

Receipt (pavli)

334/4979

Friday, February 28, 2025

3:25 PM

पावती

Original/Duplicate

नोंदणी क्रं.: 39म

Regn.: 39M

पावती क्रं.: 5347

दिनांक: 28/02/2025

गावाचे नाव: सदाशिव पेठ/नवी पेठ

दस्तावेजाचा अनुक्रमांक: हवल16-4979-2025

दस्तावेजाचा प्रकार: पुरवणी करारनामा

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

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1400.00

पृष्ठांची संख्या: 70

एकूण:

रु. 1500.00

सह दुय्यम निबंधक, हवेली-16

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

बाजार मुल्य: रु. 0.1/-

सोबदला रु. 0.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0225289714677 दिनांक: 28/02/2025

वैकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016934109202425E दिनांक: 28/02/2025

वैकेचे नाव व पत्ता:

मूळ दस्त परत मिळाला



दुष्यम निबन्धक : सह.दु.नि. हवेली 16
दस्त क्रमांक : 4979/2025

28/02/2025

दस्त क्रमांक : 4979/2025
नोदंणी :

Regn:63m

गावाचे नाव : सदाशिव पेठ/नवी पेठ

पूरवणी करारनामा	
(1) विलेखावा प्रकार	
(2) मोवदला	0.0
(3) बाजारभाव (भाडेपट्टावाच्या वावतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0.1

सह. दुय्यम निर्यातक (वर्ग - १)

हवेली स्वीस कॅपेस

२० रु. १६ पण



(4) भू-मापन, पोटाहिस्सा व
वरक्रमांक(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 993 मधील सब प्लॉट नं 30/2(फाटी)टी पी प्लॅन 1 यांसी क्षेत्र 19375 चौ फुट म्हणजेच 1800 चौ मी या मिल्करीवर प्रेमानंद ए सहकारी गृहरचना संस्था मर्यादित या इमारतीतील बिल्डिंग नं ए मधील एकूण 33 टेनमेंट्स(32 निवासी फ्लॅट्स व 1 गॅरेज)हि मिल्कत(मुद्रांक जिल्हाधिकारी,पुणे शहर यांचेकडील अभिनिर्णीत प्र क्र 1253/2023 दिनांक 05/01/2024 अन्वये मोबदला रक्कम रु 14,29,76,000/- वर रक्कम रु 71,48,800/- इतके मुद्रांक शुल्क भरलेले आहे)(सदर पुरवणी करारनामा दस्ताव्ये विकसक यांना विक्रीसाठी उपलब्ध असलेल्या सदनिकावाबत तेवढ्या प्रमाणातील जमिनीच्या हिश्याचे वाबत सदरना पुरवणी करारनामा दस्त केलेला आहे. सदर दस्त दिनांक 08/01/2024 हवेनी क्र 4 रोजीच्या विकसन करारनामा दस्त क्र 533/2024 चा भाग समजण्यात यावा)((Final Plot Number : 993 ;))

(5) क्षेत्रफल

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करम देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

(४) दस्तपेवजं करुण धेण-या पक्षकाराचे व
किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा
आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

(9) दस्तऐवज करून दिल्याचा दिनांक

(10) दस्त नोंदणी केल्याचा दिनांक

(11) अनुक्रमांक, खंड व पृष्ठ

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

(14) शेरा

मुख्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाना तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



दरगायोबतची नदकल

(एच.ए.ई.एस.सुख)

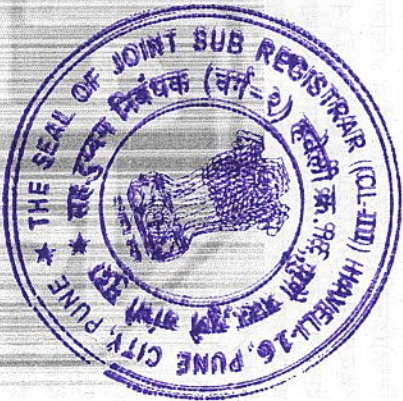
सह. दुय्यम निबंधक (वर्ग-२)

इदानीं क १६ पूर्ण शहर, पूर्ण

Payment Details

sr. Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1 GANGOTREE HOMES	eChallan	69103332025022815158	MH016934109202425E	500.00	SD	0009376015202425	28/02/2025
2	DHC		0225289714677	1400	RF	0225289714677D	28/02/2025
3 GANGOTREE HOMES	eChallan		MH016934109202425E	100	RF	0009376015202425	28/02/2025

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





GRN	MH016934109202425E			BARCODE						Date	28/02/2025-12:42:49		Form ID	25.2			
Department	Inspector General Of Registration			Stamp Duty and Registration Fee together					Payer Details								
Type of Payment																	
Office Name	HVL16_HAVELI 16 JOINT SUB REGISTRAR			TAX ID / TAN (If Any)													
Location	PUNE			PAN No.(If Applicable)		AAMFG9762B											
Year	2024-2025 One Time			Full Name		GANGOTREE HOMES											
Account Head Details	Amount In Rs.			Flat/Block No.		FINAL PLOT NO 993											
				Premises/Building													
	0030046401 Stamp Duty		Road/Street		SADASHIV (NAVI) PETH												
	0030063301 Registration Fee		Area/Locality		PUNE												
		Town/City/District															
		PIN				4		1		1		0		3		0	
		Remarks (If Any)															
		SecondPartyName=PREMANAND A 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 Details				Bank CIN		Ref. No.		69103332025022815158 2917136890									
				Bank Date		RBI Date		28/02/2025-12:43:37 Not Verified with RBI									
Cheque/DD No.				Bank-Branch		IDBI BANK											
Name of Bank				Scroll No. , Date		Not Verified with Scroll											
Name of Branch																	
Department ID : NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. संदर्भ चालान केवल दस्तावेज निबिलेक कार्यालयाला नोदणी करवावद्याच्या दस्तावेजाची लागू आहे. नोदणी न करवावद्याच्या दस्तावेजाची संदर्भ चालान लागू नाही.																	
Challan Defaced Details																	
Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount												
1	(IS)-334-4979	0009376015202425	28/02/2025-15:21:58	IGR023	100.00												
2	(IS)-334-4979	0009376015202425	28/02/2025-15:21:58	IGR023	500.00												
Total Defacement Amount					600.00												

Chailian Defaced Details

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Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0225289714677 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. 4979 dated 28/02/2025 at the Sub Registrar office Joint S.R. Haveli 16 of the District Pune.

Payment Details

Bank Name	SBIN	Payment Date	28/02/2025
Bank CIN	10004152025022812897	REF No.	681846586806
Deface No	0225289714677D	Deface Date	28/02/2025

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

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CHALLAN
MTR Form Number-6



GRN	MH016934109202425E	BARCODE					Date	28/02/2025-12:42:49	Form ID	25.2
Department	Inspector General Of Registration	Stamp Duty and Registration Fee together			Payer Details					
Type of Payment					TAX ID / TAN (if Any)					
		PAN No.(If Applicable)	AAMFG9762B							
Office Name	HVL16_HAVELI 16 JOINT SUB REGISTRAR	Full Name	GANGOTREE HOMES							
Location	PUNE									
Year	2024-2025 One Time	Flat/Block No.	FINAL PLOT NO 993							
	Account Head Details	Premises/Building	SADASHIV (NAVI) PETH							
0030046401	Stamp Duty	Road/Street	PUNE							
0030063301	Registration Fee	Area/Locality	PUNE							
		Town/City/District	PUNE							
		PIN	4 1 1 0 3 0							
		Remarks (if Any)	SecondPartyName=PREMANAND A CO OP HSG SOCIETY LTD-							
Total		Amount In Words	Six Hundred Rupees Only							
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK								
	Cheque/DD Details	Bank CIN	Ref. No.	69103332025022815158 2917136890						
	Cheque/DD No.	Bank Date	RBI Date	28/02/2025-12:43:37 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.
संदर् चटल केवल मुख्य लिखक कारालयात नोंदणी करावयाच्या दस्तावेजा ती लागू आहे. नोंदणी व करावयाच्या दस्तावेजा संदर् चटल लागू नाही.

Mobile No. : 9000000000

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Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	0225289714677	Date	28/02/2025
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Received from self, Mobile number 9000000000, an amount of Rs.1400/-, towards Document Handling Charges for the Document to be registered(ISARITA) 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	10004152025022812897	REF No.	681846586806

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



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SUPPLEMENTARY REDEVELOPMENT AGREEMENT

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

PREMANAND A CO-OPERATIVE HOUSING SOCIETY LTD.

[PAN: AAMAP3234E],

A co-operative housing society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, at No. PNA/PNA(2)/ HSG/(TC)/25940/2023-24, dated 31.07.2023, having its office at Final Plot no. 993, sub-plot 30/2(p), Rajendra Nagar, Sadashiv (Navi) Peth, Pune 411 030, represented by its duly authorized

Chairman: Mr. Kedarnath Bhaskarrao Nikam

Age: 67 years, Occupation: Retired,

PAN: AANPL0221F, Aadhar - 727062062946

Secretary: Mrs. Vasavi Rajen Bakshi

Age: 60 years, Occupation: Housewife

PAN: AAIPB9972A, Aadhar - 992263548019

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 - AAMHG9762B], 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, having corresponding address at office at 803 & 804, 8th Floor, Sidharth Tower -

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1, Near Karishma Society, Sangam Press Road, Kothrud, Pune - 411 029,
represented through its Partners:

- (1) MAKARAND VASANT KELKAR,
- (2) GANESH DNYANOBA JADHAV,
- (3) RAJENDRA DNYANESHWAR AWATE,

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. Kedarnath Bhaskarrao Nikam

Age: 67 years, Occupation: Retired,

Secretary: Mrs. Vasavi Rajen Bakshi

Age: 60 years, Occupation: Housewife

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. That, all that piece and parcel of the land bearing Sub Plot no. 992/30(p) admeasuring about 18415 Sq. fts. and 993/30/2 (p) admeasuring about 19383 sq. fts. out of which an area of Chanfer admeasuring about 172 sq. fts was deducted to carve out a final Plot no. 992-993 out of T P Plan 1 out of S. No. 723/1+2+3+4A+4B i. e. total admeasuring about 37,626 sq. fts. (and more particularly described in Schedule below) belongs to Premnand Co-operative Housing Society Ltd. (hereinafter referred as 'Erstwhile Society').
- 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 Redevelopment Agreement with the mutually agreed terms and conditions

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& 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.533/2024 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. 534/2024 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 ^{exclusive} ~~absolute~~ 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 .

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 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 put in possession of the project land and proposed to construct on the project land of 1 buildings and ground pit puzzle parking and 11 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. P52100055780 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 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.

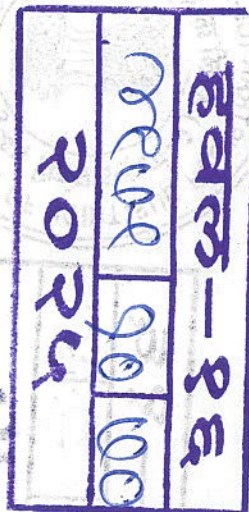
N. The Developer has got Units, selected and thereafter allotted to the existing 33 members of the Society, sanctioned and approved by the Local Authority. The Units selected, allotted and sanctioned by the local authorities have been annexed and marked as 'Annexure A'.

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 and Supplementary 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.
- 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 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 no ~~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 for 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



understanding between the parties in relation to the matters contemplated by this Supplementary Agreement this 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. 533/2024 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



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SCHEDULE I

SCHEDULE ABOVE REFERRED TO

(Description of the said Property)

All that piece and parcel of sub plot no. 30 /2(P) having land admeasuring about 19,375 sq. fts. i.e. 1800 sq. mtrs. of Final Plot 993 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 A 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 : 20 ft. wide road
On or Towards the North : final plot no.993 sub plot no.30/1 & 30/2(p)

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१९९९	११	००	
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Handwritten signature/initials.

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२०२५	१००
SCHEDULE II-	



Free Additional Carpet area offered to Members

S. no.	Flat no.	Owner name	Existing RERA Flat Carpet Area Sq. Fts.	Compe nsation against Flat Carpet 56%	Total of Existing RERA Carpet + 56% Additional Area
1	A-1	1) Sudhir Balasahab Khade 2) Kalpana Sudhir Khade	794.7	445	1240
2	A-2	Ravsahab Baburao Gurav	452.73	254	706
3	A-3	1) Shraddha Kiran Gurav 2) Arya Kiran Gurav	452.73	254	706
4	A-4	Ganesh Shivaji Lad	794.7	445	1240
5	A-5	1) Dilip Dattajirao Jondhale 2) Anilkumar Dattajirao Jondhale	794.7	445	1240
6	A-6	1) Ajay Balkrishna Joshi 1) Shalaka Ajay Joshi	452.73	254	706
7	A-7	1) Mr. Tushar Satyanarayan Brahme 2) Mr. Sagar Satyanarayan Brahme	452.73	254	706
8	A-8	Chetan Dnyaneshwar Khedkar	794.7	445	1240
9	A-9	Shantaram Dattatray Vaidya	794.7	445	1240
10	A-10	Kedarnath Bhaskarrao Nikam	452.73	254	706
11	A-11	Somnath Bhaskar Nikam	452.73	254	706
12	A-12	1) Mahesh Babanrao Zagade 2) Sumati Babanrao Zagade 3) Nalini Babanrao Zagade	794.7	445	1240
13	A-13	Shamsundar Narayan Shirole Saranga Rajkumar Tambe	794.7	445	1240
14	A-14	Umesh Narayan Lad	452.73	254	706
15	A-15	Ashok Haribhau Lad	452.73	254	706
16	A-16	1) Vishnu Balkrishna Jagtap 2) Ujwala Vishnu Jagtap	794.7	445	1240
17	A-17	Narayan Parashuram Borawake	794.7	445	1240
18	A-18	Lata Shrinivas Jadhav	452.73	254	706

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जिल्हा १५ १००
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19	A-19	Jayant Yeshwant Phadke	452.73	254	706
20	A-20	Ashok Krishnaji Salunke	794.7	445	1240
21	A-21	1) Chandrakant Dnyanoba Shinde, 2) Sanjay Dnyanoba Shinde, 3) Hemant Dnyanoba Shinde, 4) Shashikala Pandharinath Mohol, 5) Smita Kalidas Gholap, 6) Bharti Rajendra Zinjurke	794.7	445	1240
22	A-22	1) Vasavi Rajen Bakshi	452.73	254	706
23	A-23	Sunil Vitthal Yewale	452.73	254	706
24	A-24	1) Ganesh Kashinath Dravid 2) Jayshree Ganesh Dravid	794.7	445	1240
25	A-25	Shrinivas Rao Mukku	794.7	445	1240
26	A-26	Mandakini Shashikant Shitole	452.73	254	706
27	A-27	Vasant Ramachandra Desai	452.73	254	706
28	A-28	Rajkumari Arvind Chavan	794.7	445	1240
29	A-29	Pramod Madhusudan Paranjpe	794.7	445	1240
30	A-30	1) Parimal Purushottam Patwardhan 2) Prerana Parimal Patwardhan	452.73	254	706
31	A-31	Hemant Dattatraya Korpad	452.73	254	706
32	A-32	Anuradha Jayant Benurwar	794.7	445	1240
33	Garage	1) Shrikant Bhimrao Buddhikot (Deceased) Through their legal heirs- (i)Smt. Sarita Shashikant Huli ii) Mr. Shrinivas Bhimrao Buddhikot (iii) Mr. Shridhar Bhimrao Buddhikot 2) Kalyani Jitendra Kulkarni	250	140	390
			20208.88 (1878.14 Sq. Mtrs.)	11317	31526 (2929.92 Sq. Mtrs.)

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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	Garage	Shrikant Bhimrao Buddhikot	102		Will be execute	
2	A-13	Shamsundar Narayan Shirole	202		Will be execute	
3	A-8	Chetan Dnyaneshwar Khedkar	204	22/11/2024	21696/2024	04
4	A-17	Narayan Parshuram Borawake	302	08/01/2025	660/2025	16
5	A-28	Rajkumari Arvind Chavan	605		Will be execute	
6	A-6	Ajay Balkrishna Joshi-	103		Will be execute	
7	A-7	Tushar Satyanarayan Brahme	104		Will be execute	
8	A-10	Kedarnath Bhaskarrao Nikam	106		Will be execute	

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9	A-20	Ashok Salunke	201	15/10/2024	20/08/2024	04
10	A-12	Mahesh babanrao Zagade	203		Will be execute	
11	A-8	Vaishali Chetan Khedkar	205	22/11/2024	21/09/2024	04
12	A-12	Nalini babanrao Zagade	206		Will be execute	
13	A-4	Ganesh Shivaji Lad	304		Will be execute	
14	A-17	Narayan Parshuram Borawake	305	08/01/2025	66/1/2025	16
15	A-21	Chandrakant Dnyanoba Shinde	306		Will be execute	
16	A-5	Anilkumar Dattajirao Jondhale	401		Will be execute	
17	A-18	Lata Shrinivas Jadhav	402		Will be execute	
18	A-15	Ashok Haribhau Lad	403		Will be execute	
19	A-9	Geeta Shantaram Vaidya	404		Will be execute	

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२०२५



20	A-14	Umesh narayan Lad	405		execute	
21	A-1	Sudhir Balasaheb Khade	406	30/01/2025	2721/2025	16
22	A-13	Saranga Tambe	502		Will be execute	
23	A-22	Vasavi Rajan Bakshi	503		Will be execute	
24	A-24	Ganesh Kashinath Dravid	504		Will be execute	
25	A-5	Dilip Dattajirao Jondhale	505		Will be execute	
26	A-19	Jayant Yashwant Phadke	601	29/11/2024	25393/2024	16
27	A-27	Vasant Ramchandra Desai	602	31/01/2025	2771/2025	16
28	A-31	Hemant Dattatray Korpad	603	01/01/2025	06/2025	16
29	A-32	Anuradha Jayant Benuwar	604		Will be execute	
30	A-26	Mandakini Shashikant Shitole	606	23/12/2024	22611/2024	04

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The seal is circular with a double-lined border. The outer ring contains the text "THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI K. P. S. JYOTI NAGAR, PUNE CITY, PUNE" in English. Inside this, there is a Marathi inscription "सह-दुयम निबंधक (वर्ग-२) हवेली क्र. १५ ज्योति नगर, पुणे शहर, पुणे". In the center of the seal is the State Emblem of India, featuring four Asiatic elephants standing back-to-back under a decorative archway. Below the emblem, the motto "Satyameva Jayate" is inscribed in Devanagari script.

31	A-23	Sunil Vitthal Yewale	702	31/01/2025	2807/2025	16
32	A-30	Parimal Purshottam Patwardhan	703		Will be execute	
33	A-29	Pramod Madhusudan Paranjpe	704		Will be execute	
34	A-11	Somnath Bhaskarrao Nikam	801	09/12/2024	22162/2024	04
35	A-25	Shrinivas Rao Mukku	804	30/12/2024	27787/2024	16
36	A-28	Rajkumari Arvind Chavan	805		Will be execute	
37	A-20	Ashok Krishnaji Salunke	903		Will be execute	
38	A-16	Vishnu Balkrishna Jagtap	904	18/11/2024	24445/2024	16
39	A-2	Raasaheb Gurav	906		Will be execute	
40	A-3	Smt. Shraddha Kiran Gurav	1101		Will be execute	

एवढ-१६
२०२५



Annexure B

Units/Tenements available with the Developer to dispose of

Sr. no.	Unit no.
1	101
2	105
3	301
4	303
5	401
6	501
7	506
8	701
9	706
10	802
11	806
12	902
13	905
14	1001
15	1002
16	1003
17	1102
18	1103
19	1104
20	1105

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Signed and sealed and delivered by the within named **PREMANAND A CO-OPERATIVE HOUSING SOCIETY LTD.** through its chairman & Secretary as **"THE SOCIETY"**

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हवाल-३६
जेल २२ १०
२०२५



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		

प्राप्त - १६
 दिनांक २९/००
 २०२५



Signed and Sealed and delivered by the within named Premnand A CO-OPERATIVE HOUSING SOCIETY LTD. through its Members.- - chairman and secretary

Name	Sign & Thumb	Photo
Mr. Kedarnath Bhaskarrao Nikam-(Chairman)		
Mrs. Vasavi Rajen Bakshi(Secretary)		

WITNESSES:

1		
2		

08/01/2024

सूची क्र.2

दुयम निबंधक : मह. दु.नि. हवेली 4

दस्ता क्रमांक : 533/2024

नोदणी :

Regn:63m

गावाचे नाव : सदाशिव पेठ/नवी पेठ

- (1) विनंदाचा प्रकार
- (2) मांडवदला
- (3) बाजारभाव(मांडेपट्ट्याच्या बाबत नपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)
- (4) भू-मापन, पोटोहिस्सा व वारक्रमांक(असल्यास)

विकसनक्रमसंख्या	142976090
75729100	2024



1) पालिकेचे नाव: पुणे महानगरपालिका, इतर ठिकाणे: इतर माहिती: सदाशिव पेठ/नवी पेठ, पुणे जिल्हा, महाराष्ट्र राज्य. पत्रांक: 723/1+2+3+4 प+4 व यांसी मिडीएस नं 96/50, फायनल प्लॉट नं 533 मधील बांधकाम प्रमाणित 30/2(पार्ट)टी पी प्लॅन 1 यांसी क्षेत्र 19375 चौ.फुट म्हणजेच 1800 चौ.मी. मा. नि. अन्वयेत बांधकाम प्रमाणित ए. सहाकारी गृहसंरचना संस्था मर्यादित या इमारतीतील विल्डिंग न ए मधील एकूण 33 टेंनमेंट्स(32 निवासी प्लॉट्स व 1 गॅरेज)हि मिल्कल(अभिनिर्णीत प्र क्र 1253/2023 दिनांक 05/01/2024 अन्वये मोबदला रक्कम रु 14,29,76,000/- वर रक्कम रु 71,48,800/- इतके मुद्रांक शुल्क भरलेले आहे)(C.T.S. Number : 96/50 ;)

1) 1800 चौ.मीटर

- (5) क्षेत्रफळ
- (6) आकारणी किंवा जुही देण्यात असेल नव्हा.

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

1): नाव:-प्रेमानंद ए.को-ऑप हौसिंग सोसायटी लिमिटेड तर्फे बेअरमन केदारनाथ भास्करराव निकम. वय:-66; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-प्रेमानंद ए.को-ऑप हौसिंग सोसायटी लिमिटेड, नवी पेठ, पुणे, महाराष्ट्र, PUNE. पिन कोड:-411030 पॅन नं:-AAMAP3234E

2): नाव:-प्रेमानंद ए.को-ऑप हौसिंग सोसायटी लिमिटेड तर्फे मेक्रेटरी बासवी राजन बक्षी. वय:-59; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-प्रेमानंद ए.को-ऑप हौसिंग सोसायटी लिमिटेड, नवी पेठ, पुणे, महाराष्ट्र, पुणे, पिन कोड:-411030 पॅन नं:-AAMAP3234E

3): नाव:-मा. देणार - प्रेमानंद ए.को-ऑप हौसिंग सोसायटी लिमिटेड मधील एकूण 33 मेंबर्स तर्फे बेअरमन केदारनाथ भास्करराव निकम - वय:-66; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-प्रेमानंद ए.को-ऑप हौसिंग सोसायटी लिमिटेड, नवी पेठ, पुणे, महाराष्ट्र, PUNE. पिन कोड:-411030 पॅन नं:-AAMAP3234E

4): नाव:-मा. देणार - प्रेमानंद ए.को-ऑप हौसिंग सोसायटी लिमिटेड मधील एकूण 33 मेंबर्स तर्फे मेक्रेटरी बासवी राजन बक्षी - वय:-66; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-प्रेमानंद ए.को-ऑप हौसिंग सोसायटी लिमिटेड, नवी पेठ, पुणे, महाराष्ट्र, PUNE. पिन कोड:-411030 पॅन नं:-AAMAP3234E

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

1): नाव:-गंगोत्री होम्स (जुने नाव गंगोत्री प्रीनविल्ड) तर्फे भागीदार गणेश जानोबा जाधव, राजेंद्र जानेश्वर आवटे, मकरंद वसंत केळकर तर्फे का.कु.पु म्हणून राहुन बाळाराम गायकर. वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-ऑफिस नं 802-804, मिंदार्वी टॉवर्स -1, कोथरूड, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411038 पॅन नं:-AAMFG9762B

- (9) दस्तऐवज करून दिल्याचा दिनांक

08/01/2024

- (10) दस्त नोंदणी केल्याचा दिनांक

08/01/2024

- (11) अनुक्रमांक, खंड व पृष्ठ

533/2024

- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क

7148800

- (13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

- (14) जंग



दस्तासोबतची प्रत

मह. दुयम निबंधक (वर्ग-२)
हवेली क्र.०४, पुणे शहर, पुणे

मुल्यांकनासाठी विचारात घेतलेला नमूदना:-

मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील अभिनिर्णय प्र क्र 1253/2023 दिनांक 05/01/2024

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or

AND
MRS. GANGETRI HOMES

(Formerly known as M/s. Gangotree Cements Ltd)

PPAN: AAMM (2012) a partnership firm incorporated under the Indian Partnership Act, 1932 (Registration No. PA-0000272) and having its registered office at 13a No. 6 and 7, Vengal Rao Society, 5th Floor, 22/1A, Kharakhada, Pune - 411 004, having corresponding addresses at office at 803 & 804, 8th Floor, Subhadrachin Tower - 1, Near Karanjia Society, Sanyam Panna Road, Kothrud, Pune - 411 029, approached through its Partners.

(1) MAHARAJ VASANT KULKAR, Age 55, occupation: business;
(2) GANESH DNYANDEBA JADHAV, Age 50, occupation: business; and
(3) RAJENDRA DNYANESHWAR AWATE, Age 52, occupation: business.

Interimist has made of theory and construction called as the THEYLOPION. This is a
expression that, within it, is equivalent to the context, or involving direct, direct and
indirect all its present and future primary, their respective links, structures,
exercises, adult structures, and social representations, legal representations, further
symbols and designs)

PARTY OF THE SECOND PART

Chairman: Mr. Kedarnath Bhushanwar Nilkam
Age: 66 years, Occupations: Married
Secretary: Mrs. Vasant Rajan Bahadri

Age: 39 Years Occupation: Housewife

2028	90	940
433		

Edict-


Developer) and thereby safeguard the intellectual property and commercial
die not patented and the Google Inevitable Patent is. And
the fact that the Google has granted a license to the patent is not
and that with necessary restrictions and approvals from the Copyright Administrator

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But the Second and Third Parties issued shares to them purchasers of the shares of the said Building Society as members of the Society.

It is averred and the said Existing Buildings A and B, more particularly the said Buildings A and B, were sold to the said Third Parties, and the said Third Parties, in the SCHEDULE written hereunder and shall hereunder be collectively referred to as the said "THIRD PARTIES," and as such the Existing Society was in possession of the said property.

L. The Minister in Special Consult Meeting of the Estembla Society on 27.07.2012 passed resolution no. 6/2, unanimously to carry out re-development of the said Property by demolishing the said Existing Building, and erect a new building (call "New Building") thereon, through a developer, who would construct new residential flats for the Members and construct additional flats and dispose the same of, as per all the prevailing rules and regulations (said "PROJECT").

The Developer herein submitted a Final Offer for Redevelopment prepared on 16/09/2022 (copy attached herewith) and submitted dated 16/09/2022 to the Planning Committee to implement the said Project and present to the said proposed Planning Committee for its consideration.

Dated 16/09/2022, the Society pursuant to Resolutions recorded in its Special General Meeting dated 16/09/2022 appointed Mr. Kanchan Kumar (formerly known as Kanchan Govindachari) as Developer, herein and issued letter of intent for Selection of Developer for the Redevelopment Work dated 20/09/2022 to the Developer.

As the present building standing on the said plot has become old and needs repairs and that according to the present building regulation in force additional construction is possible by purchase in TTR and PSL.

Q. Moreover, due to lack of expertise and sufficient funds, the Engineering Society and its members have decided to entrust the said job for Redevelopment to prospective Developer, who will construct and allot Residential flats with additional free carpet area to the present members of the Society along with the modern amenities (sewerage, redevelopment rights and connectivity) in the

2020

Special General Body Meeting held on 27/03/2022, resolution No. 2, was passed to this effect by absolute majority.

The Fraternal Society and limited a policy offering offers from various brokers who were interested in the redevelopment project to the club plot by demolishing the old structure and constructing new structure between The Deacons' Garden after coming to know the intention of the Fraternal Society to extend their club plot. After appointing the Fraternal Society and submitted their initial offer dated 01/09/2012, which was revised offer dated letter dated 16/09/2012.

Q The Earthlife Society and its members found the proposal given by the

The Development team is the best source of information on the status of the project. The Development team is the best source of information on the status of the project. The Development team is the best source of information on the status of the project.

[illegible]

5. And accordingly, vide the due proceedings laid down as per the prevailing laws the DKS Pune EA Pune vide an Order dated 31.07.2013 has split the erstwhile Society as Premnand A Co-operative Housing Society Ltd and Premnand

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

CONSENTING PARTY

A third at least partly owned by the trust beneficiary Sub Fund no 992083 (g) following about 184145 sq. ft. and 992087 (g) following about 192633 sq. ft. out of which an area of Camber abutting about 772 sq. ft. was dedicated to carry out a final Test nos 992995 out of T T Plan 1 out of S No 723/1-2-3-4-V-B 1.

The last three lots were sold by the Trustee of the trust beneficiary Sub Fund no 992083 (g) following about 37,681 sq. ft. The last more particularly described in the schedule herein belongs to Permanent Co-operative Housing Society Ltd., (hereinafter referred as "Beneficial Society").

¹ Thus, the beneficial society that purchased the land at Sale Price no. 992,000 (p) and 993,825 (p). Final Price was 992,391 out of a T.P. Price 1 out of \$ no. 7231 + 2634 + 4408

[illegible]

E. And that, accordingly, the Firstshire Society entered into an Agreement dated 12/12/1986 with M/s. Central Association of Fisheries and stock as "subsidiary".

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NOW THIS DEVELOPMENT AGREEMENT WITNESSED AND IT IS
HEREBY AGREED BY AND BETWEEN THE PARTIES THAT:

1. DEFINITIONS AND INTERPRETATIONS

- 1.1 "Agreement" means this Agreement, including any schedules or annexes hereto, as may be amended or modified or supplemented from time to time.
- 1.2 "Applicable Law" means all applicable laws, by-laws, rules, regulations, orders, ordinances, guidelines, policies, notices, directions, conditions of sale, regulatory approval or license issued by a government, government authority, Pune Municipal Corporation and planning authorities and judgments and order of any statutory and relevant authority.
- 1.3 "Developer" shall mean and include the members as listed in Schedule 1A.
- 1.4 "REDA Carpet area" means usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exhaust ducts or verandah area and exclusive open terrace area, but includes the area covered by the external portion walls of the apartment.
- 1.5 "Commencement Certificate" means the commencement certificate or the building permit or the construction permit, by whatever name called, issued by the competent authority to allow or permit the promoter to begin developer's and works on an immovable property, as per the sanctioned plan.
- 1.6 "Commencement Date" shall be the date when the Developer obtains and signs approval from the Commencement Certificate to commence the construction or building over of the vacant possession of the building of the Society as the developer wish(es) to later.
- 1.7 "Common Area" mean:-

(i) The entire land, for the development project.



- 1.13 "Vacation Notice" shall mean the written notice addressed and delivered to the Society and its members by the Developer calling the Society and the Society members to vacate the said Property.
- 1.14 "Occupancy Certificate" means the occupancy certificate, or such other certificate by whatever name called, issued by the competent authority permitting occupation of any building, as provided under local laws, which has provision for fire infrastructure such as water, sanitation and electricity.
- 1.15 "Promoter's Notice" shall mean the written notice addressed and delivered to the Society and its members by the Developer calling the Society and the Society members to take the possession of the new residential flats being allotted to them as per the terms and conditions of this Agreement.
- 1.16 "The developer's headings are inserted solely for the purpose of convenience of reference and are not intended as a complete or accurate description of the contents of each article.

2. DEVELOPMENT RIGHTS

- 2.1 The Society along with the Consenting Party hereby assigns / grants the development rights in respect of the said Plot and in respect of presently available FSI, Redevelopment FSI upto 0.39 FSI, Premium FSI, Total FSI, Available FSI, gross FSI, Total available FSI, Incentive FSI / TDR etc. to the Developer and the Developer shall develop the said Property in the manner described in the present Agreement, or against the consideration agreed herewith.
- 2.2 If it has been agreed between the parties that the existing offer is based on the available FSI for the purpose of redevelopment of the said property as per



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- 2.3 To undertake, execute and do all such other matters that may be required to be required for the development project.
- 2.4 To undertake, execute and do all such other matters that may be required to be required for the development project.
- 2.5 To engage Architect and do all other acts, deeds and things by signature of architect for the purpose of preparation, submission, approval and sanction of layout plan, subdivision plan and the building plans, service plans for drainage, water, road, electricity and other things as per the rules and regulations of the Government, Town Planning Office, Collector, Pune Municipal Corporation, PDRDA etc. on such terms and conditions and for such remuneration as the Developer may in his discretion deem fit.
- 2.6 To deliver the possession in P.O.C or the Certificate of Completion required for road widening or service lanes and to apply, accept and execute three years area given in form of such acquisition or to recover any such sum/amount in the name of the Developer by way of compensation for such acquisition.
- 2.6.7 To represent the Owners by signature or otherwise in respect of the said property in the Pune Municipal Corporation, Collector, Town Planning Authorities or to any Court, State Court, body or authorities for submitting lay-out, and/or sub-division and/or amalgamation plans and the building plans in such manner as may be decided by the Developer, so long as such plans are in accordance with the rules and regulations of the respective authorities and to have all such plans approved and sanctioned and otherwise to do all other acts, deeds, matters and things including signing all the necessary applications



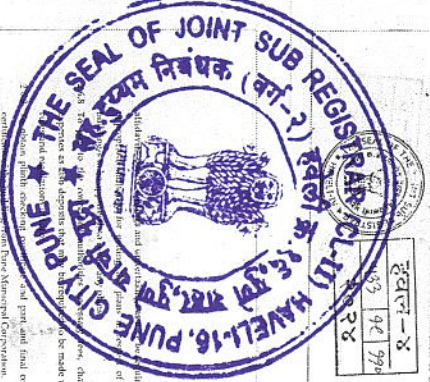
- (b) The stair cases, lifts, staircase and lift lobbies, the escape, and common entrance and exit of building;
- (c) The common balconies, terraces, verandahs, play areas, open parking areas and common storage spaces;
- (d) The water supply, sewage, gas connections, drains and all apparatus connected with installation for common use;
- (e) All community and recreational facilities as provided in the model scheme project;
- (f) All other part of the project necessary or convenient for its maintenance, safety, use and its normal use.

- 1.10 "Competent Authority" means the local authority or any authority created or constituted under any law for the time being in force by the appropriate government which exercises authority over land under its jurisdiction, and has power to give permission for development of such immovable property.
- 1.11 "TDR" shall mean Transferable Development Rights as understood under Maharashtra Regional and Town Planning Act, 1962 or any amendments or modification thereof.
- 1.12 "TDR" shall mean the Transferable Development Rights and Transferable Rights for Pune Municipal Corporation - 2011, as applicable to City of Pune and any statutory amendment or modification or replacement thereof.



- 1.13 "TDR" shall mean the Transferable Development Rights and Transferable Rights for Pune Municipal Corporation - 2011, as applicable to City of Pune and any statutory amendment or modification or replacement thereof.
- 1.14 "TDR" shall mean the Transferable Development Rights and Transferable Rights for Pune Municipal Corporation - 2011, as applicable to City of Pune and any statutory amendment or modification or replacement thereof.
- 1.15 "TDR" shall mean the Transferable Development Rights and Transferable Rights for Pune Municipal Corporation - 2011, as applicable to City of Pune and any statutory amendment or modification or replacement thereof.

- 1.16 "TDR" shall mean the Transferable Development Rights and Transferable Rights for Pune Municipal Corporation - 2011, as applicable to City of Pune and any statutory amendment or modification or replacement thereof.
- 1.17 "TDR" shall mean the Transferable Development Rights and Transferable Rights for Pune Municipal Corporation - 2011, as applicable to City of Pune and any statutory amendment or modification or replacement thereof.
- 1.18 "TDR" shall mean the Transferable Development Rights and Transferable Rights for Pune Municipal Corporation - 2011, as applicable to City of Pune and any statutory amendment or modification or replacement thereof.



- 1.19 "TDR" shall mean the Transferable Development Rights and Transferable Rights for Pune Municipal Corporation - 2011, as applicable to City of Pune and any statutory amendment or modification or replacement thereof.
- 1.20 "TDR" shall mean the Transferable Development Rights and Transferable Rights for Pune Municipal Corporation - 2011, as applicable to City of Pune and any statutory amendment or modification or replacement thereof.
- 1.21 "TDR" shall mean the Transferable Development Rights and Transferable Rights for Pune Municipal Corporation - 2011, as applicable to City of Pune and any statutory amendment or modification or replacement thereof.



original, withdraw and receive documents and any money or moneys to and from the court or from the opposite party after in execution of the decree or otherwise and on receipt of payment thereof to sign and deliver to the Opposite party receipts and discharge for the same in relation to any matter relating to the said land. To engage and appoint any architect, surveyor or advocate to act and plead and otherwise conduct every and compromise and withdraw any or all suits.

24.15 To call upon the Plot Owners and/or Society to assist in preparation and assistance, for execution of all such deeds, documents, applications, letters, applications to authorities, or any such or other documents for development of the said plot, if any, required under any statutory provisions by concerned authorities.

24.16 To make compliance, by executing, executed, deeds, documents, declarations, affidavits, as contemplated under the provisions of the Real Estate Regulation & Development Act, 1963 (RERA) and other laws issued there under as may be applicable.

24.17 To pay the agreed compensation to Concerning Party/Member of the Society for temporary accommodation at the agreed rate and declining from then vacant and peaceful possession of respective flats of the members of the Society along with the entire plot in their respective occupations.

24.18 To obtain possession of the entire said Plot/Property occupied by the Society prior to demolition of said building.

24.19 To demolish the said building, and to reconstruct and complete the construction work on the said property/plot as per approved plans and specifications.



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24.20 To submit the purchase of the said Plot/Property to the court or from the opposite party after in execution of the decree or otherwise and on receipt of payment thereof to sign and deliver to the Opposite party receipts and discharge for the same in relation to any matter relating to the said land. To engage and appoint any architect, surveyor or advocate to act and plead and otherwise conduct every and compromise and withdraw any or all suits.

24.21 To call upon the Plot Owners and/or Society to assist in preparation and assistance, for execution of all such deeds, documents, applications, letters, applications to authorities, or any such or other documents for development of the said plot, if any, required under any statutory provisions by concerned authorities.

24.22 To make compliance, by executing, executed, deeds, documents, declarations, affidavits, as contemplated under the provisions of the Real Estate Regulation & Development Act, 1963 (RERA) and other laws issued there under as may be applicable.

24.23 To pay the agreed compensation to Concerning Party/Member of the Society for temporary accommodation at the agreed rate and declining from then vacant and peaceful possession of respective flats of the members of the Society along with the entire plot in their respective occupations.

24.24 To obtain possession of the entire said Plot/Property occupied by the Society prior to demolition of said building.



3. CONSIDERATION FOR GRANT OF DEVELOPMENT RIGHTS

3.1 The consideration payable in respect of grant of development rights of said plot by the Society to the Society and/or its members, is:

3.1.1 Free Grant Fee

3.1.2 Every Present Member of the Society i.e. Concerning Party, is entitled to receive from the Developer Rs. 100,000/- (one lakh rupees) as a consideration for the grant of development rights of the said plot. The said amount shall be paid by the Developer to the Society in the form of a cheque or bank draft, payable to the order of the Society, within a period of 12 months from the date of the grant of development rights.



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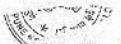
हवेली-१६
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24.25 To construct, for and on behalf of the Society and its members and to provide undisturbed areas of flats and car parking spaces to the Society members as per present Agreement.

24.26 To ensure that the said land is not used for any other purpose than the construction of flats and car parking spaces and to ensure that the said land is not used for any other purpose than the construction of flats and car parking spaces and to ensure that the said land is not used for any other purpose than the construction of flats and car parking spaces.

24.27 To ensure that the said land is not used for any other purpose than the construction of flats and car parking spaces and to ensure that the said land is not used for any other purpose than the construction of flats and car parking spaces.

24.28 To ensure that the said land is not used for any other purpose than the construction of flats and car parking spaces and to ensure that the said land is not used for any other purpose than the construction of flats and car parking spaces.



24.29 To ensure that the said land is not used for any other purpose than the construction of flats and car parking spaces and to ensure that the said land is not used for any other purpose than the construction of flats and car parking spaces.



हवेली-१६
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24.30 To ensure that the said land is not used for any other purpose than the construction of flats and car parking spaces and to ensure that the said land is not used for any other purpose than the construction of flats and car parking spaces.

24.31 To ensure that the said land is not used for any other purpose than the construction of flats and car parking spaces and to ensure that the said land is not used for any other purpose than the construction of flats and car parking spaces.



24.32 To ensure that the said land is not used for any other purpose than the construction of flats and car parking spaces and to ensure that the said land is not used for any other purpose than the construction of flats and car parking spaces.

24.33 To ensure that the said land is not used for any other purpose than the construction of flats and car parking spaces and to ensure that the said land is not used for any other purpose than the construction of flats and car parking spaces.



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24.34 To ensure that the said land is not used for any other purpose than the construction of flats and car parking spaces and to ensure that the said land is not used for any other purpose than the construction of flats and car parking spaces.

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24.39 To ensure that the said land is not used for any other purpose than the construction of flats and car parking spaces and to ensure that the said land is not used for any other purpose than the construction of flats and car parking spaces.

24.40 To ensure that the said land is not used for any other purpose than the construction of flats and car parking spaces and to ensure that the said land is not used for any other purpose than the construction of flats and car parking spaces.



S.No.	Particulars	Amount
1.	At the time of handing over of the vacant possession of the plot building and plot by the Society and its members to the Developer.	15,000/-
2.	At the time of handing over of the vacant possession of the plot building and plot by the Society and its members to the Developer.	15,000/-
Total		30,000/-

SETTLEMENT CHARGES

The Developer shall pay the settlement charges as follows:

S.No.	Particulars	Amount
1.	At the time of handing over of the vacant possession of the plot building and plot by the Society and its members to the Developer.	20,000/-
2.	At the time of handing over of the vacant possession of the plot building and plot by the Society and its members to the Developer.	10,000/-

3.5 Carriage Fee



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2.5.2 The new purchaser will directly pay his contribution of corpus fund at Rs. 2,00,000/- (Rupees Two Lacs only) to the society.

S. No.	Particulars	Payment

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3.6.1 The Developer shall pay, a refundable deposit which is equal to the 5 month's

3.A.2 This Deposit shall be refundable in nature and the co-con member shall refund the same to the Developer at the time of receipt of the vacant possession of the

St. Paul's Church

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5.1.1 To prepare and revise the layout as well as Building Plans and specifications of the buildings, consisting of various interdependent trades and obtain

5.1.2 To make modifications / changes/ revisions in the building plans as per its discretion as long as it does not alter the location/ depth/ size of the unit to

5.1.3 To summarize, carry out and complete the development and/or construction

5.1.4 To submit to the Farm Mutuals Corporation and all other concerned authorities plans for getting the said Property re-developed and get the same

5.1.5 That any bonding paper of the funds to be allotted to the present society Members shall be seen and approved by the present Society members prior

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7.2 In case if any Society members intend to carry out any additional work, modification or variation in the above mentioned work then they shall be liable to pay the cost of such work.

7.4 The Developer shall provide a separate electricity sub-meter for the Mechanical

7.5 After making provision of parking spaces agreed to be allotted to the Existing Society members, all the remaining New Units and the car parking spaces shall

Each parking space holder is also entitled to one parking space on any respective new land and parking in the sub-developed building, from the Developer within 15 days (subject to approval) normally condition from the

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4.1 The Developer shall be entitled to obtain the Project loan for redevelopment of the Society, from any financial institution by mortgaging only such Immovable Units which are available with the Developer for sale or disposal.

It has been promised by the Eventorganizer that no tennismaster will alongwith this

4.5 The Society and its members shall not have any objections for the mortgage of the Investment Units which are available with the Developer for sale for

4.4. The Developer promises to the Society and its members that the said four shall be repaid by the Developer within the new Purchase, and the Society and its

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5.3 It is further agreed by and between the parties that the Developer shall execute Agreement/Model of Confidentiality/Consent of Alignment in respect of the

4. VACATING OF PREMISES BY EXISTING SOCIETY MEMBERS

A.1 It is agreed by and between the parties that, through the Developer has agreed to pay compensation for alternate accommodation, it shall be responsibility of the

Developer shall serve the notice of 30 days for vacating the property and/or

1. The first step is to identify the problem or question that needs to be addressed. This involves understanding the context and the specific requirements of the task.

7.1 As agreed the except of patent of development rights of said pilot, the Developer shall consider and accept the fact that all such new facilities on ownership basis to the existing facility, in addition to the new facilities, shall be owned by the Government of India.

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Cooperation of the respective Units in respect of new building in which the

8. TIME FRAME

Subject to Force Majeure clause, the Developer at its own cost but all the expenses shall complete the construction of the entire independent building

event, as described in such classic parables, if developer fails to handover vacant and peaceful possession of the improved Property within 20 (Twenty) days of the date of completion of the improvement.

which means no extraordinary events, situations or circumstances that cannot be

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

Signed and sealed and delivered by the within named TREKANNAND A CD-
OFFICER IN CHARGE, TREKANNAND SOCIETY LTD through its Secretary as
THE SECRETARY

Name	Signature & Thumb	Photo
Mr. Kishanlal Mishra (Member- Chairman)		
Mr. Vasant Bapuji Bhojaji Secretary		



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५३३ ५३३१०
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48/17/24

Signed and sealed and delivered by the within named Mr. CANCOTRE
HARDESHWARJI KARAN as Mr. CANCOTRE (CANCOTRE) through its
Secretary THE CANCOTRE

Name	Signature & Thumb	Photo
Mr. Ashwini Kishan Mishra		
Mr. Ganesh Dharamdas Bhojaji		
Mr. Ashwini Kishan Mishra		



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५३३ ५३३१०
२०२४

48/17/24

Signed and sealed and delivered by the within named, TREKANNAND A CD-
OFFICER IN CHARGE, TREKANNAND SOCIETY LTD through its Secretary.

Name	Signature & Thumb	Photo
Mr. Kishanlal Mishra (Member- Chairman)		
Mr. Vasant Bapuji Bhojaji Secretary		

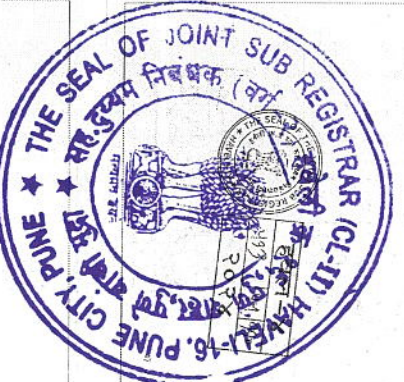
Witness :-

11 Jee
Savitri Ghoshali
Attn: Registrar
Pune-43



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S.No.	Particulars	Particulars
1.	Schedule I	Schedule of the property.
2.	Schedule II	Free additional Copy and other to Members.
3.	Schedule III	Inventory of Assets and Liabilities.
4.	Schedule IV	Assets and Liabilities.
5.	Annexure I	Proceedings of the Board of Directors.
6.	Annexure II	Proceedings of the Board of Directors.
7.	Annexure III	Proceedings of the Board of Directors.
8.	Annexure IV	Proceedings of the Board of Directors.
9.	Annexure V	Proceedings of the Board of Directors.
10.	Annexure VI	Proceedings of the Board of Directors.
11.	Annexure VII	Proceedings of the Board of Directors.
12.	Annexure VIII	Proceedings of the Board of Directors.
13.	Annexure IX	Proceedings of the Board of Directors.

List of Schedules and Annexures

48/17/24

SCHEDULE II Free Additional Copies are offered to Members

S. No.	File no.	Over name	Estimated PBA Per Cent Rs.	Current Value Rs.	Total of Estimated Value Rs.
1.	A-1	1) Ashwini Kishan Mishra	794.7	445	1240
2.	A-2	2) Vasant Bapuji Bhojaji	452.3	254	706
3.	A-3	3) Ganesh Dharamdas Bhojaji	452.3	254	706
4.	A-4	4) Ashwini Kishan Mishra	794.7	445	1240
5.	A-5	5) Ashwini Kishan Mishra	794.7	445	1240
6.	A-6	6) Ashwini Kishan Mishra	794.7	445	1240
7.	A-7	7) Ashwini Kishan Mishra	794.7	445	1240
8.	A-8	8) Ashwini Kishan Mishra	794.7	445	1240
9.	A-9	9) Ashwini Kishan Mishra	794.7	445	1240
10.	A-10	10) Ashwini Kishan Mishra	794.7	445	1240
11.	A-11	11) Ashwini Kishan Mishra	794.7	445	1240
12.	A-12	12) Ashwini Kishan Mishra	794.7	445	1240
13.	A-13	13) Ashwini Kishan Mishra	794.7	445	1240
14.	A-14	14) Ashwini Kishan Mishra	794.7	445	1240
15.	A-15	15) Ashwini Kishan Mishra	794.7	445	1240
16.	A-16	16) Ashwini Kishan Mishra	794.7	445	1240



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48/17/24

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5.	A-5	5) Ashwini Kishan Mishra	794.7	445	1240
6.	A-6	6) Ashwini Kishan Mishra	794.7	445	1240
7.	A-7	7) Ashwini Kishan Mishra	794.7	445	1240
8.	A-8	8) Ashwini Kishan Mishra	794.7	445	1240
9.	A-9	9) Ashwini Kishan Mishra	794.7	445	1240
10.	A-10	10) Ashwini Kishan Mishra	794.7	445	1240
11.	A-11	11) Ashwini Kishan Mishra	794.7	445	1240
12.	A-12	12) Ashwini Kishan Mishra	794.7	445	1240
13.	A-13	13) Ashwini Kishan Mishra	794.7	445	1240
14.	A-14	14) Ashwini Kishan Mishra	794.7	445	1240
15.	A-15	15) Ashwini Kishan Mishra	794.7	445	1240
16.	A-16	16) Ashwini Kishan Mishra	794.7	445	1240



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THE SEAL OF THE JOINT SUB REGISTRAR, PUNE
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THE SEAL OF THE REGISTRAR
CL-14 HAVELI-16 PUNE
2025

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THE SEAL OF JOINT SUB REGISTRAR
CL-14 HAVELI-16 PUNE
2025

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1. **Joint Sub Registrar, Pune City, Pune**
 2. **Joint Sub Registrar, Pune City, Pune**
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 9. **Joint Sub Registrar, Pune City, Pune**
 10. **Joint Sub Registrar, Pune City, Pune**

1	Joint Sub Registrar, Pune City, Pune	30,000/-
2	Joint Sub Registrar, Pune City, Pune	30,000/-
3	Joint Sub Registrar, Pune City, Pune	30,000/-
4	Joint Sub Registrar, Pune City, Pune	30,000/-
5	Joint Sub Registrar, Pune City, Pune	30,000/-
6	Joint Sub Registrar, Pune City, Pune	30,000/-
7	Joint Sub Registrar, Pune City, Pune	30,000/-
8	Joint Sub Registrar, Pune City, Pune	30,000/-
9	Joint Sub Registrar, Pune City, Pune	30,000/-
10	Joint Sub Registrar, Pune City, Pune	30,000/-

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1	Joint Sub Registrar, Pune City, Pune	30,000/-
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6	Joint Sub Registrar, Pune City, Pune	30,000/-
7	Joint Sub Registrar, Pune City, Pune	30,000/-
8	Joint Sub Registrar, Pune City, Pune	30,000/-
9	Joint Sub Registrar, Pune City, Pune	30,000/-
10	Joint Sub Registrar, Pune City, Pune	30,000/-

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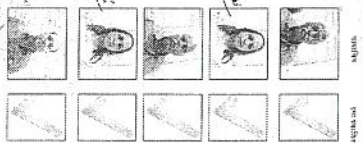


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Fig. 6. 1994. 1995. 1996. 1997. 1998. 1999. 2000. 2001. 2002. 2003. 2004. 2005. 2006. 2007. 2008. 2009. 2010. 2011. 2012. 2013. 2014. 2015. 2016. 2017. 2018. 2019. 2020. 2021. 2022. 2023. 2024. 2025. 2026. 2027. 2028. 2029. 2030. 2031. 2032. 2033. 2034. 2035. 2036. 2037. 2038. 2039. 2040. 2041. 2042. 2043. 2044. 2045. 2046. 2047. 2048. 2049. 2050. 2051. 2052. 2053. 2054. 2055. 2056. 2057. 2058. 2059. 2060. 2061. 2062. 2063. 2064. 2065. 2066. 2067. 2068. 2069. 2070. 2071. 2072. 2073. 2074. 2075. 2076. 2077. 2078. 2079. 2080. 2081. 2082. 2083. 2084. 2085. 2086. 2087. 2088. 2089. 2090. 2091. 2092. 2093. 2094. 2095. 2096. 2097. 2098. 2099. 2100. 2101. 2102. 2103. 2104. 2105. 2106. 2107. 2108. 2109. 2110. 2111. 2112. 2113. 2114. 2115. 2116. 2117. 2118. 2119. 2120. 2121. 2122. 2123. 2124. 2125. 2126. 2127. 2128. 2129. 2130. 2131. 2132. 2133. 2134. 2135. 2136. 2137. 2138. 2139. 2140. 2141. 2142. 2143. 2144. 2145. 2146. 2147. 2148. 2149. 2150. 2151. 2152. 2153. 2154. 2155. 2156. 2157. 2158. 2159. 2160. 2161. 2162. 2163. 2164. 2165. 2166. 2167. 2168. 2169. 2170. 2171. 2172. 2173. 2174. 2175. 2176. 2177. 2178. 2179. 2180. 2181. 2182. 2183. 2184. 2185. 2186. 2187. 2188. 2189. 2190. 2191. 2192. 2193. 2194. 2195. 2196. 2197. 2198. 2199. 2200. 2201. 2202. 2203. 2204. 2205. 2206. 2207. 2208. 2209. 2210. 2211. 2212. 2213. 2214. 2215. 2216. 2217. 2218. 2219. 2220. 2221. 2222. 2223. 2224. 2225. 2226. 2227. 2228. 2229. 2230. 2231. 2232. 2233. 2234. 2235. 2236. 2237. 2238. 2239. 2240. 2241. 2242. 2243. 2244. 2245. 2246. 2247. 2248. 2249. 2250. 2251. 2252. 2253. 2254. 2255. 2256. 2257. 2258. 2259. 2260. 2261. 2262. 2263. 2264. 2265. 2266. 2267. 2268. 2269. 2270. 2271. 2272. 2273. 2274. 2275. 2276. 2277. 2278. 2279. 2280. 2281. 2282. 2283. 2284. 2285. 2286. 2287. 2288. 2289. 2290. 2291. 2292. 2293. 2294. 2295. 2296. 2297. 2298. 2299. 2300. 2301. 2302. 2303. 2304. 2305. 2306. 2307. 2308. 2309. 2310. 2311. 2312. 2313. 2314. 2315. 2316. 2317. 2318. 2319. 2320. 2321. 2322. 2323. 2324. 2325. 2326. 2327. 2328. 2329. 2330. 2331. 2332. 2333. 2334. 2335. 2336. 2337. 2338. 2339. 2340. 2341. 2342. 2343. 2344. 2345. 2346. 2347. 2348. 2349. 2350. 2351. 2352. 2353. 2354. 2355. 2356. 2357. 2358. 2359. 2360. 2361. 2362. 2363. 2364. 2365. 2366. 2367. 2368. 2369. 2370. 2371. 2372. 2373. 2374. 2375. 2376. 2377. 2378. 2379. 2380. 2381. 2382. 2383. 2384. 2385. 2386. 2387. 2388. 2389. 2390. 2391. 2392. 2393. 2394. 2395. 2396. 2397. 2398. 2399. 2400. 2401. 2402. 2403. 2404. 2405. 2406. 2407. 2408. 2409. 2410. 2411. 2412. 2413. 2414. 2415. 2416. 2417. 2418. 2419. 2420. 2421. 2422. 2423. 2424. 2425. 2426. 2427. 2428. 2429. 2430. 2431. 2432. 2433. 2434. 2435. 2436. 2437. 2438. 2439. 2440. 2441. 2442. 2443. 2444. 2445. 2446. 2447. 2448. 2449. 2450. 2451. 2452. 2453. 2454. 2455. 2456. 2457. 2458. 2459. 2460. 2461. 2462. 2463. 2464. 2465. 2466. 2467. 2468. 2469. 2470. 2471. 2472. 2473. 2474. 2475. 2476. 2477. 2478. 2479. 2480. 2481. 2482. 2483. 2484. 2485. 2486. 2487. 2488. 2489. 2490. 2491. 2492. 2493. 2494. 2495. 2496. 2497. 2498. 2499. 2500. 2501. 2502. 2503. 2504. 2505. 2506. 2507. 2508. 2509. 2510. 2511. 2512. 2513. 2514. 2515. 2516. 2517. 2518. 2519. 2520. 2521. 2522. 2523. 2524. 2525. 2526. 2527. 2528. 2529. 2530. 2531. 2532. 2533. 2534. 2535. 2536. 2537. 2538. 2539. 2540. 2541. 2542. 2543. 2544. 2545. 2546. 2547. 2548. 2549. 2550. 2551. 2552. 2553. 2554. 2555. 2556. 2557. 2558. 2559. 2560. 2561. 2562. 2563. 2564. 2565. 2566. 2567. 2568. 2569. 2570. 2571. 2572. 2573. 2574. 2575. 2576. 2577. 2578. 2579. 2580. 2581. 2582. 2583. 2584. 2585. 2586. 2587. 2588. 2589. 2590. 2591. 2592. 2593. 2594. 2595. 2596. 2597. 2598. 2599. 2600. 2601. 2602. 2603. 2604. 2605. 2606. 2607. 2608. 2609. 2610. 2611. 2612. 2613. 2614. 2615. 2616. 2617. 2618. 2619. 2620. 2621. 2622. 2623. 2624. 2625. 2626. 2627. 2628. 2629. 2630. 2631. 2632. 2633. 2634. 2635. 2636. 2637. 2638. 2639. 2640. 2641. 2642. 2643. 2644. 2645. 2646. 2647. 2648. 2649. 2650. 2651. 2652. 2653. 2654. 2655. 2656. 2657. 2658. 2659. 2660. 2661. 2662. 2663. 2664. 2665. 2666. 2667. 2668. 2669. 2670. 2671. 2672. 2673. 2674. 26



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Press Road, Kolhapur, Pune - 411 029. , the Society has granted the license to the Developer to enter upon the said Property, for the limited purpose to develop the said Property by demolishing the existing building on the said Plot and by acquiring and utilizing a portion of available TTR and FSI as a Developer on the terms and conditions incorporated in the said Agreement including but not limited to providing of additional carpet area to the existing Society members.

4. The Developer has requested the Executant herein to grant the Power of Attorney in favour of their Partners 1) Sh. Makrand V. Kelkar 2) Sh. Ganesh D. Jadhav 3) Sh. Rajendra D. Awale (hereinafter referred to as the said Attorney/s), to enable the Developer to carry out the Development work of construction on the said Plot and to do jointly and / severally all the acts, deeds, things and matters required and essential for the Development of the said Property.

NOW KNOW YE AND THESE FUTURE GENERATIONS AND BETWEEN PARTIES AS UNDERSIGNED AND

We, Chairman: Mr. Kedarnath Bhaskarwar, President: Mr. Maheshwar Narayan

, PAN: AANPR10221F and Secretaries: Rajen Bhashti Age: 39 Years,

Occupation: Housewife, PAN: AANPR9972A of the Premanand (A) Co-operative Housing Society Ltd. and being authorized by the Resolution passed by the Special/Annual General Body Meeting held on 23/10/2023, do hereby irrevocably APPOINT, NOMINATE and CONSTITUTE 1) Sh. Makrand V. Kelkar, 2) Sh. Ganesh D. Jadhav and 3) Sh. Rajendra D. Awale, i.e. Partners of the Developer, to act jointly and/or each of them severally as true and lawful Attorneys of the Society, for and on behalf of and in the name of Premanand (A) Co-operative Housing Society Ltd. to do the following acts, deeds, matters and things at their cost in connection with the demolition of the existing building on the said Plot and construction of a proposed new building by using maximum available FSI of the said Plot and loading TTR as may be permitted:

1. TO REPRESENT Society, before and apply, submit, proposals to the appropriate authority/ies/Boards, Departments, Corporations, constituted under various statutes for sanction of layout's, building plans for construction of buildings on the said Properties and/or amalgamation of the said Properties with other adjoining properties and / or sub-divisions and/or to apply for revisions, amendment or modification of sanctioned building plans, layouts and/or for grant of relevant Intimation of Disapproval, Commencement Certificate, Occupation Certificate, Part Occupation Certificate, Building Completion Certificate, etc. in respect of such construction work and/or for revvaluation of any of them and for the purposes of such

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9. To apply for submit the necessary and appropriate Applications/ Forms/ Documents to the appropriate authority for obtaining and maintaining and/ or extending or renewing the Registration of the said redevelopment Project under the Real Estate (Regulation and Development) Act, 2016 (RERA).

10. To make appointment of the Contractors or Labour Contractors or any other contractors and the consultants for various purposes.

11. To negotiate, discuss and finalize the upper/tenements/ flats with the prospective purchasers / customers of the said redevelopment Project and to be developed on the said Properties.

12. To obtain financial aid/ funds from the bank/ financial institution/ and to arrange any additional equity funding, as may be necessary, for the development of the said redevelopment Project.

13. To withdraw the amounts from the RERA designated Bank Account and/ or any other Banking operations from any other Bank Accounts for the purpose of Development and Construction of the said redevelopment Project And to make any necessary operations in respect of the said bank accounts for the purposes of the said redevelopment Project.

14. To enter into Agreements/Sale Deeds/ Memorandum of Understanding and or any other Deed and Documents with the existing Society Owners and/or new prospective purchasers on behalf the Society.

15. To comply and fulfil all the conditions laid down by the authorities prior or at the time issuing N.A, sanctioning layouts or any other permissions and to submit necessary documents to the concerned authorities for intimating about the compliance of said terms and conditions in furtherance of the said properties.

16. To commence, carry on and complete any and all kinds of construction and development work on the said Properties including the buildings and structures to be constructed together with the related works as per the sanctioned plans, specifications, details, etc. with such modifications and/or deviations thereto or otherwise as may be necessary and required by the concerned authorities or deemed fit by the said Attorney and to build in or upon and/or to pull down, rebuild, repair, improve, alter, insure and/or cause to be built in or upon, pulled down, rebuilt, repaired, improved, altered, and/or insured any buildings, tenements, structures or erections of any kind and description any structures, on the said Properties or any part thereof.

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appear and represent before the concerned authorities and make execute and submit appropriate proposals, information, declarations, letters, affidavits, deeds, documents, writings, indemnities, guarantees, bonds, undertakings, etc. as may be thought necessary by the said Attorney, and carry out all the requisitions of such authorities and obtain all necessary approvals and permits from the concerned authorities on behalf of me.

2. TO APPLY to Pune Municipal Corporation for the necessary permission and/or for N.A. use and/or change of use from any one N.A. use to another of the said Properties and for that purpose to do and carry out all such acts, deeds, matters and things as may be necessary and to appear before all officers of the Government of Maharashtra, Pune Municipal Corporation and other local bodies and authorities under the provisions of the Maharashtra Land Revenue Code 1966, in respect of and in connection with the determination of the land revenue, N.A. assessment, conversion charges, Municipal taxes and all other rates, taxes, and charges which may be demanded or levied on the said Properties and to do and execute all such acts, deeds, matters and things as may be necessary, for and on behalf of the Society.

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

4. To appoint Architects, Engineers, Advocates, Professional Consultants and other Experts in case of new designs on behalf of the Society.

5. To submit various applications, before local authorities and/or government departments for obtaining sanction/ permissions/certifications/ approvals/objection certifications and anything required for development/ construction of the said properties.

6. To appoint various contractors and / or consultant, professionals, agents, firms etc in respect of the development of the said properties.

7. To maintain books of accounts, appoint auditors, for carrying out the timely Audit of the Books of Account, and preparing Tax Returns and / or Annual Reports etc for the said redevelopment Project.

8. To appoint / hire / engage any Agency / Firm / Company / Professional for the purpose of implementing a Program for Project Branding in respect of the said redevelopment Project.

17. To carry out the survey of the said Properties and to obtain the necessary approvals/permissions from the appropriate authorities/ies including the Government of Maharashtra, Pune Municipal Corporation and other local bodies and authorities under the provisions of the Maharashtra Land Revenue Code 1966, in respect of and in connection with the determination of the land revenue, N.A. assessment, conversion charges, Municipal taxes and all other rates, taxes, and charges which may be demanded or levied on the said Properties and to do and execute all such acts, deeds, matters and things as may be necessary, for and on behalf of the Society.

18. To represent Society before the owner/occupants of properties lying adjacent to the said Property in the matter of laying out the said Properties and to obtain the necessary approvals/permissions from the appropriate authorities/ies including the Government of Maharashtra, Pune Municipal Corporation and other local bodies and authorities under the provisions of the Maharashtra Land Revenue Code 1966, in respect of and in connection with the determination of the land revenue, N.A. assessment, conversion charges, Municipal taxes and all other rates, taxes, and charges which may be demanded or levied on the said Properties and to do and execute all such acts, deeds, matters and things as may be necessary, for and on behalf of the Society.

19. To approach the Superintendent of Land Records (D.L.R.) or any of his officers for the necessary approvals/permissions from the appropriate authorities/ies including the Government of Maharashtra, Pune Municipal Corporation and other local bodies and authorities under the provisions of the Maharashtra Land Revenue Code 1966, in respect of and in connection with the determination of the land revenue, N.A. assessment, conversion charges, Municipal taxes and all other rates, taxes, and charges which may be demanded or levied on the said Properties and to do and execute all such acts, deeds, matters and things as may be necessary, for and on behalf of the Society.

20. To Surrender any part of the said Properties if falling within the road set-back line or DP Road or under any acquisition or reservation to the Appropriate authority or any other authority and claim monetary compensation and/or Floor Space Index (FSI) and/or Transferable Development Rights (TDR) in lieu of compensation in the form of permission to put up additional construction on the remaining part of the Property or otherwise, and for that purpose to enter into and carry on correspondence with the concerned authorities, apply for and avail of the benefit of FSI/TDR in lieu thereof as aforesaid, and surrender and hand over possession of portions of the said Properties to the concerned authorities, and also wherever required make, execute and get registered appropriate Conveyances or other deeds and documents as to the said Attorney may appear fit or proper to transfer and convey unto and vest in the concerned Authority such portions of the said Properties so surrendered and get the same duly transferred to and entered in the name of such Authority/ies in the public records.

21. To represent Society before the appropriate authority and other concerned authorities and apply and obtain necessary permission for utilization of any FSI/TDR/ VALID FSI/ PSL/ALUM FSI/ RUNCIBLE FSI etc that may be permitted to be utilized thereon as per the prevalent laws on my behalf.

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22. To Avail the benefit of TDR from the Government under the prevalent laws and to sign and execute all such documents, contracts, agreements, and other legal documents in relation to such acts, deeds, matters and things as may be required for the same on behalf of the Society.

23. To Make, prepare, submit and/or execute, under the Seal of the Society, the name 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 Properties to the appropriate authority/ies and/or Board/s and/or Department/s and/or Corporation/s 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 appear before the concerned authorities as 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 sanctions 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 Board/s and/or Department/s and/or Corporation/s 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 for the purpose of carrying out and completing the construction, development and / or redevelopment

32. To Deposit and/or pay such moneys as may be necessary for the purpose of the said Properties and sanctioning building plans by Town Planning Corporation, Town Planning Collector, Revenue Department, Municipal and other appropriate authorities, to apply for refund of such moneys paid and/or deposited and to receive such money and to sign receipts for this purpose.

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, 7A/12 extracts, *hami jasti patras*, *Pha-ibans*, 8A extracts, Mutation Entries and various other Government records for recording the name of prospective purchaser and or the ultimate body on execution and register on 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 thereon 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 pre-emptive 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.

work on the said Properties, and entrust 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 such terms and conditions as the said Attorney may deem fit and proper, and for these purposes to sign, execute and register (if required) all necessary agreements, deeds, documents and writings whatsoever, and to do and perform all other necessary acts, deeds, things and matters.

27. To Employ, engage, retain, consult, appoint pay and/or terminate the engagements or employment of building contractors, sub-contractors, R. C. C. Specialists, Architects, brokers, accountants, auditors, auctioneers, counsels, advisors, solicitors, surveyors, valuers and all such persons and/or firms and/or companies as may be necessary or proper in connection with the development, construction, development and/or other project.

28. To Employ experts, professional persons and/or firms and/or companies as may be required for the management of the said Properties and for 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 fit and proper.

29. To Deal with persons who may come upon the said Property at any time on whatsoever basis and take and adopt proper steps for their settlement 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, Pune Municipal Corporation (P.M.C.), Urban Land revenue authorities, the Town Planning Corporation, 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 the purpose to do and execute all acts, deeds, matters and things as the said Attorney shall think fit.

31. To address such matters and writings and/or undertakings as may be required from time to time by the Pune Municipal Corporation, Town Planning Authority, Collector, Revenue Department, Municipal Corporation, the Fire Brigade Department,

37. To Represent and/or appear before the authorities for the purpose of assessment of the Property to Municipal/Deputy Commissioner, 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 in general to take and adopt all steps as to the said Attorney may appear necessary and proper for the purpose of the said Property.

38. To Pay to the Appropriate Authority, the necessary Company or any other person or firm, any amount required for the purposes of the said Properties or for grant of any amenities, services, facilities 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 avail loans 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 for the Developer deems fit for sale, transfer, lease, license etc of the such units, flats, premises, buildings and accordingly finalize the transactions. To receive and recover the consideration, any payments or amounts from the flat/s, units purchasers 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 flat/shops, unit purchaser and to sign, execute and register the tripartite agreements to be executed between Flat/shop/unit purchaser(s)/borrower, Bank and Developer for mortgaging the Flat/shop/unit purchaser's subject matter flat/s, shops, units etc.

To enter into a y agreement for sale of flats/shops/units or other premises which may be constructed in the building to be constructed on the said Property and to sign, execute and register the same on behalf of the first units concerned as attorney duly authorized to execute the same on behalf of the first units concerned, the undersigned hereby agrees to sell and convey unto the said flat/unit(s) constructed on the said property.

6/48/92/37

42. To Present any agreements or documents executed on behalf of the Society for registration, to admit execution before the Sub-Registrar of Assurances having authority for and to have the same registered.

43. To Sell, keep sub-lease, mortgages, charge, give on license and/or tenancy basis and/or otherwise transfer, alienate and dispose of the flats, new buildings and structures to be constructed on the said Property and/or any parts thereof including without limitation the flats, units, premises, shops, showrooms, garages, parking spaces and other areas and spaces comprising the development to be carried out on the said Properties, to such persons and entities and for such consideration/price and on such other terms, conditions, covenants and provisions as the said Attorney may in their sole and unfettered discretion think fit and proper, and to hand over possession, occupation and / or charge thereof to the purchasers, lessees, sub-lessees, mortgages, licensees, tenants and other transferees thereof, and to receive the consideration and other monies and benefits which may be received or accruing in respect thereof, and to give and pass receipts and discharges for the same.

44. To Sign, execute, present any Agreements, Deeds of Cancellation, Deed of mortgage, Deed of Debitures, Deeds of Rectification/ Deeds of Correction, Declarations, Affidavits, Indemnities, Undertakings or any other documents executed by the said Attorney on behalf of the Society for registration, to admit execution before the concerned Sub-Registrar of Assurances and to have the same registered under the provisions of the Indian Registration Act, 1908.

45. To Take Steps for the formation and/or reformation of Society of all the persons to whom such instruments shall be sold and to sign, execute and register the required forms, application, declaration, deeds and documents for formation and registration thereof.

46. To Sign, execute and register the required Deeds of Conveyances, Deeds of Declaration, and Deeds of Society for transferring and conveying the said Properties.

Page 10 of 15

conveying the said Properties
2024-25
2024

[illegible]

any such manner as the said Attorney may deem fit.

52. TO CARRY on correspondence and negotiations with any persons, companies, government or semi-government bodies and all other persons in respect of matters relating to the said Property and take all decisions, make commitments and deal with all such matters in such manner as the said Attorney may deem fit.

53. AND IN GENERAL, TO TAKE all appropriate steps as may be deemed proper or necessary by the said Attorney to effectively carry out one or more of the matters herein mentioned.

54. AND FOR ALL or any of the purposes aforesaid to enter into, sign, execute and perfect any acts and deeds and deliver any contract, instrument, deed, surrender or assurance whatsoever on behalf of the Society.

Page 12 of 15

and on portion thereof along the right of way of the building and of the street fronted thereon to the Society.

47. To appear before the Stamp and Revenue Authority for ascertaining the true value of the property, and for the construction on the said Property, and for the submissions before such authorities for determining such true market value and to sign and execute documents, affidavits, papers and writings as may be required by such authority and to prefer appeal(s), revision(s) or review(s) against the orders that may be passed by the Superintendent of Stamps and/or any Appellate Authority for ascertaining the true market value as aforesaid.

48. To Commence any action or other proceeding in or before any competent Court, authority or forum in respect of any matter connected with the said Properties and/or the possession thereof, and the same action or proceedings to prosecute or discontinue or become non-suited therein if the said Attorney shall so think proper, and also to take all other lawful ways and means to protect the said Property.

45. To insure and keep insured the said Properties and the building or buildings to be constructed thereon as the said Attorney may deem fit at the cost of the attorney.

30. To institute, carry on, defend, compromise, abandon or submit to judgment in any legal proceedings including writ petitions concerning the said Properties wherein I am concerned as a partner of the Land Owner is concerned or where unto it is the party, and to join in and submit to arbitration, if the said Attorney shall think so proper, and give security or indemnify for costs, pay monies into Court and obtain payment of monies lodged in Court in such matters at the cost of the attorney only if arising out of the Attorney's responsibility for the construction. In case of litigation arising out of issues and defects on the basis of written document in owner's title to the said Property, it shall be at the cost of the Society being a Land Owner.

25. To accept service of any writ of summons or other legal process (whether under or without protest) and represent in any court of law and before all magistrates or judicial

[illegible]

53. AND FOR THE FURTHER PART and more effecting, executing, and performing of the several matters aforesaid we hereby give and grant to the said Attorneys full power and authority from time to time to appoint one or more substitutes to do execute and perform all or any of the matters and things afove, at pleasure to remove such substitute(s) and to appoint another or others in their place.

56. AND we hereby and hereunder state that all acts, deeds or things lawfully done,

[illegible]

AND we hereby agree, declare and confirm that each of us is the legal owner of this freehold property of

whenever, absolute, release or discharge Society from its duties and obligations under Development Agreement towards the development of the said Property. AND Stamp duty and Registration Charges of this Power Of Attorney shall be borne by the executant alone. AND This Power of Attorney has been given by the Society to secure the interest of the said Attorney in the said Development Agreement and as such, this Power of Attorney is irrevocable and during the subsistence of present Power Of Attorney, Premchand (A) Co-operative Housing Society Ltd shall not perform any duties and/or acts, except through *M/s. Gangotri Homes*.

SCHEDULE OF THE SAID PROPERTY

 $30/2(p)$

All that piece of parcel of sub plot no. 58 having land admeasuring about 1800 sq. mts. i.e. 1975 sq. ft. of Final Plot 995 out of an approved T P Plan 1, out of S. No. 723/1-2-3-4-4A+B having a building A constructed thereon having 33 tenements (32 residential flats and 1 shop) of revenue village Sadashri (Nari) Peth, Taluka Haveli, District Pune and within local limits of Pune Municipal Corporation.

District Pune and within local limits of Pune Municipal Corporation

On or Towards the East : 30 ft wide road

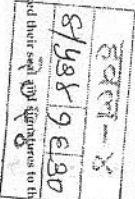
On or Towards the West : 30 ft wide road

On or Towards the South : 20 ft wide road

On or Towards the North : final plot no. 993sub. Plot no.30/1 &30/2(p)

Together with all the easement, privileges, uses and ways appurtenances thereto

Page 13 of 15



and their seals and signatures to this

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

NAME	SIGNATURE & THUMB	PHOTO
Mr. Keedarnath Bhaskarnao Nikam Chairman	 	
Mrs. Vasavi Rajen Balsani Secretary	 	

Signed and Sealed and delivered by the within named M/S. GANGETREE HOMES through its PARTNERS - as "THE DEVELOPERS"

NAME	SIGNATURE & THUMB	PHOTO
Mr. Mahurand Vasant Kulkar	 	
Mr. Ganesh Dnyanoba Jadhav	 	
Mr. Rajendra Dnyaneshwar Amlie	 	

प्रधानाद 'ओ' सङ्काशरी गुरुरचन्या सङ्का (मर्यादीन)
 तल्लिट नं. १९९३/१९३/३०/२, सङ्काङ्का, नवी पेट, गुरो ४११०३०

लॉट नं. ११२/११३/३०/२, राजेंद्रनगर, नवी पेठ, पुणे ४११०३०

दिनांक : २६/१०/२०२३

विशेष सार्वसाधारण-सभेचा इतिवृत्तांत

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छात्र प्र. २ : विश्वास में, मोहोती होए, याँवावतवेर करवायान्, विकल भएरानाम्यात यका संवेधो मे मान नान्नु कएल सभासतवतो नान्ने कानि कलिकल करवाना पसुआ ओतिस करवायोन, या पिपावत पुनर्विकला यो नान्ने चरदय श्री, शङ्कुल सुनिकुं योनी विरलन करवानाम् या कुलपुनरुदितार यानी नान्ने श्रान्वावत संवेधो कएल करवाना केनोपेयक कसे असावत ओइ ? असा भ्रम अवसित केत, याप्रानो चपस्वित केनेकल इमवार मे मोहोती होए प्र. गुण यावत यानी देव प्रमिया होउन जलक जलक एत यवतिस करवावती श्रान्वात आते अनी जपक केनेकल कामावती यवत खई यवतिस करवावती श्रान्वात आते करवानाम् पुनरुदित सभासतवत च्छा भ्राना नान्नेति यवत खई देवलेनंत ओतितवती एवता वेक लवो मे योय नान्ने, या कायसतव आता यवतलेनंत ओतितवती एवता वेक लवो मे योय नान्ने, या कायसतव आता ओतित करल भवतलेनंत सवती यवतवि, ओतित पुनरुदित करल कावत लीं नान्ने, यावत भवतलेनंत विमारेत कामावतवेक वि. ०१/११/२०२३ कानी देवलेनंत ओतित करल कएवत ओइ, संवेध वि. २०/११/२०२३ योनी विकलन करवाना पसुआ



9

WITNESS:

Signature: 	Signature: 5-B-J Rao
Name: <u>Dr. B. J. Rao</u>	Name: <u>Dr. B. J. Rao</u>
Address: <u>10/10, 10/10, 10/10, 10/10</u>	Address: <u>10/10, 10/10, 10/10, 10/10</u>
Date: <u>10/10/10</u>	Date: <u>10/10/10</u>



2028	08 06 28 P/8	2-12-2
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अमानद 'मि' सहकारी गृहयोजना संस्था (मर्यादीत)

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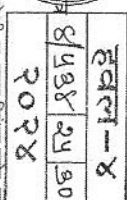
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एकदम सनातन थी, महीना सनातन हीना नहीं। एकादश सनातन हिवा तदधिकामासक विक्रम
 यानी तदधिकेवा तदा विक्रमालोकादि हिता नहीं। एतुल्लिख्य काय व कापी
 अस्मात् अस्मा प्रथम उत्तरिहस्त केला, या मन्त्रालयात विक्रमाली. महीना जायम व न, नो, कोटी या
 मंगोत्री हेतुम मही वकील श्रीमती काया मंगी मितुली कोट, को-आंय, कोटी या
 कोटी कोटीत महीनादेहे सनातन जाऊत सनातन, मंतुल्लिख्य को-आंय, कोटीत दसमा
 दोहात करला, जोल्लेखन स्वरित पिनाल करला, मितुली कोटीतमहीना को-आंय, कोटीतद्वि
 कसल्यान देहे हिता हुणमती राखता नामकाला येत नाही. महीनात को-आंय, कोटीतद्वि
 सनातनोदे तदधिकेवा तदा मेलेलीत को-आंय तदास करणे तोहीरे होणार आहे. महीनातद्वि
 कोट महीनेवादी तलागारा खर्च यागुली देवित संसतासना समोदेथे जो कापी सनातन /
 सनातनिकारक सदाधिकेवा खर्च देणार नाही. यासाठी हुणमती खर्च व पुनिकारकाला
 प्रमिथेवादी विचारातकी अहेलात खर्च सदाधिक तदधिकेवा ताला व देणारा
 सनातन/तदधिकेवातलागारावरून खर्च कसल्यात येईल असा यागुली करत करतकाल आला
 आहे असे विचारातकी थापिले. तसेच सनातन की, सनातन मही यांनी पर्वेया दसमात
 सोलादीया पुनिकालात कामाला अडखल कसल्या सनातन/तदधिकेवातलागार विक्रम



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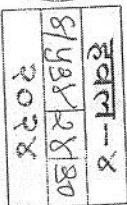


४/५३४	२५	३०
२०२४		

मना दत्तानन्दपीसाढी सागर करघात आला
गीदार माकरंद दासंत केळकार व इतर योनी
दिनंक २६/१५... पोकी मला दिलेल्या
नौदगीसाढी सागर केलेला आहे. सदा
झालेला नाही अन्य कोणत्याही कारणांमुळे

परोपस कृती करण्यास मी पूर्णतःसक्षम आहे.
जेवण १९०८ चे कलम ८२ अन्वये शिक्षेस पात्र

कुलमुखत्यारपञ्चाशकाय नाथ व सती



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२०२	४५३४२८३०	२०२४-२५
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Summary 2

8/30/30
2024

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[Signature]

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100-443886-100

Payment Details.

Sl.	Purchaser	Type	Verification no./Vendor	GRN/Ledance	Amount	Alt.	Partion Number	Supplier Date
1	GANDOTREE HOKES	Electric	023090/2024/101/1021	1021/106/1735/102324E	500.00	SD	0007114632302324	19/07/2024
2	DHC	Electric	012306/003537	012306/003537	100000	SD	0007114632302324	06/07/2024
3	GANDOTREE	Electric	1021/106/1735/102324E	1021/106/1735/102324E	100000	SD	0007114632302324	06/07/2024

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सत्यमेव जयते

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ИЗДАТЕЛЬСТВО «НАУКА»

U. S. 534 77 F. 08-01-2024
 77 6.07 77. 77. 77 77.

1997-1998

weight: 700.00

५. 600.00

5. निम्नलिखित में से एक प्रश्न का उत्तर दीजिए।

B. 179

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પ્રતિજ્ઞાપત્ર

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प्रेमानंद अे सहकारी गृहस्थणा संस्था (मर्यादित)

पीएनए/पीएनए(२)/एचएसजी/(डिजी)/२५९४०/२०२३-२४/दिनांक ३१/०७/२०२३
अंतिम भुखंड क्रमांक ९९३ सब प्लॉट ३०/२, राजेंद्र नगर, नवी पेठ, पुणे ४११०३०.

दिनांक : ९-१२-२०२४

मे. गंगोजी होम्स

सिध्दार्थ टॉवर, कोथरुड,

पुणे ४११०२९.

यांजकडेस,

विषय :

प्रेमानंद अे सहकारी गृहस्थणा संस्था मर्यादित चे पुर्नविकास समितीचे प्रकल्प उभारणीकरिता जमिन गहाण ठेवून कर्ज घेणेबाबत.

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

महोदय,

संदर्भाकित पत्रान्वये आपणांस प्रेमानंद 'अे' सहकारी गृहस्थणा 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 अे सहकारी गृहस्थणा संस्था मर्या.

अध्यक्ष

सचिव

व्यक्तिगत

सौजन्य - ठरावाची प्रत

प्रेमानंद अे सहकारी गृहस्चना संस्था (मर्यादित)

पीएनए/पीएनए(२)/एषएसजी/(दिसी)/२५९४०/२०२३-२४/दिनांक ३१/०७/२०२३
अंतिम भुखंड क्रमांक ९९३ सब प्लॉट ३०/२, राजेंद्र नगर, नवी पेठ, पुणे ४११०३०.

ठराव

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

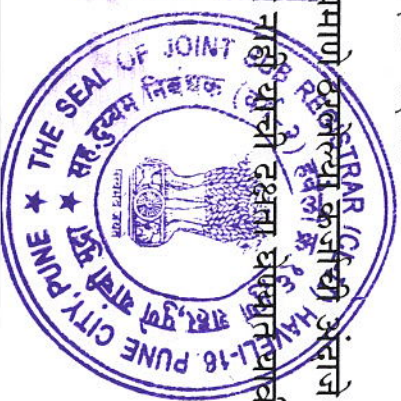
विषय क्र. २ : संस्थेच्या पुर्नविकास प्रकल्पाकरिता नेमलेल्या विकसक मे. गंगोत्री होम्स यांना सदरील प्रकल्प उभा करण्याकरिता कर्जाची आवश्यकता आहे. तथापि विकसकांना विक्रीसाठी असलेल्या सदनिका व त्याची तुलनात्मक प्रमाणात (Proportionate) संस्थेची जागा गहाण (मार्गेज) ठेवण्यासंदर्भात चर्चा करून निर्णय घेणे.

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

स्वतंत्र मार्गेज : प्रेमानंद 'अे' सदरप्रमाणे ठरलेल्या कर्जाची अंदाजे रक्कम
करीब २० कोटीपेक्षा जास्त राहणार नाही याची दक्षता घेण्यात येईल.

२०२४



प्रेमानंद अे सहकारी गृहस्वना संस्था (मर्यादित)

पीएनए/पीएनए(२)/एचएसजी/(दिसी)/२५९४०/२०२३-२४/चिनंक ३१/०७/२०२३
अंतिम भुखंड क्रमांक ९९३ सब प्लॉट ३०/२, राजेंद्र नगर, नवी पेठ, पुणे ४११०३०.

१. स्टेट बँक ऑफ इंडिया या राष्ट्रीयकृत बँकेकडून कर्ज घेताना विकसन कारानाम्यामध्ये फक्त गहाण ठेवण्याच्या अटीमध्ये बदल करण्यात यावा, इतर कोणताही बदल करण्यात येवू नये. तसेच पुरवणी विकसन करार कर्ज मिळण्यापूर्वी कारणे बंधनकारक राहिल.
३. स्टेट बँक ऑफ इंडिया या राष्ट्रीयकृत बँकेकडून कर्ज घेताना डिसबसमेंट रिपोर्ट, प्रोग्रेस रिपोर्ट, इत्यादी सोसायटीला देणे बंधनकारक राहतील.
४. स्टेट बँक ऑफ इंडिया या राष्ट्रीयकृत बँकेकडून कर्ज घेण्यापूर्वी हमीपत्र संस्थेस देण्यात यावी व त्यासोबत बांधकामाचे टप्पे कसे पूर्ण करणार आहात याबाबतचे वेळापत्रकही देण्यात यावे.
५. स्टेट बँक ऑफ इंडिया यांनी कर्ज देताना बँकेचे नियमानुसार (बांधकामाच्या टप्प्याच्या प्रगतीनुसार) देण्याची दक्षता घेण्यात यावी. बांधकाम साहित्य पुरवठा करणाऱ्यांना आपल्या बँकेचे नियमानुसार रकम अदा करण्यात यावे.
६. स्टेट बँक ऑफ इंडिया यांनी कर्जाची रकम मे. गंगोत्री होम्स यांच्या खात्यात जमा करण्यात येऊ नये याबाबत दक्षता घ्यावी.
७. स्टेट बँक ऑफ इंडिया राष्ट्रीयकृत बँकेकडून घेतलेले कर्ज दुसऱ्या बँकेकडे कर्ज वर्ग करता येणार नाही.
८. मे. गंगोत्री होम्स यांनी वेळेत स्टेट बँक ऑफ इंडियाचे घेतलेले कर्ज परतफेड करण्याची दक्षता घ्यावी.
९. स्टेट बँक ऑफ इंडिया या राष्ट्रीयकृत बँकेचे अधिकार्यांनी मे. गंगोत्री होम्स हे काही कारणास्तव आर्थिक अडथळांमुळे (अर्थिक) त्यांनी संस्थेला

राष्ट्रीय	२०२५
२०२५	२०२५



प्रेमानंद अे सहकारी गृहस्वचना संस्था (मर्यादित)

पीएनए/पीएनए(२)/एचएसजी/(टिसी)/२५९४०/२०२३-२४/दिनांक ३१/०७/२०२३
अंतिम भुखंड क्रमांक ९९३ सब प्लॉट ३०/२, राजेंद्र नगर, नवी पेठ, पुणे ४११०३०.

१०. प्रेमानंद 'अे' सहकारी गृहस्वचना संस्था मर्यादित यांचे प्रकल्प उभारण्याकरिता घेतलेले कर्जाचा कालावधी कंप्नीशन सर्टिफिकेट / भोगवटापत्र / अॅक्च्युपेशन सर्टिफिकेट मिळाल्यानंतर ३० दिवसाच्या आत घेतलेले पुर्ण कर्ज परतफेड करणे आवश्यक आहे.
११. मे. गंगोत्री होम्स यांनी कर्ज घेतल्यानंतर सभासदांच्या सदनिकेवर कुठल्याही प्रकारची तोशिष लागणार नाही याची दक्षता घ्यावी.
१२. वरील अटी व शर्तीची पुर्तता मे. गंगोत्री होम्स यांनी कटाक्षाने पालन करणे बंधनकारक राहील.
- सदर सभेत उपस्थित असलेल्या सर्व सभासदांनी विकसक मे. गंगोत्री होम्स यांना प्रेमानंद 'अे' सहकारी गृहस्वचना संस्था मर्यादित यांची मालकीची जमिन पुर्णपणे 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

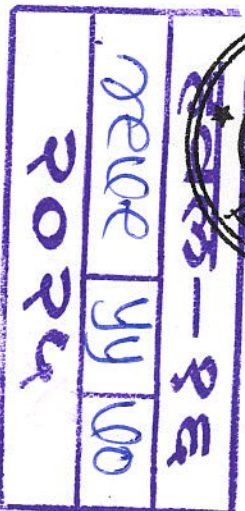
सूचक : श्री. अनिल जोंधळे

अनुमोदक : श्रीमती. राजकुमारी चव्हाण



अध्यक्ष

प्रेमानंद अे सहकारी गृहस्वचना संस्था मर्या.
सचिव
व्यक्तिगत



घोषणापत्र

आम्ही गंगोत्री होम्स (जुने नाव गंगोत्री ग्रीनबिल्ड) तर्फे भागीदार मकरंद वसंत केळकर व इतर की, मा. दृष्ट्यम निबंधक साहेब, हवेली नं. ४ , जि.पुणे यांचे कार्यालयात पुरवणी करारनामा या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. प्रेमानंद अ सहकारी गृह रचना संस्था यांनी हवेली क्र. ४ येथील दस्त नं ५३४/२०२४ दिनांक ०८/०१/२०२४ रोजी आमहाला 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

मकरंद वसंत केळकर

गणेश जानोबा जाधव

हवेली-१६
२०२५





भारत सरकार
Government of India
मकरंद वसंत केल्कार
Makarand Vasant Kelkar
जन्म तारीख / DOB: 22/04/1968
पुरुष / Male

9739 0931 9875

आधार - सामान्य माणसाचा अधिकार



नॉटिफिकेशन क्रमांक / Enrollment No 12073527307911
To
मकरंद वसंत केल्कार
Makarand Vasant Kelkar
28, Sargun, Rajghat Society
Karela Nagar
Pune City
Maharashtra 411052
9872012286
12/10/2013

Size: 2711/4K / 227234 / 227477 / P



SH570495490FT

5/12/2013

आयकर विभाग
INCOME TAX DEPARTMENT
MAKARAND VASANT KELKAR
VASANTI RAGHUNATH KELKAR
22/04/1968
Permanent / Account Number
ABEPK3496P
Signature
16012016

भारत सरकार
GOVERNMENT OF INDIA
राजेंद्र दानेश्वर आर्वाले
Rajendra Dnyaneshwar Awale
जन्म वर्ष / Year of Birth: 1971
पुरुष / Male
8381 8004 3558



कवच-२६
भारत सरकार
GOVT. OF INDIA
जन्म तारीख / DOB: 11/08/1965
पुरुष / Male
2025

Size: 75 / 1723 / 148364 / 146626 / P



Size: 75 / 1723 / 148364 / 146626 / P



भारत सरकार
GOVERNMENT OF INDIA
राजेंद्र दानेश्वर आर्वाले
Rajendra Dnyaneshwar Awale
जन्म वर्ष / Year of Birth: 1971
पुरुष / Male
8381 8004 3558



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25022006



भारत सरकार
GOVERNMENT OF INDIA
गणेश दानोबा जाधव
Ganesh Dnyanobha Jadhav
जन्म तारीख / DOB: 26/09/1973
पुरुष / MALE

9798 4076 1565

आधार - सामान्य माणसाचा अधिकार



आयकर विभाग
INCOME TAX DEPARTMENT
GANESH DNYANOBA JADHAV
DNYANOBHA NIVRUTTI JADHAV
26/09/1973
Permanent / Account Number
ABAPJ9124D



5/12/2013

QRN	MAR05PM1320Z0204E	BACORRE	[Barcode]		Date	18/07/2024 11:56:33	Form ID	4891
Department	Inspector General Of Investigation				Paper Details			
	Stamp Date							
Type of Payment	Registration Fee	TAX ID / TAN (if Any)	PAN No.(if Applicable)					
Office Name	HQ-1E, JAYVELL IN JOINT SUB MEGISTHAN	GANDOTRIE HOMES						
Location	FUNE							
Year	2023-2024 Qm Two	Facilities No.	OFFICE NO 80 10 BKA SIDDHARTH TOWERS					

Account Head Details	Amount In Rs.						
00300460 Stamp Duty	500.00	ReadStreet	SANGAM PRESS ROAD NEAR KANISIMA SOCIETY KODIHALU				
00300630 Registration Fee	100.00	Aaracacity	PUNE				
		TowarCity/Parade					
		Pin	4	1	0	3	8
Remains (if Any)							

[illegible]

Total		400.00	Words		
Payment Details		FOR USE IN RECEIVING BANK			
BANK OF MALAYSIA/ITRA					
Cheque/OD Details					
Cheque/OD No.		Bank CH	Ref. No.		
Name of Bank		Bank Date	ISS Date		
		Bank Branch			
Name of Branch		BANK OF MALAYSIA/ITRA			
		Serial No.	Date		
			30/11/1907/2023		

[illegible]

Directly from the
Directorate of Accounts
and Treasuries, New York
Date 2024.02.17 01:57
Transaction ID: 10000000000000000000
License: 10000000000000000000

Sr. No.	Remarks	Defectment No.	Defectment Date	Userid	Defectment Amount
1	(IS)-334-350	000737086602324	05/01/2024-17:35:11	JGR23	100.00

Challan Defaced Details

हवाल - ११५१		
१५१०	१	१८
२०२४		

Date 05-01-2024 05:57:01

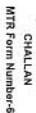
GRN :	MH0050133222324E	Amount :	600.00	Bank :	BANK OF MAHARASHTRA	Date :	18/07/2023 17:56:33
2	(IS)-334-590		000137086202324		05/01/2024 17:35:17	IC0023	590.00
			Total Debitment Amount				600.00

ಪ್ರವೇಶ-೪೬		
೫/೪/೮೦	೨	೧೬
೨೦೭೪		



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୧୯୮୫			





CHALLAN
MTR Form Number-6



Department	Inspector General of Registration	Page Details	
Stamp Duty		TAX ID / TAN (If Any)	
Type of Payment	Registration Fee	PAN No. (If Applicable)	AAAF5097828
Office Name	HKT, HAVELI 10, JYOTI SAIB REGISTRATION	Full Name	GANGOTRIE HOMES
Location	PUNE	Flat/Block No.	OFFICE NO 101 TO 104 SIDDHARTH TOWERS
Year	2023-2024 One Time	Premises/Building	BUILD NO 1
Account Head Details	Amount in Rs.	Report Street	SANGAM PRESS ROAD NEAR KAKSHIMAN SOCIETY KOTHRUD
0020040401 Stamp Duty	500.00	Area/Locality	PUNE
0020040301 Registration Fee	100.00	Town/City/District	
		PIN	4 1 1 0 3 6
		Remarks (If Any)	
		PANC-BEERGS-1904K-SecondPartyName-SAMR	SANTOSH
		GRADASH-	
Total	600.00	Amount in Six Hundred Rupees Only	
Payment Details	BANK OF MAHARASHTRA	Words	
	Cheque/DD Details	FOR USE IN RECEIVING BANK	
	Cheque/DD No.	Bank CIN	Ref. No.
		00200403020071845754	22191139700
	Cheque/DD Date	Bank Date	ROI Date
		10/07/2023	17-20-36
	Branch	Bank-Branch	BANK OF MAHARASHTRA
	Branch Name	Branch No.	Not Verified with Seal
		Not Verified with RBI	
Registered ID		Mobile No.	9922300735
NOTE:- This document is valid for document to be registered in State Registrar Office only. Not valid for non-registered documents. For more details visit the State Registrar Office. For more details visit the State Registrar Office. For more details visit the State Registrar Office.			

[illegible]

Print Date 18-07-2023 06:00:33

ਵਾਹਲ-੪੬		
੪੬	੪੬	੪੬
੨੦੨੪		

2024

१५५०	६५८
३०२४	

२०२८	४५४	४५४
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**SPECIAL POWER OF ATTORNEY TO PRESENT DOCUMENT
FOR REGISTRATION**

TO ALL TO WHOM THESE PRESENTS COME, WE, CANNOTREE HOMES, (formerly known as M/s. Gangotree Greenbuild) [PAN - AAMRG9762D], a partnership firm incorporated under the Indian Partnership Act, 1932 (Registration No. PN0000202729) and having its registered office at Plot No. 6 and 7, Yogeshwari Society, 50, 27/1/A, Erandwane, Pune - 411 004 having correspondence address- office at 803 & 804, 8th Floor, Siddharth Tower - I, Near Kurinshi Society, Sangam Press Road, Kolind, Pune, represented through it's Partners: 1) MAKARAND VASANT KULKARNI, Age: 56, occupation: business, 2) GANESH DNYANOBA JADHAV, Age: 51, occupation: business, and 3) AJENDRA DNYANESHWAR AWATE, Age: 53, occupation: business, send greetings :

THAT we are engaged in the business of redevelopment and construction activities in Real Estate industry in and around Pune or elsewhere;

AND WHEREAS, we propose to enter into Agreements/Deeds of Sale/Agreements for Lease and Licenses/ Deeds of Lease/Mortgage Deed/ Agreements of Permanent Alternative Accommodations/Agreements of Allotment/ Supplementary Agreements/ Development Agreements/ Redevelopment Agreements etc of such lands/plots/flats/units/shops/office premises with the prospective Owners/ Purchasers/Licensees, Licensees, Lessors, Financial Institutions/ co-operative Housing Societies/ Apartments Condominium etc. thereon and to attend the office of the concerned Sub-Registrar of Assurances, Pune and to admit execution of such agreements, Deeds of sale/s/Agreements for Lease and Licenses/ Deeds of Lease/Mortgage Deed/ Agreements of Permanent Alternative Accommodations/Agreements of Allotment/ Supplementary Agreements/ Development Agreements/ Redevelopment Agreements etc. executed by us;

AND WHEREAS, due to other pre-occupations, it is desirable or convenient for us to personally attend the office of Sub-Registrar of Assurances, Pune for lodging and/or admitting execution before the said Sub-Registrar of Assurances, Pune of all the

Department of Stamp & Registration, Maharashtra Receipt of Document/Handing Charges	
PNR	1607202313627
Date	16/07/2023
Received from MS GANCOTREE HOMES, Mobile number: 9822930726, an amount of Rs.360/-, towards Document/Handing 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	UAB-B
Bank CIN	10004152223071611970
Ref No.	015200889
Date	16/07/2023
This is computer generated receipt, hence no signature is required.	

२०२४	५	०५१८	२५०५-१६
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2202	858	2202
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Agreements/Deeds of Sale/Agreements for Lease and ~~Lease~~ **Lease** ~~Lease~~ **Lease** of Lease/Mortgage Deed/Agreements for Permanent Alternative Accommodations/Agreements of Allotment/Supplementary Agreements/ Development Agreements/ Redevelopment Agreements executed by us as Developer/Owner/funder/licensed/licensor/lessee/Mortgagee, etc., we are desirous of appointing some fit and proper person to be our true and lawful attorney for the said purpose:

NOW KNOW YE BY THESE PRESENTS that I, do hereby nominate and constitute and appoint **Mr. Sanjit Santosh Chadaasi** Age: 28 yrs. Occ: Service and at present residing at S.No. 15, Ingle Heights, Flat no. 301, Utham nagar gowdhan, Shivrae, Tal-havelli, Dist - Pune 411023 as my true and lawfull Attorney for us in the name and on behalf of ourselves and/or our said Attorney to attend office of Sub-Registrar of Assurance, Pune and to lodge for registration all such Agreements/Deeds/of Sale/Agreements for Leave and License/ Deeds of Lease/Mortgage Deed/ Agreements of Permanent Alternative Accommodations/Agreements of Allotment/ Supplementary Agreements/ Development Agreements/ Redevelopment Agreements executed by us as Developer/Owner/Purchaser/Licensee/licensee/Lessee/Mortgagee and/or to admit execution of all such Agreements/Deeds of Sale/Agreements for Leave and License/ Deeds of Lease/Mortgage Deed/ Agreements of Permanent Alternative Accommodations/Agreements of Allotment/ Supplementary Agreements/ Development Agreements/ Redevelopment Agreements before the said Sub-Registrar and to admit execution thereof in our names and on our behalf.

AND generally any said attorney shall have the power to do all such acts, deeds and things which may be necessary or expedient to procure due registration by the said site Registrar of all such Agreements/Deeds of Sale/Agreements for Lease and Licenses/ Deeds of Lease/Mortgage Deed/ Agreements of Permanent Alternative Accommodations/Agreements of Allotment/ Supplementary Agreements/ Development Agreements/ Redevelopment Agreements executed by us, including receiving originals of all and/or any of the said Agreements/Deeds of Sale/Agreements for Lease and Licenses/ Deeds of Lease/Mortgage Deed/ Agreements of Permanent Alternative

Accommodations/Agreements of Allotment/ Supplementary Agreements/ Development Agreements/ Redevelopment Agreements etc.

AND we hereby agree and undertake to allow, ratify and confirm all and whatsoever our said 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.

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

Sign	Thumb	Photo
Mr. Samir Santosh Ghadashi		

हवाल-१६

६५६०८९८

२०२४



हवाल-१६

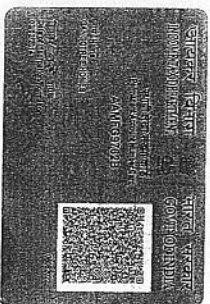
६५६०८९८००

२०२५

9739 0931 9875

9739 0931 9875

9739 0931 9875



हवाल-१६

६५६०९०९८

२०२४



Signed and Sealed and delivered by the within named MRS. CANCOTRIETI TOMAIS through his PARTNERS -

हवाल-१६

६५६०८९८

२०२४



Sign	Thumb	Photo
Mr. Makrand Vasara Kelkar		
Mr. Ganesh Dnyanesh jadhav		
Mr. Rajendra Dnyaneshwar Awate		

Witness 1: १६/१०/२०२४

१६/१०/२०२४

१६/१०/२०२४



आयकर विभाग

INCOME TAX DEPARTMENT

SAMIR SANTOSH GHADASHI

SANTOSH SOMA GHADASHI

13/04/1995

Permanent Account Number

BEBPGET94M

भारत सरकार

GOVT. OF INDIA

भारत सरकार

GOVERNMENT OF INDIA

समिर सान्तोष घादशी

Samir Santosh Ghadashi

१९९५

२९१८ ८६०३ ५०२०

आधार - सामान्य माणसाचा अधिकार

हवाल-१६

६५६०९०९८

२०२४



दस्तावेज नं.:	12-JUL-23
देयक रकम रु.:	700.00
देय दिनांक:	01-AUG-23
आ लागूदे नंतर भरल्यास:	710.00

OR कोडद्वारा भरण केवल, भरण
दिनांकनुसार तथा असावेही तारखे देख
भरण सुट किया विशेष भाग में पुनः देखा
समाविष्ट कर दिया है.



ક્રમિક નંબર	
01-MUG-23	700.00
21-JUL-23	600.00
01-AUG-23	710.00

[illegible]

The image is a composite of two official documents. The top document is a circular seal of the Joint Sub Division, Jharkhand, India. The seal features a central emblem with a tree and a building, surrounded by text in English and Hindi. The text around the emblem reads "THE SEAL OF JOINT SUB DIVISION, JHARKHAND, INDIA" and "संयुक्त उप-विभाग, झारखण्ड, भारत". Below the emblem, it says "Jharkhand, India" and "झारखण्ड, भारत". The bottom document is a rectangular stamp from the District Office, Jharkhand. It contains a date stamp "25-10-2014" and a signature.

1887

J. H. Smith

Secretary of the Interior

[illegible][illegible]

The seal of the Joint Sub Registrar (C-11) is circular. It features the Ashoka Lion Capital in the center. The text around the border includes "THE SEAL OF JOINT SUB REGISTRAR (C-11)" at the top, "सहसुपम सिबंयक (वर्ग-१) मुंबई" at the top in Devanagari, "HASELI-16, PUNE CITY, PUNE" at the bottom, and "क्र. १६ सहसुपम सिबंयक" at the bottom in Devanagari.



२३	२३	२३	२३
२३	२३	२३	२३
२३	२३	२३	२३
२३	२३	२३	२३



घोषणापत्र

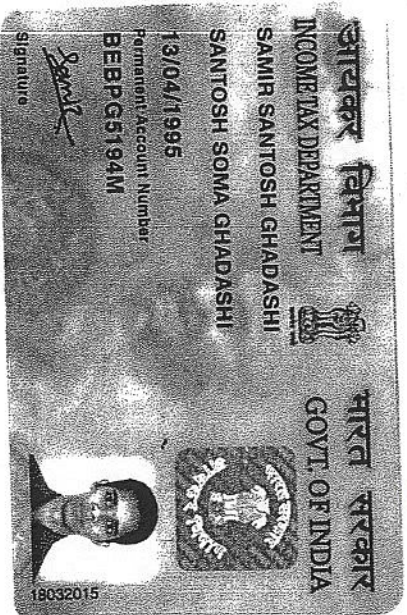
मी समीर संतोष घडशी याद्वारे घोषित करतो कि दुय्यम निबंधक हवेली क्र 16, पुणे यांचे कार्यालयात पुणेरी छार शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मे. गंगोत्री होम्स (जुने नाव मे. गंगोत्री बिल्डकॉर्न) यांनी दिनांक ०५/०१/२०२४ सह दुय्यम निबंधक हवेली क्र १६ दस्त क्र ५९०/२०२४ अन्वये मला दिलेल्या कु. 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 कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी/आम्ही पूर्णता सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनिअम १९०८ चे कलम ८२ अन्वये शिक्षेस पात्र राहिन याची मला जाणिव आहे.

दिनांक २८/०२/२०२५

हवेली - १६
०२००६
१००
२०२५



सही



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AANPN0221F

नाम /NAME
KEDARNATH BHASKARRAO NIKAM

पिता का नाम /FATHER'S NAME
BHASKARRAO NIKAM

जन्म तिथि /DATE OF BIRTH
02-08-1957

हस्ताक्षर /SIGNATURE

आयकर आयुक्त-1, पुणे
Commissioner of Income-tax 1, Pune



केदारनाथ भास्कर निकम
Kedarnath Bhaskar Nikam

जन्म तारीख/ DOB: 02/08/1957

पुरुष / MALE

भारत सरकार
GOVERNMENT OF INDIA

7270 6206 2946

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
ए-10, प्रेमनंद सोसायटी,
राजेन्द्रनगर, कॉलनी नर्सिंग
होम हॉस्पिटल, नवी पेठ, पुणे
शहर, पुणे,
महाराष्ट्र - 411030

Address:
A-10, Premnand Society,
Rajendranagar, Colony Nursing
Home Hospital, Navi Peth, Pune City,
Pune,
Maharashtra - 411030

7270 6206 2946



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

BAKSHI VASAVI RAJEN
ARVIND PARSHURAM BHIDE

09/06/1964
 Permanent Account Number
AAIPB9972A

Signature *V.R. Bakshi*

25042006

V.R. Bakshi

भारत सरकार
Government of India

Issue Date: 03/11/2011

Vasavi Rajen Bakshi
 DOB : 09/06/1964
 FEMALE

9922 6354 8019

मेरा आधार, मेरी पहचान

भारतीय पहचान प्रमाणिका
Unique Identification Authority of India

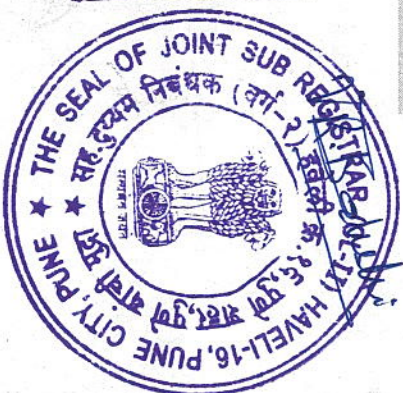
Address: 993/30 rajendra nagar a-22
 premchand society navi peth, PUNE, Pune,
 Maharashtra, 411030

Print Date: 22/10/2020

9922 6354 8019

1847 help@uidai.gov.in www.uidai.gov.in

हेवेल-१६
२०२५



334/4979

शुक्रवार, 28 फेब्रुवारी 2025 3:25 म.नं.

दस्त गोषवारा भाग-1

हवल16

दस्त क्रमांक: 4979/2025

दाख

दस्त क्रमांक: हवल16 /4979/2025

वाजार मुल्य: रु. 00/-

मोबदला: रु. 00/-

मरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. हवल16 यांचे कार्यालयात

अ. क्रं. 4979 वर दि.28-02-2025

रोजी 3:20 म.नं. वा. हजर केला.

पावती:5347

पावती दिनांक: 28/02/2025

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

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1400.00

पुष्टांची संख्या: 70

एकुण: 1500.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, हवल-16

सह दुय्यम निबंधक, हवल16

दस्तावा प्रकार: पुरवणी करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिफा क्रं. 1 28 / 02 / 2025 03 : 20 : 57 PM ची वेळ: (सादरीकरण)

शिफा क्रं. 2 28 / 02 / 2025 03 : 21 : 36 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

*सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. *दस्तावील संपूर्ण बजकूर, निष्पादक व्यक्ती, साक्षीदार / ओळखदार व सोबत जोडलेल्या कागदांमधील नसलेला तपसली आहे. *दस्ताची सत्यता, वैधता कायदेशीर बाबोसमोरी दस्त निष्पादक व कबुलीधारक हे स्वतः जबाबदार राहतील. *दस्तऐवजासोबत जोडलेली कागदांमधील कुलपुत्रत्यार धारक व्यक्ती इत्यादी बनावट अडळून आल्यास याची संपूर्ण जबाबदारी निष्पादकाची राहिल

लिहून देणार :

लिहून घेणारे :





दस्त गोपवारा भाग-2

28/02/2025 3 25:08 PM

हवल 16

दस्त क्रमांक: 4979/2025

दस्त क्रमांक :हवल16/4979/2025
दस्ताचा प्रकार :-पुरवणी करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मायता देणार - प्रेमानंद ए. को-अँप हौसिंग सोसायटी लिमिटेड मधील एकुल 33 मेंबर्स तर्फे चेअरमन केदारनाथ भास्करराव निकम . पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्रेमानंद ए. को-अँप हौसिंग सोसायटी लिमिटेड, नवी पेठ, पुणे, महाराष्ट्र, पुणे. पॅन नंबर: AADAP0893Q	मान्यता देणार वय :-67 स्वाक्षरी:- 		
2	नाव:मायता देणार - प्रेमानंद ए. को-अँप हौसिंग सोसायटी लिमिटेड मधील एकुल 33 मेंबर्स तर्फे सेक्रेटरी वासवी राजन वक्षी . पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्रेमानंद ए. को-अँप हौसिंग सोसायटी लिमिटेड, नवी पेठ, पुणे, महाराष्ट्र, पुणे. पॅन नंबर: AADAP0893Q	मान्यता देणार वय :-60 स्वाक्षरी:- 		
3	नाव:लिहून देणार - प्रेमानंद ए. को-अँप हौसिंग सोसायटी लिमिटेड तर्फे चेअरमन केदारनाथ भास्करराव निकम . पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्रेमानंद ए. को-अँप हौसिंग सोसायटी लिमिटेड, नवी पेठ, पुणे, महाराष्ट्र, पुणे. पॅन नंबर: AADAP0893Q	लिहून देणार वय :-67 स्वाक्षरी:- 		
4	नाव:लिहून देणार - प्रेमानंद ए. को-अँप हौसिंग सोसायटी लिमिटेड तर्फे सेक्रेटरी वासवी राजन वक्षी . पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्रेमानंद ए. को-अँप हौसिंग सोसायटी लिमिटेड, नवी पेठ, पुणे, महाराष्ट्र, पुणे. पॅन नंबर: AADAP0893Q	लिहून देणार वय :-60 स्वाक्षरी:- 		
5	नाव:लिहून घेणार - गंगोत्री होम (जुने नाव - मे गंगोत्री प्रीनिविल्ड) तर्फे भागीदार गणेश जानोबा जाधव, राजेंद्र ज्ञानेश्वर आवट, मकरंद वसंत केळकर तर्फे का.कु.मु म्हणून समीर संतोष घडशी . पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस नं 801-804, सिद्धार्थ टॉवर्स, कोयरूड, 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 : 24 : 33 PM

ओळख:-

सदर इसम दृष्यम निबंधक यांच्या ओळखीचे अनुन दस्तऐवज करून देणाऱ्यानां व्यक्तिशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:अॅड केदार गणेश देव .

वय:30

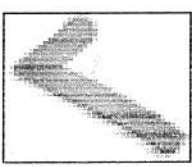
पत्ता:हिंगणे बुर्दे, पुणे

पिन कोड:411051

छायाचित्र



ठसा प्रमाणित



शिक्षा क्र.4 ची वेळ:28 / 02 / 2025 03 : 24 : 47 PM

मह दृष्यम निबंधक, हवेली-16



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	GANGOTREE HOMES	eChallan	69103332025022815158	MH016934109202425E	500.00	SD	0009376015202425	28/02/2025
2		DHC		0225289714677	1400	RF	0225289714677D	28/02/2025
3	GANGOTREE HOMES	eChallan		MH016934109202425E	100	RF	0009376015202425	28/02/2025

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प्रमाणित करण्यात येते की, या दस्तऐवजात पाहिले नंबर पुरस्काचे

एकूण १०० पुढे आहेत नवरी नोंदला

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

(एम.एस.दशमुख)
सह.दुय्यम निबंधक (वर्ग-२)
हवेली क्र. १६, पुणे शहर, पुणे

दिनांक २८/०२/२०२५

