523/12159 **पावती** Original/Duplicate

Thursday,October 14 ,2021 नोंदणी क्रं. :39म

8:09 PM Regn.:39M

पावती क्रं.: 13177 दिनांक: 14/10/2021

गावाचे नाव: एरंडवणा

दस्तऐवजाचा अनुक्रमांक: हवल22-12159-2021

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: सुरभी कंन्स्ट्रक्शन तर्फे भागीदार सुधीर अशोक मांदळे - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 600.00
पृष्ठांची संख्या: 30	
एकूण:	रु. 700.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अशाजे
8:29 PM ह्या वेळेस मिळेल.

Jt.Sub Registrar Haveli 22

सह. दुय्यम निबंधक वर्ग-२
हवेली क्र. २२, पुणे

बाजार मुल्य: रु.0.001 /-

मोबदला रु.0.001/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1310202112991 दिनांक: 14/10/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007494927202122E दिनांक: 14/10/2021

बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

GRN	MH007494927202122E	BARCODE		Date	13/10/2021-18:36:54	Form ID	48(f)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR	Full Name	MS SURABHI CONSTRUCTION
Location	PUNE		
Year	2021-2022 One Time	Flat/Block No.	CTS No. 40/34, Plot No. 34, Final Plot No. 56,
Account Head Details	Amount In Rs	Premises/Building	Bhonde Colony, Erandawane,
0030046401 Stamp Duty	500.00	Road/Street	Ashwini Condominium
0030063301 Registration Fee	100.00	Area/Locality	Pune
		Town/City/District	
		PIN	4 1 1 0 0 4
		Remarks (If Any)	
		SecondPartyName=Ashwini Apartment Condominium~	
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021101307303	IK0BIFTIB6
Cheque/DD No.		Bank Date	RBI Date	13/10/2021-18:24:39	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 0000000000

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन फक्त दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

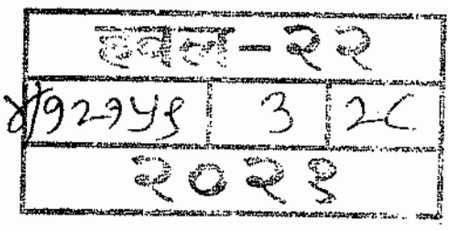
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8/42-943 9 2022

THE SEAL OF JOINT SUB REGISTRAR HAVELI-22, PUNE CITY

Print Date 13-10-2021 06:39:22

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1310202112991	**Date**	13/10/2021
Received from M/S. SURABHI CONSTRUCTION, Mobile number 0000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Haveli 1 of the District Pune.			
Payment Details			
Bank Name	SBIN	**Date**	13/10/2021
Bank CIN	10004152021101311599	**REF No.**	IGAMFDUXH9
This is computer generated receipt, hence no signature is required.			







GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT

We, the executants –

Ashwini Condominium

Having its registered office situated at: CTS No. 40/34, Plot No. 34, Final Plot No. 55, Bhonde Colony, Erandawane, Pune 411 004.

Through it's President

Mr. Santosh Gadkary

Age: 65 years. Occupation: Retired

R/at: Flat No. 6, Ashwini Condominium, 40/34,

Bhonde Colony, Erandwane, Pune-411004

AND

Through it's Secretary

Mr. Jaywant Raghunath Kelkar

Age:71 years, Occupation: Retired

R/at: Flat No. 1, Ashwini Condominium, 40/34,

Bhonde Colony, Erandwane, Pune-411004

Hereinafter referred to as 'Ashwini Condominium' '

(Which expressions shall unless it be repugnant to the context or meaning thereof shall mean and include the said Ashwini Condominium, its members and their heirs, successors, administrators, executors, assigns etc.) OF THE FIRST PART

AND

M/S. SURABHI CONSTRUCTION

A Partnership Firm Registered under the provisions of Indian Partnership Act, having its Office at,

802, Sahyadri Co-operative Housing Society,

Hinjewadi, Pune-411057

Through its Partner

1. Mr. Sudhir Ashok Mandale

   Age: 50 years, occupation: Business,

   R/at : Sundaram, Tinhewadi Road,

   Rajgurunagar, Taluka: Khed, District.

   Sundaram, Tinhewadi Road,

   Rajgurunagar, Taluka: Khed, District

2. Mr. Nikhil Chandrashekhar Athavale

   Age: 43 years, occupation: Business

   R/at: A-201, Umashankar Apt, Rambaug,

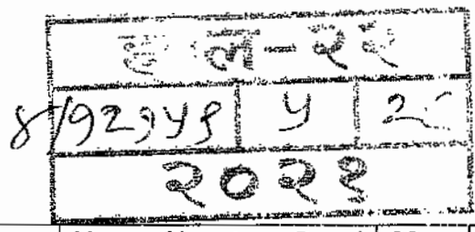
   Pune-411038

Hereinafter referred to as 'The Developer'

(Which expressions shall unless it be repugnant to the context or meaning thereof shall mean and include the partners or partners for the time being of the said Firm and the survivors or survivor of them and the heirs, executors, administrators of such survivor etc.) OF THE SECOND PART

AND

FLAT NO.	NAME OF ASHWINI CONDOMINIUM OWNER	AGE	OCCUPATION	PAN
1	Mr. Jaywant Raghunath Kelkar	72	Retired	AHJPK5755G
2	Dr. Chintamani Yashwant Kelkar	54	Professional	ADMPK9509K
3	Mrs. Alka Sudhir Datar and Mr. Jitendra Sudhir Datar	74 50	Housewife	AAQPD6677G AAWPD1391B



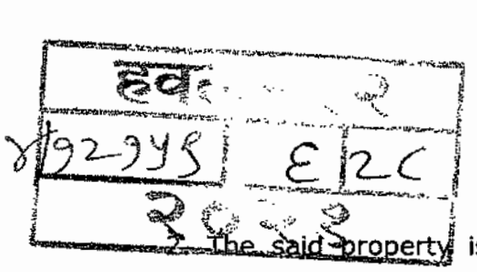
4	Mrs. Shweta Gopal Korad	32	Service	ACUPK8289B
5	Mrs. Bharati Vinayak Purandare	67	Housewife	AFEPP0186M
6	Mrs. Yashoda Santosh Gadkary and Mr. Santosh Ramchandra Gadkary	62 66	Retired Retired	ABEPG2417L AANPG6139P
Unit No.7	Mrs. Charusheela Jaywant Kelkar	66	Housewife	BPSPK6602J

(Hereinafter referred to as **"Members"** for the sake of brevity and convenience and unless it be repugnant to the context or meaning thereof shall mean and include their legal heirs, representatives, and assigns) Do hereby send greetings-

WHEREAS –

1. All that piece and parcel of the property bearing CTS No. 40/34, Plot No. 34, Final Plot No. 56 totaliy admeasuring about 678.86 square meters i.e. 7307.188 sq. fts out of which 3852.53 square feet, i.e. 358.05 sq. mtrs., Ashwini Apartments, Erandawane, Pune 411 004 within the limits of Pune Municipal Corporation, and within Registration Sub District Taluka - Haveli and Registration District of Pune together with the old structure standing thereon (Which is more particularly described in the Schedule written hereunder and hereinafter referred to as 'the said property').

   On or towards East : By sub Plot No.26
   On or towards South : By 9 meters wide road
   On or towards West : By the remaining part of the Plot No.34, C.T.S No. 40 Owned Mrs. Leena Alekar
   On or towards North : By Sub Plot No. 27
   (herein after referred to as the said property)

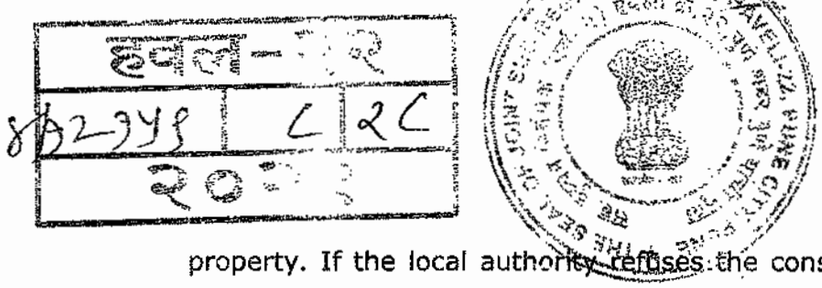


2. The said property is owned by the Executants herein, who have conferred the said property and title and interest in respect of the said property, in relation to development, to and in favor of the promoter / developers vide registered Development Agreement dated 14/10/2021 registered in the office of the Sub-Registrar Haveli No. 22 at Sr. No. 12157/2021. In terms of the said Development Agreement and further for effective performance thereof, it is necessary and expedient in the matter to appoint the promoter / developers as Irrevocable General Power of Attorney holder and hence these presents;

3. NOW, We, the Executants do hereby nominate, constitute, engage and appoint M/S. SURABHI CONSTRUCTION, A Partnership Firm,Registered under the provisions of Indian Partnership Act, having its Office at, 802, Sahyadri Co-operative Housing Society, Hinjewadi, Pune-411057 Through its Partner **MR. SUDHIR MANDALE**, Age : 51 Yrs, Occ : Business, PAN NO. AMGPM8335E AND **MR. NIKHIL CHANDRASHEKHAR ATHAVALE**, Age : 43 Yrs, Occ : Business, Age: 42 years, occupation: Business R/at: A-201, Umashankar Apt, Rambaug Colony, Paud Road, Opp Shriman Hotel, Kothrud,Pune-411038 PAN : AFZPA9533N, as our true and lawful Attorney to act or part or any portion the said property or create charge, mortgage, provide as collateral security and or alienate the said property in furtherance to the Development Agreement and generally to do all the acts, deeds, things, and matters, in relation to the development, and to sell, transfer, mortgage with respect to the area available only for sale other than the land owners area assignment, release or otherwise transfer / let / lease, the said property and or if required, order from and under relevant provisions of Urban Land Ceiling etc of the said property being the land described in the Schedule written below and or part of the property / land or proposed structures thereon and to do said activities for and on my behalf and to do all the acts, deeds, things and matters including the followings:

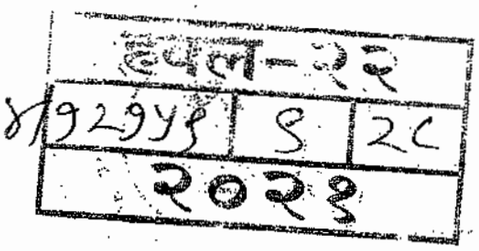
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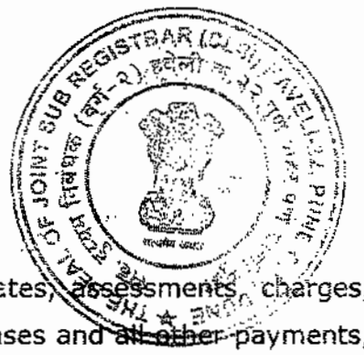
1. To demarcate the said property by applying to the City Survey Authorities, Taluka Inspector of Land Records, District Inspector of Land Records and / or local authorities, to sign the relevant papers, forms and application for demarcation, to deposit requisite fee, charges, collect receipts, appear and present and or represent before the said authorities for and on our behalf and complete the demarcation proceeding and if any encroachment is found remove the same by following due process of law.
2. To prepare a scheme of development of the said property by itself with a view to construct on the said property buildings / Project consisting buildings, as the attorneys may desire and for that purpose to do such acts, deeds, matters and things as may be necessary. To deal with Pune Municipal Corporation, Local Body, Municipal Corporation, Collector, Government of Maharashtra, residential or such other project and such other organization or body for the purpose of taking any kind of benefit in relation to the additional Floor Space Index for their project.
3. To prepare under their signatures, lay out / sub divisions and ultimately construction plan / s as our attorney deems fit, for the said property by engaging at their own cost Architect / s and / or such other consultants including Licensed Surveyor, if applicable and to sign the same and further to submit with the Collector, Local Body, Pune Municipal Corporation, or such sanctioning authority, for approval under their signatures, pay the development charges, and such other fees, charges, which are required at the time of submission for approval and or sanction of such construction plans etcetera, to comply all other related documents such as filing affidavit cum declarations and / or indemnity bonds, deposition of taxes, cesses, water bills, secure their no objection certificates and obtain sanction / approval to the construction plans, in terms of the existing laws including the Maharashtra Regional and Town Planning Act, 1966 and or the Provincial Municipal Corporation Act, 1949, as the case may be, or in terms of the laws which are applicable for the time being, further, if required submit revised, alter, amended, record construction plan/s in respect of the said



property. If the local authority refuses the constructions plans, prefer appeal before the appellate authority by following due process of law and ultimately secure the legal valid and enforceable sanction for the construction plans in respect of the said property. The said attorney is vested with all the powers, authorities and liberties in furtherance to the development agreement in relation to the development, construction and to secure all the requisite permission apart from the construction plans and to deal with the concerned authorities.

4. To clean and level the said property for the purpose of new / proposed / residential project and fence said property by compound wall as the attorney deem fit in the matter. .
5. To deal with the Local Body / Collector, revenue Commissioner, Pune Municipal Corporation, Sub Divisional Officer, and other Revenue Authorities including City Survey record Office, Village / Talathi Office, Mantrayala, Secretariat, Ministry in general, in relation to the Said Property for collection of documents, papers, information, for the jobs related to the legal and such other jobs/ work, construction, development, permissions, sanctions, approvals, and for such other things as may be required by our Attorney in connection with the said property and the matters, issues connected thereto.
6. To secure No objection Certificates including Drainage No Objection Certificate, Water No objection certificate, to secure plinth checking certificate part completion, full completion Certificate by organizing visits of concerned officers of Collector / Local body, plan sanctioning authority including Pune Municipal Corporation, along with Consultants, Architects, Engineers, to process for Property Tax Assessments of Land and Flat / Units, other such areas in the Building or the Project to be constructed on the said property.
7. To apply to City Survey Officer, or any such Authority, if required, for the purpose to prepare lay outs, as the said Attorney deems fit and to do all the acts, deeds, things, and matters in relation thereto for the purpose of amalgamation, separation and / or isolation in terms or and according to the provisions of the development control rules.





8. To pay and discharge, all taxes, rates, assessments, charges, development tax, deductions, expenses and all other payments, and outgoing whatsoever due and payable for on account of the said property to the Government and or to the local authority.
9. To engage at their own costs contractors, engineers, consultants RCC designers, Laborers, skilled and unskilled workers and such other persons required for the purpose of construction of the proposed Project on the said property.
10. To apply for and avail any Floor Space Index in relation to any kind of big Residential project / composite project or under new schemes, other composite project, either to the Government of Maharashtra / Collector / or such other authority and for this purpose to deal with the Collector, Commissioner Pune and or such local Authorities including Pune Municipal Corporation, and such other concerned authorities and take appropriate decisions in this behalf and use as per their choice if required and permissible and / or use the same as per their choice in the Building / proposed project to be constructed at their own cost on the said property.
11. To grant and allot and further to sell on Ownership basis, the sanctioned, Buildings, Residential Buildings Areas from the said property to any third party of their choice. To sell, transfer, assure, assign, convey and dispose, lease, alienate, gift, and transfer on ownership basis absolutely or with restricted rights, title and interest or as they deem fit, the structures, built up areas, by following due process of law and in any manner whatsoever all and singular of the said property, or the proposed Structures, Buildings, Residential Buildings, housing Schemes, flats, dwelling units, and to complete the process of allotment, transfer, sell, let, lease, grant, convey by signing such related documents, indentures, deeds, agreements, deeds, contracts, booking agreements and to take consideration, either in cash or in kind, to pass valid receipts, to use the funds, consideration thereto for themselves or transfer for any other project and or appropriate the same for themselves and or dispose off as they deem fit in the matter including pass on or hand over or give loans.

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12.To apply to MSEB- Maharashtra State Electricity Board for the purpose of obtaining electricity, electricity Meter, temporary electricity meter connection or final or as required in the project on the said property or fix or to install transformer, or create any kind of substation and or provide the requisite space for the same and for all the matters related to the electricity to file application under their signatures, deposit requisite charges, including security deposits, and such other monies required for installation of electricity / transformer on the said property in new Project on the said property, for this submit the applications, petitions, secure allotment of load of electricity, to deal with all the concerned MSEB officers including the Board members and the Ministry thereof.

13.To appear in any, Court Litigation in relation to the said property, Specific performance, Encroachment, Wahiwat cases, Title cases of the said property, any dispute in relation thereto, and / or in case any pending and / or future Litigation, for and on my behalf and / or if required initiate any requisite Court Litigation before the appropriate competent Court of Jurisdiction, High Court or Supreme Court or Revenue Court / Collector / Authorities established under Bombay Tenancy and Agricultural Lands Act 1948 and Mahrarashtra Land Revenue Code 1966 or such other Act and or Judicial or Quasi Judicial Authority, including ULC authorities, Department of Government of Maharashtra, Department of Urban Land Ceiling / Housing and Special Ast. Deptt Mantrayala, Mumbai for the purpose of obtaining any kind of exemption and / or benefit or sanctions / permissions, if applicable in respect of the said property and claim such other relief's and conclude the same to its logical and legal end, either through Courts of Law or amicable by releasing, relinquishing or forfeiting, compounding, compromising any right thereto, including withdrawing any such Court Litigation or right, title or interest in the said property.

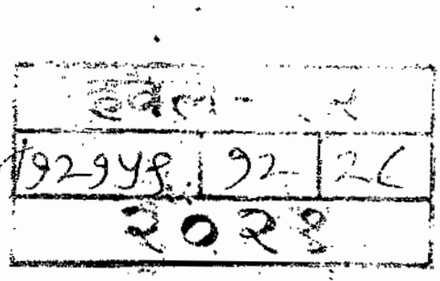
14.To represent us before the Registrar of Co-Operative Societies, in order to present the premises/residential building as a part of Ashwini Apartment Condominium for the purposes of forming Association of Apartments or Co-Operative housing Society or Limited Company as the case may be in relation to the

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tenement / unit holders in the proposed structures / buildings on the said property and for this purpose to file all the forms, applications, petitions, declarations, affidavits, bonds, and such other related documents under their signatures and seals et cetera and generally to do all the acts, deeds, things, and matters in this behalf and complete the process of formation of such society or association or limited company by signing all the relevant forms, papers, deeds, and or indentures and undertaking as deem necessary by our said Attorney.

15. To further delegate the powers, authorities and / or to issue any substituted attorney in furtherance to this power of attorney to any person of our Attorney's choice for effective performance, either for any of the jobs or for all the jobs as the attorney may deem fit in the matter in relation to the said property and to register such power of attorney and complete the process of registration of such documents.

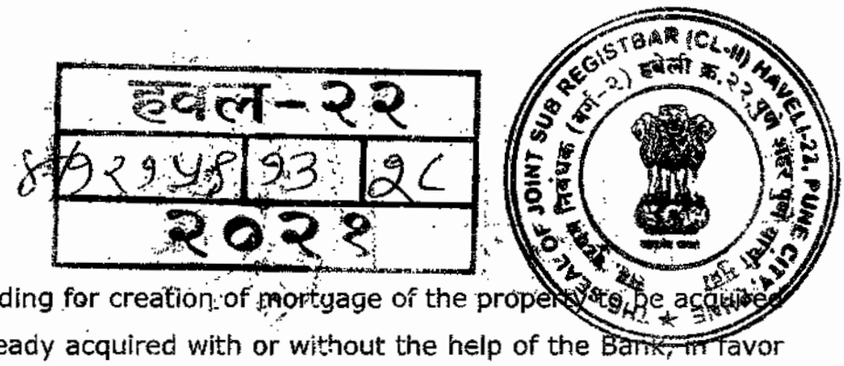
16. To sign in any capacity including as promoter / developers, owner, vendor, transferor or such other capacity and or as consenting party or in other capacity on Booking Agreements, Agreements, Contracts, and such papers / documents, Deeds, Indentures, sell, transfer documents, in allotment on Ownership basis the Residential Buildings structures, Units / Premises, structures, other Areas, and to sell, transfer, assign, dispose, convey, alienate in any manner whatsoever all and singular of the said property, the land or the land with structure or part of the land or any specified portion of the said property or the Project or the Units, and to complete the process of allotment, transfer, grant, convey by signing such related papers / documents, indentures, deeds, agreements, contracts, booking agreements as contemplated under ownership laws and Transfer of Property Act and to appropriate the sum, consideration and price received thereto for self as the said Attorney deems fit in the matter. To execute all kinds of correction / supplementary deeds and Register the same before appropriate authority by following due process of law. (Sale only in respect of the FSI and flats which the Promoter is entitled to sell and not in respect of FSI which is retained by the Owners and the flats which are to be given to the Owners).





17.To mortgage the said property which is available only for sale and not which has to be handed over to the Land owner and / or (a) To execute, to sign, all the papers, documents, forms and such other documents i.e. Mortgage Deed/s of all types including equitable or simple or any other kind, in respect of for any kind of loan transaction.

18.To appear before the Registrar General or any District or Sub District Registrar of Deeds appointed or to be appointed under any act or law for the time being in force or otherwise for the registration of deeds assurances contracts or otherwise for the registration of deeds, assurances contracts or other instruments and then there or at any time thereafter to present admit and register or cause to be presented, admitted or registered any deeds, assurances, contracts or other instruments including any kind of mortgage deed, in which the executants may be, by the Attorney be deemed to be interested and also there presents and to pay such fees, charges, stamps etc as shall be necessary for the Registration. (c) To sign, execute, present and admit execution of aforesaid documents, declarations, forms, papers, deeds et cetera before concerned Sub Registrar Taluka Haveli or other as the case may be and complete the process of Registration by submitting the relevant documents, papers, affidavits, before the Authority and if required to delegate any or all the powers authorities given herein to other person / s as my said Attorney deems fit. (d) To carry out all obligations / stipulations and acts and deeds as recorded in any of the documents executed or agreed to be executed by me or my Attorney referred in this power of Attorney and or as may be directed by the said Bank from time to time. (e) To comply all directions that may be issued by the said Bank for applying and getting the loan / financial facilities from the Bank. (f) To obtain all papers / documents from the office of the concerned Sub Registrar / Registrar, and issues necessary receipt for the same and deposit the same with the Bank. ((h) To appear, act, present and represent the Principal / executants before the Bank, Registration Authorities, Local and Public Authorities income Tax Department etc and sign and move all applications / papers / documents undertaking etc in connection any matter

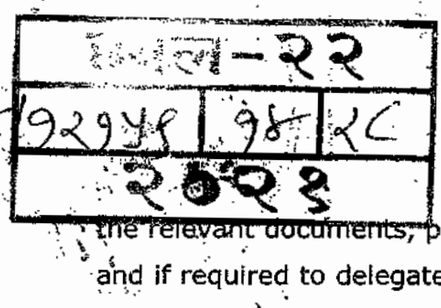


including for creation of mortgage of the property to be acquired / already acquired with or without the help of the Bank, in favor of the Bank. (i) And generally to do all acts, deeds, and things as may be necessary and incidental to the said object / duties / acts / deeds on our behalf to all intents and purpose as we, the executants herein could have done if personally present. (Loan and mortgage only in respect of the FSI and flats which the Promoter is entitled to sell and not in respect of FSI which is retained by the Owners and the flats which are to be given to the Owners).

19. To enter into, make, sign, seal, execute deliver, acknowledge and perform all engagements and or any kind of documents, contracts, documents, indentures, declarations bounds, deeds, assurances, papers, writings, and things that may be necessary or proper to be entered into made signed, sealed executed delivered acknowledged and performed for any of the purposes of these presents and for all purposes mentioned in the Development Agreement.

20. To appear before the Registrar General or any District of Sub District Registrar of Deeds appointed or to be appointed under any act or law for the time being in force or otherwise for the registration of deeds, assurances contracts, or other instruments and then there or at any time thereafter to present admit and register or cause to be presented admitted or registered any deeds, assurances, contracts or other instruments in which the executants may be by the attorney be deemed to be interested and also there presents and to pay such fees as shall be necessary for the Registration.

21. To sign, execute, present and admit execution of aforesaid and all documents Declarations, Indentures, Deeds, Booking Agreements, other Contracts, Indentures, Final Conveyance / s - Deed of Apartments – Sale Deed (s), Correction Deeds as to the boundaries and such otner corrections, Ratification and Supplementary and Deed of amendments, rectification, Release, Exchange deeds, Gift deeds, Leave and license, Lease agreements, Rent agreements, et cetera before the concerned Sub Registrar or Joint District Registrar or other as the case may be and complete the process of Registration by submitting



the relevant documents, papers, affidavits, before the Authority, and if required to delegate any or all the powers and authorities given herein to any other person/s as our attorney deems fit in the matter.

22. **To repeat**, the power of attorney holder is vested and shall be entitled and have all the powers, authorities and liberties as Promoter / Developers as contemplated under the Maharashtra ownership of flat Act and such other ownership laws applicable.

23. To do all acts, matters and things that may be necessary for effectuating the terms and conditions of the Development Agreement entered or to be entered into by us in favor the Attorney and or his or their nominees or for all purpose of and incidental thereto including transfer and vesting of the said property / flats / units / areas in terms of the Agreement. The powers of the attorney granted in this power of attorney shall be within the four corners of the Development agreement of this property and in pursuance of this development agreement this power of attorney is granted is the most important condition of this power of attorney).

24. **AND GENERALLY** to do all the acts, deeds, things and matters and/or cause to be executed, done and/or performed in relation to the mortgage or development, transfer, sell, of the said property / part of the said property or portion thereof or proposed structure or TDR /DRC as the case may be, at the cost of the said Attorney in furtherance to these presents, and all such acts, deeds, things and matters shall be binding upon and be ratified by us.

25. **AND** we, the executants hereby undertake to ratify whatever the said Attorney or any substitute or Agent appointed by them under the power in that behalf herein before contended may lawfully do or cause to be done in and by virtue of these presents. Further this Irrevocable General Power of Attorney is given for consideration and hence shall not be revoked by the executants under any count.

26 The Agreement of Development is registered at the Office of the Sub Registrar Haveli No. 12 at serial number 12157 on 14 /10/2021 by paying the requisite Stamp Duty and hence this

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Irrevocable General Power of Attorney is executed by paying requisite Stamp duty of Rs 500/- in terms of the Article 48 of Schedule I read with Section (3) of Chapter II A of Bombay Stamp Act, 1958.

SCHEDULE I

All that piece and parcel of the property bearing CTS No. 40/34, Plot No. 34, Final Plot No. 56 totaliy admeasuring about 678.86 scuare meters i.e. 7307.188 sq. fts out of which 3852.53 square feet, i.e. 358.05 sq. mtrs., Ashwini Apartments, Erandawane, Pune 411 004 within the limits of Pune Municipal Corporation, and within Registration Sub District Taiuka - Haveli and Registration District of Pune together with the old structure standing thereon.

On or towards East	:	By sub Plot No.26
On or towards South		By 9 meters wide road
On or towards West	:	By the remaining part of the Plot No.34, C.T.S No. 40 Owned Mrs Leena Alekar
On or towards North	:	By Sub Plot No. 27

IN WITNESS WHEREOF, the parties have signed below this at Pune on the day and date first mentioned hereinabove.

ASHWINI CONDOMINIUM	**SIGNATURE**	**PHOTO**	**THUMB**
Ashwini Condominium Through it's President Mr. Santosh Gadkary			

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Through it's Secretary Mr.Jaywant Raghunath Kelkar			
DEVELOPER	**SIGNATURE**	**PHOTO**	**THUMB**
M/S. SURABHI CONSTRUCTION Through its Partner Mr. Sudhir Ashok Mandale Mr. Nikhil Chandrashekhar Athavale		 	 
MEMBERS	**SIGNATURE**	**PHOTO**	**THUMB**
Mr. Jaywant Raghunath Kelkar			
Mr. Chintamani Yashwant Kelkar			

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THE SEAL OF JOINT SUB REGISTRAR (CL-III) HAVELI-22, PUNE CITY, PUNE ★ सह दुय्यम निबंधक (वर्ग-२) हवेली क्र.२२,पुणे शहर

Mrs. Alka Sudhir Datar	Mrs. Alka S. Datar		
Mr. Jitendra Sudhir Datar	J.S. Datar		
Mrs. Shweta Gopal Korad	Korad		
Mrs. Bharti Vinayak Purandare	B.V Purandare		
Mrs. Yashoda Santosh Gadkary	Gadkary		
Mr. Santosh Ramchandra Gadkary	S R Gadkary		

Mrs. Charusheela Jaywant Kelkar			
WITNESS	**SIGNATURE**	**WITNESS**	**SIGNATURE**
Jayesh R Sheelit Gokhale Nagar Pune 16		Mr. L. S. Waramyje Rlet - Thayari Pune - 41	

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ASHWINI
APARTMENTS CONDOMINIUM

40/34, Bhonde Colony, Erandawane, Pune 411004
REGN NO.: 3381/2008
E-Mail - 40.34AshwiniApts@gmail.com

Date : 1-December-2020

The members of Ashwini Apartments Condominium have unanimously resolved to hand over the work of redevelopment of the property situated at 40/34, Bhonde Colony, Erandwane Pune: 411004 To M/s Surabhi Constructions, partnership firm acting through its partners Mr. Nikhil Athavale and Mr. Sudhir Mandale.

ASHWINI CONDOMINIUM * Reg.No 3381/2008 * ERANDAWANE, PUNE-411004 *

Mr.Jaywant R Kelkar
Secretary

Mr. Santosh R. Gadkary
President

Mr.Jitendra S. Datar

Mrs.Yashoda S. Gadkary

Mrs. Bharati V. Purandare

Mrs.Charusheela J. Kelkar

Mrs. Shweta Korad

Dr.Chintamani R. Kelkar

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THE SEAL OF JOINT SUB REGISTBAR (CL-II) HAVELI-22, PUNE CITY, PUNE

महाराष्ट्र शासन

मालमत्ता पत्रक

५११८८

गाव/पेठ:एरंडवणा T.P.१ | तालुका/न.भू.का.:नगर भूमापन अधिकारी, क्र.१ पुणे | जिल्हा:पुणे

नगर भुमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार (चौ.मी.)	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
अंतिम भूखंड क्र. TP स्कीम ०१ ५६/३४		न.भू.क्र.४०/३४	६७८.८६	क	मा.जिल्हाधिकारी पुणे यांचे आदेश क्र पमन ४५२४/८६दि १२/९/८६ अन्वये बिशे सारा रु ६४.०० ह मु ३१/७/९१अखेर

सुविधाधिकार	महाराष्ट्र शासन नगर विकास विभाग क्र. टी. पी. एल- १८७९/१०६४/यु. डी. -७ दि. ५/७/७९ नगर रचना योजना क्र. १ सुधारित अंतिम मंजूर झाले प्रमाणे
हक्काचा मुळ धारक वर्ग:	H [ताराबाई कृष्ण घारपुरे] [सौ. मनोरमाबाई रघुनाथ केळकर]
पट्टेदार	
इतर भार	
इतर शेरे	

नगर भूमापन अधिकारी क्र. १, पुणे कार्यालय

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(प) किंवा भार	साक्षांकन
२९/०८/१९७२	ख ख र रु १५,०००/- ताराबाई कृ घारपुरे पासुन स.क्र.३४ पैकी ८ चाजु ३४५२ चौ.फुट ३२०.८ चौ.मी.	सह दु.नि. हवेली २ १८१८ १९६३ २८/१०/१९६३	H कुमुदिनी घारपुरे	सही- २३/१९/१९७२ न.भु.अ. क्र. १, पुणे.
१८/०६/१९९६	कुमुदीनी घारपुरे १/१/८६ रोजी मयत इच्छा पत्रावरुन नोंद केली.		H लिना सुधीर आळेकर	सही- २२/०७/१९९६ न.भु.अ. क्र. १, पुणे.
३०/०१/२०००	वारसाने मनोरमा रघुनाथ केळकर दि २३/७/९६ रोजी मयत झालेने वारस नोंद केली. S।		H [यशवंत रघुनाथ केळकर] [जयवंत रघुनाथ केळकर] [रश्मी रविकिरण भदे]	सही- ३०/११/२००० न.भु.अ. क्र. १, पुणे.

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THE SEAL OF SUB REGISTRAR (CL-II) HAVELI-22, PUNE CITY, PUNE

१०/०६/२००२	रिलीज डिडने — र. द. क्र. दि. २/५/०२ अन्वये सौ. रश्मी रविकिरण भदे यांनी हक्कसोडपत्र केलेने नाव कमी केले.			फेरफार क्र.०प्रमाणे सही- १०/०६/२००२ सुपरिंटेंडेंट सिटी सर्वे, पुणे.
१९/०५/२०१५	परिपत्रकानुसार — मा. जमाबंदी आयुक्त साहेब संचालक भूमि अभिलेख, (म. राज्य) पुणे यांचेकडील पत्र क्र./ ना. भू. १/ मि प. अक्षरी नोंद/२०१५, दि. १६/२/२०१५ रोजीचे परिपत्रकान्वये मिळकत पत्रिकेवर अक्षरी क्षेत्र नमुद केले असे. अक्षरी क्षेत्र — सहाशे अठ्ठ्याहत्तर दशांश शहाऐंशी चौ.मी .			फेरफार क्र.२८०३प्रमाणे सही- १९/०५/२०१५ न. भू. अ. क्र. १, पुणे
२७/०७/२०२०	घोषणापत्र नोंद — स. दु. नि. ह. क्र. ११ यांचेकडील र. द. क्र. ३३८१/२००८ दि. ३१/३/२००८ अन्वये जयवंत रघुनाथ केळकर, यशवंत रघुनाथ केळकर, लिना सुधीर आळेकर, सुधीर वसंत दातार स्वतकरिता व अलका सुधीर दातार यांचे कु. मु. म्हणून रत्नमाला दत्तात्रय कोरूड, भारती विनायक पुरंदरे, यशोदा संतोष गडकरी, संतोष रामचंद्र गडकरी, चारूशिला जयवंत केळकर व स. दु. नि. ह. क्र. ११ पुणे यांचेकडील र. द. क्र. २९४६९ २००९ दि. ०९/१२/२०१९ रोजीचे डिक्लेरेशन दस्तान्वये ग्रँटर जयवंत रघुनाथ केळकर, यशवंत रघुनाथ केळकर तर्फे वारस चिंतामणी यशवंत केळकर, लिना सुधीर आळेकर, ग्रँटी अलका सुधीर दातार, सुधीर वसंत दातार तर्फे वारस जितेंद्र सुधीर दातार, रत्नमाला दत्तात्रय कोराड तर्फे वारस श्वेता गोपाळ कोराड भारती विनायक पुरंदरे, यशोदा संतोष गडकरी, संतोष रामचंद्र गडकरी, चारूशिला जयवंत केळकर यांनी सदर मिळकतीचे क्षेत्र ६७८.८६ चौ. मी. चे घोषणापत्र केलेने नोंद केली.		H आश्विनी अपार्टमेंट कंडोमिनियम	फेरफार क्र.३९१८प्रमाणे सही- २७/०७/२०२० न. भू. अ. क्र. १ पुणे
१८/१२/२०२०	अपार्टमेंट डिड नोंद — जयवंत रघुनाथ केळकर, यशवंत रघुनाथ केळकर, लिना सुधिर आळेकर यांनी मा. सह. दु. नि. ह. क्र. ११ यांचेकडील र. द. क्र. ३३८२/२००८ दि. ३१/०३/२००८ अन्वये अश्विनी अपार्टमेंट, दुस-या मजल्यावरील फ्लॅट नं. ३ याची क्षेत्र ७९.८४ चौ. मी. बिल्टअप व १८.१ इक्के अविभाज्य हिस्सा डिड ऑफ अपार्टमेंट दस्ताने दिलेने नोंद केली.		H अलका सुधीर दातार सुधीर वसंत दातार	फेरफार क्र.४०३९प्रमाणे सही- १८/१२/२०२० न. भू. अ. क्र १ पुणे
१८/१२/२०२०	अपार्टमेंट डिड नोंद — जयवंत रघुनाथ केळकर, यशवंत रघुनाथ केळकर, लिना सुधिर आळेकर यांनी मा. सह. दु. नि. ह. क्र. ११ यांचेकडील र. द. क्र. ३३८३/२००८ दि. ३१/०३/२००८ अन्वये अश्विनी अपार्टमेंट, दुस-या मजल्यावरील फ्लॅट नं. ४ याची क्षेत्र ५१.३७ चौ. मी. बिल्टअप व ११.३९ टक्के		H रत्नमाला दत्तात्रय कोराड	फेरफार क्र.४०४०प्रमाणे सही- १८/१२/२०२० न. भू. अ. क्र. १ पुणे

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	अविभाज्य हिस्सा डिड ऑफ अपार्टमेंट दस्ताने दिलेने नोंद केली.			
१८/१२/२०२०	अपार्टमेंट डिड नोंद — जयवंत रघुनाथ केळकर, यशवंत रघुनाथ केळकर, लिना सुधिर आळेकर यांनी मा. सह. दु. नि. ह. क्र. ११ यांचेकडील र. द. क्र. ३३८६/२००८ दि. ३१/०३/२००८ अन्वये अश्विनी अपार्टमेंट, दुस-या मजल्यावरील फ्लॅट नं. ५, यासी क्षेत्र ९९.४१ चौ. मी. बिल्टअप व त्यालगतचे टेरेस क्षेत्र ६३६ चौ. फुट २२.७८ टक्के अविभाज्य हिस्सा डिड ऑफ अपार्टमेंट दस्ताने दिलेने नोंद केली.		H भारती विनायक पुरंदरे	फ़ेरफ़ार क्रं.४०४१प्रमाणे सही- १८/१२/२०२० न. भू. अ. क्र. १, पुणे
१८/१२/२०२०	अपार्टमेंट डिड नोंद — जयवंत रघुनाथ केळकर, यशवंत रघुनाथ केळकर, लिना सुधिर आळेकर यांनी मा. सह. दु. नि. ह. क्र. ११ यांचेकडील र. द. क्र. ३३९१/२००८ दि. ३१/०३/२००८ अन्वये अश्विनी अपार्टमेंट, दुस-या मजल्यावरील फ्लॅट नं. ६ यासी क्षेत्र ५१.३७ चौ. मी. बिल्टअप ११.९९ टक्के अविभाज्य हिस्सा डिड ऑफ अपार्टमेंट दस्ताने दिलेने नोंद केली.		H यशोदा संतोष गडकरी संतोष रामचंद्र गडकरी	फ़ेरफ़ार क्रं.४०४२प्रमाणे सही- १८/१२/२०२० न भू अ क्र १ पुणे
१८/१२/२०२०	अपार्टमेंट डिड नोंद — जयवंत रघुनाथ केळकर, यशवंत रघुनाथ केळकर, लिना सुधिर आळेकर यांनी मा. सह. दु. नि. ह. क्र. ११ यांचेकडील र. द. क्र. ३३८७/२००८ दि. ३१/०३/२००८ अन्वये अश्विनी अपार्टमेंट, तळ मजल्यावरील गॅरेज क्षेत्र २०.१९ चौ. मी., ५.६० टक्के अविभाज्य हिस्सा डिड ऑफ अपार्टमेंट दस्ताने दिलेने नोंद केली.		H चारूशिला जयवंत केळकर	फ़ेरफ़ार क्रं.४०४३प्रमाणे सही- १८/१२/२०२० न भू अ क्र १ पुणे

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SEAL OF JOINT SUB REGISTRAR (HAVELI-22), PUNE CITY, PUNE

अर्ज प्राप्त दिनांक –
नक्कल तयार दिनांक - 03/08/21
प्रत दिली दिनांक- 03/08/21
तयार करणार -
तपास करणार -
नक्कल फी –
कागद फी – 103/-
"सदर नकलेत"

शिरस्तेदार
नगर भूमापन अधिकारी क्र १

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AANPG6139P



नाम /NAME

SANTOSH RAMCHANDRA GADKARY

पिता का नाम /FATHER'S NAME

RAMCHANDRA BALKRISHNA GADKARY

जन्म तिथि /DATE OF BIRTH

12-05-1955

हस्ताक्षर /SIGNATURE

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

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

CHARUSHEELA J KELVAR

RAGHUNATH SHRIDHAR PATWARDHAN

14/12/1953

Permanent Account Number

BPSPK6602J





Signature

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAWPD1391B



नाम /NAME

JITENDRA SUDHIR DATAR

पिता का नाम /FATHER'S NAME

SUDHIR VASANT DATAR

जन्म तिथि /DATE OF BIRTH

18-12-1970

हस्ताक्षर /SIGNATURE

JSDatar

आयकर आयुक्त, पुणे
Commissioner of Income-tax, Pune

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AHJPK5755G



नाम /NAME

JAYWANT RAGHUNATH KELKAR

पिता का नाम /FATHER'S NAME

RAGHUNATH KELKAR

जन्म तिथि /DATE OF BIRTH

03-01-1949

हस्ताक्षर /SIGNATURE

P.R.Sharma

आयकर आयुक्त (कम्प्यूटर केन्द्र)
Commissioner of Income-tax(Computer Operations)

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABEPG2417L



नाम /NAME

YASHODA SANTOSH GADKARY

पिता का नाम /FATHER'S NAME

KHANDERAO PANDURANG DESHPANDE

जन्म तिथि /DATE OF BIRTH

11-11-1958

हस्ताक्षर /SIGNATURE

YGadkary

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

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFEPP0186M



नाम /NAME

BHARATI VINAYAK PURANDARE

पिता का नाम /FATHER'S NAME

NARAYAN RAMCHANDRA TILAWANKAR

जन्म तिथि /DATE OF BIRTH

21-06-1954

हस्ताक्षर /SIGNATURE

B V Purandare

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

B V Purandare

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAQPD6677G



नाम /NAME

ALKA SUDHIR DATAR

पिता का नाम /FATHER'S NAME

MAHADEO GOPAL JOG

जन्म तिथि /DATE OF BIRTH

07-10-1947

हस्ताक्षर /SIGNATURE

दस्त - २२
23 | 2C
2022

THE SEAL OF JOINT SUB REGISTBAR (CL-II) HAVELI-22, PUNE CITY, PUNE
सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. २२, पुणे शहर

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHWETA GOPAL KORAD

GOPAL DATTATRAY KORAD

30/10/1987

Permanent Account Number

CUIPK8289B

Signature

14/2012

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADMPK9509K

नाम /NAME

CHINTAMANI YESHWANT KELKAR

पिता का नाम /FATHER'S NAME

YESHAWANT RAGHUNATH KELKAR

जन्म तिथि /DATE OF BIRTH

01-07-1963

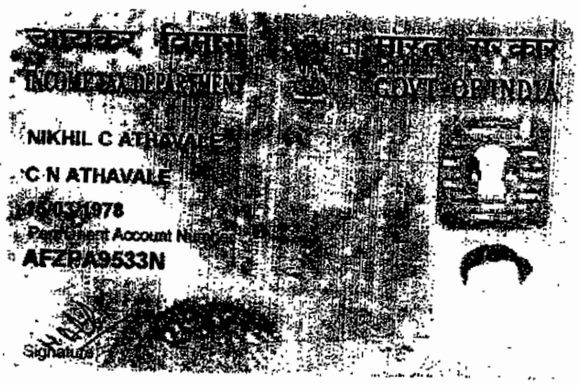
हस्ताक्षर /SIGNATURE

आयकर आयुक्त, कोल्हापूर
COMMISSIONER OF INCOME TAX, KOLHAPUR

हवल

2022

THE SEAL OF JOINT SUB REGISTRAR (CLASS-II) HAVELI-22, PUNE CITY, PUNE



हवेली - २ दे
8/92995 24·2C
२०२५

523/12159
गुरुवार,14 ऑक्टोबर 2021 8:09 म.नं.

दस्त गोषवारा भाग-1

हवल22/12159/2021
दस्त क्रमांक: 12159/2021

दस्त क्रमांक: हवल22 /12159/2021

बाजार मुल्य: रु. 00/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. हवल22 यांचे कार्यालयात
अ. क्रं. 12159 वर दि.14-10-2021
रोजी 8:08 म.नं. वा. हजर केला.

पावती:13177 पावती दिनांक: 14/10/2021

सादरकरणाराचे नाव: सुरभी कंन्स्ट्रक्शन तर्फे भागीदार सुधीर अशोक मांदळे - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 600.00
पृष्टांची संख्या: 30	
एकुण:	700.00

दस्त हजर करणाऱ्याची सही:

Jt.Sub Registrar Haveli 22

Jt.Sub Registrar Haveli 22

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-ह) (अ) ते (ग) खेरीज@ इतर कोणत्याही प्रकरणात

शिक्का क्रं. 1 14 / 10 / 2021 08 : 08 : 30 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 14 / 10 / 2021 08 : 09 : 36 PM ची वेळ: (फी)

सादरकर्ता पक्ष

* सदर दस्तऐवज हा नोंदणी अधिनियम १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस स्वीकारला आहे. * सादरकर्ता पक्षकार निष्पादक व्यक्ती, साक्षीदार/ओळखदार यांची ओळख तपासली आहे. * दस्तऐवजावरील सहीसाठी वापरलेले अंगठे निष्पादक व लाचलुचपतीचे आहेत. * दस्तऐवजात नमूद केलेले कागदपत्रे, कुलमुखत्यारपत्र आणि त्याची अनुषंगिक आकडेमोड आत्यास यांची संपूर्ण जबाबदारी संबंधित पक्षकारांची आहे.

लिहून देणारे:

लिहून घेणारे:

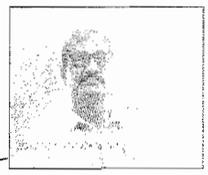
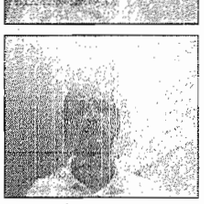
THE SEAL OF JOINT SUB REGISTRAR CLASS-II
सह दुय्यम निबंधक वर्ग-२ हवेली
HAVELI-22

14/10/2021 8 50:40 PM

दस्त गोषवारा भाग-2

हवल28/12/2021
दस्त क्रमांक:12159/2021

दस्त क्रमांक :हवल22/12159/2021
दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सुरभी कंन्स्ट्रक्शन तर्फे भागीदार सुधीर अशोक मांदळे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सुंदरम, तिन्हेवाडी रोड, राजगुरूनगर, ता. खेड, जि. पुणे- , महाराष्ट्र, पुणे पॅन नंबर:AMGPM8335E	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-50 स्वाक्षरी:-		
2	नाव:सुरभी कंन्स्ट्रक्शन तर्फे भागीदार निखिल चंद्रशेखर आठवले - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए-201, उमाशंकर अपार्टमेंट, पुणे- , महाराष्ट्र, पुणे. पॅन नंबर:AFZPA9533N	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-43 स्वाक्षरी:-		
3	नाव:अश्विनी कंडोमिनीयम तर्फे संचालक संतोष रामचंद्र गडकरी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: फ्लॅट नं. 6, अश्विनी कंडोमिनीयम, 40/34, भोंडे कॉलनी, एरंडवणा, पुणे- , महाराष्ट्र, पुणे. पॅन नंबर:	कुलमुखत्यार देणार वय :-65 स्वाक्षरी:-		
4	नाव:अश्विनी कंडोमिनीयम तर्फे सेक्रेटरी जयवंत रघुनाथ केळकर - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: फ्लॅट नं. 1, अश्विनी कंडोमिनीयम, 40/34, भोंडे कॉलनी, एरंडवणा, पुणे- , महाराष्ट्र, पुणे. पॅन नंबर:	कुलमुखत्यार देणार वय :-71 स्वाक्षरी:-		
5	नाव:अश्विनी कंडोमिनीयम तर्फे मेंबर्स जयवंत रघुनाथ केळकर - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: फ्लॅट नं. 1, अश्विनी कंडोमिनीयम, 40/34, भोंडे कॉलनी, एरंडवणा, पुणे- , महाराष्ट्र, पुणे. पॅन नंबर:AHJPK5755G	कुलमुखत्यार देणार वय :-71 स्वाक्षरी:-		
6	नाव:अश्विनी कंडोमिनीयम तर्फे मेंबर्स चिंतामणी यशवंत केळकर - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: फ्लॅट नं 2 अश्विनी कंडोमिनीयम, 40/34, भोंडे कॉलनी, एरंडवणा, पुणे- , महाराष्ट्र, पुणे. पॅन नंबर:ADMPK9509K	कुलमुखत्यार देणार वय :-54 स्वाक्षरी:-		
7	नाव:अश्विनी कंडोमिनीयम तर्फे मेंबर्स अलका सुधीर दातार - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: मान्यता देणार - अश्विनी कंडोमिनीयम तर्फे मेंबर्स अलका सुधीर दातार कबुली जबाबाकरिता जितेंद्र सुधिर दातार , महाराष्ट्र, पुणे. पॅन नंबर:AAQPD6677G	कुलमुखत्यार देणार वय :-73 स्वाक्षरी:-		
8	नाव:अश्विनी कंडोमिनीयम तर्फे मेंबर्स जितेंद्र सुधीर दातार - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: फ्लॅट नं. 3, अश्विनी कंडोमिनीयम, 40/34, भोंडे कॉलनी, एरंडवणा, पुणे- , महाराष्ट्र, पुणे. पॅन नंबर:AAWPD1391B	कुलमुखत्यार देणार वय :-48 स्वाक्षरी:-		
9	नाव:अश्विनी कंडोमिनीयम तर्फे मेंबर्स श्वेता गोपाळ कोराड - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: फ्लॅट नं. 4, अश्विनी कंडोमिनीयम, 40/34, भोंडे कॉलनी, एरंडवणा, पुणे- , महाराष्ट्र, पुणे. पॅन नंबर:CUIPK8239B	कुलमुखत्यार देणार वय :-32 स्वाक्षरी:-		
10	नाव:अश्विनी कंडोमिनीयम तर्फे मेंबर्स भारती विनायक पुरंदरे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: फ्लॅट नं. 5, अश्विनी कंडोमिनीयम, 40/34, भोंडे कॉलनी, एरंडवणा, पुणे- , महाराष्ट्र, पुणे. पॅन नंबर:AFEPP0186M	कुलमुखत्यार देणार वय :-66 स्वाक्षरी:-		

THE SEAL OF JOINT SUB REGISTRAR CLASS II HAVELI-22

11	नाव:अश्विनी कंडोमिनीयम तर्फे मेंबर्स यशोदा संतोष गडकरी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: फ्लॅट नं. 6, अश्विनी कंडोमिनीयम, 40/34, भोंडे कॉलनी, एरंडवणा, पुणे- , महाराष्ट्र, पुणे. पॅन नंबर:ABEPG2417L	कुलमुखत्यार देणार वय :-62 स्वाक्षरी:-		
12	नाव:अश्विनी कंडोमिनीयम तर्फे मेंबर्स संतोष रामचंद्र गडकरी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: फ्लॅट नं. 6, अश्विनी कंडोमिनीयम, 40/34, भोंडे कॉलनी, एरंडवणा, पुणे- , महाराष्ट्र, पुणे. पॅन नंबर:AANPG6138P	कुलमुखत्यार देणार वय :-66 स्वाक्षरी:-		
13	नाव:अश्विनी कंडोमिनीयम तर्फे मेंबर्स चारूशीला जयवंत केळकर - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: अश्विनी कंडोमिनीयम. 40/34, भोंडे कॉलनी, एरंडवणा, पुणे- , महाराष्ट्र, पुणे. पॅन नंबर:BPSPK6602J	कुलमुखत्यार देणार वय :-66 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथित कुलमुखत्यारपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:14 / 10 / 2021 08 : 49 : 14 PM

ओळख:-
सदर दस्त दुय्यम निबंधक यांच्या ओळखीचे असुन दस्तऐवज करुन देणा-यांनी व्यक्तीश: ओळखतात, व त्यांची ओळख पटविलेली आहे

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:अँड. शितल पाटील - - वय:37 पत्ता:167, नारायण पेठ, पुणे- पिन कोड:411030	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:14 / 10 / 2021 08 : 50 : 06 PM

Jt.Sub-Registrar Haveli 22

Payment Details.

sr.	Purchaser	Type	Verification or Vendor	GRN / Licence	Amount	Mod.	Deface Number	Deface Date
1	MS SURABHI CONSTRUCTION	eChallan	00040572021101307303	MH0[illegible]494927202122E	500.00	SD	0003574660202122	14/10/2021
2	MS SURABHI CONSTRUCTION	eChallan		MH0[illegible]7494927202122E	100	RF	0003574660202122	14/10/2021
3		DHC		131[illegible]02112991	600	RF	1310202112991D	14/10/2021

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

2159 /2021

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प्रमाणित करणेत येते की, या दस्तऐवजात
एकूण.....पृष्ठे आहेत
वरील नंबरचे पुस्तकामध्ये.....९२९५
हा नंबर नोंदविला आहे

सह दुय्यम निबंधक (वर्ग-२) हवेली क्र.२२
दि. १५ / १० /२०२१

THE SEAL OF JOINT SUB REGISTRAR CLASS-II HAVELI-22