

Receipt (pavl)

334/4980

Friday, February 28, 2025

3:26 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5348

दिनांक: 28/02/2025

गावाचे नाव: सदाशिव पेठ/नवी पेठ

दस्तावेजाचा अनुक्रमांक: हवल16-4980-2025

दस्तावेजाचा प्रकार: पुरवणी करारनामा

सादर करणाऱ्याचे नाव: लिहून घेणार - गंगोत्री होम्स (जुने नाव - मे गंगोत्री ग्रीनबिल्ड) तर्फे भागीदार गणेश ज्ञानोबा जाधव, राजेंद्र ज्ञानेश्वर आवटे, मकरंद वसंत केळकर तर्फे का.कु.मु.म्हणून समीर संतोष घडशी .

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1400.00

पृष्ठांची संख्या: 70

एकूण:

रु. 1500.00

सह दुय्यम निबंधक, हवल-16

सह.दुय्यम निबंधक (वर्ग-२)

हवेली क्र. १६, पुणे

वाजार मुख्य: रु. 0.1/-

मोबदला रु. 0.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रकम: रु. 1400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0225281614572 दिनांक: 28/02/2025

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016934484202425E दिनांक: 28/02/2025

बँकेचे नाव व पत्ता:

सूक्त दस्त परत मिळाला

सूची क्र.2

दुष्यम निबंधक : सह.दु.नि. हवेली 16

दस्त क्रमांक : 4980/2025

नोदणी :

Regn:63m

28/02/2025

गावाचे नाव : सदाशिव पेठ/नवी पेठ

(1) विलेखाचा प्रकार	पुरवणी करारनामा
(2) मोबदला	0.0
(3) बाजारभाव (भाडेपट्याच्या वाववितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0.1

(4) सू-मापन, पोटहिस्मा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: पुणे म. न. पा. इतर वर्णन : इतर माहिती: सदाशिव / नवी पेठ येथील स नं 723/1+2+3+4 ए+4 ब यांसी सिटीएस नं 96/50, फायनल प्लॉट नं 992 मधील सब प्लॉट नं 30 (पाटीटी पी प्लन 1 यांसी क्षेत्र 18250 चौ फुट म्हणजेच 1695.50 चौ मी या मिळकतीवर बांधलेल्या प्रेमानंद वी सहकारी गृहचरणा संस्था मर्यादित या इमारतीतील बिल्डिंग नं वी मधील एकूण 33 टेनमेंट्स (32 निवासी फ्लॅट्स व 1 गैरजिहि मिळकत (मुद्रांक जिल्हाधिकारी, पुणे शहर यांचेकडील अभिनिर्णय प्र क्र 1254/2023 दिनांक 05/01/2024 अन्वये मोबदला रक्कम रु 13,68,72,500/- वर रकम रु 68,43,700/- इतके मुद्रांक शुल्क भरलेले आहे) (सदर पुरवणी करारनामा दस्तान्वये विकसक यांना विक्रीसाठी उपलब्ध असलेल्या सदनिकांवाबत तेवढ्या प्रमाणातील जमिनीच्या हिश्याचे वावत सदरचा पुरवणी करारनामा दस्त केलेला आहे. सदर दस्त दिनांक 08/10/2024 हवेली क्र 4 रोजीच्या विकसन करारनामा दस्त क्र 535/2024 चा भाग समजण्यात यावा) (Final Plot Number : 993 ;)

1) 1695.50 चौ. मीटर

(5) क्षेत्रफळ
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिंचे नाव व पत्ता.

1) नाव: लिहून देणार - प्रेमानंद वी को-ऑप हौसिंग सोसायटी लिमिटेड तर्फे वेअरमन दीपक भैय्यालाल डेलवला . वय:-62; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्रेमानंद वी को-ऑप हौसिंग सोसायटी लिमिटेड, नवी पेठ, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411030 पॅन नं:-AADAP0893Q
2) नाव: लिहून देणार - प्रेमानंद वी को-ऑप हौसिंग सोसायटी लिमिटेड तर्फे सेक्रेटरी मिलिंद सुमंतराव कुलकर्णी . वय:-62; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्रेमानंद वी को-ऑप हौसिंग सोसायटी लिमिटेड, नवी पेठ, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411030 पॅन नं:-AADAP0893Q
3) नाव: मातृता देणार - प्रेमानंद वी को-ऑप हौसिंग सोसायटी लिमिटेड मधील एकुण 33 मेंबर्स तर्फे वेअरमन दीपक भैय्यालाल डेलवान . वय:-62; पत्ता:- प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्रेमानंद वी को-ऑप हौसिंग सोसायटी लिमिटेड, नवी पेठ, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411030 पॅन नं:-AADAP0893Q
4) नाव: मातृता देणार - प्रेमानंद वी को-ऑप हौसिंग सोसायटी लिमिटेड मधील एकुण 33 मेंबर्स तर्फे सेक्रेटरी मिलिंद सुमंतराव कुलकर्णी . वय:-62; पत्ता:- प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्रेमानंद वी को-ऑप हौसिंग सोसायटी लिमिटेड, नवी पेठ, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411030 पॅन नं:-AADAP0893Q

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

(9) दस्तऐवज करून दिल्याचा दिनांक	28/02/2025
(10) दस्त नोंदणी केल्याचा दिनांक	28/02/2025
(11) अनुक्रमांक, खंड व पृष्ठ	4980/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शिरा	

दस्तावेजवतची नक्कल

(एम.ए.देशमुख)
सह.दुष्यम निबंधक (वॉ-२)
हवेली क्र १६, पुणे शहर, पुणे

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of the Municipality Corporation or any Cantonment area annexed to it.



Payment Details

sr. Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1 GANGOTREE HOMES	eChallan	69103332025022815226	MH016934484202425E	500.00	SD	0009376234202425	28/02/2025
2	DHC		0225281614572	1400	RF	0225281614572D	28/02/2025
3 GANGOTREE HOMES	eChallan		MH016934484202425E	100	RF	0009376234202425	28/02/2025

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



महाराष्ट्र शासन
(स-१५) कार्यालय, पुणे, ४११ ००४
पुणे, २८/०२/२०२५





CHALLAN
MTR Form Number-6



GRN	MH016934484202425E	BARCODE						Date	28/02/2025-12:45:05	Form ID	25.2		
Department	Inspector General Of Registration	Payer Details							TAX ID / TAN (If Any)				
Type of Payment	Stamp Duty and Registration Fee together												
Office Name	HVL16_HAVELI 16 JOINT SUB REGISTRAR	Full Name							GANGOTREE HOMES				
Location	PUNE	Flat/Block No.							FINAL PLOT NO 993				
Year	2024-2025 One Time	Premises/Building											
Account Head Details		Amount In Rs.		Road/Street							SADASHIV (NAVI) PETH		
0030046401	Stamp Duty	500.00		Area/Locality							PUNE		
0030063301	Registration Fee	100.00		Town/City/District									
				PIN							411030		
				Remarks (If Any)							SecondPartyName=PREMANAND B CO OP HSG SOCIETY LTD-		
				Amount In							Six Hundred Rupees Only		
Total		600.00		Words									
Payment Details				IDBI BANK				FOR USE IN RECEIVING BANK					
Cheque/DD No.				Bank CIN	Ref. No.	69103332026022815226		2917137684					
Name of Bank				Bank Date	RBI Date	28/02/2025-12:46:08		Not Verified with RBI					
Name of Branch				Bank-Branch	IDBI BANK								
				Scroll No., Date	Not Verified with Scroll								

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दस्तावेज लिखितक कार्यालयगत नोटिणी करतावयाच्या दस्तावेजाही लागू आहे. नोटिणी न करतावयाच्या दस्तावेजाही सदर चालन लागू नाही.

Mobile No. : 90000000000

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-334-4980	0009376234202425	28/02/2025-15:24:15	IGR023	100.00
2	(IS)-334-4980	0009376234202425	28/02/2025-15:24:15	IGR023	500.00
Total Defacement Amount					600.00

हवाल-२६
२०२५





Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

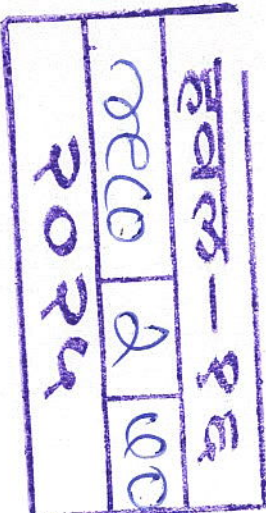
PRN 0225281614572 Receipt Date 28/02/2025

Received from self, Mobile number 9000000000, an amount of Rs. 1400/-, towards Document Handling Charges for the Document to be registered on Document No. 4980 dated 28/02/2025 at the Sub Registrar office Joint S.R. Havelli 16 of the District Pune.

Payment Details

Bank Name	SBIN	Payment Date	28/02/2025
Bank CIN	10004152025022812809	REF No.	688964542936
Deface No	0225281614572D	Deface Date	28/02/2025

This is computer generated receipt, hence no signature is required.





CHALLAN
MTR Form Number-6



GRN	MH016934484202425E	BARCODE					Date	28/02/2025-12:45:05	Form ID	25.2
Department	Inspector General Of Registration		Payer Details							
Type of Payment	Stamp Duty and Registration Fee together		TAX ID / TAN (If Any)							
Office Name	HVL16_HAVELI 16 JOINT SUB REGISTRAR		PAN No.(If Applicable)	AAMFG9762B						
Location	PUNE		Full Name	GANGOTREE HOMES						
Year	2024-2025 One Time		Flat/Block No.	FINAL PLOT NO 993						
Account Head Details			Premises/Building							
0030046401	Stamp Duty	Amount In Rs.	Road/Street	SADASHIV (NAVI) PETH						
0030063301	Registration Fee	100.00	Areal/Locality	PUNE						
			Town/City/District							
			PIN	4 1 1 0 3 0						
Remarks (If Any)			SecondPartyName=PREMANAND B CO OP HSG SOCIETY LTD~							
Total		600.00	Amount In	Six Hundred Rupees Only						
			Words							
Payment Details			FOR USE IN RECEIVING BANK							
Cheque-DD Details			Bank CIN	Ref. No.	69103332025022815226 2917137684					
Cheque/DD No.			Bank Date	RBI Date	28/02/2025-12:46:08 Not Verified with RBI					
Name of Bank			Bank-Branch	IDBI BANK						
Name of Branch			Scroll No. , Date	Not Verified with Scroll						

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
Mobile No. : 90000000000
सदर चलन केवल दस्तावेज निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजाची लागू आहे. नोंदणी न करावयाच्या दस्तावेजाची सदर चलन लागू नाही.

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Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 0225281614572 Date 28/02/2025

Received from self, Mobile number 90000000000, an amount of Rs. 1400/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S.R. Haveli 16 of the District Pune.

Payment Details

Bank Name	SBIN	Date	28/02/2025
Bank CIN	10004152025022812809	REF No.	688964542936

This is computer generated receipt, hence no signature is required.

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२०२५		



हवाल-१६
२६०५
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SUPPLEMENTARY REDEVELOPMENT AGREEMENT

This Supplementary Redevelopment Agreement is made and executed at Pune on this 28th day of Feb, 2025.

PEEMANAND B CO-OPERATIVE HOUSING SOCIETY LTD.

[PAN: AAMAP5142M],

A co-operative housing society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, at No. PNA/PNA(E)/ HSG/(TC)/25941/2023-24 dated 31.07.2023, having its office at Final Plot r.o. 992, sub-plot 30 (P) Rajendra Nagar, Sadashiv(Navi) Peth, Pune 411 030, represented by its duly authorized

(i) **Chairman: Mr. Deepak Bhaiyalal Dhelwan**

Age: about 62 years, occupation: Retired,

(ii) **Secretary: Mr. Milind Sumantao Kulkarni**

Age: about 62 years, occupation: Retired,

Hereinafter for the sake of brevity and convenience both the co-operative housing societies collectively shall be referred to as "**the Society**" (which expression shall unless repugnant to the context and meaning thereof shall mean and include its existing members, successors, legal representatives, office bearers etc.)

..... **PARTY OF THE FIRST PART**

AND

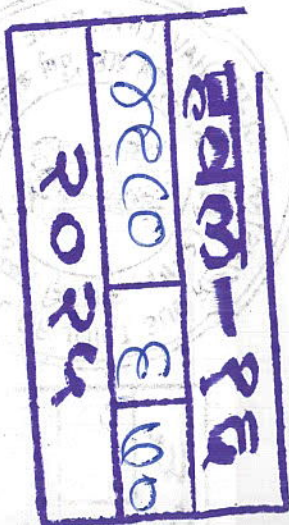
M/S. GANGOTREE HOMES

(Formerly known as M/s. Gangotree Greenbuild)

[PAN - AAMFG9762B], a partnership firm incorporated under the Indian Partnership Act, 1932 (Registration No. PN000002729) and having its registered office at: Flat No. 6 and 7, Yogeshwari Society, S. No. 27/1A, Erandwane, Pune - 411 004, and having corresponding address at office at 803 & 804, 8th Floor, Sidharth Tower - 1, Near Karishma Society, Sangam Press Road, Kothrud, Pune - 411 029, represented through its Partners:

(1) **MAKARAND VASANT KELKAR,**

Age: 55 occupations: business,



(2) GANESH DNYANOBHA JADHAV,

Age: 50, occupation: business,

(3) RAJENDRA DNYANESHWAR AWATE,

Age: 52, occupation: business,

Hereinafter for sake of brevity and convenience called as the "DEVELOPER" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include all its present and future partners, their respective heirs, successors, executors, administrators, authorised representatives, legal representatives, Partners, agents and assigns)

..... PARTY OF THE SECOND PART

AND

Chairman: Mr. Deepak Bhaiyalal Dhelwan

Age: about 62 years, occupation: Retired,

Secretary: Mr. Milind Sumantrao Kulkarni

Age: about 62 years, occupation: Retired,

Hereinafter called as the "SOCIETY MEMBERS", (Which expression, unless repugnant to the context or meaning thereof, shall mean and include their his/her/their successors, legal heirs, legal representatives, assignees etc.)

..... CONSENTING PARTY

WHEREAS:

A. All that piece and parcel of sub plot no. 30 (P) having land admeasuring about 18,250 sq. fts. i.e. 1695.50 sq. mtrs. of Final Plot 992 out of an approved T P Plan 1, out of S. No. 723/1+2+3+4A+4B, CTS No. 96/50 having a building B constructed thereof having 33 tenements (32 residential flats and 1 garage) of revenue village Sadashiv (Navi) Peth, Rajendra nagar, Taluka Haveli, District Pune and within local limits of Pune Municipal Corporation is owned by Premanand B Co-operative housing Society Ltd. (hereinafter referred to as the 'Society' for the sake of brevity).

B. The Society along with the members of the Society had entrusted the development rights of the said Plot in favour of the Developer vide a

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जेसी	१२	१००
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Redevelopment Agreement with the mutually agreed terms and conditions & empowered the Developer i.e. M/s. Gangotree Greenbuild and presently known as M/s. Gangotree Homes to implement Ownership Scheme on the said property and further allowed the Developer i.e. M/s. Gangotree Homes through its Partners to dispose of Flats/units to the intending buyer and receive and appropriate consideration thereof. The said Development Agreement is registered in the Office of Sub-Registrar Haveli No. 4 at Sr.No.535/2024 on 08.01.2024 .(Hereinafter referred as the said 'Redevelopment Agreement'.)

C. And as a part of and consequence of the aforesaid Development Agreement dated 08.01.2024 the said Owner then has appointed M/s. Gangotree Greenbuild and presently known as M/s. Gangotree Homes, through its Partners Sh. Ganesh Jadhav, Sh. Makrand Kelkar and Sh. Rajendra Awate, as constituted Attorney for and on behalf of and in the name of said Owners i. e. the Consenting Party herein, for performing and executing various acts, deeds, and things in respect of or relating to or touching the said property. The said Power of Attorney is registered in the Office of the Sub-Registrar Haveli No. 4 at Sr. No. 537/2024 on Dated 08.01.2024 .

D. AND WHEREAS in view of the aforesaid recital, the Developer herein has become entitled to develop the said Project Land and the Developer. The Developer alone has the ^{regulatory} absolute, exclusive right & authority to carry out development of the said Property and to carry out all incidental acts such as to advertise the development scheme, commence, carry on and complete the development scheme, execute necessary Agreement/s with existing members of the Society and also prospective Purchasers, accept consideration from them, present the said Agreement/s with the proper registration office, admit execution thereof, handover the possession of the new flat to the Allottee and/or New Purchasers etc in the proposed building to be constructed on said Property .

हास-१६		
२६८०	८	०००
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E. AND WHEREAS the Developer/Promoter is entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove.

F. In view of the aforesaid recital, the Developer herein has become entitled to develop the said Project Land . The Developer alone has the ~~absolute~~ requisite right & authority to carry out development of the said Property and

(Signature)

to carry out all incidental acts such as to advertise the development scheme, commence, carry on and complete the development scheme, execute necessary Agreement/s with existing members of the Society and also prospective Purchasers, accept consideration from them, present the said Agreement/s with the proper registration office, admit execution thereof, handover the possession of the new flat to the Allottee and/or New Purchasers etc in the proposed building to be constructed on said Property .

G. The Developer/Promoter is entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove. The Promoter/Developer are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals herein above;

H. The Promoter is put in possession of the project land and proposed to construct on the project land of 1 buildings and pit puzzle parking and 10 upper floors.

I. The Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

J. The Developer has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai.no. P52100055934; authenticated copy is attached in **Annexure 'C'**:-

k. The Developer has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

L. By virtue of the Development Agreement, and Power of Attorney the Promoter/Developer has sole and exclusive right to sell the Units in the said

(Signature)

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building/s to be constructed by the Developer on the project land and to enter into Agreement/s with the allottee(s)/s of the Units to receive the sale consideration in respect thereof;

M. The authenticated copies of the plans as sanctioned and approved by the local authority have been annexed and marked as 'Annexure D'. The Developer has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

N. The Developer has got Units, selected and thereafter allotted to the existing 33 members of the Society, sanctioned and approved by the Local Authority. The Units selected, allotted and sanctioned by the local authorities have been annexed and marked as 'Annexure A'.

O. The parties hereto deem it expedient to reduce into writing, in continuation to the said Redevelopment Agreement, the confirmation of the terms and conditions mutually agreed and accepted and executed/acted upon and thereby execute and register this Supplementary redevelopment agreement (Confirmation) as follows:

NOW THEREFORE THIS SUPPLEMENTARY REDEVELOPMENT AGREEMENT WITNESSES AS UNDER:-

1. CONSIDERATION FOR GRANT OF DEVELOPMENT RIGHTS

- 1.1. The Society along its members have entrusted the development rights in respect of the said Plot vide the aforesaid Redevelopment Agreement in lieu of the consideration as enumerated in the Schedule II of the Redevelopment Agreement.
- 1.2. The members of the Society have selected the units in the proposed plan presented by Developer having the retained area as per Schedule II of the said Redevelopment Agreement.
- 1.3. And few members of the Society then have also opted to purchase additional area to have an allotment of the units proposed by the Developer herein.
- 1.4. The Developer has accordingly got the plan sanctioned from the local authorities and commenced the construction on the Plot as on the date of this Presents.

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- 1.5. The Developer then has submitted to the Society and its members the copy of the plan sanctioned and approved by Pune Municipal Corporation. The Commencement Certificates have been annexed and marked herewith as **Annexure A**.
- 1.6. The Society and its members thereafter have confirmed the allotment of the Units for its existing members consisting of the retained area and additional area, wherever applicable. The list of the Units allotted and confirmed by the existing members of the Society is marked and annexed herewith as **Annexure A**.

2. DEVELOPMENT RIGHTS and RIGHTS OF DEVELOPER:

- 2.1. The Society with the consent of its members have entrusted the development rights in respect of the said Plot and the Developer has promised to develop the said Plot as per the prevailing rules and regulations of the Development at its own cost and responsibility.
- 2.2. The Developer is entitled to dispose of or deal with the constructed units upon said plot and parking's, except which are to be retained by and/or allotted to existing Society members, as enumerated in Annexure A, to the intending buyers/investors/financial institutions and receive and appropriate consideration thereof, and for that purpose to do all thing/s, deed/s, act/s including but not limited to execution and registration of Deed/s including but not limited to Agreement for Assignment/Sale, Deed of Correction, Deed of Confirmation, Deed of Declaration, Conveyance /Transfer Deed, possession receipts, Indemnities, Guarantees, Consents Letters etc. The tenements retained by the Developer to dispose of, sale or deal with are marked and annexed herewith as **Annexure B**.
- 2.3. The Developer is entitled to receive the entire consideration against the sale or dispose of the said units/tenements as such.
- 2.4. The Developer shall also be entitled to admit the purchasers of the flats/tenements as its new members (other than the flats being retained by the existing Members) in the proposed new building agreed to be constructed by the Developer

3. PROJECT FINANCE

- 3.1. The Developer is and shall be entitled to obtain the Project loan for redevelopment of the Society, from any Financial Institution by mortgaging only such

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tenements/Units which are available with the Developer for sale or disposal along with the undivided proportionate share of the land of the Plot.

- 3.2. It has been promised by the Developer that to tenements/flat alongwith the applicable rights and benefits of the existing members of the society shall be mortgaged by the Developer for availing such Project loan from any financial institutes.
- 3.3. The Society and its members shall not have any objections for the mortgage of the tenements/Units which are available with the Developer for sale for availing the project finance for redevelopment of the said Plot as per the present Agreement.
- 3.4. The Developer promises to the Society and its members that the said loan shall be repaid by the Developer and/or the new Purchaser, and the Society and its members shall not be responsible for the repayment of the said loan including and not limited to interest, penalties, charges, cost or any such amount etc.
- 3.5. The Society and its members also shall cooperate with the Developer and the financial Institutes for any documentation required from the Financial Institutes which shall not affect the rights and benefits of the existing members as enumerated in the Schedule II of the Redevelopment Agreement, Annexure A annexed herewith which confirms the units/tenements allotted to the members of the Society.
- 3.6. The Society and its members agree not to obstruct or create any hindrances to any financial institution in their efforts to recover dues related to specific units. The financial institution will protect the interests of the Society's members, related to the flats assigned to them
- 3.7. The Developer shall keep the Society and its members indemnified against any such project finance/loan obtained by the Developer from any financial institute.
- 3.8. The Purchasers of the new units/tenements also have the right to avail loan by mortgaging their respective Unit/tenement.

4. MISCELLANEOUS

- 4.1. Entire Agreement: This Agreement (including the schedules and Annexure hereto) constitutes the entire Agreement between the Parties hereto relating to the subject matter



hereof. The annexure, if any to this Agreement form part of this Agreement and shall be construed accordingly. That this Supplementary Redevelopment Agreement and any Agreement, document referred to in it contain the entire Redevelopment Agreement and any understanding between the parties in relation to the matters contemplated by this Supplementary Agreement thus Presents.

4.2. Severability: If any provision of this Agreement is invalid, unenforceable or prohibited by law, such provision shall stand severed from this Agreement and the remainder of this Agreement shall be valid, binding and of like effect as though such provision was not included herein.

4.3. All rights of each of the parties contained in this Supplementary Redevelopment Agreement are in addition to all rights vested or to be vested in it pursuant to the Redevelopment Agreement, Supplementary Redevelopment Agreement and the prevailing laws at the material time.

4.4. Except as expressly amended hereby, all the terms and conditions of the said Redevelopment Agreement and Supplementary Redevelopment Agreement shall remain unchanged and in full force and effect.

5. CONSENTS OF THE MEMBERS

AND WHEREAS, all the members of the Society had been a Consenting Party to the said Redevelopment Agreement. However, after due discussion the final draft of this Supplementary Re-Development Agreement to be executed in pursuance hereof by the Society/Owner in favour of the Developer was prepared and such draft Supplementary Re-of Development Agreement were circulated amongst the Members of the Society. The members of the Society have read and understood the contents of the present Agreement and they agree and accept to be abide by the same. The photocopy of the said resolution has been annexed herewith.

6. STAMP DUTY

The Stamp duty on the Development rights has been paid by the Developer vide the Redevelopment Agreement which is duly executed and registered at sr. no. 534/2024 dated 08.01.2024 with the Office of Sub-Registrar, Haveli 4. The said Redevelopment Agreement is annexed herewith. The payment of stamp duty on this Supplementary Redevelopment Agreement has been as per the Order of the Adjudication enclosed as Annexure.



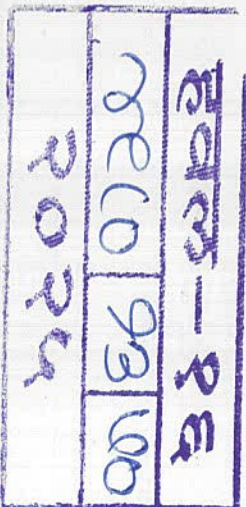
SCHEDULE I

SCHEDULE ABOVE REFERRED TO

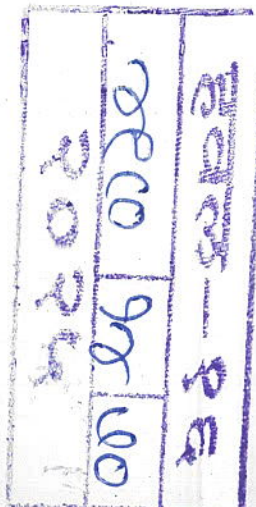
(Description of the said Property)

All that piece and parcel of sub plot no. 30 (P) having land admeasuring about 18,250 sq. fts. i.e. 1695.50 sq. mtrs. of Final Plot 992 out of an approved T P Plan 1, out of S. No. 723/1+2+3+4A+4B, CTS No. 96/50 having a building B constructed thereof having 33 tenements (32 residential flats and 1 garage) of revenue village Sadashiv (Navi) Peth, Rajendra nagar, Taluka Haveli, District Pune and within local limits of Pune Municipal Corporation.

On or Towards the East :	30 ft. wide road
On or Towards the West :	30 ft. wide road
On or Towards the South :	final plot no.992 sub plot no.30(p)
On or Towards the North :	20 ft. wide road



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SCHEDULE II

FREE ADDITIONAL CARPET AREA OFFERED TO THE MEMBER

S. no.	Flat no.	Owner name	Existing RERA Flat Carpet Area Sq. Fts.	Compen sation against Flat Carpet 56%	Total of Existing RERA Carpet - 56% Additional Area
1	B-1	1) Shashikant Ganesh Patwardhan 2) Mayuresh Shashikant Patwardhan 3) Mugdha Vijay Chandrachud	680.39	381	1061
2	B-2	Hemant Chandrakant Chaudhari	451.22	253	704
3	B-3 a	5) Anagha Minkund Mulay	451.22	253	704
4	B-3b	1) Ramesh Dagadu Khonde 2) Kalawati Ramesh Khonde	680.39	381	1061
5	B-4	A) Narayan Dattatray Vichare B) Sharayu Ketan Salunke	784.26	439	1223
6	B-5	1) Sadhana Ashok Sangawar 2) Ashok Natla Sangawar	451.22	253	704
7	B-6	Kiran Dhundiraj Deshpande	451.22	253	704
8	B-7	1) Prasad Suresh Walunjkar 2) Prasanna Suresh Walunjkar	784.26	439	1223
9	B-8	Jayashree Madhukar Paranjipe	680.39	381	1061
10	B-9	Ravindra Ragavendra Naik	451.22	253	704
11	B-10	Harshad Ramchandra Pendse	451.22	253	704
12	B-11	1) Hemant Dattatraya Mandke 2) Suvarna Hemant Mandke	680.39	381	1061
13	B-12	Bhaiyalal Gunibaksh Dhelwan	784.26	439	1223
14	B-13	1) Dattatraya Murtidhar Kshirsagar 2) Neelkantha Mukshirsagar	451.22	253	704
15	B-14	1) Ajaykumar Arvind Jamdade 2) Medha Ajaykumar Jamdade	451.22	253	704
16	B-15	1) Sandip Prachakar Inamdar 1) Leena Sandip Inamdar	784.26	439	1223
17	B-16	Uday Dattatray Sonalkar	680.39	381	1061

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18	B-17	1) Madhavi Suresh Vaze 2) Ajit Suresh Vaze	912.67		1424
19	B-18	1) Madhavi Suresh Vaze 2) Ajit Suresh Vaze	0	0	0
20	B-19	Anil Madanlal Vakil	680.39	381	1061
21	B-20	1) Ajay Vijay Gaikwad 2) Sanjay Shivaji Gaikwad	784.26	439	1223
22	B-21	Lata Dattatray Patankar	451.22	253	704
23	B-22	Nitin Gangaram Palan	451.22	253	704
24	B-23	1) Pravin Vasanttrao Phadnis 2) Anagha Pravin Phadnis	784.26	439	1223
25	B-24	Chandrashekhar Narayan Kendale	680.39	381	1061
26	B-25	1) Parvati Narayan Sure 2) Pushpalata Suresh Sagri	451.22	253	704
27	B-26	1) Ranjana Netaji Ganjave 2) Mrs. Ashwini Sanjeev Gole	451.22	253	704
28	B-27	Kedar Madhukar Joshi	680.39	381	1061
29	B-28	Sushama Rajaram Desai	784.26	439	1223
30	B-29	1) Milind Sumanttrao Kulkarni 2) Udit Milind Kulkarni	451.22	253	704
31	B-30	Neeta Manish Mahabaleshwarkar	451.22	253	704
32	B-31	1) Dinesh Ananda Patil 2) Anagha Dinesh Patil	784.26	439	1223
33	Garage	Geetanjali Shantaram Vaidya Shantaram Dattatray Vaidya	250	140	390
			19196.95 1784.10 Sq. Mtrs.)	10750	29947 (2783.17 Sq. Mtrs.)

(Signature)

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Annexure A

Allotment of the Units/tenements to the Existing Members of the Society:

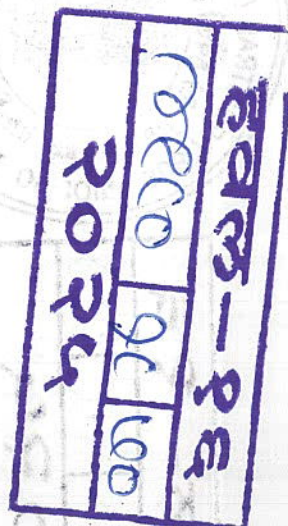
Sr. no.	Old Unit No.	Name of Owner	New Unit No.	Date	Registration no.	Haveli no.
1	B-7	Prasad Suresh Walunjkar.	101		Will be executed	
2	B-20	Sanjay Shivaji Gaikwad	102	10/10/2024	22040/2024	16
3	B-17	Mrs. Madhavi Suresh Vaze	103	13/09/2024	20102/2024	16
4	B-18	Mrs. Madhavi Suresh Vaze	104	13/09/2024	20101/2024	16
5	GARAGE	Geetanjali Shantaram Vaidya	105		Will be executed	
6	B-7	Prasanna Suresh Walunjkar	106		Will be executed	
7	B-3A	Anagha Mukund Mulay	202	23/07/2024	16053/2024	16
8	B-10	Harshad Ramchandra Pendse	203	30/01/2025	2663/2025	16
9	B-9	Ravindra Raghavendra Naik	204	30/01/2025	2693/2025	16
10	B-5	Mrs. Sadhana Ashok Sangawar	205	13/09/2024	20083/2024	16
11	B-1	Shashikant ganesh Patwardhan	206		Will be executed	
12	B-4	Narayan Dattatray Vichare	301	13/09/2024	20092/2024	16
13	B-13	Dattatray Murlidhar kshirsagar	302	07/08/2024	17262/2024	16
14	B-26	Smt.Ranjana Netaji Ganjave	303	30/01/2025	2676/2025	16
15	B-8	Miss. Jayashree madhukar Paranjpe	304	30/12/2024	27503/2024	16
16	B-21	Mrs. Lata Dattatray Patankar	305	30/01/2025	2713/2025	16
17	B-16	Uday Dattatray Sonalkar	306	29/11/2024	25392/2024	16
18	B-30	Mrs. Neeta Manish Mahabaleshwarkar	401	10/10/2024	22056/2024	16
19	B-2	Hemant Chandrakant Chaudhari	403	30/01/2025	2692/2025	16
20	B-25	Mrs.Pushpalata Suresh Sagri	404		Will be executed	
21	B-14	Ajaykumar Arind Jamdade	405		Will be executed	

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22	B-6	Kiran dhundiraj Deshpande	406	12/09/2024		04
23	B-20	Ajay vijay Gaikwad	501	10/10/2024	22045/2024	16
24	B-24	Chandrashekar Narayan Kendale	504		Will be executed	
25	B-15	Sandip Prabhakar Inamdar	506	30/01/2025	2694/2025	16
26	B-29	Milind Sumantrao Kulkarni	601		Will be executed	
27	B-11	Hemant Dattatray Mandke	604	17/10/2024	22574/2024	16
28	B-23	Pravin Vasantrao Phadnis	606	30/01/2025	2718/2025	16
29	B-19	Mr. Anil Madanlal Vakil	704	04/10/2024	21476/2024	16
30	B-31	Dinesh Ananda Patil	706	30/01/2025	2715/2025	16
31	B-4	Narayan Dattatray Vichare	803		Will be executed	
32	B-27	Kedar Madhukar Joshi	804		Will be executed	
33	B-28	Sushama Rajaram Desai	806	04/10/2024	21479/2024	16
34	B-12	Mr. Bhaiyalal Gurubaksha Dhelwan	904	12/09/2024	20147/2024	04
35	B-22	Mr. Nitin Gangaram Palan	906		Will be executed	
36	B-3B	Mr. Ramesh Dagadu Khonde	1003		Will be executed	



Annexure B

Units/Tenements available with the Developer to dispose of

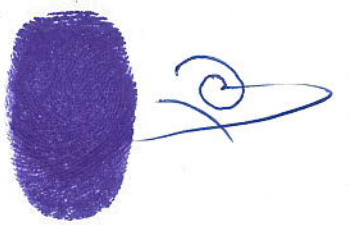
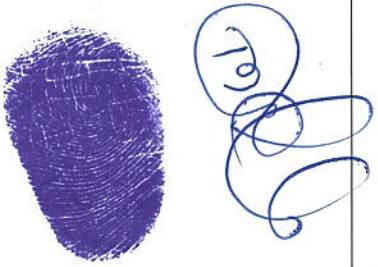
Sr. no.	Unit no.
1	201
2	402
3	502
4	503
5	505
6	602
7	603
8	605
9	701
10	702
11	703
12	705
13	801
14	802
15	805
16	901
17	902
18	1001
19	1002
20	1004
21	1005
22	1006

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IN WITNESS WHEREOF, the parties hereto have affixed their seals and signatures to this writing the day and year herein above mentioned.

Signed and sealed and delivered by the within named Premnand B CO- OPERATIVE HOUSING SOCIETY TLD. through its chairman & Secretary as "THE SOCIETY"

Name	Sign & Thumb	Photo
Mr. Deepak Bhaiyalal Dhelwan (Chairman)		
Mr. Milind Sumantrao Kulkarni (Secretary)		

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Signed and sealed and delivered by the within named ~~M/s. GANGOTREE HOMES~~ (formerly Known as Gangotree Greenbild through its partners "THE DEVELOPER"

Name	Sign & Thumb	Photo
1) Mr. Makarand Vasant Kelkar		
2) Mr. Ganesh Dnyanoba Jadhav		
3) Mr. Rajendra Dnyaneshwar Awate		

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Signed and Sealed and delivered by the within named ~~Members~~ **The Society -** CO-
OPERATIVE HOUSING SOCIETY LTD. through its Members **The Society -**
Consenting Party -through their society's chairman and secretary

Name	Sign & Thumb	Photo
Mr. Deepak Bhaiyalal Dhelwan (Chairman)		
Mr. Milind Sumantrao Kulkarni (Secretary)		

WITNESSES:

1	 अशांत प्रहारेवाल अवधाली दानाई गोमय शिवालय कठारुड. कर्गो	
2	Nishal Jayendra Kulkarni S.N.D.T. College Kharve Road Pune-41	



सूची क्र.2

08/01/2024

दृष्ट्यम निबंधक : सह.दु.नि.देवली 4

दस्ता क्रमांक : 535/2024

नोटणी :

Regn:63m

गावाचे नाव : सदाशिव पेठ/नवी पेठ

विक्रम कार्ड नं.	हवेल-३६
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70568500	2024

- (1) विनोदाचा प्रकार
- (2) मोटरगा
- (3) वाजाभाव (भाडेपट्ट्याच्या वावनिनपट्टाकार आकारणी देतो की पट्टेदार ने नमूद करावे)
- (4) मु.माण.गो.हिम्मा व वारक्रमांक(असल्याम)

1) पालिकेचे नाव: पुणे म.न.पा. इनर वर्धन. इनर माहिती: सदाशिव / नवी पेठ. प्लॉट नं. 96/50, फायनल प्लॉट नं. 992 मधील सब प्लॉट नं. 30(पाटोडा) मधील गावातील क्षेत्र प+4 व यांसी सिटीएस नं. 96/50, फायनल प्लॉट नं. 992 मधील सब प्लॉट नं. 30(पाटोडा) मधील गावातील क्षेत्र 18250 चौ.फुट म्हणजेच 1695.50 चौ.मी. या मिल्करीवर बांधलेल्या प्रेमानंद वी.महाराठी गृहवचना संस्था मर्यादित या इमारतीतील विल्डिंग नं. वी.मधील एकूण 33 टेनमेंट्स(32 निवासी फ्लॅट्स व 1 गॅरेज) हि मिळवून(अभिनिर्णय प्र.क्र.1254/2023 दिनांक 05/01/2024 अन्वये गोवदला रकम रु.13,68,72,500/- वर रकम रु.68,43,700/- इतके मुद्रांक शुल्क भरलेले आहे।(C.T.S. Number : 96/50.))

1) 1695.50 चौ.मीटर

- (5) धंपकळ
- (6) आकाराणी किंवा जुडी देण्यात असेल नेव्हा.
- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यान,प्रतिवादिचे नाव व पत्ता.

- 1): नाव:-प्रेमानंद वी.को.ऑप हौसिंग सोसायटी लिमिटेड तर्फे चेशरमन दीपक भेंय्यालाल देलवान. वय:-61; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, गेड नं. प्रेमानंद वी.को.ऑप हौसिंग सोसायटी लिमिटेड, नवी पेठ, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411030 फॅन नं:-AAMAP5142M
- 2): नाव:-प्रेमानंद वी.को.ऑप हौसिंग सोसायटी लिमिटेड तर्फे मेक्रेटी मिनिद सुमंतराव कुलकर्णी. वय:-61; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, गेड नं. प्रेमानंद वी.को.ऑप हौसिंग सोसायटी लिमिटेड, नवी पेठ, पुणे, महाराष्ट्र, PUNE. पिन कोड:-411030 फॅन नं:-AAMAP5142M
- 3): नाव:-मा. देणार - प्रेमानंद वी.को.ऑप हौसिंग सोसायटी लिमिटेड मधील एकूण 33 मेयर्स तर्फे चेशरमन दीपक भेंय्यालाल देलवान - वय:-61; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, गेड नं. प्रेमानंद वी.को.ऑप हौसिंग सोसायटी लिमिटेड, नवी पेठ, पुणे, महाराष्ट्र, PUNE. पिन कोड:-411030 फॅन नं:-AAMAP5142M
- 4): नाव:-मा. देणार - प्रेमानंद वी.को.ऑप हौसिंग सोसायटी लिमिटेड मधील एकूण 33 मेयर्स तर्फे मेक्रेटी मिनिद सुमंतराव कुलकर्णी - वय:-61; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, गेड नं. प्रेमानंद वी.को.ऑप हौसिंग सोसायटी लिमिटेड, नवी पेठ, पुणे, महाराष्ट्र, PUNE. पिन कोड:-411030 फॅन नं:-AAMAP5142M

- (8) इन्वॉयस करून देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यान,प्रतिवादिचे नाव व पत्ता

- (9) दस्तऐवज करून दिल्याचा दिनांक
- (10) इन्व नोंदणी करण्याचा दिनांक
- (11) अनुक्रमांक, खंड व पृष्ठ
- (12) वाजाभावप्रमाणे मुद्रांक शुल्क
- (13) वाजाभावप्रमाणे नोंदणी शुल्क
- (14) शेरा

मुल्यावनापार्श्वी विचारान घेतलेला तपशील:-
05/01/2024

मुद्रांक शुल्क आकारनाला निवडलेला अनुच्छेद :-
clause (ii)

(iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)



दस्तऐवजवती प्रत

हवेली क्र. ३६, पुणे शहर, पुणे

मुल्यावनाची आवश्यकता नसल्याने नोंदणीतून काढण्याचा तपशील अभिनिर्णय प्र.क्र.1254/2023 दिनांक 05/01/2024

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- 2.6.6 To deliver the possession to P.M.C or the Collector Purs of any area required for road widening or service lanes and to apply, accept and execute floor space given in lieu of such acquisition or to receive same, as may be required, in the name of the Developer, by way of compensation for such acquisition.

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4.3 The Society and its members shall not have any objection for the mortgage of the Instrument/Units which are available with the Developer for sale for availing the project finance for redevelopment of the said floor as per the present Agreement.

4.4 The Developer promises to the Society and its members that the said floor shall be repaid by the Developer within the new Period/term, and the Society and its members shall not be responsible for the repayment of the said floor building and not limited to interest, penalties, charges, cost or any such amount etc.

5. SANCTION OF PLANS

5.1 Developer, at its sole discretion, shall be entitled:

5.1.1 To prepare and reserve the Layout as well as Building Plans and specifications of the building, consisting of various independent units and other sanction, permissions from the concerned statutory authorities and obtain the Developer shall reserve the title of the existing Society members i.e. Constructing any structure with the sanction of the layout plan and approved by them for their specific and respective unit/flat prior to the execution of the Development Agreement.

5.1.2 To make modification / changed revision in the building plan as per its discretion as long as it does not alter the footprint layout area of the unit to be allotted to the respective existing members and without detriment to the benefits and other rights of the existing members as agreed as per this Agreement.

5.1.3 To construct, carry out and complete the development and/or construction of the building, comprising of units, including houses limited to NCC's and permissions for drainage, effluents, water, sewer pipes, electricity and law



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respective units of the existing society members, 4.3 It has been specifically agreed by the Society and its members i.e. consentingly party that the Developer shall be liable to pay the license fees only from the date of receipt of vacant and clear possession of all the Instrument/Units of present members and First of the Society.

7. ALLOTMENT OF NEW PREMISES

7.1 As per the receipt of grant of development rights as mentioned in the said plan, the Developer shall reserve and provide, free of cost, new flat/unit in accordance with the existing Society members in the new building to be constructed on the said plot, some of which are given in Schedule II. The reserved new flat/unit shall be allotted to the Society members who are collectively referred to as 'The said new Unit'. A list of the names and specifications to be provided by the Developer is mentioned in the SCHEDULE IV hereunder within:

7.2 In case if any Society members intend to carry out any additional work/renovations, alterations in higher allotted new flat, other than the specifications approved and agreed to be provided by the Developer, executed through some external agency, written and numerical, specific/defined by the Developer in writing prior to said commencement of work.

7.3 The Developer shall allot free of cost total _____ car parking and _____ two wheeler parking to Society.

7.4 The Developer shall provide a separate electricity sub-meter for the floor/unit. Pending, the charges of such meter shall be paid by the Developer and the meter shall be provided by the Developer. The Developer promises to include the same in the individual agreement of the new Purchaser.



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months from the date of getting vacant possession of the said Property and shall have possession of the said new building and car parking spaces to the Society within the said period.

8.2 It is further agreed by and between the parties that, except due to force majeure events as detailed in sub clause hereunder, if Developer fails to transfer vacant and peaceful possession of the redeveloped Property within 36 (Thirty) months from the date of getting vacant possession of the said Property, the Developer shall return the extension of time from the Society for completion of remaining work. The Society shall co-operate with the Developer and members of this floor shall be granted to the Developer as the reasonable grounds.

8.3 The timeline mentioned in this Agreement shall be subject to Force Majeure which means an extraordinary event, unusual or extraordinary that cannot reasonably anticipated or beyond human control. Force Majeure shall also mean any event or circumstance which cannot be foreseen, prevented, or caused either previously, and which adversely affects a Party's ability to perform its obligations under this agreement.



to its ability

c) any unforeseen calamity including but not limited to earthquakes, fire, floods, drought, lightning, mobilities, warlike conditions, natural calamities, epidemics, prolonged shortage of energy supplies, handling, embargo, embolism, banking crisis, political upheavals, war (undeclared or declared), riots, civil unrest or terrorist attacks, cyber-attacks, hurricanes, earthquakes or tsunamis, vandalism, warlike, civil commotion and / or worldwide/unprecedented lockdowns imposed by the Central / State government or any local authorities including or imposing any party from performing its obligations under any contract.



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other construction, upon and for in the said plot as per the sanctioned plans and specifications.

5.1.2 In addition to the Pune Municipal Corporation and all other concerned authorities/Plans for getting the said Property redeveloped and get the same sanctioned.

5.1.3 That the Building plan of the floor to be allotted to the present Society Members shall be seen and approved by the present Society members prior to execution of the Development Agreement. The Developer may revise the existing Building plan which shall not alter or affect the area or structure or design or location of the existing Society members. The total plot of all the floors shall be maintained in view of any revision done by the Developer.

5.2 The Developer shall before the commencement of the construction submit to the Society for its record a true copy set of the approved plan/Consentment Certificate (CC) in respect of the said new building.

5.3 It is further agreed by and between the parties that the Developer shall reserve the Agreement/Deed of Collaboration/Agreement of Alliance in respect of the new Flat/Units to be allotted to each Society member under the present Development Agreement in favor of the Society members and the same shall be registered with the office of Sub-Registrar, Talavli.

6. VACATING OF PREMISES BY EXISTING SOCIETY MEMBERS

6.1 It is agreed by and between the parties that, though the Developer has agreed to pay compensation for alternate accommodation, it shall be responsibility of the respective Society Members to find and the alternate accommodation.

6.2 After the basic building plan, are approved from the Competent Authority, the Developer shall give the possession of 30 days for vacating the property and/or



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7.5 After making provision of parking spaces agreed to be allotted to the Existing Society members, all the remaining Motor Units and the car parking spaces shall exclusively belong to the Developer who shall be liable to find and provide in and design of the same in the manner it deems fit and provide as per law.

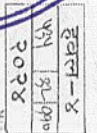
7.6 The Developer shall enter an working through 'Promotee' Notice' intimations to the Society and Society members to take vacant and peaceful possession of their respective new flat/unit within 14 days from receipt of Occupancy Certificate (CC) and completion of work of new building by the Developer.

7.7 Each Existing Society member is under obligation to take possession of their respective new Unit and parking in the redeveloped Building, from the Developer, within 14 days (subject to peaceful possession and completion of the receipt of such 'Promotee' Notice' from the Developer) of the Society Members shall and/or subject to take possession as directed from the Society Members liable to pay all the charges including but not limited to the cost of the maintenance charges, taxes, fees, etc. and also all the taxes as applicable including property tax of the new flat/unit from such date when possession is taken or as per the concerned Society member.

7.8 The Developer having obtained Occupancy Certificate from Pune Municipal Corporation of the respective floor in respect of new building in which the Society members are present shall have the right to provide quiet, vacant and peaceful possession of the new Units to respective Society members. (Promoter referred to as the 'Promotee' Letter)

8. TIME FRAME

8.1 The Developer shall, on the date of the said Agreement, shall complete the construction of the entire redeveloped building within the said period of 36 months from the date of getting vacant possession of the said Property.



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8.2 The Developer shall, on the date of the said Agreement, shall complete the construction of the entire redeveloped building within the said period of 36 months from the date of getting vacant possession of the said Property.

8.3 The Developer shall, on the date of the said Agreement, shall complete the construction of the entire redeveloped building within the said period of 36 months from the date of getting vacant possession of the said Property.

8.4 The Developer shall, on the date of the said Agreement, shall complete the construction of the entire redeveloped building within the said period of 36 months from the date of getting vacant possession of the said Property.

8.5 The Developer shall, on the date of the said Agreement, shall complete the construction of the entire redeveloped building within the said period of 36 months from the date of getting vacant possession of the said Property.

8.6 The Developer shall, on the date of the said Agreement, shall complete the construction of the entire redeveloped building within the said period of 36 months from the date of getting vacant possession of the said Property.

8.7 The Developer shall, on the date of the said Agreement, shall complete the construction of the entire redeveloped building within the said period of 36 months from the date of getting vacant possession of the said Property.



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107 These provisions are not a partnership or joint venture but an independent contract of indemnification and consequently the Society and its members are not liable for any obligation as promoters or directors under the Maharashtra Ownership Flats Act, 1963 or MHOA Act and the rules framed there under or any other provisions of law.

108 The Developer also covenants that the said project of redevelopment of the said property shall be of the residential character only and the plan sanctioned by the competent authority previously as well as any additional modification, extension or in the plan for approval to the Competent Authority is there shall be of the residential character only.

11. DIRECT LIABILITY PERIOD

109 Any construction defect arises in respect of new building and the Developer is bound to rectify by the Society within a period as prescribed under MHOA Act as may be applicable at the relevant time then such construction defect shall be rectified by the Developer at its cost without any delay. However, if such defect of being caused there are no, extension or damage caused by the Society or its members or caused by act of God then the Developer shall not be and cannot be made liable for the same.

12. RIGHTS OF DEVELOPER AND PROSPECTIVE PURCHASERS

121 In consideration thereof and in consideration of the Developer not exercising the said Property, entirely, in their own cost, the Developer, after receiving Government sanction and after first obtaining car parking spaces to be allotted to the existing Society members, shall be free to use all liability to sell, transfer, deal with and dispose of and also in ownership shall be the prospective purchasers, all the remaining Units and also car parking spaces in the said New Building to be completed by the Developer on the said Property and to receive the same.



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122 It is hereby specially agreed by the Society that, no service fund and transfer charges shall be payable by the Developer or the new unit Purchaser, as the Society for any and towards that there will be paid by the Developer after construction of the conveyance deed, which shall be executed within a period of 3 months, after getting the said and final Occupation certificate.

123 The Members shall pay their own Municipal Corporation Taxes, Electricity Bill, Maintenance Charges N.A. Tax, Water tax etc. of the said property and of their respective Units, till the date of handover of the property to the Society.

124 The Members shall be responsible to pay any deficit stamp duty, registration charges if any, on previously executed deeds, agreements etc.

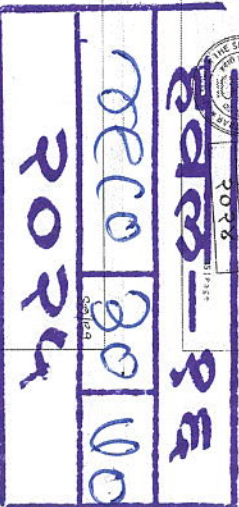
125 The Society shall pay all outgoings in respect of the said Property till the date of handover of the present property to the Developer and thereafter the same shall be borne and paid by the Developer till the time of the Society.

13. GST, OTHER TAXES AND OTHER GOVERNMENT CHARGES

131 The Members shall pay their own Municipal Corporation Taxes, Electricity Bill, Maintenance Charges N.A. Tax, Water tax etc. of the said property and of their respective Units, till the date of handover of the property to the Society.

132 The Members shall be responsible to pay any deficit stamp duty, registration charges if any, on previously executed deeds, agreements etc.

133 The Society shall pay all outgoings in respect of the said Property till the date of handover of the present property to the Developer and thereafter the same shall be borne and paid by the Developer till the time of the Society.



shall be charged at a per cent per annum market rate. Capital Asset (Schedule Asset) = 1.25 x 100 at the time of purchase of the additional area, if any.

142 The Society members and the Developer shall execute all the necessary legal documents/agreements for purchase of such extra area with the consideration as per standard clause at 14.1.

143 The Members have received the proposed plan proposed by the Developer, have not put the proposed request of Members. Developer has proposed the plan of the building which comprises of five units offered as consideration as well as additional area purchased by Members and accordingly Developer towards architect & prepared the plan and accordingly Members have been sanctioned, continued by the Developer in the interest of Members, who are purchasing additional area. Therefore the members purchasing additional area has expressly agreed that they will not back out from buying the same.

15. SETTLEMENT OF CLAIM AT THE REQUEST OF THE MEMBERS

151 The provisions of the present plan are based on the request/claim filed by the members of the society.

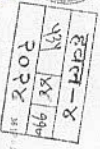
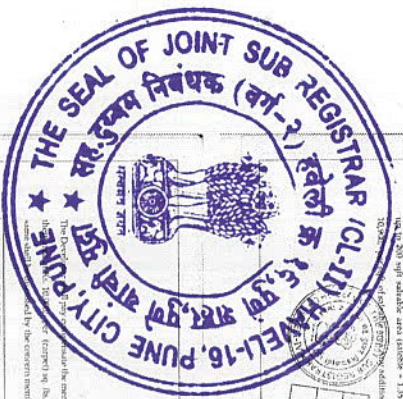
152 No additional charge shall be payable by the members for the area situated by the Members as per the offer of the Developer subject to its separate Capital Asset payable by the Developer in Society against the new investments and membership to be taken by the Members as per the by-laws of the Society.

153 The Members shall pay the consideration against the purchased area additional area as per the standard Clause of the conventional rate.

16. SIGNATURE OF AREA



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17. PURCHASE OF ADDITIONAL AREA -

141 The existing Members of the Society are entitled to purchase an additional area up to 200 sqm. additional area available = 1.25 x 100 sqm. at the rate of Rs. 20,000 per sqm. of the additional area above 200 sqm. the surplus

144 Any other person or partner of the Society shall be entitled to purchase the said property, which is the property of the Society, from the Society, after obtaining the necessary sanction from the competent authority.

145 The new Unit Purchaser shall not pay any fee from maintenance or maintenance Corporation other than the amount paid in advance to the Society, for becoming the member of the Society. The new Unit Purchaser shall, however, pay the Share Certificate amount. The admission fee, expenses related to the membership shall be paid by the new Unit Purchaser to the Society for becoming the member of the Society.

146 The new Unit Purchaser shall be liable for all the expenses of the society and shall pay the annual maintenance charges for any such charges provided in the by-laws of the Society.

147 It is agreed by and between the parties that, GST and stamp duty, registration fees and any other applicable taxes, on any new purchase by the existing member, shall be paid by the new Unit Purchaser, as the Society for any and towards that there will be paid by the Developer after construction of the conveyance deed, which shall be executed within a period of 3 months, after getting the said and final Occupation certificate.

148 It is agreed by and between the parties that, GST and stamp duty, registration fees and any other applicable taxes, on any new purchase by the existing member, shall be paid by the new Unit Purchaser, as the Society for any and towards that there will be paid by the Developer after construction of the conveyance deed, which shall be executed within a period of 3 months, after getting the said and final Occupation certificate.

18. SECURITY TO SOCIETY

171 The Developer promises that the base plan approved by the Society for the purpose of construction/redevelopment of the said Property shall be sanctioned from the Pune Municipal Corporation, in the name of the Society with a sanction from the date of execution of this Agreement.

172 The said amount deposited with the Pune Municipal Corporation for the purpose of sanctioning of the Plan shall be considered as security for the Society. And the same shall be retained as a security to the Society and its members.

173 The Developer promises to get the full potential plan, including plan RSI and said building over the, approved from the Pune Municipal Corporation within six months after execution and registration of Development Agreement.

174 The Developer has submitted an Interest Share Report of Rs. 20 Lakhs (Twenty Lakhs) with a cheque no. 01154 drawn on Bank of Maharashtra dated 01/09/2022 to the Society as a security deposit. The same shall be retained against the Capital Asset payable by the Developer to the Society in the form of building over of the Project to the Society.

175 A premium of Rs. 50,000/- (Fifty Thousand Rupees) per building, i.e. 10 Lakhs (Ten Lakhs) only shall be paid by the Developer to the Society towards the process of development of the time of execution of Development Agreement and Power of Attorney.

19. SAVING PROVISIONS FROM DILUTION OF EXISTING BUILDING



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No.	Pile No.	Pile Type	Pile Length		Pile Diameter		Pile Area		Pile Volume		Pile Weight		Pile Capacity	
			mm	ft	mm	in	mm ²	in ²	m ³	ft ³	kg	lb	kg	lb
1	1	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
2	2	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
3	3	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
4	4	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
5	5	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
6	6	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
7	7	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
8	8	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
9	9	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
10	10	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
11	11	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
12	12	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
13	13	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
14	14	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
15	15	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
16	16	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
17	17	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
18	18	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
19	19	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
20	20	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
21	21	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
22	22	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
23	23	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
24	24	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
25	25	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
26	26	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
27	27	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
28	28	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
29	29	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
30	30	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
31	31	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
32	32	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
33	33	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
34	34	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
35	35	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
36	36	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
37	37	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
38	38	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
39	39	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
40	40	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
41	41	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
42	42	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
43	43	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
44	44	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
45	45	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
46	46	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
47	47	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
48	48	1.0m	1000	3.28	100	3.94	7854	0.785	2.75	7.25	15.8	34.8	15.8	34.8
			1000	3.28	10									

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A circular purple ink stamp from the Joint Sub Registrar's office. The outer ring contains the text "THE SEAL OF JOINT SUB REGISTRAR (CL-M) HAVELI K. P. D. G. S. B. A. L. 16, PUNE". Inside the circle is the State Emblem of India, featuring the Lion Capital of Ashoka. Below the emblem, the Marathi text "सह-उपनिबंधक (वर्ग-२) हवेली क. प. द. ग. स. ब. अ. ल. १६, पुणे" is inscribed. To the left of the emblem, the words "महाराष्ट्र सरकार" are written vertically. The stamp is placed over a document grid with columns labeled "DATE" and "PAGE".

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80																				

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६/१/२१

SCHEDULE IV: Alternatives and Specifications

No.	Particulars	Specifications
1	Site	The site should be situated in a well-ventilated area, preferably on a hillside, with a view of the sea. The site should be free from any obstructions and should be accessible by a road.
2	Plot	The plot should be of a minimum area of 1000 sq. m. and should be rectangular in shape. The plot should be free from any encroachments and should be free from any legal disputes.
3	Access	The plot should be accessible by a road and should be free from any obstructions. The access should be from the front of the plot.
4	Water	The plot should be supplied with water from a public supply. The water should be of good quality and should be available at all times.
5	Drainage	The plot should be provided with a drainage system. The drainage should be to the sea or to a public sewer.
6	Electricity	The plot should be supplied with electricity from a public supply. The electricity should be of good quality and should be available at all times.
7	Other	The plot should be free from any other encroachments and should be free from any legal disputes.



हवलत-४
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६/१/२१

1	Site	The site should be situated in a well-ventilated area, preferably on a hillside, with a view of the sea. The site should be free from any obstructions and should be accessible by a road.
2	Plot	The plot should be of a minimum area of 1000 sq. m. and should be rectangular in shape. The plot should be free from any encroachments and should be free from any legal disputes.
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7	Other	The plot should be free from any other encroachments and should be free from any legal disputes.



हवलत-४
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1	Site	The site should be situated in a well-ventilated area, preferably on a hillside, with a view of the sea. The site should be free from any obstructions and should be accessible by a road.
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6	Electricity	The plot should be supplied with electricity from a public supply. The electricity should be of good quality and should be available at all times.
7	Other	The plot should be free from any other encroachments and should be free from any legal disputes.

हवलत-४
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हवलत-४
५५१ ६६११०
२०२४

६/१/२१

1	Site	The site should be situated in a well-ventilated area, preferably on a hillside, with a view of the sea. The site should be free from any obstructions and should be accessible by a road.
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6	Electricity	The plot should be supplied with electricity from a public supply. The electricity should be of good quality and should be available at all times.
7	Other	The plot should be free from any other encroachments and should be free from any legal disputes.



हवलत-४
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६/१/२१

1	Site	The site should be situated in a well-ventilated area, preferably on a hillside, with a view of the sea. The site should be free from any obstructions and should be accessible by a road.
2	Plot	The plot should be of a minimum area of 1000 sq. m. and should be rectangular in shape. The plot should be free from any encroachments and should be free from any legal disputes.
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4	Water	The plot should be supplied with water from a public supply. The water should be of good quality and should be available at all times.
5	Drainage	The plot should be provided with a drainage system. The drainage should be to the sea or to a public sewer.
6	Electricity	The plot should be supplied with electricity from a public supply. The electricity should be of good quality and should be available at all times.
7	Other	The plot should be free from any other encroachments and should be free from any legal disputes.



हवलत-४
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THE SEAL OF THE
PUNJAB GOVT.
PUNJAB

हवल-४
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Scanned by: TagScanner

THE SEAL OF THE
PUNJAB GOVT.
PUNJAB

हवल-४
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Scanned by: TagScanner

THE SEAL OF THE
PUNJAB GOVT.
PUNJAB

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Scanned by: TagScanner

THE SEAL OF THE
PUNJAB GOVT.
PUNJAB

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THE SEAL OF THE
PUNJAB GOVT.
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THE SEAL OF THE
PUNJAB GOVT.
PUNJAB

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संज्ञा चतुष्टयं निम्नलिखितम् ।

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हवल-४
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1. 1990年12月，在“中国—东盟”贸易合作会议上，中国领导人提出“中国—东盟”贸易合作会议，旨在促进中国与东盟国家之间的贸易合作。

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RECEIVED
JAN 10 1968
U.S. DEPARTMENT OF AGRICULTURE
WASHINGTON, D.C.

OFFICE OF THE SECRETARY
U.S. DEPARTMENT OF AGRICULTURE
WASHINGTON, D.C.

Mr. [Name] [Address]
[City], [State]

[Signature]
[Title]
U.S. DEPARTMENT OF AGRICULTURE

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NOW KNOW YE ANTHESEPRESENTS WITHNESSE AND IT IS AGREED BY AND BETWEEN PARTIES AS UNDER:

available PSI of the said T1 at an loading TDR as may be premised;

Page 2 of 15

(Regulation and Development) Act, 2016 ["RERA"].

contractors and the consultants for various purposes.

on the said Property

redevelopment Project

redevelopment Proj=1

purchasers on behalf of the Society.

terms and conditions in furtherance of the said properties.

description any structures, on the said Properties or any part thereof.

Page 4 of 15

properties on behalf of me

Collector and/or any other person

of the Society.

3. To demolish at the Developer's expense the existing building.

Experts in case of new designs on behalf of the Society

said properties.

respect of the development of the said properties

said redevelopment project

Project

out the same

the same

records

the prevalent laws on my behalf

22. To Avail the benefits of TDR from time to time under the prevalent laws and to sign and execute all such documents as may be required for the purpose and to do all such acts, deeds, matters and things as may be necessary for the same on behalf of the Society.

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2. To make, prepare, submit and/or execute all applications, plans, documents and other papers and to approve, alter and/or amalgamate with the name of the Society, layout and/or modification of the said Properties and/or plans, other properties or sub-division plan in respect of the said Properties and/or plans, specifications and drawings in respect of building or buildings and other structures to be constructed on the said Properties to the appropriate authority/ies and/or Boards and/or Departments and/or Corporations for sanction and/or approval thereof and also from time to time to submit the same for revision, amendment, renewal, modifications, additions and/or alterations of the said layout and sub-division plan in respect of the said Properties and for that purpose to sign and execute all applications, plans, documents and other papers and to approve before the concerned authorities as may be deemed necessary on behalf of the Society.

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may be deemed necessary on behalf of the Society.

24. To Make, sign and execute indemnities, bonds, guarantees, undertakings, any other appropriate writings etc. in matters relating to the said Properties in favour of the Collector. Appropriate authority and other concerned authorities so as to obtain sanction and approvals for building plans for construction on the said Properties as also any requisite Deed of Rectification or other document in furtherance of these presents as the said Attorney may deem fit and proper on behalf of the Society.

25. To Make, prepare, submit and/or cause to be made, prepared and submitted, in the name of and on behalf of the Society, layout and/or modification of layout and/or amalgamation with other properties or sub-division plan in respect of the said properties and/or plans, specifications and drawings in respect of building or buildings and other structures to be constructed on the said property to the appropriate authority/ies and/or Boards and/or Departments and/or Corporations for sanction and/or approval thereof; and also from time to time to submit the same for revision, amendment, renewal, modifications, additions and/or alterations of the said layout and sub-division plan in respect of the said property and for that purpose to sign and execute all applications, plans, documents and other papers and to appear on our behalf before the concerned authorities as may be deemed necessary.

26. To appoint all contractors, civil, electrical, plumbing and other trades to the project, carrying out and completing the ~~work~~ contracting ~~services~~ and, or related, the

Aviation Department / Airport Authorities and/or other appropriate authorities for the purpose of carrying out the development work in respect of the said Properties as also

in respect of the construction work on the second and third buildings from time to time either in part or in full by depositing with me the sum of such building's or any part thereof as may be required for the purpose of depositing the same with the Bank of England.

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Completion Certificate in
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Corporation, Town Planning Collector, Revenue Department, Municipal and other appropriate authorities, to apply for refund of such money's paid and/or deposited and to receive such money and to sign receipt/s for this purpose.

ment, Municipal and other
paid and/or deposited and

33. To Ask, demand, sue for, recover and receive of and from all persons, all damages, claim dues and all other sums of money whatsoever and howsoever payable, and all effects, things and properties now owing or payable or to become owing and payable hereafter in respect of the said Properties and/or the buildings and structures to be constructed thereon, or any parts thereof, and to sign, execute and pass receipts and discharges for and in respect of the same.

34. To Make necessary applications on my behalf and also sign papers etc. represent with all the department concerned in connection with removal, incorporation, deletion, addition of names etc. in the property card, 7x12 extracts, *land jesi patris, Plathibans*, 8x6 extracts, Mutation Entries and various other Government records for recording the name of prospective purchaser and or the ultimate body on execution and registration of transfer deed in favour of them.

35. To Attend to, manage, look after, watch, take care of and safeguard the said Properties at all times and to prevent any encroachments, trespasses and/or unauthorized constructions therein being made by any person/persons or party/parties and if any encroachments, trespasses or unauthorized structures and/or are being made hereafter and/or erected or constructed by any person/persons or party/parties on the said Properties or any part or portion thereof to take all effective steps for removing the same and/or to remove them and pull down the same and to take all preventive measures, appropriate actions and legal proceedings against the concerned person/persons or party/parties.

36. To Pay or allow rents, rates, taxes, assessments, charges, deductions, expenses and other payments and outgoings whatsoever due and payable or to become due and payable for or on account of the said Property.

Page 8 of 15

work on the said Property, and herein; the work of such construction, development and / or redevelopment to them, and also to award and enter into contracts for supply of materials, labour professional project management services and all other services as may be required for the purposes hereof, on whatever terms and conditions as the said Attorney may deem fit and proper, and (if required) all necessary agreement and to do and perform all other necessary

7. To Employ, engage, retain, consult, appoint, discharge, terminate the employment of building contractors, sub-contractors, architects, engineers, surveyors, brokers, accountants, auctioneers, auctioneers, counsellors, advisors, solicitors, valuers and all such persons and/or agents whose services may be necessary or proper in connection with the development of the said Property and marketing and sale of the project.

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THE SEAL OF THE JOINT PROBATE REGISTRY
OF THE DISTRICT OF COLUMBIA
HALL - 11 N. YOUNG STREET, WASHINGTON, D.C.

8. To Employ, experts, professionals, workmen or such persons or person as may be required for the management, administration, recovery, protection of the said Properties and/or any of the purposes herein mentioned and remove and reappoint any other or others in place of them or any of them and pay and allow to the persons so employed such remuneration, honorarium, houses, gratuities, wages and fees as the said Attorney shall think it and proper.

29. To Deal with persons who may come upon the said Property at any time on whatsoever bus and take and adopt proper steps for their ejectment or removal.

30. To Carry out and comply with the terms and conditions subject to which such licenses, permissions, exemptions, approvals, consents, sanctions and no objection certificates as aforesaid or otherwise have been and shall be granted by the Central Government, the State Government, the Competent Authority or Authorities under the Urban Land (Ceiling and Regulations) Act, Pure Municipal Corporation (PMC), Urban Land revenue authorities, the Town Planning Authorities, Maharashtra State Electricity Distribution Company Limited ("MSEDCL"), Maharashtra Pollution Control Board (MPCB), and various environment related authorities and committees of state and central Governments and other concerned authorities and for this purpose to do and execute all such deeds, matters and things as the said Attorney shall think fit.

it

35. The address such letters and writings and/or undertakings as may be required from time to time by the Joint Municipal Corporation, Town Planning Authority, Collector, Revenue Department, Municipal Corporation, the Fire Brigade Department,

2 of 2

37. The authorities shall restore the authorities in charge of assessment of the Property to Municipal Corporation local laws and revenue assessments, make and furnish information to such authorities, and if necessary make and file appeals/revisions against any orders that may be passed by such authorities and is apparent to take and adopt all steps as to the said Attorney may appear necessary and proper in the matter.

the M.S.D.C. Joiner service cannot be provided for anyone concerned
Authority for al or any NOC period to the said region 8 Y3U 99

to the said Secretary of the said Board of Directors, and to the said President, for any other concerned.

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any amount required for the purpose of a **Financial** sanction or permission either for development of the said Properties or for grant of any amenities, services, facilities or conveniences on the said Properties, and in due course to apply for refund of the same and enter into correspondence with the authorities and obtain such refund and make and issue appropriate receipts and discharges for the same.

39. To avoid claims from any Banks, Financial Institutions, Non-Banking financial companies (NBFCs), Asset Management companies, Housing Finance companies, Private Equity Funds, Real Estate Funds, Investor, Financers, Non-Convertible Debentures, Corporate or any other bodies by mortgaging the said Property or by creating charge thereon, on my behalf and for that purpose execute such deeds, mortgage deeds, documents and writings as may be necessary or required by them to secure any amount that may be raised by the said Attorney. However, it is clarified that any such mortgage, charge, lien created in respect of the said Properties or any portion thereof shall not in any way encumber any of the other assets, properties and credits of the Society herein.

40. To market the units, flats, premises, project to be constructed on the said Properties and to represent during the negotiations, discussions for deciding and finalizing the commercials and other terms and conditions as the Developer deems fit for sale, transfer, lease, license etc of the said units, flats, premises, building/s and accordingly finalize the transaction/s. To receive and recover the consideration, any payments or amounts from the flats, units purchaser and handover possession of the units, flats, premises to such purchasers. To sign and issue the ancillary documents such as letters, correspondences, No-objection Certificates as shall be required for completing the transaction with flats/shops, unit purchaser and to sign, execute and register the tripartite agreement/s to be executed between Flat/shop/unit purchaser(Borrower), Bank and Developer for mortgaging the Flat/shop/unit purchaser's subject matter flats/shops, units etc.



हवल-४
४५३७ १६३०
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IN WITNESS WHEREOF, the parties have affixed their seal and signatures to this writing the day and year hereinafter mentioned.

Signed and delivered by the within named Premnand (U) CO-OPERATIVE HOUSING SOCIETY LTD through its Chairman and Secretary: THE SOCIETY.

NAME	SIGNATURE & THUMB	PHOTO
Mr. Deepak Bhaiyaji Dholewani Chairman		
Mr. Milind Sumant Rao Kulkarni Secretary		

Signed and delivered by the within named M/s. GANCOTREE HOMES through its PARTNERS - as "THE DEVELOPERS"

NAME	SIGNATURE & THUMB	PHOTO
Mr. Mahanand Vasant Kulkar		
Mr. Ganesh Dnyanoba Jadhav		
Mr. Rajendra Dnyaneshwar Awale		

हवल-४
४६० ४६००
२०२५

प्रेमानंद 'बी' सहकारी गृहस्थाना संस्था (मर्यादीत)



हवल-४
४५३७ १६३०
२०२४

प्रेमानंद 'बी' सहकारी गृहस्थाना संस्था इतिवृत्त

प्रेमानंद 'बी' सहकारी गृहस्थाना संस्था मर्यादीत विधेय सदस्यपत्र याचा संदर्भ, दि.२५/१०/२०२३, सेजी सारक्या ६.०० (षाह गणना) "इंटरन्युअल कम्प्यूटर, एप्लिकेशन, पुणे-४११०३० येथे भरविण्यात आली होती. त्यापैकी नगरसेवकांनी सदस्यी बनना मा.अथवा श्री. दिव्य देवनाथ यांनी अर्जात सविस्तर कळवता येत आहे. सर्वेस सदस्यी सगळ्या तालुका यांचे ठिकाणी होईल अशी जाहिरि केले. सदस्या संघेस अर्जात तालुकांतर घडवता होऊन मा. अथवा श्री. जयसिंहदेव स्वामी केले व कार्यक्षेत्रातील दिव्य देवनाथ मा. सविध श्री. निरंजित कुलकर्णी यांना सांगितले. त्याप्रमाणे मा. सविध यांनी कार्यक्षेत्रात दिव्य देवनाथ कुलकर्णी यांना दिव्य क्र. १ : मर्यादीत संपेचा इतिवृत्त वाचून काढून घेतले.

दिव्य क्र. १ : मर्यादीत संपेचा इतिवृत्त वाचून काढून घेतले. सदस्या दिव्य माग करण्याचे ठरले.

दिव्य सविधने माग.

पुढील : श्रीमती लता पाटणकर अग्रणीदेव : श्रीमती निता म्हाडकेकर यांचा संदर्भ दिव्य क्र. २ : दिव्य क्र. २ : श्रीमती हेमंत यांच्यावर करारवाच्या विषयात करारवाच्या सगळ्या संदर्भे माग करून संपादनाची नवे कमी करून दिव्य करारवाच्या मर्यादीत करारवाच्या.

दिव्य क्र. २ : दिव्य क्र. २ : श्रीमती हेमंत यांच्यावर करारवाच्या विषयात करारवाच्या सगळ्या संदर्भे माग करून संपादनाची नवे कमी करून दिव्य करारवाच्या मर्यादीत करारवाच्या. या विषयावर सदस्यी संपादना श्री. मधेश कोडे यांनी दिव्य करारवाच्या व इंटरन्युअल कम्प्यूटर यांनी मर्यादीत शाखांत संदर्भ पुनर्निर्माण याचा संदर्भ देवनाथ केले असावर आहे? असा प्रश्न उपस्थित केला. याप्रती उपस्थित केलेल्या प्रश्नावर ये.नंजी ही होय. मा. मधेश यांचा यांनी हेडर प्रतिया होऊन जवळ जाऊ एक यांचा कार्यावली शाखा आहे अशी आपला येवनाथ यांना यांनाही वरत आहे याद्वारेच होऊन हे संपादना. या कारणावर आता संपादनाच्या संपादनाची व संपादना मा. अथवा श्री. सविध यांच्या संदर्भ इंटरन्युअल कम्प्यूटर यांनी यापैकी, इंटरन्युअल कम्प्यूटर यांचा संदर्भ. यांचा मर्यादीत करारवाच्या विषयात यांच्यावर दि.०९/११/२०२३ सेजी इंटरन्युअल कम्प्यूटर यांचा आहे. सर्व



WITNESS:

Signature:
Name: श्रीमती लता म्हाडकेकर
Address:
Date: दि. २०/१२/२०२३



हवल-४
४५३७ १६३०
२०२४



प्रेमानंद 'बी' सहकारी गृहस्थाना संस्था (मर्यादीत)

हवल-४
४५३७ १६३०
२०२४

दि. २०/१२/२०२३ सेजी दिव्य क्र. २ : दिव्य क्र. २ : श्रीमती हेमंत यांच्यावर करारवाच्या विषयात करारवाच्या सगळ्या संदर्भे माग करून संपादनाची नवे कमी करून दिव्य करारवाच्या मर्यादीत करारवाच्या. या विषयावर सदस्यी संपादना श्री. मधेश कोडे यांनी दिव्य करारवाच्या व इंटरन्युअल कम्प्यूटर यांनी मर्यादीत शाखांत संदर्भ पुनर्निर्माण याचा संदर्भ देवनाथ केले असावर आहे? असा प्रश्न उपस्थित केला. याप्रती उपस्थित केलेल्या प्रश्नावर ये.नंजी ही होय. मा. मधेश यांचा यांनी हेडर प्रतिया होऊन जवळ जाऊ एक यांचा कार्यावली शाखा आहे अशी आपला येवनाथ यांना यांनाही वरत आहे याद्वारेच होऊन हे संपादना. या कारणावर आता संपादनाच्या संपादनाची व संपादना मा. अथवा श्री. सविध यांच्या संदर्भ इंटरन्युअल कम्प्यूटर यांनी यापैकी, इंटरन्युअल कम्प्यूटर यांचा संदर्भ. यांचा मर्यादीत करारवाच्या विषयात यांच्यावर दि.०९/११/२०२३ सेजी इंटरन्युअल कम्प्यूटर यांचा आहे. सर्व



फॉट नं. ११२, सब फॉट नं. ३०-III, सार्वजनिक, नवी पेठ, पुणे ४११०३०

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प्रमाणित की सहकारी गुरुवना संस्था मर्या.
 १०/११/२०१८
 आचार्य
 सावित्री
 सावित्री

2024

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Secretary, Ministry
of Health Management
Department of Health
B. C. CHEN, M.D.
deputy
Minister
AHL PD25426
Dated:

आयकर विभाग
INCOME TAX DEPARTMENT
मि. ए. ए. गो. २०००
GOVT. OF INDIA
मुंबई
MUMBAI
सुभाषराव मणुभावाजी कुलकर्णी
SUBHASHRAO MANUBHAJI KULKARNI

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AMERICAN SOCIETY OF CRIME INVESTIGATORS
 UNITED IDENTIFICATION AUTHORITY OF SCIENCE
 AND INVESTIGATION
 1000 N. W. 10th St., Suite 1000, Miami, FL 33136
 Tel: 305.571.1000, Fax: 305.571.1001
 www.asci.org

Address:
5/0 Elizabeth Street, B-12
Buddhist Monastery, Opp P. N. S.
Gurukulam, Bangalore
Bengaluru, Karnataka
Pincode: 560002
Pure, Maharashtra - 411030





1-800-393-6343
 4800 13th Ave.
 New York, NY 10019-1500
 Fax: 212-512-2070
 E-mail: mcgraw-hill@mcgraw-hill.com

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ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 08-14-2010 BY 60322
UCBAW/BJS

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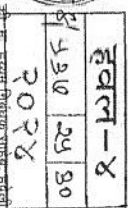
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9798 4076 1565

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 भारत सरकार Ministry of Health and Family Welfare New Delhi-110002	 प्रा. डा. वि. सु. सु. प्रा. डा. वि. सु. सु. प्रा. डा. वि. सु. सु. प्रा. डा. वि. सु. सु.	प्रा. डा. वि. सु. सु. प्रा. डा. वि. सु. सु. प्रा. डा. वि. सु. सु. प्रा. डा. वि. सु. सु.	प्रा. डा. वि. सु. सु. प्रा. डा. वि. सु. सु. प्रा. डा. वि. सु. सु. प्रा. डा. वि. सु. सु.
 भारत सरकार Ministry of Health and Family Welfare New Delhi-110002	 प्रा. डा. वि. सु. सु. प्रा. डा. वि. सु. सु. प्रा. डा. वि. सु. सु. प्रा. डा. वि. सु. सु.	प्रा. डा. वि. सु. सु. प्रा. डा. वि. सु. सु. प्रा. डा. वि. सु. सु. प्रा. डा. वि. सु. सु.	प्रा. डा. वि. सु. सु. प्रा. डा. वि. सु. सु. प्रा. डा. वि. सु. सु. प्रा. डा. वि. सु. सु.

Handwritten: *Handwritten*

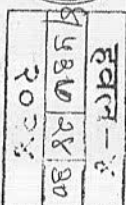
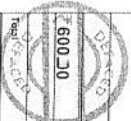


अध्यापक विभाग, कर्नाटक विश्वविद्यालय, बंगलूरु ५६००७५

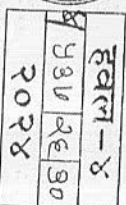
कुलमुख्याय नमः रश्मिपति ठरलेलं नाही.

राहु यादी अंशाला जाणीव आहे.

कुम्भमुखनारायणप्रधासकाये नाव व सही

[illegible]

2028	2080	2080
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Sr. No.	Remarks	Debitment No.	Debitment Date	Usual Debitment Amount
1	③-4-27	06071051030264	06/07/2024-18.12.43	100.00
2	③-4-37	06071051030284	06/07/2024-18.12.43	500.00
Total Debitment Amount				600.00

प्रेमानंद बी सहकारी गृहचरणा संस्था (मर्यादित)

पीएनए/पीएनए(२)/एचएसजी/(टिसी)/२५९४९/२०२३-२४ दिनांक ३१/०७/२०२३
अंतिम भुखंड क्रमांक ९९२ सब प्लॉट ३० भाग, राजेंद्र नगर, नवी पेठ, पुणे ४११०३०.

दिनांक : ९-१२-२०२४

मे. गंगोजी होम्स
सिध्दार्थ टॉवर, कोथरुड,
पुणे ४११०२९.

यांजकडेस,

विषय : प्रेमानंद 'बी' सहकारी गृहचरणा संस्था मर्यादित चे पुर्नविकासाचे
प्रकल्प उभारणीकरिता जमिन गहाण ठेवून कर्ज घेणेबाबत.

संदर्भ : आपले दिनांक १३-९-२०२४ चे पत्र.

महोदय,

संदर्भाकित पत्रान्वये आपणांस प्रेमानंद 'बी' सहकारी गृहचरणा संस्थेचे पुर्नविकास
प्रकल्प उभारण्याकरिता स्टेट बँक इंडिया या राष्ट्रीयकृत बँकेकडून कर्ज घेण्यासाठी
दिनांक १३-९-२०२४ रोजी विनंती मागणी अर्ज केला होता.

तथापि, दि. २४-११-२०२४ रोजीच्या विशेष सर्वसाधारण सभा ठराव क्र. २
दि. २४-११-२०२४ रोजी अन्वये मे. गंगोजी होम्स यांना स्टेट बँक ऑफ इंडियाकडून संस्थेची
जमिन गहाण ठेवून कर्ज घेणेस मान्यता मिळाली आहे.

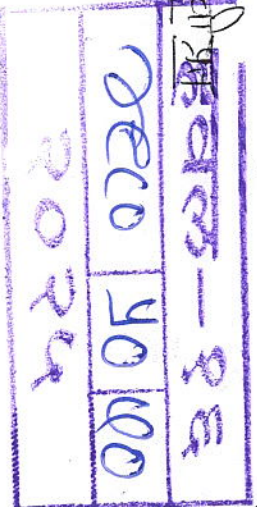
तरी सदर ठरावामध्ये नमूद केलेले अटी व शर्तीचे तंतोतंत पालन करण्यात यावे, ही
विनंती.

कळावे,

प्रेमानंद बी सहकारी गृहचरणा संस्था मर्या.

अध्यक्ष
जमिनदार
Bramdas.

सौ.बात-हरावादा



प्रेमानंद बी सहकारी गृहस्थना संस्था (मर्यादित)

पीएनए/पीएनए(२)/एचएसजी/(टिसी)/२५९४९/२०२३-२४ दिनांक ३१/१२/२०२३
अंतिम भुखंड क्रमांक ९९२ साब लॉन्ड २० भूमि, समकेंद्र, वगए, नदी, पुणे, महाराष्ट्र, क.१६

हवेल-१६
२०२६



प्रेमानंद 'बी' सहकारी गृहस्थना संस्था (म.) चे पुर्नविकास प्रकल्प उभापणीकरिता मे. गंगोजी होम्स यांनी स्टेट बँक इंडिया या राष्ट्रीयकृत बँकेकडून कर्ज घेणेकरिता संस्थेला दि. १३-९-२०२४ रोजी मागणी अर्ज केला होता.

विषय क्र. २ : संस्थेच्या पुर्नविकास प्रकल्पाकरिता नेमलेल्या विकसक मे. गंगोजी होम्स यांना सद्दील प्रकल्प उभा करण्याकरिता कर्जाची आवश्यकता आहे. तथापि विकसकांना विक्रीसाठी असलेल्या सद्दीनका व त्याची तुलनात्मक प्रमाणात (Proportionate) संस्थेची जागा गहाण (मार्गेज) ठेवण्यासंदर्भात चर्चा करून निर्णय घेणे.

वरील विषयाबाबत दि. २४-११-२०२४ रोजी विशेष सर्वसाधारण सभा बोलविण्यात आली होती. या सभेमध्ये खालील अटी व शर्तीचे अधिन राहून कर्ज देणेबाबत सखोल चर्चा करण्यात आली.

ठराव क्र. २ : १.

मे. गंगोजी होम्स यांनी संस्थेचे प्रकल्प उभापणीकरिता सुंदरम फायनान्सकडून घेण्यात आलेले कर्ज तातडीने त्यांच्या फंडातून फेडण्यात यावे तदनंतरच स्टेट बँकेकडून कर्ज घेण्यात यावे. प्रेमानंद 'बी' चा पुर्नविकास करण्यासाठी स्वतंत्र कर्ज घेऊन व त्या कर्जासाठी स्वतंत्र परतफेडीचे वेळापत्रक तयार करून प्रेमानंद 'बी' च्या तारणावर घेतलेले कर्ज हे प्रेमानंद 'बी' च्या पुर्नविकासासाठी वापरले जाईल व ते कर्ज किंवा त्यातील कुठलीही रक्कम मे. गंगोजी होम्स यांच्या अन्त्या कोणत्याही प्रकल्पासाठी वापरली जाणार नाही. अशा बँकेस सूचना देणारे पत्र बँकेस देऊन बँकेने ते स्विकारल्याची पोहोच प्रेमानंद 'बी' सोसायटी यांना देऊन नंतरच कर्ज रक्कम वापरण्यासाठी दिली जाईल.

स्वतंत्र मार्गेज : प्रेमानंद 'बी' सदस्यमाणे ठरलेल्या कर्जाची अंदाजे रक्कम रुपये २० कोटीपेक्षा जास्त रहाणार नाही याची दक्षता घेण्यात यावी.

प्रेमानंद बी सहकारी गृहस्थना संस्था (मर्यादित)

पीएनए/पीएनए(२)/एचएएसबी/(दिली)/२५१४१/२०२३-२४ दिनांक ३१.१२.२३
अंतिम भुखंड क्रमांक ९९२ सब प्लॉट ३० भाग, राखेद्र बेणर, नवी पेठ पुणे ४११०३०

२०२५



१०. प्रेमानंद 'बी' सहकारी गृहस्थना संस्था मर्यादित द्वारा उभारण्याकरिता घेतलेले कर्जाचा कालावधी कंटाक्षान सटिफिकेट / भोगवटापत्र / अॅक्जुपेशन सटिफिकेट मिळाल्यानंतर ३० दिवसाच्या आत घेतलेले पूर्ण कर्ज परतफेड करणे आवश्यक आहे.

११. मे. गंगोजी होम्स यांनी कर्ज घेतल्यानंतर सभासदांच्या सदनिकेवर कुठल्याही प्रकारची तोशिष लागणार नाही याची दक्षता घ्यावी.

१२. वरील अटी व शर्तीची पूर्तता मे. गंगोजी होम्स यांनी कटाक्षाने पालन करणे बंधनकारक राहिल.

सदर सभेत उपस्थित असलेल्या सर्व सभासदांनी विकसक मे. गंगोजी होम्स यांना प्रेमानंद 'बी' सहकारी गृहस्थना संस्था मर्यादित यांची मालकीची जमिन पूर्णपणे गहान ठेवून राष्ट्रीयकृत बँक, स्टेट बँक ऑफ इंडियाकडूनच कर्ज घेण्यासाठी संस्थेचे प्रकल्प उभारणीकरीता सर्व सभासद यांनी आपले वैयक्तिक मत कॅमेरा समोर नोंदवून सर्वांनी एकमताने मंजुरी देण्याचे ठरले.

ठराव एकमताने मान्य

सूचक : श्री. संदिप इनामदार

अनुमोदक : श्री. महेश कोंडे



प्रेमानंद बी सहकारी गृहस्थना संस्था मर्या.
अध्यक्ष
साक्षी
अनुमोदक

द्योषणापत्र

आंम्ही गंगोत्री होम्स (जुने नाव गंगोत्री यीनबिल्ड) तर्फे भागीदार मकरंद वसंत केळकर व इतर की. मा. दुट्यम निबंधक साहेब, हवेली नं. ४, जि. पुणे यांचे कार्यालयात पुरवणी करारनामा या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. प्रेमानंद बी सहकारी गृह रचना संस्था यांनी हवेली क्र. ४ येथील दस्त नं ५३७/२०२४ दिनांक ०८/०१/२०२४ रोजी आम्हाला दिलेल्या कुलमुखत्यारपत्राच्या आधारे आम्ही सदरचा दस्त नोंदणीसाठी सादर केलेला आहे. सदर कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेला नाही अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबाबत ठरलेले नाही.

सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतःसक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस पात्र राहू याची आम्हाला जाणीव आहे.

ठिकाण- पुणे

दिनांक- २८/०२/२०२५

कुलमुखत्यारपत्रधारकाचे सही

(Signature)

मकरंद वसंत केळकर

(Signature)

गणेश जानोबा जाधव

(Signature)

राजेंद्र जानेश्वर आवटे

हवेली-३६		
१२८०	१४	००
२०२५		



भारत सरकार
Government of India

मकरंद वसंत केळकर
Makarand Vasant Kelkar
जन्म तारीख / DOB : 22/04/1968
पुरुष / Male

9739 0931 9875

आधार - सामान्य माणसाचा अधिकार

नॉटिफायर क्रमांक / Enrollment No 12073527307911

To
मकरंद वसंत केळकर
Makarand Vasant Kelkar
28, Sarangan, Raghubhai Society
Karanjagaur
Pune City
Maharashtra 411052
9522012266

12/10/2013

Ref: 271 / 24V / 227254 / 227477 / P

SH56495490FT

आयकर विभाग
INCOME TAX DEPARTMENT
MAKARAND VASANT KELKAR
VASANT RAGHUNATH KELKAR
22/04/1968
Permanent Account Number
ABEPK3496P

भारत सरकार
GOVT. OF INDIA

16012016

भारत सरकार
GOVERNMENT OF INDIA

राजेश राजेश्वर ऋतुरे
Rajeshwar Dnyaneshwar Awale
जन्म वर्ष / Year of Birth : 1971
पुरुष / Male

8381 8004 3558

आधार - सामान्य माणसाचा अधिकार

हवेली-२६
हवेली क्र. १६, पुणे महानगरपालिका क्षेत्र, पुणे जिल्हा
REGISTRATION NO 11904110458196

19/10/2013

Ref: 75 / 02C / 148364 / 148625 / P

UE12304803IN

SUB REGISTRAR (CL-11) MAHARASHTRA
हवेली क्र. १६, पुणे महानगरपालिका क्षेत्र, पुणे जिल्हा
REGISTRATION NO 11904110458196

05/12/2013

Ref: 75 / 02C / 148364 / 148625 / P

ACOPR1478P

भारत सरकार
GOVERNMENT OF INDIA

गणेश दयानोबा जाधव
Ganesh Dnyanoba Jadhav
जन्म तारीख / DOB: 28/09/1973
पुरुष / MALE

9798 4076 1565

आधार-सामान्य माणसाचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
मक्रे नं 126/27/1, फिरोपस नं 834/33, लॉट नं 28, निरामय, फ्लॅट नं 01, पीड रोड, जीवाचपाड 5000 housing society, मकरंद, पुणे महानगरपालिका क्षेत्र, पुणे जिल्हा, महाराष्ट्र - 411008

Address:
Survey no 126/27/1, CR-5, no 834/33, flat no 28, niramaya, flat no 01, paid road, jivachpada 5000 housing society, makrand, pune city, pune, maharashtra - 411008

9798 4076 1565

Aadhaar-Aam Admi ka Adhikar

आयकर विभाग
INCOME TAX DEPARTMENT
GANESH DNYANOBA JADHAV
DNYANOBA NIVRUTTI JADHAV
28/09/1973
Permanent Account Number
ABAPJ9124D

भारत सरकार
GOVT. OF INDIA

भारत सरकार

GOVT. OF INDIA

आसकर विभाग

INCOME TAX DEPARTMENT

स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

AAMFG9762B

गंगा/नाम

GANGA REEHOLIES

मिशन / गीत की तारीख

Date of Issuance/Formation

03/02/2024

05/08/2022

सि.क.स. (C)

हवाल - १६
१६१० ५६१००
२०२५





CHALLAN
MTR Form Number-3



GNR	MAH0538133020234E	BARCODE	18072023-17:56:33	Form ID	4891
Department	Inspector General of Registration	Payer Details			
Type of Payment	Sung Duty	Tax ID / PAN (if Any)			
Office Name	MAHABHARATI, MAHABHARATI, MAHABHARATI	PAN No. (if Applicable)	MAHABHARATI		
Location	PUNE	Full Name	GANGOTRIE HOMES		
Year	2023-2024	Flat/Block No.	OFFICE NO. 801 TO 804, SIDDHARTH TOWERS		
		Flat/Block No.	BLD NO. 1		

Account Head Details	Amount in Rs.	Amount in Words				
00000440 Stamp Duty	500.00	Five Hundred				
000004001 Registration Fee	100.00	One Hundred				

हवेल-१६
६५१० ९९१८
२०२४



Signed and Sealed and delivered by the within named M/s. ANCOINTELEX through
PARTNERS -

Mr.	Sign	Thumb	Photo
Mr. Maharand			
Vasant Kekar			
Mr. Ganesh			
Dnyanubha Jadhav			
Mr. Rajendra			
Dnyaneshwar Awate			

Witness 1: १९/१०/२४
श्री. १९/१०/२४
१०/१०/२४ श्री. १०/१०/२४
१०/१०/२४ श्री. १०/१०/२४

Witness 2: १९/१०/२४
श्री. १९/१०/२४
१०/१०/२४ श्री. १०/१०/२४
१०/१०/२४ श्री. १०/१०/२४



आयकर विभाग
INCOME TAX DEPARTMENT
SAMIR SANTOSH GHADASHI
SANTOSH SOMA GHADASHI
13/04/1995
Permanent Account Number
BEPBGG6194M
Signature

भारत सरकार
GOVT. OF INDIA



हवेल-१६
६५१० ९९१८
२०२४



Mr. Samir Santosh	Sign	Thumb	Photo
Chudashi			

Signed and Sealed and delivered by the within named Power of Attorney Holder:

AND we hereby agree and undertake to allow, ratify and confirm all and whatsoever our solicitor/attorney shall lawfully do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF, the parties hereto have affixed their seal and signatures to this writing the day and year herein above mentioned.

हवेल-१६
६५१० ९९१८
२०२४



हवेल-१६
६५१० ९९१८
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हवेल-१६
६५१० ९९१८
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घोषणापत्र

मी, कुलमुखाचार्य राजेश यादारे घोषित करतो की, मा. दायम निबंधक यादारे,

हजेरी १६, वि.पुणे यादारे कार्यालयात कुलमुखाचार्य या घोषणाच्या दस्तऐवजीसाठी सादर करायला आला आहे. यांगोत्री होम (पुणे) यांगोत्री प्रमिळ तर्फे यांगोत्री मकरंद दत्त केळकर व सुत्तार यांगोत्री हजेरी क्र. १६, येथील दस्त नं. १६३७१८ दिनांक १६/०१/२४ रोजी मला दिलेल्या कुलमुखाचार्याच्या आधारे मी सदरच्या दस्त नोंदणीसाठी सादर केलेला आहे. सदर कुलमुखाचार्य विरुद्ध देणार व्यक्तींमधील कोणीही मरत झालेला नाही अन्य कोणत्याही कारणांमुळे कुलमुखाचार्य बदलला ठरलेले नाही.

सदरचे कुलमुखाचार्य पूर्णपणे धैर असून उपरोक्त कृती करण्यास मी पूर्णतःसक्षम आहे.

सदरचे कथन पुढीलवे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस पात्र राहू याची आंमनाला जाणीव आहे.

विकाय- पुणे
दिनांक- ०५/०१/२४
कुलमुखाचार्यधारकाचे नाव व सही

हवल-१६
४१५१० ३६१८
२०२४



३१/१२/२०
पुणे, ०५ जानेवारी २०२४ ५:५८ म.प.

दस्त नमूना: १५०१/२०२४

संयोजक: १५०१/२०२४

संयोजक: १५०१/२०२४

५ दि. मा. ५ दि. १५/०१/२०२४
म. क्र. १५०१/२०२४
नं. १५०१/२०२४ म. मा. ५ दि. १५/०१/२०२४

पुणे, १५/०१/२०२४
पुणे, १५/०१/२०२४
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हवल-१६
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पुणे, १५/०१/२०२४
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पुणे, १५/०१/२०२४
पुणे, १५/०१/२०२४
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Sl.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used	Order Number	Delate
1	HOMES	CHALAN	02200040020071845754	MH00038133202324E	500.00	SO	0007137086202324	05/01/2024
2	HOMES	DHC		1807202313067	360	RF	1807202313067	05/01/2024
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हवल-१६		
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घोषणापत्र



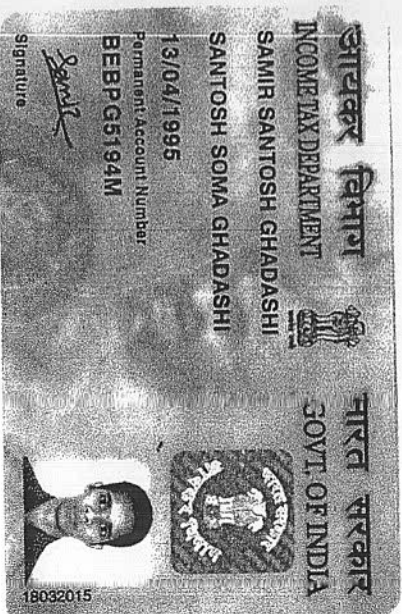
मी समीर संतोष घडशी याद्वारे घोषित करतो कि दुय्यम निबंधक हवेली क्र 16, पुणे यांचे कार्यालयात सुखवी फार शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मे. गंगोत्री होम्स (जुने नाव मे. गंगोत्री बिल्डकॉन) यांनी दिनांक ०५/०१/२०२४ सह दुय्यम निबंधक हवेली क्र १६ दस्त क्र ५९०/२०२४ अन्वये मला दिलेल्या कु. मु. पत्राच्या आधारे मी सदर दस्त नोंदणीसाठी निष्पादित करून कबुली जबाब दिलेला आहे. सदर कुलमुखत्यारपत्र पत्र लिहून देणार यांनी कुलमुखत्यारपत्र पत्र रदद केलेले नाही किंवा कुलमुखत्याःपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी/आम्ही पूर्णता सक्षम आहो. सदरचे कथन चुकीचे अढळून आल्यास नोंदणी अधिनिअम १९०८ चे कलम ८२ अन्वये शिक्षेस पात्र राहिल याची मला जाणिव आहे.

दिनांक २८/०२/२०२५

Samir

समीर संतोष घडशी

कुलमुखत्यारपत्र धारकाची सही



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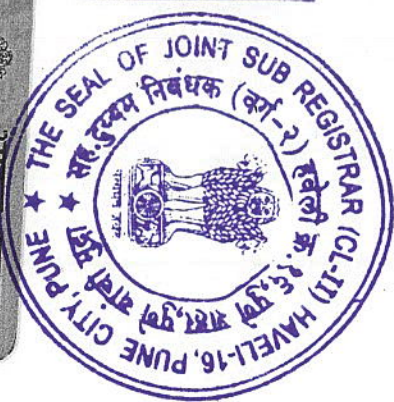
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हवाल-२६
१९८० ६० ७०
२०२५



भारत सरकार
GOVERNMENT OF INDIA

दीपक भैयालाल देलवान
Deepak Bhaiyalal Dhelwan
DOB: 04-06-1962
Gender: Male

5344 9162 8072

आधार - आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

DEEPAK B DHELWAN
B G DHELWAN
04/06/1962
Permanent Account Number
AHLPD2542G

भारत सरकार
GOVT. OF INDIA

Signature

भारतीय विशिष्ट पहचान प्राधिकरण
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Pune, Maharashtra, 411030

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1800 300 1947
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7200 66 00	
भारत सरकार GOVERNMENT OF INDIA	
	मिंदर माणसाचा फोटो Milind Sumant Rao Kulkarni जन्म वर्ष / Year of Birth : 1962 पुरुष / Male
3421 4432 6395	
आधार - सामान्य माणसाचा अधिकार	

भारतीय विशेष ओळख प्राधिकरण भारत सरकार UNIQUE IDENTIFICATION AUTHORITY OF INDIA	
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आयकर विभाग INCOME TAX DEPARTMENT MILIND S KULKARNI SUMANTRAO HANUMANTRAO KULKARNI 10/07/1962 Permanent Account Number ABPPK6514M Signature	भारत सरकार GOVT. OF INDIA
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२०२५	०६/०६/२०२५	०६/०६/२०२५	०६/०६/२०२५
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०६/०६/२०२५

334/4980

शुक्रवार, 28 फेब्रुवारी 2025 3:26 म.नं.

दस्त गोषवारा भाग-1

हवल 16

दस्त क्रमांक: 4980/2025

28/02

दस्त क्रमांक: हवल 16 /4980/2025

वाजार मुख्य: रु. 00/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. हवल 16 यांचे कार्यालयात

अ. क्रं. 4980 वर दि.28-02-2025

रोजी 3:23 म.नं. वा. हजर केला.

पावती:5348

पावती दिनांक: 28/02/2025

सादरकरणाचाचे नाव: लिहून घेणार - गंगोत्री होम्स (जुने नाव - से गंगोत्री ग्रिनबिल्ड) तर्फे भागीदार गणेश ज्ञानोबा जाधव, राजेंद्र ज्ञानेश्वर आवटे, मकरंद वसंत केळकर तर्फे का.कु.मु.म्हणून समीर संतोष चडशी.

नॉदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1400.00

पृष्ठांची संख्या: 70

दस्त हजर करणाऱ्याची सही:



एकूण: 1500.00

सह दुय्यम निबंधक, हवल-16

सह दुय्यम निबंधक, हवल-16

दस्तावा प्रकार: पुरवणी करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानात असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-व्हड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरा क्षेत्रात

शिक्का क्रं. 1 28 / 02 / 2025 03 : 23 : 17 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 28 / 02 / 2025 03 : 23 : 54 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

॥सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. ॥दस्तावील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार / ओळखदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. ॥दस्तावी सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे सत्यता जबाबदार राहतील. ॥दस्तऐवजासोबत जोडलेली कागदपत्रे, कुलपुत्रत्यार धारक व्यक्ती इत्यादी वनावट अडकून आल्यास याची संपूर्ण जबाबदारी निष्पादकाची राहिल

लिहून घेणार :

लिहून घेणार :



28/02/2025 3 29:06 PM

दस्त गोषवारा भाग-2

दिवाळी 16

दस्त क्रमांक:4980/2025

हावेळी

दस्त क्रमांक : दिवाळी 16/4980/2025
दस्ताचा प्रकार :- पुरवणी करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मान्यता देणार - प्रेमानंद बी को-ऑप हौसिंग सोसायटी लिमिटेड मधील एकुण 33 मॅबर्स तर्फे चेअरमन दीपक भैर्यालाल डेलवान . पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्रेमानंद बी को-ऑप हौसिंग सोसायटी लिमिटेड, नवी पेठ, पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AADAP0893Q	मान्यता देणार वय :-62 स्वाक्षरी:-		
2	नाव:मान्यता देणार - प्रेमानंद बी को-ऑप हौसिंग सोसायटी लिमिटेड मधील एकुण 33 मॅबर्स तर्फे चेअरमन दीपक भैर्यालाल डेलवान . पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्रेमानंद बी को-ऑप हौसिंग सोसायटी लिमिटेड, नवी पेठ, पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AADAP0893Q	मान्यता देणार वय :-62 स्वाक्षरी:-		
3	नाव:लिहून देणार - प्रेमानंद बी को-ऑप हौसिंग सोसायटी लिमिटेड तर्फे चेअरमन दीपक भैर्यालाल डेलवान . पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्रेमानंद बी को-ऑप हौसिंग सोसायटी लिमिटेड, नवी पेठ, पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AADAP0893Q	लिहून देणार वय :-62 स्वाक्षरी:-		
4	नाव:लिहून देणार - प्रेमानंद बी को-ऑप हौसिंग सोसायटी लिमिटेड तर्फे सेक्रेटरी मिलिंद सुमंतराव कुलकर्णी . पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्रेमानंद बी को-ऑप हौसिंग सोसायटी लिमिटेड, नवी पेठ, पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AADAP0893Q	लिहून देणार वय :-62 स्वाक्षरी:-		
5	नाव:लिहून घेणार - गंगोत्री हेमस (जुने नाव - मे गंगोत्री श्रीनिवाल्ड) तर्फे भागीदार गणेश ज्ञानोबा जाधव, राजेंद्र ज्ञानेश्वर आवटे, मकरंद वसंत केळकर तर्फे का.कु.मु.महगुन समीर सतीष घडशी . पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस नं 801-804, सिद्धार्थ टॉवर्स, कोथरुड, पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AAMFG9762B	लिहून घेणार वय :-28 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत पुरवणी करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:28 / 02 / 2025 03 : 28 : 23 PM

ओळख:-

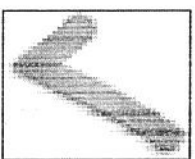
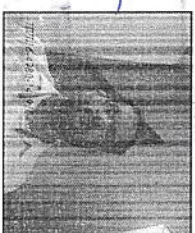
सदर इसम द्रुष्यम निबंधक यांच्या ओळखीचे अनुन दस्तऐवज करून देणाऱ्यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव:अॅड केव्हर गणेश देव .
वय:30
पत्ता:हिगणे खुर्द, पुणे
पिन कोड:411051

छायाचित्र

ठसा प्रमाणित



शिका क्र.4 ची वेळ: 28 / 02 / 2025 03 : 28 : 45 PM

सह द्रुष्यम निबंधक: दिवाळी 16



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	GANGOTREE HOMES	eChallan	69103332025022815226	MH016934484202425E	500.00	SD	0009376234202425	28/02/2025
2		DHC		0225281614572	1400	RF	0225281614572D	28/02/2025
3	GANGOTREE HOMES	eChallan		MH016934484202425E	100	RF	0009376234202425	28/02/2025

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

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साह.दुय्यम निबंधक (वर्ग-२)
हवेली क्र.१६, पुणे शहर, पुणे

(एम.ए.देशमुख)
साह.दुय्यम निबंधक (वर्ग-२)
हवेली क्र.१६, पुणे शहर, पुणे
दिनांक २८/०२/२०२५

