवानी - - बघ:-62; पत्ता:-प्लॉट नं. : बाळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं. : पिंपरी पुणे, महाराष्ट्र, पुणे, पिन कोड:-411017 प्लॉट नं. : ADEPL9802C 16): नाव:-समासद मरवीण विरछारीदास लवानी - - बघ:-48; पत्ता:-प्लॉट नं. : बाळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं. : पिंपरी पुणे, महाराष्ट्र, पुणे, पिन कोड:-411017 प्लॉट नं. : ADLPL0500E 17): नाव:-समासद विनोद प्रकाश चिंचानी - - बघ:-38; पत्ता:-प्लॉट नं. : बाळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं. : पिंपरी पुणे, महाराष्ट्र, पुणे, पिन कोड:-411017 प्लॉट नं. : BILPG7493R 18): नाव:-समासद निखिल प्रकाश चिंचानी - - बघ:-53; पत्ता:-प्लॉट नं. : बाळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं. : पिंपरी पुणे, महाराष्ट्र, पुणे, पिन कोड:-411017 प्लॉट नं. : BILPG7493R 19): नाव:-समासद राधिका दिपक तुलसी - - बघ:-32; पत्ता:-प्लॉट नं. : बाळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं. : पिंपरी पुणे, महाराष्ट्र, पुणे, पिन कोड:-411017 प्लॉट नं. : AXEPG1835C 20): नाव:-मे गुरुकृपा कन्स्ट्रक्शन्स सर्वे भागीदार दिनीप देवाचंद बांधीबा - - बघ:-42; पत्ता:-प्लॉट नं. : बाळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं. : पिंपरी पुणे, महाराष्ट्र, पुणे, पिन कोड:-411017 प्लॉट नं. : AAXFG8944N 21): नाव:-मे गुरुकृपा कन्स्ट्रक्शन्स सर्वे भागीदार राजिप हीरानंद आसवानी - - बघ:-22; पत्ता:-प्लॉट नं. : बाळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं. : पिंपरी पुणे, महाराष्ट्र, पुणे, पिन कोड:-411017 प्लॉट नं. : AAXFG8944N 22): नाव:-मे गुरुकृपा कन्स्ट्रक्शन्स सर्वे भागीदार विजयकुमार कोविंदरपान दासगानी - - बघ:-56; पत्ता:-प्लॉट नं. : बाळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं. : पिंपरी पुणे, महाराष्ट्र, पुणे, पिन कोड:-411017 प्लॉट नं. : AAXFG8944N
(8) दस्तऐवज करम देणा-या पक्षदाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिलिपिचे नाव व पत्ता	
(9) दस्तऐवज करम देण्याचा दिनांक	06/10/2022
(10) दस्त नोंदणी केल्याचा दिनांक	07/10/2022
(11) अनुकरावळ, खंड व पृष्ठ	17779/2022
(12) बाजारभावाच्या मुद्रांक शुल्क	1335700
(13) बाजारभावाच्या नोंदणी शुल्क	30000
(14) मेटा	

मुद्रांकनामाची विचारात घेतलेला तपशील:-

मुद्रांकनामाची अन्वयवस्तु माही कारण दस्तऐवजातुसार आवश्यक माही कारणांचा तपशील दस्तऐवजातुसार आवश्यक नाही



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Debit Number	Debit Date
1	GURUKRUPA CONSTRUCTIONS	eChallan	00040572022100674088	MH005870788202223E	1335700.00	SD	0004365554202223	06/10/2022
2		DHC		3009202201448	1000	RF	3009202201448D	06/10/2022
3	GURUKRUPA CONSTRUCTIONS	eChallan		MH005870788202223E	30000	RF	0004365554202223	06/10/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



दस्तावेजची मुळ प्रत
श्री/श्रीमती.....वादीयि)
यांना दिली.
दि. 7 / 10 / 2022


सह.दुय्यम निबंधक (वर्ग-२)
हवेली क्र. २४



मुल्यांकन आदेश

सह दुय्यम निबंधक (वर्ग-2) हवेली क्र.24 पुणे शहर पुणे

सादर

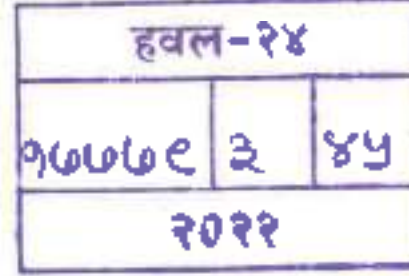
सिहुन घेणार बांधे जाव - मे गुरुकृपा कन्स्ट्रक्शन्स तर्फे भागीदार दिलीप रेखाचंद बाधीया व इतर 1

सिहुन देणार बांधे जाव - राधिका को-ऑप हौसिंग सोसायटी लि. तर्फे धरमन मनोमाला जोगिंदरपान्त पुरी व इतर 18

निष्पादन दिनांक - 06.10.2022

दस्तावा प्रकार - विकसन करारनामा

मिळकतीचे वर्णन -



सम	विभाग क्र.	बांधकाम	कुली जमीन दर	विवासी दर	वरच्या मजल्यावरील दुकाने/व्यावसायिक (ऑफीस)	तक मजल्यावरील दुकाने/व्यावसायिक (ऑफीस)	औद्योगिक दर
2022 - 23	1/17	28620	18230	69050	79410	91980	0

एकुण क्षेत्र - 481.47 ,FS। 3 461.47 X 3 = 1384.41 चौ.मीटर

चतुःसिमा सिमेमध्ये वस्तुविक 18 मीटर रोड आहे.

हिस्तेदारी=मूळ मातक 1)1500 चौ.फुट व 4 सदमिका = 8000 चौ.फुट कारपेट

2) 1805 चौ.फुट व 2 सदमिका = 3610 चौ.फुट कारपेट

1+2= 9610 चौ.फुट कारपेट बांधकाम मिळणार आहे म्हणजेच 893.13

चौ.मी.कारपेट

3) 6 कार पार्कींग =12.5 X 6 = 75 चौ.मी.

अ) मातकाम मिळणारा मोबदला -

1) बांधकाम = 893.13 X1.1X28620= 26152632.66/- म्हणजेच 26152700/-

2) पार्कींग = 75 X28620X25%=499125/- म्हणजेच 500000/-

3) सेक्युरिटी डीपाझीट 300000 X 10 % X 2 वर्ष = 60000/-

1 + 2 + 3 = 26152700 + 500000 + 60000 = 2,67,12,700/-

ब) जमीनीचे बाजारमूल्य

(1384.41 - 893.61) = 490.8 चौ.मीटर

490.14 X 18230 = 8947284/-

अ व ब पैकी अ चे र. 2,67,12,700/- मुख्य जास्त असल्याने मुद्रांक शुल्काची परीमनना करण्यासाठी विचारात घेणे उचित वाटते

सह. दुय्यम निबंधक (वर्ग-२)
हवेली क्र. २४.पुणे.



हवल-२४		
१७७७९	५	४५
२०२२		

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and executed on this 6 day
of month of ~~September~~ in the year Two Thousand and Twenty Two.
Oct

BETWEEN

RADHIKA CO-OPERATIVE HOUSING SOCIETY LTD.

A Co-operative Housing Society
Registered under the Maharashtra
Co-operative Societies Act, 1960,
under Registration No. PNA/HSG/184/1973
dated 03.10.1973,
Having its registered office at: Plot No. 321 - 322,
Near Tapovan Mandir, Pimpri, Pune 411017
Through it's

a. Chairman

MRS. MANTMALA JOGINDERPAL PURI

Age: 60 years, Occupation: Service
Residing At : B 3/101, Tushar Residency,
Opposite Rainbow Plaza, Pimple Saudagar, Pune 411027,
PAN : AAYPP5664P

b. Secretary

MRS. MEENA C KHAMCHANDANI ALIAS KHANCHANDANI

Age: 59 years, Occupation: Housewife
Residing At : Flat No. 9, Radhika Co Operative
Society, Near Tapovan Mandir, Pimpri Pune
PAN : AJGPK1663G

MEMBERS :

1. MR. KISAN LAXMAN THORAT

Age: 49 years, Occupation: Business
PAN : AHVPT5549B

2. MRS. TRUPTI KISHAN THORAT

Age: 42 years, Occupation: Housewife
PAN : ADAPT5374C

Nos. 1 & 2 Residing At : 31/18, B Block, River road,
Karachi Chowk, Pimpri, Pune 411017

3. MR. CHANDURLAL KALAYANDAS RELWANI

Age: 59 years, Occupation: Retired
PAN : ABBPR7929M

4. MRS. KAVITA CHANDURLAL RELWANI

Age: 56 years, Occupation: Housewife
PAN : CENPR9010N

D. Pawadhye
A. K. Sawant

P. R. Ramani

Medani

Man Mohan P.



हवल-२४		
१७७७९	६	४५
२०२२		

5. MR. LAKHAN CHANDURLAL RELWANI

Age: 31 years, Occupation: Service
PAN: AWHPR1003K

Nos. 3 to 5 Residing At: B Block, 6/20, Back side River road,
Near Laxmi Dharamshala, Pimpri, Pune 411017

6. MRS. REKHA MOHANLAL WADHWANI

Age: 60 years, Occupation: Housewife
Residing At: Flat No. 3, Radhika Society,
Ashok Talkies road, Pimpri, Pune 411017
PAN: AAPPW8356C

7. MR. NARESH HARGUNDAS KHANCHANDANI

Age: 58 years, Occupation: Retired
Residing At: Flat No. 6, Radhika Society,
Ashok Talkies road, Pimpri, Pune 411017
PAN: ABAPK8127F

8. MRS. SURABAI HARAGUNDAS KHANCHANDANI

Age: 83 years, Occupation: Housewife
Residing At: Flat No. 5, Radhika Society,
Ashok Talkies road, Pimpri, Pune 411017
PAN: LVQPK8907A

9. MRS. LACHIBAI SUDHAMONMAL PANJWANI

Age: 66 years, Occupation: Business
PAN: BZEPP8759H

10. MRS. SANGEETA SUNEELKUMAR PANJWANI

Age: 42 years, Occupation: Business
PAN: BYLPP2827A

Nos. 9 & 10 Residing At: Flat No. 306, Wing A, KDM Planet,
Survey No. 10/1/2, Near Sant Nirankari Bhavan, Vijay nagar,
Kalewadi, Pimpri, Pune 411017

11. MRS. BHARATI OMPRAKASH JHAMTANI

Age: 53 years, Occupation: Housewife
Residing At: Jayesh Niwas, Plot No. 132/B, Near
Monika Apartment No.5, Pimpri Colony, Pune 411017
PAN: ACIPJ5733D

12. MRS. PUSHPADEVI MAHAVEER MITTAL

Age: 68 years, Occupation: Housewife
Residing At: Flat No. 10, Radhika Society,
Ashok Talkies road, Pimpri, Pune 411017
PAN: AIUPM1098G

13. MR. ASHOK GIRIDHARILAL LAKHANI

Age: 62 years, Occupation: Retired
Residing At: Flat No.11, Radhika Housing Society,

Medani

Mani Mahab



हवल-२४		
१७७७६	७	४५
२०२२		

Pimpri, Pune 411017
PAN : ADEPL9802C

14. MISS. SHARMILA GIRDHARILAL LAKHANI
Age: 49 years, Occupation: Housewife
Residing At : Flat No.11, Radhika Housing Society,
Pimpri, Pune 411017
PAN : ADLPL0500E

15. MR. VINOD PRAKASH GIDWANI
Age: 36 years, Occupation: Business
PAN : AKVPG3455C

16. SMT. NEELAM PRAKASH GIDWANI
Age: 53 years, Occupation: Housewife
PAN : BILPG7493R

Nos. 15 & 16 Residing At : Flat No. 12, Radhika Society,
Ashok Talles road, Pimpri, Pune 411017

17. MRS. RADHIKA DEEPAK TULSANI
Age : 32 years, Occupation: Housewife
Residing At : C Block 1/1, Jain Road,
Sai Chowk, Pimpri, Pune 411017
PAN : AXEPG1635Q

Hereinafter called and referred to as 'THE OWNER' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, representatives, assigns, executors and administrators)

...PARTY OF THE FIRST PART

AND

M/s. GURUKRUPA CONSTRUCTIONS
A Partnership Firm registered under
The Indian Partnership Act, 1932,
PAN : AAXFG8944N
Through its Partners
1. MR. DILIP REVACHAND WADHIYA
Age: 42 years, Occupation: Business
Residing At : Flat No. 405, KDM Planet, Wing A,
Survey No. 108/1/2, Near Sant Nirankari Bhavan,
Kalewadi, Pune 411017
PAN : ABFPW3732K

2. MR. ASHISH HEERANAND ASWANI
Age: 22 years, Occupation: Business
Residing At : H B 18/4, Opposite Shanl Mandir,
Pimpri, Pune 411017
PAN : DVBPA3808K

Molani

Mani Mohan R.



हवल-२४		
१७७७७७	<	४५
२०२२		

3. MR. VIJAYKUMAR GOPIRAM RAMNANI

Age: 56 years, Occupation: Business

Residing At : Suldwani Capital, Pimpri, Pune 411017

PAN : AAOPR0793B

Hereinafter called and referred to as **"THE DEVELOPER"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the said firm, its present and future partners and their legal heirs, representatives, assigns, executors and administrators)

...PARTY OF THE SECOND PART

WHEREAS the land more particularly described in the Schedule written hereunder (herein after called and referred to aforesaid the 'said land' for the sake of brevity and convenience) belong to Radhika Co - Operative Housing Society Ltd.:

AND WHEREAS the flat constructed on the said land belonged to following members:

Flat No.	Name
1	Mr. Kisan Laxman Thorat and Mrs. Trupti Kishan Thorat
2	Mr. Chandurlal Kalayandas Relwani, Mrs. Kavita Chandurlal Relwani and Mr. Lakhan Chandurlal Relwani
3	Mrs. Rekha Mohanlal Wadhwani
4	Mrs. Manimala Joginderpal Puri
5	Mrs. Surabai Haragundas Khanchandani
6	Mr. Naresh Hargundas Khanchandani
7	Mrs. Lachibai Sudhamonmal Panjwani and Mrs. Sangeeta Suneelkumar Panjwani
8	Mrs. Bharati Omprakash Jhamtani
9	Mrs. Meena C Khamchandani Alias Khanchandani
10	Mrs. Pushpadevi Mahaveer Mittal
11	Mr. Ashok Giridharilal Lakhani Miss. Sharmila Giridharilal Lakhani
12	Mr. Prakash Vishnu Gidwani and Mr. Vinod Prakash Gidwani

AND WHEREAS the said Mr. Prakash Vishnu Gidwani died on 01.06.2021 leaving behind him Mr. Vinod Prakash Gidwani (son), Mrs. Radhika Deepak Tulsani (daughter) and Smt. Neelam Prakash Gidwani (widow) as his legal heirs.

AND WHEREAS the said building is very old and therefore all the Owners of the Flats jointly and collectively decided to get their building redeveloped for availing bigger and better area of existing Flats with ultra-modern amenities and facilities in the proposed development of their Society Land through some reputed Developers/ Builders, who are well versed and experience of carrying on such projects successfully.

Radhika Tulsani

4 *McDani*



हवल-२४		
१०६६८८	८५	
२०२२		

AND WHEREAS the present Developers have also met the Owners of Flat and offered to carry on the redevelopment work on the said land with the best working proposal, which being one of the best and reasonable one amongst all other offers received by the Owners and accordingly was accepted by them unanimously and the Owners accordingly had a joint meeting amongst themselves and in the special general Body meeting have decided to grant/ assign development rights of the said land in favour of the Developer herein and simultaneously have also granted authority to the Managing Committee to enter into Agreement with the present Developers on the terms and conditions as agreed and as enumerated herein below;

AND WHEREAS after protracted negotiations by and between the parties herein, the parties have deemed it necessary to reduce in writing the terms and conditions on which the present Agreement is founded;

AND NOW THEREFORE THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. ASSIGNMENT OF DEVELOPMENT RIGHTS:

The Owner have assigned development rights of the land more particularly described in the **Schedule I** written hereunder (hereto before and herein after called and referred to as the '**said Land**' for the sake of brevity and convenience) in favour of the Developer and the Developer has acquired the same on the terms and conditions enumerated herein below.

2. CONSIDERATION:

2.1 That in consideration of the development rights the Developer has agreed to allot 6 Flats, (4 Flats - each flat admeasuring about 1500 sq. ft. Saleable Area i.e. 1111.11 sq. ft. Carpet Area and 2 Flats - each flat admeasuring about 1805 Sq. ft. Saleable Area i.e. 1337 Sq. ft. Carpet Area) including complete terrace and balcony area, in all respect with all standard specifications, amenities and facilities as separately marked and annexed with this agreement as Annexure-I to and in favour of the Owner in the project being constructed on the said land.

2.2 That the cost required for causing said CONSTRUCTIONS for the Owner is the consideration of the present transaction. That the Owner shall not be entitled to claim any additional consideration barring the aforesaid constructed area.

2.3 The Developer has agreed to complete the CONSTRUCTIONS of the area agreed to be allotted and simultaneously possession of the constructed area to be handed over to the Owner within a period of 24 months from the date of execution of the present agreement. It is further agreed that the Developer shall obtain and get sanctioned building plans for the proposed development within a period of 3 months from the date of this Agreement and shall undertake development and CONSTRUCTIONS work immediately with 1 month from date of sanction of plans. However the Developer shall be entitled to an extension of further 6 months of time only for completing and handing over the project. No further extension will be granted to Developer. Time is a essence of contract.

2.4 The Developer shall allot aforesaid constructed premises in the form of specific flats, in the building proposed to be constructed on the said land in favour of the Owner herein, within a period of One month from the date of obtaining

McDani

Manish



हवल-२४		
१७५५९	१०	४५
२०२२		

sanctioned building plan, by executing and registering a Separate Supplementary Agreement for each flat in favour of the Owner herein.

2.5 It is agreed between the parties that after registration of the aforesaid Supplementary Agreement of each flat in favour of the Owner, the Developer shall be entitled to transfer/assign/sell flats of his share.

2.6 That the Owner shall pay Income Tax and any other charges or Taxes in respect of constructed area allotted to the Owner herein. However MSDDL, Transfer charges, Stamp duty for the Flats specified agreed to be allotted to the Owners will be borne by Developer. That in case additional area is allotted by Developer to Owner, necessary Stamp duty on additional area shall be paid by respective Owner.

2.7 That the each Owner shall pay maintenance amount of Rs.36,000/- per flat to the Developer for a period of 24 months at the time of taking possession of their flats.

2.8 That it is agreed between the parties that the members of the society shall pay property tax of their respective old flats, in case Members of society failed to do so, the same shall be paid by Developer and Developer shall be entitled to recover same from respective flat Holders.

2.9 The Developer shall allot One Covered car parking for each flat to the Owner herein.

2.10 The Developer shall not construct any pent house and/ or allot private terrace adjoining top floor terrace and/ or the top terrace to any individual Owner/Purchaser.

2.11 The developer shall construct the building in the manner that the entire terrace above the last floor will belong to all society members i.e. old & new.

2.12 That the Developer shall construct compound wall for the said land and shall not amalgamate the same with the adjoining properties specially with the Diamond Society property. The property of the present Owners will remain intact will proper compound wall.

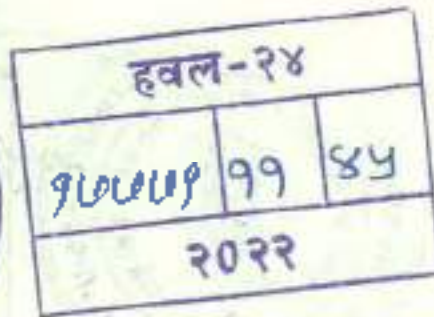
2.13 That the Developer shall pay to Owner an amount of Rs.7,500/- per month per flat towards Monthly rent and additional amount of Rs.7,500/- per month per flat to the Owner for delay of possession, if any. That the aforesaid amount shall be paid by Developer to Owner quarterly.

(all members)

2.14 That in the event the area of the flat allotted to the Owner is found to be less than the aforesaid area the allotted to the Owner, then the Developer pay to Owner an amount of Rs.10,000/- per sq. ft. for the less area and similarly in the event the area of the flats allotted to the Owner is found to be more than the aforesaid area to the allotted to the Owner, then the Owner shall pay to Developer an amount of Rs.7500/- per sq. ft. for the more area.

Mansi Malhotra

Medani



2.15 If the CONSTRUCTIONS is stopped due to paucity of funds for more than 3 months, the owner shall have the right to transfer the rights of CONSTRUCTIONS to another developer.

3. DEPOSIT :

3.1 In addition to the aforesaid consideration, the Developer herein has paid interest free refundable deposit of Rs.3,00,000/- (Rupees Three Lakh Only) @ Rs. 25,000/- (Rupees Twenty Five Thousand Only) to each of the member of the Owner Society herein. The members of the Owner Society acknowledges the receipt of aforesaid total interest-free refundable deposit and doth hereby acquit, release and discharge the Developer from the same.

3.2 That the respective members of the Owner Society shall refund the aforesaid interest-free refundable deposit to the Developer at the time of taking possession of their units. In case any of the member of the Owner Society fails to repay the refundable deposit to the Developer. Developer shall be entitled to withhold the possession of respective flat to respective members of the society.

4. DECLARATION:

4.1 The Owner hereby declare that the statements, representations and declarations made by them in the foregoing recitals is true to the best of their knowledge and is made by them conscientiously believing the same to be true, knowing fully well that relying upon the said statements, representations and declarations to be true and correct and the Developer only after fully satisfying themselves about the title and members right have agreed to acquire development rights of the said land. The Owner shall not be entitled to cancel the present agreement subject to however the Developer completes the CONSTRUCTIONS, development work on the said land and handover the vacant and peaceful possession of the Flat completed in all respected within agreed specified period as set forth in Clause 2.3 and 2.6 hereinabove and the Developer does not breach any of the terms of payment specially the Rentals and deposits to the Owner members.

5. TITLE:

5.1 The Owner hereby declare, assure, undertake, confirm, and affirms unto the Developer that there is no encumbrances, mortgages, liens, covenants, restrictions, easements or any outstanding interest or claims on or any liabilities to any taxation authorities or affecting the said land nor is the said land the subject matter of any pending suit or attachment either before or after judgment, neither the Owner or any person claiming through them, have entered into any Agreement in respect of the said Land with any person or party, prior hereto and that the Owner have not granted any right of way or easement or license or any other right in respect of the said Land and that no right has become effective by prescription or otherwise howsoever and the Owner has not received any notice of acquisition, requisition or reservation in respect of the said Land from any Government, Semi-Government or any other Local Authority.

5.2 That they the Owner have presented to the Developer all the documents of title available with them and the Developer themselves have taken the responsibility of obtaining all such deeds and documents pertaining to the title of

Mcdair

7

Main Mark



हवल-२४		
१७७७९१२	४५	
२०२२		

the land and/ or the society out of their own cost and efforts without making the Owner liable for the same. The Developers are satisfied with the Title and rights of the Owners and their holders, members and they (developer) shall not raise any issue regarding the title and/ or rights of the Owner and/ or its members/ Flat Owners. The Developer shall clear all such issues if any, at their own cost and consequences.

6. TAXES:

6.1 The Owner doth hereby declares assures, agrees and undertakes unto the Developers that they have paid all taxes, cesses and other revenues in respect of the said Land till today and that there are no arrears of whatsoever nature in respect of the same. It has been further agreed by the Owner herein that if it all any arrears in respect of the said taxes, cesses and other revenues of the said Land are found due in future, the Owner shall pay the same immediately.

7. POSSESSION:

7.1 The Owner shall handover the possession of their respective flats to the Developer only after one Month of the Developer obtaining the sanction of the Building plans and all statutory permissions from all competent authority for commencement of development work and on executing and registering a Supplementary Agreement confirming the allotment of proposed Flats to the respective member Owner of the society. The Developer shall thereafter be entitled to demolish the existing structures and the Developer shall be entitled to the possession of the property as a mere Licensee only.

8. AUTHORITY & RIGHT OF DEVELOPER:

The Owner hereby agree, assure, confirm and affirm unto the Developer that the Developer shall at his/its own cost, risk and responsibility shall be entitled to do the following acts, deeds and things:-

8.1 To make necessary applications to the authorities concerned for obtaining permission for development, including Commencement Certificate in the name of the Owner and the Owner shall join in such application (if required) but the responsibility of obtaining such permissions will be on the Developer and the Developer will comply with the terms and conditions thereof.

8.2 To get the layout, and other building plans prepared from the Architect and get the same sanctioned from the Pimpri Chinchwad Municipal Corporation and/or other Government or concerned Authority. To get the requisite plans, designs, sections, elevations, etc., duly made from Architects, RCC consultants etc., as the Developer may nominate. To file the said plans with concerned authorities and get them sanctioned on the payment of necessary charges and to revise the plans from time to time.

8.3 To Develop the said land for residential project only /or such other user or users as may be permissible by the Local Body and/or Planning Authority from time to time and to construct building or buildings on the said land and to sell flats/units and other premises in proposed building or buildings either on Ownership basis or on other basis as the Developer may desire or deem fit and to

Mani Mahesh

Medani



हवल-२४		
१७७७९	९३	४५
२०२२		

receive consideration and to appropriate the same without being liable to account for the same to the Owner. The Developer shall on completion of the tenements and/or building/s on the said land be entitled to hand over and give possession of the flats, units to the prospective Purchaser of such flats, units. The Developer here undertakes and confirms that they shall obtain sanction for and develop only Residential Project in the Owners land.

8.4 To carry out all or any items of works for the development of the said land including laying of drainage, cables, water pipes and other connections as per the terms and conditions as may be imposed by the Pimpri Chinchwad Municipal Corporation and other authorities while sanctioning the plans or otherwise for the purpose of developing the said land.

8.5 To enter into separate contracts in its own name with suppliers of materials, building contractors, Architects, Engineers and other Agencies for carrying out of the development of the said land at its own risk and cost.

8.6 During the course of development of the said land, if any deposits, refundable or otherwise, is required to be made to the Pimpri Chinchwad Municipal Corporation or any other local authority or public body, the same shall be made by the Developer, who shall also be entitled to the refund of such deposits. In case, the Owner receives refund of such deposit, the Owner will forthwith reimburse to the Developer such amounts. To enable the Developer to obtain the refund, the Owner shall sign or execute all such writings as may be required by the Developer in that behalf, without raising any objection or requisition in that behalf.

8.7 The property card and Ownership as on today is in the name of Radhika Co- Operative Housing Society Ltd. and the same shall remain irrevocable.

9. TDR/FSI:

The Developer shall be entitled to utilize all the present and future FSI available and also to load any TDR (Transfer of Development Rights), which may be permissible to be utilized on the said land so as to develop the said land to the sole benefit of the Developer till the completion is obtained and possession is handed over to the respective Owners. The Owner shall not object or raise any dispute for the Developer utilizing any other TDR/DRC as permissible by law on the said land and loading the same thereon. The Owner covenants not to claim any further amount or benefit for the Developer loading any TDR/DRC in and upon the said land or consuming additional FSI if available. In the event the said land or any part thereof is acquired for public road or is acquired under any reservation hereafter by any authority including, Pimpri Chinchwad Municipal Corporation then in such an event the Developer shall alone have a right to hand over possession thereof to the concerned authority and the Developer shall be entitled to claim the compensation thereof either in terms of money or by way of TDR or by loading the FSI pertaining thereto on the remaining part of the said land. The Owners shall not raise any dispute thereto or demand any additional consideration.

McLani

Shri. Ravi



हवल-२४		
१०००९	१४	४५
२०२२		

10. TRANSFER OF THE UNITS:

10.1 Save and except the area allotted to the Owner, the Developer shall be entitled at its own cost to transfer the flats, units, tenements, etc., proposed to be constructed on the said land to any person/s/firm of its own choice and for that purpose enter into necessary agreements with the Developer/s/transferee/s on such terms and conditions and for such consideration as the Developer may in his/its discretion may think proper and agree upon.

10.2 It is agreed, understood, confirmed by and between the parties that all the amounts/sums/consideration receivable and recovered by way of consideration or otherwise, in the scheme developed by the Developer, shall accrue to benefit and to the account of the Developer only. The Owner shall neither have any claim nor any liability or responsibility of whatsoever nature on such amounts/ sums/ considerations. It is clarified that Owner shall not be entitled to receive either from the Developer or the ultimate transferees or from any other person/s any amount/s other than those mentioned in the present agreement.

11. FORMATION OF ORGANISATION:

11.1 The present Owner is a Society already registered under the provisions of Maharashtra Co-Operative Society Act and the same shall continue to function and operate with provision of making new Flat Purchasers as its members subject to the members following rules and regulations as set forth by the said Society. The Developer shall make necessary arrangements to make new Flat Purchasers as the member of the said society.

11.2 The Developer along with the present Owner Society shall jointly be entitled to execute and deliver any Deed/s and Documents as may be required for confirming the membership and/ or title of the Society as the case may be. The Advocates for the Developer shall prepare such Deed/s of Conveyance/Transfer.

12. RIGHT TO ASSIGN:

12.1 The Developer shall neither be entitled to assign any of its rights in any manner accrued by virtue of these presents to any third party/s nor enter into partnership and/or joint venture for the developing the said land. It is further agreed that the present partners of the Developer firm shall not be entitled to retire or add additional partners in the existing partnership firm without the consent of the owner herein.

13. MORTGAGE:

13.1 The Developer shall not be entitled to mortgage the said land and the building/s proposed to be constructed on the said land to any bank or financial institution to raise any finance for the development of the said land. The Developer shall be entitled to permit the proposed Unit/Flat Purchaser/s to mortgage their respective flats, units, tenements etc.

14. EXECUTION OF OTHER DOCUMENT:

14.1 Upon the execution hereof the Owner shall grant and execute in favour of the Developer an Irrevocable Power of Attorney inter alia authorizing the

Mami Mohan

Madani



हवल-२४		
१००६८९५	४५	
२०२२		

Developer to inter alia represent the Owner before the Pimpri Chinchwad Municipal Corporation, Collector or any other concerned authority and to submit plans proposals applications including any modification of the plans and to engage Architects, Surveyors, Town Planners, RCC specialists and to enter into any agreement for sale of flats, and to lodge the same for registration with Sub Registrar of Assurances at Haveli as the Developer may desire or deem fit at the costs of the Developer, to take permission from the Collector for Non Agricultural use of the said land.

14.2 Despite the Owner having executed a power of Attorney in favour of the Developer, Owner shall fully cooperate with the Developer to enable Developer to fully and completely develop the said land. The Owner shall at the request and costs of the Developer sign and execute from time to time all plans and applications for lay out and CONSTRUCTIONS of the buildings and structures on the said land and all revisions and modification thereto for being sanctioned and approved by the Pimpri Chinchwad Municipal Corporation or any other authorities including any other Competent Authority.

15. AMALGAMATION/SUB-DIVISION:

The Developer shall not be entitled to amalgamate or sub divide the said land without the consent of Owners herein.

16. ADVERTISEMENT:

16.1 The Owner hereby expressly agree that the Developer shall be absolutely entitled to fix its advertisement board in any part of the said land after execution of these presents also the Developer shall be entitled to issue advertisement in news paper in respect of sale of tenements from the proposed building in its name and the Owner shall not raise any objection for the same.

17. INTENTION OF THE PARTIES:

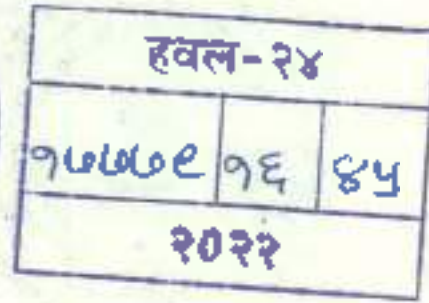
17.1 Nothing herein shall be deemed to be or shall be construed as constituting a partnership or joint venture between or association of persons constituting the Owner and the Developer.

18. UNDERTAKING BY THE OWNER :

18.1 The Owner declare, assure, confirm and affirm unto the Developer that after the execution of these presents, the Owner shall not create any encumbrance, mortgage, charge or claim on or in respect of the said land nor shall he seek to create any third party rights or enter into any other agreement or transfer the said land to any other person in respect thereof.

18.2 The Owner further declare, assure, confirm and affirm unto the Developer that the Owner shall not by any act or omission cause any default and/or breach of these presents.

18.3 The Owner further declare, assure, confirm and affirm unto the Developer that the Owner shall at the request of the Developer execute all documents, applications, affidavits, indemnity bonds, etc., so as enable the Developers to develop the said land.



18.4 The Owner shall fully co-operate with the Developer and/or his nominee to enable the Developer to fully and completely develop the said land.

18.5 The Owner agrees and covenants that in case it receives any intimation communication or direction from the Competent Authority or Government relating to the approved scheme or development of the said land including its implementation the Owner shall communicate the same to the Developer forthwith, and the Owner shall assure that it has not done or omitted to do anything which is in contravention of the approved scheme.

19. INDEMNITY:

19.1 The Owner hereby agree, assure, undertake, confirm and affirm unto the Developer that the Owner shall keep the Developer indemnified from and against all claims, demands, liabilities, losses, actions, suits, proceedings, charges, expenses, etc. which may be made or taken against or suffered by the Developer in case of any act or default or act of omission or commission on the part of the Owner in the carrying out obligations on the part of the Owner as hereinabove mentioned.

19.2 The respective member-owner of their respective Flats as on today well solely be responsible for their individual acts, deeds and things caused by them and the Managing Committee will not be responsible for the deeds of its members and the Developers shall not withhold any development activities for any individual acts.

19.3 It is agreed between the parties that in case project is delayed due to default to Members of Society then in that case the Developer shall not be liable to complete the CONSTRUCTIONS on said land within above mentioned period and further if any loss or damages is caused to Developer due to default to Members of Society, the respective member of society will be liable to pay the aforesaid amount to Developer.

19.4 The Developer hereby agree, assure, undertake, confirm and affirm unto the Owner that the Developer shall keep the Owner indemnified from and against all claims, demands, liabilities, losses, actions, suits, proceedings, charges, expenses, etc. which may be made or taken against or suffered by the Owner in case of any act or default or act of omission or commission on the part of the Developer in the carrying out obligations on the part of the Developer as hereinabove mentioned or even otherwise in the event any dispute arises pertaining to the CONSTRUCTIONS activity on the said land.

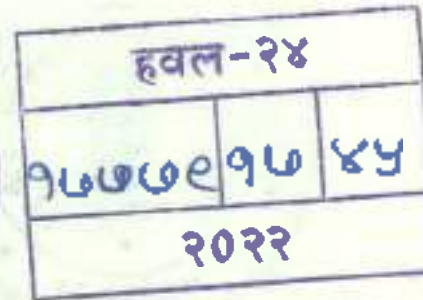
19.5 Developer to indemnify the Owners in case of mishaps, accidents occurred during CONSTRUCTIONS and third party liability of the Developer in case of any disputes arising due to any agreement or arrangement made by Developer with prospective Purchasers and/ or Third Party contracts.

20. REAL ESTATE (REGULATION & DEVELOPMENT) ACT, 2016:

20.1 The parties herein do hereby agree, assure and undertake to comply with all the provisions of the Real Estate (Regulation & Development) Act, 2016. That all the responsibilities of the Promoter under the aforesaid act shall be complied by the Developer herein.

Madani

Mani Mahajan



21. STAMP DUTY AND REGISTRATION CHARGES:

It is agreed, by and between the parties hereto that the stamp duty and the registration fees payable under this agreement and on the Power of Attorney shall be borne and paid by the Developer.

SCHEDULE

(DESCRIPTION OF THE SAID LAND)

All that piece and parcel of land at Plot No. 321 admeasuring about 461.465 sq. mtr., out of CTS No. 1399, 1399/1 to 6, Village Pimpri Waghere, Taluka Haveli and within the limits of Pimpri Chinchwad Municipal Corporation, District Pune which land is collectively bounded as follows:

On or towards the East : By Open Space adjoining residential building
On or towards the South : By Open Space
On or towards the West : By Open Space adjoining Tapovan Temple
On or towards the North : By Open Space

ANNEXURE I

SPECIFICATION

STRUCTURE

High Quality Earthquake Resistant RCC frame Structure.

FLOORING

Branded vitrified tiles in all rooms & Anti-skid Flooring for passage, W.C. bathroom & terraces.

MASONRY

External Wall 6" thick & Internal Wall 4" thick.

KITCHEN

One loft in Kitchen will be provided.

Telephone Black granite top kitchen otta with SS sink & Dado wall tiles upto the lintel level.

Water Purifier.

Exhaust Fan.

L Type Kitchen Platform

PLASTER

Double coat sand faced plaster on external walls.

Internally gypsum POP finished walls & ceiling.

TOILET

White Sanitary wares & Glazed dado tiles upto roof.

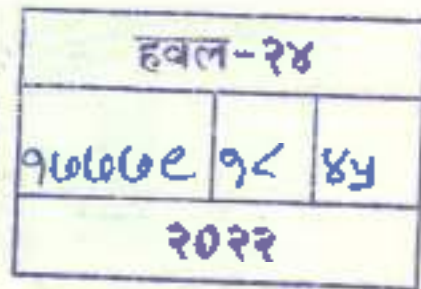
Provision for Geyser.

PLUMBING

Concealed pressure tested plumbing with good quality Cpcv pipes & Jaguar fitting.

McDani

Navin Singh



DOORS
Attractive laminated entrance door with night latch lock & FRP doors for bath and W.C. Attractive French door For each terrace.
Video door bell for each flat.

WINDOWS
Powder coated 3 track aluminum sliding windows with S.S. Mosquito net and safety grills.
Marble sill Patti for each window will be provided.

ELECTRIFICATION
 Fire resistant cabling Each Flat with ELCB (Earth Leakage Circuit Breaker) for electrical safety.
 Provision for Inverter Backup.
 Adequate Concealed electrical point with copper wiring with branded modular switches
 A/c Points in all rooms including living room & bed rooms

Automatic Lift with Battery backup. Separate Lift for each building

TERRACE, BALCONY
Tuffen glass w/lt steel railing for terrace.

Paving blocks or chequered tiles in attractive pattern.

Externally cement paint and internally with O.B.D. paint.

Rain water harvesting
Name plate and letter box for each flat
CCTV Surveillance
Fire Fighting System
Solar Water System for 2 bathrooms
Security Cabin

1. Two Underground water tank, each water tank with capacity of 20,000 ltr.
2. Two 3 Phase Electric meter for common lights and other use
3. Two Schindler Lifts
4. L type granite Kitchen Platform for each flat

IN WITNESS WHEREOF the parties hereto has signed this agreement on the day and date first mentioned hereinabove.

Wami N. S.

Medani



हवल-२४		
१००६०९८५	१८	४५
२०२२		

SIGNED, SEALED & DELIVERED
BY THE WITHIN NAMED THE OWNER

RADHIKA CO-OPERATIVE HOUSING SOCIETY LTD.
Through it's

Chairman
MRS. MANIMALA JOGINDERPAL PURI



Secretary
MRS. MEENA C KHAMCHANDANI ALIAS KHAMCHANDANI



MEMBERS :

1. MR. KISAN LAXMAN THORAT



2. MRS. TRUPTI KISHAN THORAT





हवल-२४		
१०७७७७	२०	४५
२०२२		

Relwani



3. MR. CHANDURLAL KALAYANDAS RELWANI

कविता रेलवानी



4. MRS. KAVITA CHANDURLAL RELWANI

Relwani



5. MR. LAKHAN CHANDURLAL RELWANI

रेखा मोहनलाल वाडवानी



6. MRS. REKHA MOHANLAL WADHWANI



7. MR. NARESH HARGUNDAS KHANCHANDANI



हवल-२४		
१७७७६	२१	४५
२०२२		

श.नि.डा.रा. भोगा कचुरखुद
भविनाश खानचंदानी
Khanchandani



8. MRS. SURABAI HARAGUNDAS KHANCHANDANI

लचि



9. MRS. LACHIBAI SUDHAMONMAL PANJWANI

Sangeeta



10. MRS. SANGEETA SUNEELKUMAR PANJWANI

SIKHAH THIS IS MAJORITY 11 members
have signed before me.

Bharati O. Dhantia



11. MRS. BHARATI OMPRAKASH JHAMTANI

पुष्पा मित्तल



12. MRS. PUSHPADEVI MAHAVEER MITTAL



हवल-२४		
१७७७७७	२२	४५
२०२२		

Ashok Lakhani



13. MR. ASHOK GIRIDHARILAL LAKHANI

Sharmila



14. MISS. SHARMILA GIRIDHARILAL LAKHANI

Vinod



15. MR. VINOD PRAKASH GIDWANI

Neelam



16. SMT. NEELAM PRAKASH GIDWANI

Radhika



17. MRS. RADHIKA DEEPAK TULSANI



हवल-२४		
१७७७९	२३	४५
२०२२		

SIGNED, SEALED & DELIVERED
BY THE WITHIN NAMED THE DEVELOPER

M/s. GURUKRUPA CONSTRUCTIONS
Through its Partners

D. R. Wadhiya



1. MR. DILIP REVACHAND WADHIYA

Ashishwani



2. MR. ASHISH HEERANAND ASWANI

Vijaykumar



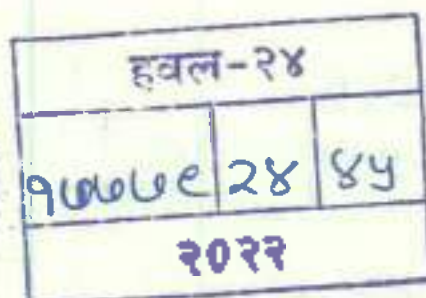
3. MR. VIJAYKUMAR GOIPRAM RAMNANI

In Presence Of :

1. Signature : *[Signature]*
Name : *Kayen Sawant*
Address : *Chitred pure 33*
2. Signature : *[Signature]*
Name : *Basantaji Dhaye*
Address : *Chinchwad pure-33*

DETAILS OF FLAT ALLOTTED TO MEMBERS

Name of Members	Building No.	Floor	Flat No.	Area of Flat	Car Parking
Mr. Kisan Laxman Thorat and Mrs. Trupti Kishan Thorat	A	First	101	1805 Sq. ft. Saleable Area i.e. 1337 Sq. ft. Carpet Area	One Covered Car Parking
Mr. Chandurlal Kalayandas Relwani, Mrs. Kavita Chandurlal Relwani and Mr. Laxhan Chandurlal Relwani	A	Second	201	1805 Sq. ft. Saleable Area i.e. 1337 Sq. ft. Carpet Area	One Covered Car Parking
Mrs. Rekha Mohanlal Wadhvani	A	Third	302	1500 sq. ft. Saleable i.e. 1111 sq. ft. Carpet Area	One Covered Car Parking
Mr. Ashok Giridharilal Lakhani and Miss. Sharmila Giridharilal Lakhani	A	Fourth	402	1500 sq. ft. Saleable i.e. 1111 sq. ft. Carpet Area	One Covered Car Parking
Mrs. Surabai Haragundas Khanchandani	A	Fifth	502	1500 sq. ft. Saleable i.e. 1111 sq. ft. Carpet Area	One Covered Car Parking
Mrs. Lachibai Sudhamonmal Panjwani and Mrs. Sangeeta Suneeikumar Panjwani	B	Third	301	1500 sq. ft. Saleable i.e. 1111 sq. ft. Carpet Area	One Covered Car Parking



Mrs. Rekha Wadhvani



हवल-२४		
9666e	24	84
२०२२		

आयकर विभाग
INCOME TAX DEPARTMENT
MANMALA JOGINDERPAL PURI
JOGINDERPAL PURI

09/07/1962
Permanent Account Number
AAVPP56849
Mani Mahajan

भारत सरकार
GOVT OF INDIA

भारत सरकार
GOVERNMENT OF INDIA

विना चन्दर खानचन्दानी
Vina Chandur Khanchandani
जन्म तिथि / DOB: 08/03/1963
महिला / FEMALE

8417 9514 9189

माझे आधार, माझी ओळख

Mani Mahajan

PERMANENT ACCOUNT NUMBER
AJGPK16530

विना चन्दर खानचन्दानी
VINA CHANDUR KHANCHANDANI
राज्य न्यायाधीश
REGIONAL NOTARIAL NATHANI

06-03-1963

भारत सरकार
GOVERNMENT OF INDIA

भारत सरकार
GOVERNMENT OF INDIA

विना चन्दर खानचन्दानी
Vina Chandur
Khanchandani
जन्म तिथि / DOB: 08/03/1963
महिला / FEMALE

9538 0880 8032

माझे आधार, माझी ओळख

Mani Mahajan

आयकर विभाग
INCOME TAX DEPARTMENT
KISAN LAXMAN THORAT
LAXMAN THORAT

14/07/1973
Permanent Account Number
AHVPT5649B

भारत सरकार
GOVT OF INDIA

भारत सरकार
Government of India

किशन लखन थोरात
Kishan Laxan Thorat
जन्म तिथि / DOB: 14/07/1973
पुरुष / Male

7081 5963 5523

माझे आधार, माझी ओळख

Kishan Laxan Thorat

आयकर विभाग
INCOME TAX DEPARTMENT
THORAT TRUPTI KISHAN
RAMCHANDRA GANPATI WACHMODE

04/04/1980
Permanent Account Number
AQAPT5374C

भारत सरकार
GOVT OF INDIA

भारत सरकार
GOVERNMENT OF INDIA

त्रुप्ती कृष्ण थोरात
Thorat Trupti Kishan
जन्म तिथि / DOB: 04/04/1980
महिला / FEMALE

8949 3196 8553

माझे आधार, माझी ओळख

Trupti Kishan Thorat



हवल-२४		
१०७७७७	२६	४५
२०२२		

PERMANENT ACCOUNT NUMBER
ABSPR7929M

नाम / NAME
CHANDURLAL KALAYANDAS
RELWANI

पिता / पिता का नाम / FATHER'S NAME
KALAYANDAS LILAHAM RELWANI

जन्म तिथि / DATE OF BIRTH
01-09-1963

सहस्र संख्या / Serial Number
4493 7976 2549

वर्ग / SEX
MALE

सामान्य मागसाठी अधिकारी / General Request Officer

भारत सरकार
GOVT OF INDIA

Chandurlal Kalayandas Relwani

वर्ग / SEX
MALE

जन्म तिथि / DATE OF BIRTH
01-09-1963

सहस्र संख्या / Serial Number
4493 7976 2549

सामान्य मागसाठी अधिकारी / General Request Officer

Relwani

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

RELWANI KAVITA CHANDURLAL

SANTUMAL CHATUMAL KACHANI

जन्म तिथि / DATE OF BIRTH
01/06/1968

सहस्र संख्या / Serial Number
CENPR9010N

वर्ग / SEX
FEMALE

सामान्य मागसाठी अधिकारी / General Request Officer

भारत सरकार
GOVT OF INDIA

Kavita Chandurlal Relwani

वर्ग / SEX
FEMALE

जन्म तिथि / DATE OF BIRTH
01-06-1968

सहस्र संख्या / Serial Number
0923 5420 4082

सामान्य मागसाठी अधिकारी / General Request Officer

Relwani

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

RELWANI LAKHAN CHANDURLAL

CHANDURLAL KALAYANDAS RELWANI

जन्म तिथि / DATE OF BIRTH
24/10/1991

सहस्र संख्या / Serial Number
AWHPR1003K

वर्ग / SEX
MALE

सामान्य मागसाठी अधिकारी / General Request Officer

भारत सरकार
GOVT OF INDIA

Lakhan Chandurlal Relwani

वर्ग / SEX
MALE

जन्म तिथि / DATE OF BIRTH
24-10-1991

सहस्र संख्या / Serial Number
7327 2137 2433

सामान्य मागसाठी अधिकारी / General Request Officer

Relwani

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

WADHWANI REKHA MOHANLAL

NANIKRAM TOLAHAM DULHAM

जन्म तिथि / DATE OF BIRTH
13/05/1963

सहस्र संख्या / Serial Number
AAIPW1356C

वर्ग / SEX
FEMALE

सामान्य मागसाठी अधिकारी / General Request Officer

भारत सरकार
GOVT OF INDIA

Rekha Mohanlal Wadhwani

वर्ग / SEX
FEMALE

जन्म तिथि / DATE OF BIRTH
13-05-1963

सहस्र संख्या / Serial Number
8974 6940 0551

सामान्य मागसाठी अधिकारी / General Request Officer

२२वा नाचवाज

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

नाम / NAME
KHAMGANDAS KADESH KHAMGANDAS

पिता / पिता का नाम / FATHER'S NAME
KHAMGANDAS KASHIKANDAS KHAMGANDAS

जन्म तिथि / DATE OF BIRTH
01/01/1964

सहस्र संख्या / Serial Number
ABAPK8127F

वर्ग / SEX
MALE

सामान्य मागसाठी अधिकारी / General Request Officer

भारत सरकार
GOVT OF INDIA

Khamgandas Kadeshe Khamgandas

वर्ग / SEX
MALE

जन्म तिथि / DATE OF BIRTH
01-01-1964

सहस्र संख्या / Serial Number
3216 9962 5182

सामान्य मागसाठी अधिकारी / General Request Officer

Relwani



हवल-२४		
966666	20	8y
2022		



सुभाष



Sangeeta



आधार - सामान्य भाषा अधिकार



हवल-२४		
7666e	2<	8y
२०२२		



Sharmila



Vinod





हवल-२४		
१०००६२६	४५	
२०२२		

आयकर विभाग
INCOME TAX DEPARTMENT
NEELAM PRAKASH GIDWANI

भारत सरकार
GOVT. OF INDIA

PERMANENT ACCOUNT NUMBER CARD
BILPG7493R

वि. सं. १००१
RAGHUMAL WADHWAN

वि. सं. १००१
RAGHUMAL WADHWAN

वि. सं. १००१
RAGHUMAL WADHWAN

वि. सं. १००१
RAGHUMAL WADHWAN

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

PERMANENT ACCOUNT NUMBER CARD
AAATG8944N

वि. सं. १००१
DURUMMAL CONSTRUCTION

वि. सं. १००१
DURUMMAL CONSTRUCTION

वि. सं. १००१
DURUMMAL CONSTRUCTION

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

PERMANENT ACCOUNT NUMBER CARD
ABFPW3732K

वि. सं. १००१
DILIP KAVACHAND WADHWAN

वि. सं. १००१
DILIP KAVACHAND WADHWAN

वि. सं. १००१
DILIP KAVACHAND WADHWAN

भारत सरकार
GOVERNMENT OF INDIA

वि. सं. १००१
DILIP KAVACHAND WADHWAN

वि. सं. १००१
DILIP KAVACHAND WADHWAN

वि. सं. १००१
DILIP KAVACHAND WADHWAN

वि. सं. १००१
DILIP KAVACHAND WADHWAN

D. K. Wadhwa

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

PERMANENT ACCOUNT NUMBER CARD
DV8PA3808K

वि. सं. १००१
ASHISH HEERAMAND ASWARI

वि. सं. १००१
ASHISH HEERAMAND ASWARI

वि. सं. १००१
ASHISH HEERAMAND ASWARI

भारत सरकार
GOVERNMENT OF INDIA

वि. सं. १००१
ASHISH HEERAMAND ASWARI

वि. सं. १००१
ASHISH HEERAMAND ASWARI

वि. सं. १००१
ASHISH HEERAMAND ASWARI

वि. सं. १००१
ASHISH HEERAMAND ASWARI

A. K. Aswari

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

PERMANENT ACCOUNT NUMBER CARD
BILPG7493R

वि. सं. १००१
RAGHUMAL WADHWAN

वि. सं. १००१
RAGHUMAL WADHWAN

वि. सं. १००१
RAGHUMAL WADHWAN

भारत सरकार
GOVERNMENT OF INDIA

वि. सं. १००१
RAGHUMAL WADHWAN

वि. सं. १००१
RAGHUMAL WADHWAN

वि. सं. १००१
RAGHUMAL WADHWAN

वि. सं. १००१
RAGHUMAL WADHWAN

A. K. Aswari

४५-१००१
१००१
१००१

VISION

VISION ASSOCIATES

YOUR ASPIRATION OUR EXPERTISE

AREA STATEMENT

RADHIKA CO-OP HOUSING SOCIETY

PLOT NUMBER 321

Proposed Site on C.T.S No 1399/1, 1399/2, 1399/3, 1399/4, 1399/5, 1399/6(P) of village maunje-PIMPRI

1 AREA STATEMENT

- a) as per ownership document
- b) as per demarcation
- c) as per site

430.15

2 DEDUCTION FOR

- a) PROPOSED D.P. / D.R. ROAD WIDENING AREA
- b) SERVICE ROAD / HIGHWAY WIDENING
- c) ANY D.P. RESERVATION AREA
- TOTAL a+b+c

6.28

3 BALANCE PLOT AREA (1-2)

423.87

4 AMENITY SPACES (IF APPLICABLE)

- a) REQUIRED
- b) ADJUSTMENT OF 2b IF ANY
- c) BALANCE PROPOSED

0

5 NET PLOT AREA (3-4 (C))

423.87

6 RECREATIONAL OPEN SPACE (IF APPLICABLE)

- a) REQUIRED
- b) PROPOSED

0

7 INTERNAL ROAD AREA

0

8 PLOTABLE AREA (IF APPLICABLE)

0

9 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. 1.1 AS PER FRONT ROAD WIDTH

466.25

10 ADDITIONAL OF F.S.I ON PAYMENT OF PREMIUM

- a) MAXIMUM PERMISSIBLE PREMIUM F.S.I. BASED ON ROAD WIDTH / TOD ZONE
- b) PROPOSED F.S.I ON PAYMENT OF PREMIUM. 0.50

0

11 In-Situ F.S.I. / T.D.R. LOADING

211.94

- a) In-Situ area against D.P. Road (2+sr.no. 2(a)), if any
- b) In-Situ area against amenity space if handed over (2 or 1.55+sr.no. 4 (b)& / (c) EXISTING TENAMENT
- c) TDR AREA 0.65
- d) TOTAL In-Situ / TDR LOADING PROPOSED (11(a+b+c))

6.28

90

275.12

371.90

12 additional area under chapter number 7

0

13 TOTAL ENTITLEMENT OF F.S.I IN THE PROPOSAL

- a) (9+10(b)+11(d)) or 12 whichever is applicable
- b) Ancillary area F.S.I Upto 50% or 80% with payment of charges
- c) Total Entitlement (a+b)

1049.99

629.99

1679.98

Certificate of Area:

Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides of _____ of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Atul



AR TRUPTI BHADRE (CA/2014/65983)

OFFICE ADDRESS

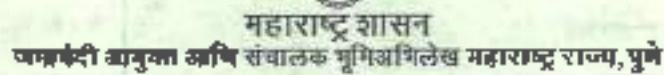
SHOP NO 303/304 KRV CAPITAL OPPOSITE KALEWADI D MARET, TAPRIE CHOWK, KALEWADI, PUNE - 411017
OFFICE CONTACT - 96-110 94 109 WEB - visionassociates.co.in EMAIL ID - artruptibhadre@gmail.com



हवल-२४		
१७७७८	३०	४५
२०२२		

Scanned by CamScanner

Mani Mahesh



मालमत्ता पत्रक

3453

आव/पेठ : बिपरी

छात्रक/म.सू.का. : नगर मूलाचन अधिकारी, पिथरी-
विश्वरु

धिरुडा : दुले

समय	सुचन क्रमांक	सिट नंबर	फोटो नंबर	उप.पौ.सी.	पानपत्रधारक	जासनाला दिलेल्या जाकरबाया किंवा बाळीचा ठरावितल अक्षि स्थानका केरतपासुपीपी विद्युत केंद्र
१३९९		१६०		११२,९०	न	

सुविधाविकार

इन्द्रकाया नृप पादक

५५
राष्ट्रीय को भी ही सोचवानी

नव्यः १५५५

આવકવેધિ ૮.૧.૬૧ થી ૨૦૦૦૦/- અગવધે ૧૧.૯.૦૦

पञ्चदश

इन्टर थर

हलचल क्षेत्र

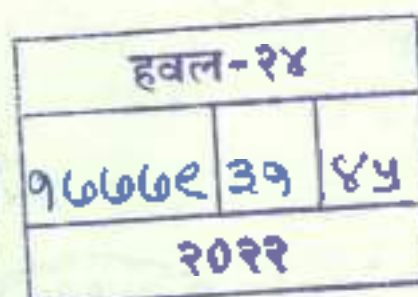
दिनांक	व्यवहार	संक्षेप क्रमांक	मार्गदर्शक(या) प्रमुख अधिकारी किंवा भागीदार	साक्षात्कार स्थान
२०/०८/२०१५	ना. जलबंदी आचरण आणि संयोजक मुनि अखिलेश (न.राज्य) पुणे यांचेकडील परिषदक क. ना. मृ. ४/वि. प./असरी गोंड/२०१५ मध्ये वि. १६/३/२०१५ व हुक्मकील आदेश क. ना. मृ. मिहरी/के. राज्यभर येथे केवळ चौकशी नोंदवहीवरील क्षेत्र व निष्कर्षात परिषदेतील क्षेत्र भरणा करणारे निष्कर्षात बंधनकार मानून फंडी रोखधरी शिथिल करण्यात येऊन चौकशी दाखल केले.			करासारक २५०० ग्रामाले सहो- २०/०८/२०१५ ना. मृ. ज. विपरीत निष्कर्ष

© 1999 by The McGraw-Hill Companies, Inc.

हि मेळाव्यात पत्रिका दिनांक २५/०३/२०२५ ०२:०२:५५ AM रोजी डिजिटल स्वरूपात केली असल्यामुळे त्यावर कोणत्याही तारीखेवारीत भावस्थायी नाही.

शिकायत बाधित आणकरीस दिनांक १/२०/२०२२ १५/१२/२०२२

पिता पत्रकारनी साठी <https://digitalbare.maharashtra.gov.in/USIR/Login/ViewPropertyCard> वा वॉकेट संख्यावर जाऊन २५१६१००००२९०६६९३ हा क्रमांक वापरणे.



Page 1 of 1

Medani

Mani Mahajan



महाराष्ट्र शासन
जमाबंदी आवुका आणि संचालक मुमिअमिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

नाव/पैठ : मिहरी	वाळुका/व.पू.का : नगर न्यायन अधिकारी, मिहरी- चिखड	3658
नगर न्यायन ठरणीक	मिहरी नगर	प्लॉट नं. १४९
१३९९/२	१६०	१.१०
धरणाधिकार	धरणाधिकार	धरणाधिकार
सिंचनासाठी दिलेला आकारवाला किंवा नकाशा उपलब्ध आहे किंवा नसल्यास नकाशा तयार करून देणे		

मुमिअमिलेख	हस्ताक्षर
हस्ताक्षर	हस्ताक्षर
हस्ताक्षर	हस्ताक्षर
हस्ताक्षर	हस्ताक्षर
हस्ताक्षर	हस्ताक्षर
हस्ताक्षर	हस्ताक्षर

दिनांक	विवरण	संदर्भ क्रमांक	नविन धारक(वा) पट्टेदार(प) किंवा मार	साक्षात्करण
३०/०४/२०१५	म. जमाबंदी आवुका आणि संचालक मुमिअमिलेख (म. राज्य) पुणे यांचेकडील परियोजना क्र. म.पू.१/मि.पू./अक्षरी नॉट/२०१५ पुणे दि. १६/२/२०१५ च इकडील आदेश क्र. न. मु.पिपरी/के. आ. नवदे येथील चौकशी नोंदवहीपरीत क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मोजात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्रावरील नऊ दशांश नव्वद चौ.मी. वाचल केले.			प्रत्यक्षार क्र. २५०० प्रमाणे सही- ३०/०४/२०१५ न.पू.अ. पिपरी चिखड

हे मिळकत पत्रिका दिनांक २९/०२/२०२२ ०२:०२:३९ AM तेव्हा डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोन्फायरी राही किंवाची नोंदवहीत राही
मिळकत पत्रिका डिजिटल दिनांक २/२०/२०२२ २:३३:५८ PM
वेबसाईटवर साठी <https://digitalsub.mahabhami.gov.in/068391/068391/PropertyCard> या संकेत न्यायालय नोंदव २५९९१००००२३०६६३९ आ
रुपाने वापरला.



हवल-२४		
१०००६३४	४५	
२०२२		

Madani

Munir



महाराष्ट्र शासन
जनसंख्या व जनसंसाधन विभाग
महाराष्ट्र राज्य, पुणे
मालमत्ता पत्रक

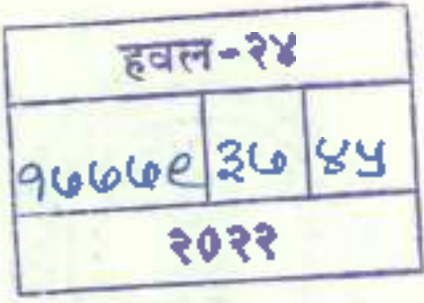
२६६६

बात/वेत : विपरीत	जालुका/प.पु.अ. : नगर न्यायन अधिकारी, विपरीत- विपरीत				निलदा : पुणे
नगर न्यायन कर्मचारी	जि.वे.वे.वे.	प्लॉट नंबर	वे.वे.वे.वे.	नगर न्यायन	नगर न्यायन दिलेला अकारणात किंवा बाधकात वरिष्ठित आणि त्याच्या क्रियावाचनीची निवड वेळ
१२९९/५	१६०	१६०	१६०	१	

नगर न्यायन अधिकारी	नगर न्यायन अधिकारी				
नगर न्यायन अधिकारी	नगर न्यायन अधिकारी				
नगर न्यायन अधिकारी	नगर न्यायन अधिकारी				
नगर न्यायन अधिकारी	नगर न्यायन अधिकारी				
नगर न्यायन अधिकारी	नगर न्यायन अधिकारी				

विपरीत	नगर न्यायन	नगर न्यायन	नगर न्यायन	नगर न्यायन
नगर न्यायन अधिकारी	नगर न्यायन अधिकारी	नगर न्यायन अधिकारी	नगर न्यायन अधिकारी	नगर न्यायन अधिकारी
नगर न्यायन अधिकारी	नगर न्यायन अधिकारी	नगर न्यायन अधिकारी	नगर न्यायन अधिकारी	नगर न्यायन अधिकारी
नगर न्यायन अधिकारी	नगर न्यायन अधिकारी	नगर न्यायन अधिकारी	नगर न्यायन अधिकारी	नगर न्यायन अधिकारी
नगर न्यायन अधिकारी	नगर न्यायन अधिकारी	नगर न्यायन अधिकारी	नगर न्यायन अधिकारी	नगर न्यायन अधिकारी

नगर न्यायन अधिकारी	नगर न्यायन अधिकारी				
नगर न्यायन अधिकारी	नगर न्यायन अधिकारी				
नगर न्यायन अधिकारी	नगर न्यायन अधिकारी				
नगर न्यायन अधिकारी	नगर न्यायन अधिकारी				
नगर न्यायन अधिकारी	नगर न्यायन अधिकारी				



Medani

Main Mah R



पिंपरी चिंचवड महानगरपालिका
पिंपरी - १८
नगररचना व विकास विभाग
क.नरवि। कावि। पिंपरी। ३३। १९। २२
दि. २८। ०५। २०२२
टोल. - २०३३२२३३००००९०९.

प्रति,

मे./बी. राधिका कॉ.व्हो.हाऊसिंग सोसायटी,
पिंपरी, पुणे.

विषय - विकास योजना अभिप्राय मिळवून घेत...

संदर्भ - आपला दि. २२।०५।२०२२ रोजीचा सर्व.

महोदय/महोदया,

विकास योजना अभिप्राय देण्यात येतो की, बाब - मोठे पिंपरी वाघेरे सि.व.नं. १३१९, १३१९/१, १३१९/२, १३१९/३, १३१९/४, १३१९/५, १३१९/६. ही मिळकत पिंपरी चिंचवड शहराच्या महाराष्ट्र शासन, नगरविकास विभाग, अधिसूचना क्रमांक टिपीएस - २८९३।१२७६।सीआर।१७४।९।मुडी-१३, विभाग १८ सर्व्हेवर १९९९ वर्षाचे मंजूर सुधारित विकास योजनेनुसार खालील प्रमाणे प्रस्तावित केलेली आहे.

मिळकतीचे वर्णन	सुधारित मंजूर विकास योजनेचा प्रस्ताव
सीजे:- पिंपरी वाघेरे सि.व.नं. १३१९, १३१९/१, १३१९/२, १३१९/३, १३१९/४, १३१९/५, १३१९/६. (नगर भुमापन अधिकारी पिंपरी चिंचवड यांचेकडील भोवणी नकाशा व.ता.मो.र.नं. ८२/२२ दि.११/०४/२०२२). (नकाश दि. २१/०४/२०२२).	१) आरक्षण क्र. व प्रयोजन निरंक. २) नियोजित रस्ते निरंक. ३) नियोजित रस्ताचंदी नवत योन २.० रस्ते, सात २२.० मी. रस्ता व स्थोपी गोलाई. ४) मोर्निंग निवासी विभाग. ५) इतर प्रस्ताव निरंक
मंजूर बीकरटी फॉरिडार (२०० मी. प्रमाणे)	निरंक.
पुरवेधा	शहर मिळकतीचा काही भाग निळी पुरवेधा व लाल पुरवेधा (नियंत्रित क्षेत्र) यांमध्ये समाविष्ट आहे.
म.प्र.व.न.र.अधिनियम १९९६ चे कलम ३७ नुसार प्रस्तावित फेरवस्त्र.	निरंक.
संरक्षण खात्याच्या आस्थापनांचे हद्दीनभत जागे किंवा माती.	नाही.
नगराच्या अभिप्राय नगर भुमापन अधिकारी पिंपरी चिंचवड यांचेकडील वहिवाटीच्या भोवणी नकाशा व उपलब्ध अभिलेखावरून देण्यात आलेला आहे. प्रस्तुत प्रकरणी श्रवित्यात सर्व्हे नंबरची हद्द, वहिवाटीची हद्द/भागकी अथवा क्षेत्राबाबत वाद निर्माण झाल्यास त्यास पि. चि. म. न. पा. जबाबदार राहणार नाही.	

सोबत- प्रस्ताव वर्गीक नकाशा.

आपला

उप अभियंता

नगररचना व विकास विभाग
पिंपरी चिंचवड महानगरपालिका
पुणे - १८



हवल-२४
१७७७८३८ ४५
२०२२

Medani

Mein Mula

Mani Math

526/17779

गुरुवार, 06 ऑक्टोबर 2022 4:44 प.ने.

दस्त गोचरारा भाग-1

हवेली 24

वस्त क्रमांक: 17779/2022

वस्त क्रमांक: हवेली 24 / 17779/2022

बाजार मूल्य: रु. 2,67,12,700/-

सोबदला: रु. 2,67,12,700/-

भरलेसे मुद्रांक शुल्क: रु. 13,35,700/-

दु. नि. सह. दु. नि. हवेली 24 बांधे बांधांतवात

व. क्र. 17779 वर दि. 06-10-2022

रोजी 4:35 प.ने. या. हजर केला.

पावती: 18901

पावती दिनांक: 06/10/2022

पावरकाराचे नाव: ये गुरुकुपा कल्लुक्तास ठरुं भागीदार दिलीप रेवाचंद
बांधीया --

नॉदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 980.00

पृष्ठांची संख्या: 49

एकूण: 30980.00

D. R. Wadhwa

दस्त हजर करवाच्याची मही:

JSR Haveli 24

JSR Haveli 24

सह. दुय्यम निबंधक (वर्ग-२)

हवेली क्र. २४ पुणे

मुद्रांक शुल्क: (एक) कोणाच्याही महात्म्यारपासिकेच्या हद्दीत किंवा कोणाच्याही महात्म्यारपासिकेच्या कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (शेव) मध्ये समुद्र न
केसेल्या कोणाच्याही भागरी शेतात

शिळा क्र. 1 06 / 10 / 2022 04 : 35 : 43 PM ची वेळ (आदर्शिकरण)

शिळा क्र. 2 06 / 10 / 2022 04 : 37 : 10 PM ची वेळ (आदर्शिकरण)



सदर दस्तऐवज हा नॉदणी क्रमांक १९०८ अंतर्गत असलेल्या
तत्तुदीनुसारच नॉदणीत दाखल केलेला आहे. दस्तातील संपूर्ण पत्रकुर,
निष्पादक धर्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि
दस्तातील सत्यता, वैधता कळवदेरीत बावीसाठी खासील दस्त निष्पादक
व कळुलीपात्रक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणार:

लिहून घेणार:

१)

१)

२)

२)

Sangceta

Bharati o Chanti.

पुण्या जिल्हा, पुणे

S. S. Kulkarni

S. S. Kulkarni

S. S. Kulkarni

कल्लुक्तास ठरुं भागीदार

S. S. Kulkarni

रेखा बांधवाजी

S. S. Kulkarni

D. R. Wadhwa

A. K. Kulkarni

S. S. Kulkarni

THE UNIVERSITY OF CHICAGO PRESS

06/13/2022 4:55:49 PM

पत्र संख्या : १७७२४/१७७९/२०२२

इत्याद्या प्रकारः विकलनकरव्यायाः

समस्त मोपबारा भाग-२

सुबल 24

दस्तावेज संख्या: 1779/2022

[illegible]

14. नाव:सहायद पुष्पादेवी म्हावीर पित्रा ..
पक्षा:प्राईट नं. :-, मासक नं. :-, इमारतीचे नाव :-, ब्लॉक नं. :-, रोड नं. :-
चिपरी पुणे, महाराष्ट्र, पुणे.
पिन नंबर:AUPL10980

निवृत्त वेपार
वय :-65
स्वाधरी:-

पुष्पादेवी



15. नाव:सहायद ज्योत निरंजनीमान म्हावीर ..
पक्षा:प्राईट नं. :-, मासक नं. :-, इमारतीचे नाव :-, ब्लॉक नं. :-, रोड नं. :-
चिपरी पुणे, महाराष्ट्र, पुणे.
पिन नंबर:ADEPL99020

निवृत्त वेपार
वय :-62
स्वाधरी:-

ज्योत



16. नाव:सहायद मरबीता निरंजनीमान म्हावीर ..
पक्षा:प्राईट नं. :-, मासक नं. :-, इमारतीचे नाव :-, ब्लॉक नं. :-, रोड नं. :-
चिपरी पुणे, महाराष्ट्र, पुणे.
पिन नंबर:ADLPL0500E

निवृत्त वेपार
वय :-49
स्वाधरी:-

मरबीता



17. नाव:सहायद विनोद प्रकाश निरंजनी ..
पक्षा:प्राईट नं. :-, मासक नं. :-, इमारतीचे नाव :-, ब्लॉक नं. :-, रोड नं. :-
चिपरी पुणे, महाराष्ट्र, पुणे.
पिन नंबर:BUPL7493R

निवृत्त वेपार
वय :-38
स्वाधरी:-

विनोद



18. नाव:सहायद विनोद प्रकाश निरंजनी ..
पक्षा:प्राईट नं. :-, मासक नं. :-, इमारतीचे नाव :-, ब्लॉक नं. :-, रोड नं. :-
चिपरी पुणे, महाराष्ट्र, पुणे.
पिन नंबर:BUPL7493R

निवृत्त वेपार
वय :-33
स्वाधरी:-

Neelam



19. नाव:सहायद राधिका विपक तुलसी ..
पक्षा:प्राईट नं. :-, मासक नं. :-, इमारतीचे नाव :-, ब्लॉक नं. :-, रोड नं. :-
चिपरी पुणे, महाराष्ट्र, पुणे.
पिन नंबर:AXEPG1636Q

निवृत्त वेपार
वय :-32
स्वाधरी:-

Radhika



20. नाव:श्री गुरुकुल कन्सुकरान्त तर्फे भागीदार विजयकुमार राधिका ..
पक्षा:प्राईट नं. :-, मासक नं. :-, इमारतीचे नाव :-, ब्लॉक नं. :-, रोड नं. :-
चिपरी पुणे, महाराष्ट्र, पुणे.
पिन नंबर:AXFG8944N

निवृत्त वेपार
वय :-42
स्वाधरी:-

Devaldas



21. नाव:श्री गुरुकुल कन्सुकरान्त तर्फे भागीदार जयसिंग वीरामंज राधिका ..
पक्षा:प्राईट नं. :-, मासक नं. :-, इमारतीचे नाव :-, ब्लॉक नं. :-, रोड नं. :-
चिपरी पुणे, महाराष्ट्र, पुणे.
पिन नंबर:AXFG8944N

निवृत्त वेपार
वय :-22
स्वाधरी:-

Atul



पवित्र दस्तऐवज करत वेपार तपस्यनीत विकसकरावता या तपस देवत सवत निम्नले सजुत करतात.

ओळख:-

सामान्य दस्त असे विकसित करतात की ते दस्तऐवज करत देवा-सवां सवां: सेकसत्रात, व त्यांची ओळख पदाविरात

अनु क्र. राजकारणे नाव व पता

1. नाव:सहायद ज्योत ..
वय:35
पक्षा:चिपरी पुणे
पिन नंबर:411083

Basu
स्वाधरी

स्वाधरी



अंधकाराची उला



2. नाव:सहायद ज्योत ..
वय:28
पक्षा:चिपरी पुणे
पिन नंबर:411093

Basu
स्वाधरी



सामान्य दस्तऐवज करत वेपार तपस्यनीत विकसकरावता या तपस देवत सवत निम्नले सजुत करतात.

अनु क्र. राजकारणे नाव व पता

1. नाव:सहायद ज्योत ..
पक्षा:चिपरी पुणे, महाराष्ट्र, पुणे.
पिन नंबर:AXFG8944N



सह. मुख्य निबंधक (वर्ग-२)
५ हवेली क्र. २४, पुणे.

दस्तावेज गोपवारा बाक-2

दस्तावेज 24

दस्तावेज क्रमांक: 17778/2022

07/10/2022 1 17:27 PM

दस्तावेज क्रमांक: 17778/2022

दस्तावेज प्रकार: विपरीतपक्षीयपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	स्थापित	भविष्याचा दस्ता
1	नाम: गुरुकुल कन्स्ट्रक्शन्स प्राईव्हीट लि. बागीदार विजयकुमार गोपिराम रायवानी . . प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.: विपरीत पुणे, महाराष्ट्र, पुणे. फोन नंबर: AAXFG8944N	सिद्धिद देवार वय: 58 स्वाक्षरी:		

बरीस दस्तऐवज करून देणार ग्याकधीत विपरीतपक्षीयपत्राचा दस्ता देणार करून देण्याचे कबुल करतात,
मिळविले जाईल 07/10/2022 01:08:02 PM

टीप:-
प्राचीन दस्ता असे निवेदीय करणार की ते दस्तऐवज करून देणार-प्राचीन पक्षीय पत्राचा, व त्यांची योग्य भरवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्थापित	भविष्याचा दस्ता
1	नाम: वसुधा राज धावे . . वय: 35 पत्ता: विपरीत पुणे फोन नंबर: 411033		
2	नाम: कल्याण भावे . . वय: 28 पत्ता: विपरीत पुणे फोन नंबर: 411033		

प्राचीन पक्षकाराची कबुली उपलब्ध आहे .

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	राष्ट्रिका को-ऑप हीलिंग सोसायटी लि, नॉक चेअरमन मनीषाभा देविसोरापार पुणे . . प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.: विपरीत सोदगार, महाराष्ट्र, पुणे. AAYPP5664P
2	राष्ट्रिका को-ऑप हीलिंग सोसायटी लि, नॉक सेक्टर 10 सोदागार, महाराष्ट्र, पुणे . . प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.: विपरीत पुणे, महाराष्ट्र, पुणे. AAYPP5664P
3	सभासद किशोर मधुसूदन शिराड . . प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.: विपरीत पुणे, महाराष्ट्र, पुणे. AHVPT549B
4	सभासद सुनील किशोर शिराड . . प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.: विपरीत पुणे, महाराष्ट्र, पुणे. AQAPT5374C
5	सभासद चंद्रलाल कल्याणदास देवबानी . . प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.: विपरीत पुणे, महाराष्ट्र, पुणे. ABBPR7929M
6	सभासद कविता चंद्रलाल देवबानी . . प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.: विपरीत पुणे, महाराष्ट्र, पुणे. CENPR9010N
7	सभासद लखन चंद्रलाल देवबानी . . प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.: विपरीत पुणे, महाराष्ट्र, पुणे. AWHPR1003K
8	सभासद देवेंद्र सोहनदास बांधवानी . . प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.: कालेवारी विपरीत पुणे, महाराष्ट्र, पुणे. AAPPW6358C
9	सभासद नरेश हरमलदास कापूरदास . . प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.: विपरीत पुणे, महाराष्ट्र, पुणे. ABAPK8127F
10	सभासद सुराबाई हरमलदास कापूरदास . . प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.: विपरीत पुणे, महाराष्ट्र, पुणे. LVQPK8807A
11	सभासद लक्ष्मीबाई सुधन मय पंढरबानी . . प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.: विपरीत पुणे, महाराष्ट्र, पुणे. BZEPP8759M
12	सभासद मनीषा सुनीलकुमार पंढरबानी . . प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.: विपरीत पुणे, महाराष्ट्र, पुणे. BYLPP2827A
13	सभासद भावती ओमप्रकाश बांधवानी . . प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.: विपरीत पुणे, महाराष्ट्र, पुणे. ACIPJ5733D
14	सभासद पुष्पादेवी महावीर मिश्र . . प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.: विपरीत पुणे, महाराष्ट्र, पुणे. ABJPM1098G



- समाप्त अंशक निदेशावलीत नमूना - :-
- 15 फॉट नं. :-, माळा नं. :-, इमारतीचे नाव :-, ब्लॉक नं. :-, रोड नं. विपरी पुणे, महाराष्ट्र, पुणे.
ADEPL08020
समाप्त अंशक निदेशावलीत नमूना - :-
- 16 फॉट नं. :-, माळा नं. :-, इमारतीचे नाव :-, ब्लॉक नं. :-, रोड नं. विपरी पुणे, महाराष्ट्र, पुणे.
ADLPL0500E
समाप्त अंशक निदेशावलीत नमूना - :-
- 17 फॉट नं. :-, माळा नं. :-, इमारतीचे नाव :-, ब्लॉक नं. :-, रोड नं. विपरी पुणे, महाराष्ट्र, पुणे.
BILPG7493R
समाप्त अंशक निदेशावलीत नमूना - :-
- 18 फॉट नं. :-, माळा नं. :-, इमारतीचे नाव :-, ब्लॉक नं. :-, रोड नं. विपरी पुणे, महाराष्ट्र, पुणे.
AXEPG1635Q
समाप्त अंशक निदेशावलीत नमूना - :-
- 19 फॉट नं. :-, माळा नं. :-, इमारतीचे नाव :-, ब्लॉक नं. :-, रोड नं. विपरी पुणे, महाराष्ट्र, पुणे.
BILPG7493R
समाप्त अंशक निदेशावलीत नमूना - :-
- 20 फॉट नं. :-, माळा नं. :-, इमारतीचे नाव :-, ब्लॉक नं. :-, रोड नं. विपरी पुणे, महाराष्ट्र, पुणे.
AAXFG8944N
समाप्त अंशक निदेशावलीत नमूना - :-
- 21 फॉट नं. :-, माळा नं. :-, इमारतीचे नाव :-, ब्लॉक नं. :-, रोड नं. विपरी पुणे, महाराष्ट्र, पुणे.
AAXFG8944N

84/84

शिवका क्र. 2 ची वेळ: 07 / 10 / 2022 01 : 10 : 30 PM

सह. दुय्यम निबंधक (वर्ग-२)
हवेली क्र. २४, पुणे.

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	GURUKRUPA CONSTRUCTIONS	eChallan	00040672022100674069	MH006870786202223E	1335700.00	SD	0004365554202223	06/10/2022
2		DHC		3009202201448	1000	RF	3009202201448D	06/10/2022
3	GURUKRUPA CONSTRUCTIONS	eChallan		MH006870786202223E	30000	RF	0004365554202223	06/10/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

17779/2022

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through QR/barcode (4 pages on a slide) printed after scanning.
2. Get paid immediately after registration.

For feedback, please write to us at feedback.asska@gmail.com

प्रमाणित करण्यात येते की,
या दस्तऐवजात एकूण ८५ पृष्ठे आहेत
पहिले नंबराचे पुस्तकाचे
नंबरी नोंदवला.

966669

सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र. २४
दिनांक ०६/१०/२०२२

