



13/10/2023

सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. हवेली 11

दस्ता क्रमांक : 23705/2023

नोदणी :

Regn:63m

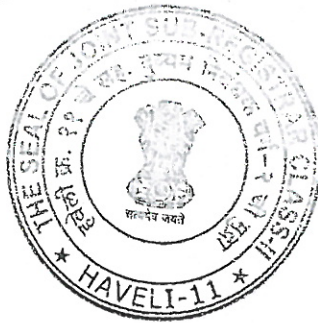
गावाचे नाव : हडपसर

(1) विलेखाचा प्रकार	नीजडीड
(2) मोबदला	3000000
(3) वाजाराभाव (भाडेपट्ट्याच्या वावनिपट्ट्याकार आकारणी देतो की पट्टेदार ने नमुद करावे)	44055000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्याम)	1) पालिकेचे नाव: पुणे म. न. पा. इतर वर्णन : इतर माहिती: गाव मौजे माडेमतगनळी, हडपसर तालुका हवेली जिल्हा पुणे येथील एकरक्रीकरण म नं. 138/139/173/177/181 ने 182/184 ने 185/187 ने 201/242 ने 244 मधील अमनोरा पाक टाऊन मधील सेक्टर एएस5 + एएस6 यांसी क्षेत्र 16619 चौ. मी. पेकी 1500 चौ. मी. क्षेत्र ही मिळकत प्रस्तुत दस्ताचा विषय आहे (Survey Number : 138/139/173/177/181 ने 182/184 ने 185/187 ने 201/242 ने 244 ;))
(5) क्षेत्रफल	1) 0.1500 हेक्टर . आर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे व पत्ता.	1): नाव:- भाडेकरू मेथीवाई देवराज गुंडेचा फौंडेशन तर्फे विश्वस्त मीनल ठक्कर तर्फे कवुलीजवावामाठी कु. मु. म्हणून श्री. अजित विठोबा भाटकर वय:-54; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: पहिला मजला, अशोक राज विल्डिंग, विंग नं. एच, एम. व्ही. रोड, गोरगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400056 पॅन नं:-AACTM6334M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:- सिटी कार्पोरेशन लि तर्फे मंचालक च्या तर्फे दस्तऐवज प्रवेशामाठी कु. मु. श्री. अनिरुद्ध प्रद्युम्न देशपांडे तर्फे कवुलीजवावामाठी कु. मु. म्हणून श्री. प्रवीण चंद्रकांत जाधव वय:-40; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: मिटी चेंबर, 917/19ए, एफ. मी. रोड, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411004 पॅन नं:-AACCC2820K
(9) दस्तऐवज करून दिल्याचा दिनांक	12/10/2023
(10) दस्त नोदणी केल्याचा दिनांक	12/10/2023
(11) अनुक्रमांक, खंड व पृष्ठ	23705/2023
(12) वाजाराभावप्रमाणे मुद्रांक शुल्क	1982600
वाजाराभावप्रमाणे नोदणी शुल्क	30000
(14) शेरा	

सह दुय्यम निबंधक (वर्ग-२) हवेली क्र.११

प्रांशकनामाठी विचारात घेतलेला नमूनील:-

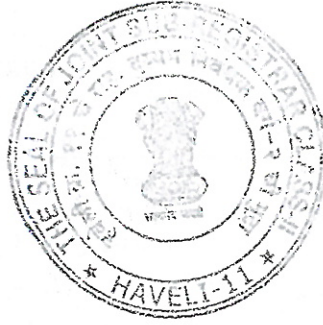
मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	METHIBAI DEVRAJ GUNDECHA FOUNDATION	eChallan	02202292023101205292	MH009369069202324E	1982600.00	SD	0004932701202324	12/10/2023
2		DHC		1023123303915	200	RF	1023123303915D	12/10/2023
3		DHC		1023126503787	2000	RF	1023126503787D	12/10/2023
4	METHIBAI DEVRAJ GUNDECHA FOUNDATION	eChallan		MH009369069202324E	30000	RF	0004932701202324	12/10/2023

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



Receipt (pavti)

329/23705

पावती

Original/Duplicate

Thursday, October 12, 2023

नोंदणी क्र.: 39म

4:25 PM

Regn.: 39M

पावती क्र.: 25686 दिनांक: 12/10/2023

गावाचे नाव: हडपसर

दस्तावेजाचा अनुक्रमांक: हवल11-23705-2023

दस्तावेजाचा प्रकार: लीजडीड

मादर करणाऱ्याचे नाव: भाडेकरू मेथीवाई देवराज गुंदेचा फौंडेशन तर्फे विश्वस्त मीनल ठक्कर तर्फे
कवुलीजवावामाठी कु. सु. म्हणून श्री. अजित विठोबा भाटकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2200.00

पृष्ठांची संख्या: 110

एकूण:

रु. 32200.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे

4:45 PM ह्या वेळेस मिळेल.

मह दुय्यम निबंधक, हवेली-11

वाजार मूल्य: रु.44055000/-

मोवदला रु.3000000/-

भगलेले मुद्रांक शुल्क: रु. 1982600/-

५ सह.दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११

1) देयकाचा प्रकार: DHC रकम: रु.200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023123303915 दिनांक: 12/10/2023

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023126503787 दिनांक: 12/10/2023

वैकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009369069202324E दिनांक: 12/10/2023

वैकेचे नाव व पत्ता:

मुळदस्त मिळाला
हवेली क्र. ११

CHALLAN
MTR Form Number-6



GRN	MH009369069202324E	BARCODE	Date		12/10/2023-11:39:28	Form ID	36				
Department			Inspector General Of Registration								
Type of Payment			Stamp Duty Registration Fee								
Office Name			HVL11 HAVELI 11 JOINT SUB REGISTRAR		Full Name			METHIBAI DEVRAJ GUNDECHA FOUNDATION			
Location			PUNE		Flat/Block No.			SECTOR AS5 AS6			
Year			2023-2024 One Time		Premises/Building			AMANORA PARK TOWN HADAPSAR			
Account Head Details			Amount In Rs.		Road/Street			PUNE			
0030046401 Stamp Duty			1982600.00		Area/Locality			TOWN/CITY/DISTRICT			
0030063301 Registration Fee			30000.00		PIN			4 1 1 0 2 8			
Remarks (If Any)			PAN2=AAQCC2820K SecondPartyName=CITY CORPORATION								
2012600.00			हवेली-११								
2023			2023								
Total			20,12,600.00		Words					y	
Payment Details			BANK OF INDIA		FOR USE IN RECEIVING BANK						
Cheque/DD Details			Bank CIN		Ref. No.		02202292023101205292		158082515		
Cheque/DD No.			Bank Date		RBI Date		12/10/2023-11:39:28		Not Verified with RBI		
Name of Bank			Bank-Branch		BANK OF INDIA						
Name of Branch			Scroll No. , Date		Not Verified with Scroll						

Department ID :

Mobile No. : 9767497975

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

हाचा कालावधी केवळ उपर्युक्त कार्यालयात नोंदणी करायच्या दस्तऐवजांसाठी लागू आहे. नोंदणी व कार्यालयात दस्तऐवजांची नोंद घेतल्यानंतर हा कालावधी रद्द होतो.

Challan Defacement Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-329-23705	0004932701202324	12/10/2023-16:25:31	IGR018	30000.00
2	(IS)-329-23705	0004932701202324	12/10/2023-16:25:31	IGR018	1982600.00
Total Defacement Amount					20,12,600.00

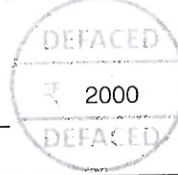


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1023126503787	Receipt Date	12/10/2023
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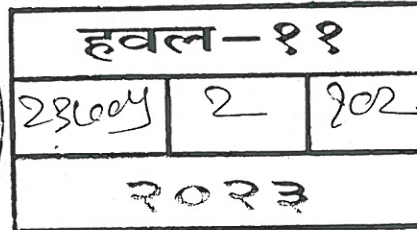
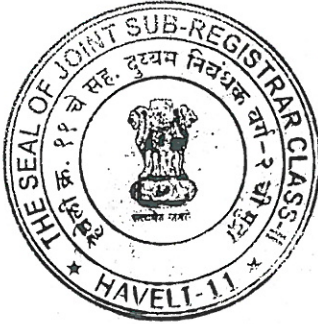
Received from METHIBAI DEVRAJ GUNDECHA FOUNDATION, Mobile number 9767497975, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 23705 dated 12/10/2023 at the Sub Registrar office Joint S.R. Haveli 11 of the District Pune



Payment Details

Bank Name	BKID	Payment Date	12/10/2023
Bank CIN	10004152023101203298	REF No.	158083040
Deface No	1023126503787D	Deface Date	12/10/2023

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





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1023123303915

Receipt Date 12/10/2023

Received from METHIBAI DEVRAJ GUNDECHA FOUNDATION, Mobile number 9767497975, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered on Document No. 23705 dated 12/10/2023 at the Sub Registrar office Joint S.R. Haveli 11 of the District Pune

DEFACED

₹ 200

DEFACED

Payment Details

Bank Name BKID

Payment Date 12/10/2023

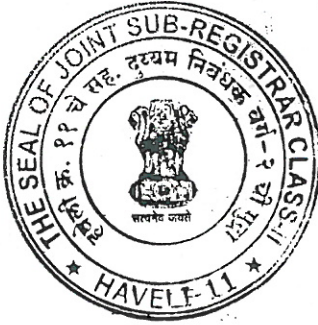
Bank CIN 10004152023101203407

REF No. 158083260

Deface No 1023123303915D

Deface Date 12/10/2023

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



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236004	3	202
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CHALLAN
MTR Form Number-6



GRN	MH009369069202324E	BARCODE			Date	12/10/2023-11:39:28		Form ID	36		
Department Inspector General Of Registration					Payer Details						
Stamp Duty					TAX ID / TAN (If Any)						
Type of Payment Registration Fee					PAN No.(If Applicable)		AACTM6334M				
Office Name HVL11_HAVELI 11 JOINT SUB REGISTRAR					Full Name		METHIBAI DEVRAJ GUNDECHA FOUNDATION				
Location PUNE					Flat/Block No.		SECTOR AS5 AS6				
Year 2023-2024 One Time					Premises/Building						
Account Head Details				Amount In Rs.		Road/Street		AMANORA PARK TOWN HADAPSAR			
0030046401 Stamp Duty				1982600.00		Area/Locality		PUNE			
0030063301 Registration Fee				30000.00		Town/City/District					
						PIN		4 1 1 0 2 8			
						Remarks (If Any)		PAN2=AACCC2820K~SecondPartyName=CITY CORPORATION LIMITED~			
						Amount In		Twenty Lakh Twelve Thousand Six Hundred Rupees Onl			
Total				20,12,600.00		Words		y			
Payment Details BANK OF INDIA					FOR USE IN RECEIVING BANK						
Cheque-DD Details					Bank CIN		Ref. No.		02202292023101205292		158082515
Cheque/DD No.					Bank Date		RBI Date		12/10/2023-11:39:28		Not Verified with RBI
Name of Bank					Bank-Branch		BANK OF INDIA				
Name of Branch					Scroll No. , Date		Not Verified with Scroll				

Department ID :

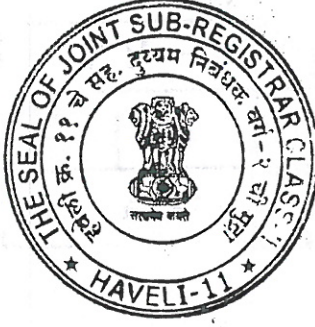
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9767497975

सदर चलन केवल केवल निबंधक के कार्यालय में ही दर्ज किया जा सकता है। अन्य जगहों पर दर्ज करने से इस दस्तावेज़ की वैधता समाप्त हो जाएगी।
नाही.



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हवल-११		
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LEASE DEED

THIS **LEASE DEED** is made and entered into at Pune this 12th day of October, 2023.

Mgundecha

BETWEEN

CITY CORPORATION LIMITED, a company incorporated under the Companies Act, 1956 and having its Registered Office at City Chambers, 917/19A, Fergusson College Road, Pune 411 004, hereinafter referred to as "Lessor" through its Managing Director, **SHRI. ANIRUDDHA PRADYUMNA DESHPANDE**, Age: 54 years, Occupation: Business, Residing at D-301, 1 Modibaug, Ganeshkhind Road, Pune 411016 which expression, where the context, admits shall include its successors, administrators and permitted assigns) ----- One Part;

AND

METHIBAI DEVRAJ GUNDECHA FOUNDATION, A public charitable trust registered in Mumbai, having its registered office at 1ST Floor, Ashok Raj Building, H Wing, SV Road, Goregaon West, Mumbai 400062, represented by its Trustee Ms. Minal Thacker, age- 34 years, residing at Nirant 387, SV Road, Vile Parle West, Mumbai 400056 (hereinafter referred to as "the LESSEE" which expression, where the context, admits shall include its successors, administrators and permitted assigns) ----- Other Part;

The Lessor and the Lessee shall hereinafter be collectively referred to as "Parties" and individually as "Party".





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WHEREAS,

A) The Lessor is a company registered under the Companies Act, 1956 having the experience and expertise to acquire and develop the lands in and around city of Pune;

B) A large parcel of land more particularly described in the schedule I written hereunder (hereinafter referred to as "**said Property**") is exclusively and absolutely owned by the Lessor. The Lessor is carrying out the development of a Special Township Project namely "Amanora Park Town" pursuant to Notification bearing No. TPS -1804/Pune R. P. DCR/UD -13 dated 16th November, 2005, relating to the Development of Special Townships in the Pune Region (hereinafter referred to as "**the Township Notification**") issued by the State of Maharashtra and Notification bearing No. TPS-1805/2020/CR-36/2006/UD-13 dated 8th March, 2006 notifying the lands at village Sadesataranali, Hadapsar Taluka Haveli, District Pune as a Special Township Project in the name of the Lessor.

C) A portion of the said Property bearing sector AS5+AS6 admeasuring 16619 sq. meters which is earmarked, constructed/developed and allotted as an amenity in the master layout of the said Special Township Project developed and managed by the Lessor ("said Plot/"said Amenity Plot") more particularly described in the Schedule II hereunder written. The said Amenity Plot has been earmarked and allotted exclusively for the benefit and enjoyment of the residents of the said Special Township Project and in compliance with the said Township Notification. The Lessor desires to use said Amenity Plot inter alia, for the operation of a school, in addition to daycare centre and after school activities, sports academy or any other services as may be required being one of the amenities of the said Special

M. G. Kulkarni

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Township Project, which will offer preferential admission to the residents of the township but will be open for all students from outside the township as well as more particularly set out in clause 6.16 hereinafter.

D) The Lessee manages schools in Mumbai and as such, has the expertise, experience and capability to operate and manage the school proposed to be constructed and operated on the said Plot.

E) The Lessor has approached the lessee and requested them to operate and manage the School (defined hereinafter) to be set up in the School Building on the said Plot.

F) Vide Leave and License Agreement dated 17/02/2022 which is duly registered in the office of the Sub-Registrar Haveli no. XVI at Serial No. 2851/2022, the Lessor has granted a license to use the said amenity plot for operation and management of a private unaided minority school to be named "CHATRABHUJNARSEE SCHOOL" in addition to daycare center and after-school activities, sports academy or any other services as may be required from the School Building being constructed by the Lessor as per the plan; for providing education in affiliation with National and/or International boards, in addition to daycare centre and after school activities, sports academy or any other services as may be required to be set up in the School Building on the Plot on the terms and conditions mentioned therein in the said Leave and License Agreement dated 17/02/2022.

G) Vide and Lease Deed dated 26/07/2022 which is duly registered in the office of the Sub-Registrar Haveli No. 23 at Serial No. 16964/2022, the Lessor has granted lease to the Lessee for the period of 30 years to use and occupation of the portion of land admeasuring 500 sq. mtrs. from and out of the said sector more particularly described in the Schedule hereunder written to operate the said School

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in addition to day care center and after-school activities, sports academy or any other services as may be required;

H) The Lessee being in requirement of additional area, approached the Lessor herein and requested to grant a lease for the term of 30 years in respect of the portion of an area admeasuring 1500 sq. mtr more particularly mentioned in the schedule written hereunder and shown in the plan annexed herein as Annexure 'A' from and out of the said amenity sector; (**hereinafter referred to as said portion of land**).

I) Relying on the assurances and representations of the Lessee herein the Lessor has granted a lease for the term of 30 years to the Lessee in respect of the said portion of land more particularly mentioned in the schedule written hereunder on terms and conditions reduced in writing as under;

NOW THIS LEASE DEED WITNESSETH THAT IT IS HEREBY AGREED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. GRANT OF LEASE:

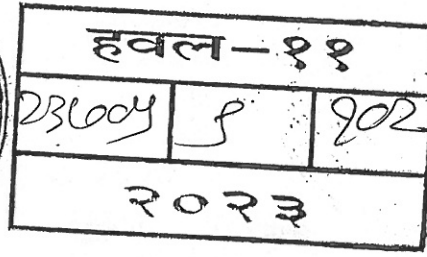
The Lessor hereby grants lease for the term of 30 years to the Lessee for the use and occupation of the said portion of land more particularly described in the Schedule hereunder written to operate the School in addition to day care center and after-school activities, sports academy or any other services as may be required for the premium hereby reserved and of the terms and conditions, covenants and agreements herein contained and on the part of the Lessor and Lessee to be observed and performed.

2. PERIOD OF LEASE:

This Lease shall be for a period of 30 years commencing upon execution of these presents.

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3. PAYMENT OF PREMIUM:

3.1.1 The Lessee shall be under obligation to pay Premium amount of Rs. 1,00,000/- (Rupees One Lac Only) at the end of every academic year.

3.1.2 The Lessor has granted a license to use the said entire amenity plot along with the building constructed thereon to the Lessee herein vide leave and license dated 17/02/2022 and agreed license fee agreed to be paid by the lessee herein to the Lessor is more specifically mentioned in the said Leave and License Agreement. However, the Lessor herein granted a lease of 30 years to the Lessee herein in respect of the said portion of land being part and parcel of the said amenity plot and school building and therefore, the premium of the said portion of the land shall be appropriated and adjusted in the license fee agreed to be paid by the present lessee to the Lessor herein under the said Leave and License Agreement dated 17/02/2022 and no other amount other than license fee and other payments agreed under the said Leave and License Agreement shall payable by the Lessee to the Lessor under this lease deed.

4. LESSEE'S UNDERTAKINGS & OBLIGATIONS

The Lessee so as to bind its successors and permitted assigns for the time being in use and occupation of the said Premises undertakes and covenants with the Lessor that the Lessee and the persons/parties claiming through the Lessee for the time being shall observe and discharge, carry out and comply with the following :-

4.1. The Lessor is developing the said plot more particularly described in the schedule written hereunder upon assurance of the Lessee to run the school in the said premises. The Lessor has to spent huge amount for the construction of the school building over the said plot and subject

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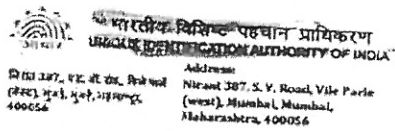
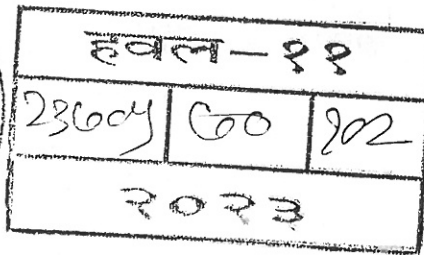
to the construction and timely handover by the Lessor of the respective Phase-I and Phase-II buildings the Lessee is duty bound to start operation of the school as agreed under the said Leave and License Agreement dated 17/02/2022 at any cost, failing which the Lessor may cause huge loss. The Lessee hereby indemnifies and agrees to compensate the Lessor in case of failing to start operation of the school in the said school premises as agreed under said Leave and License Agreement dated 17/02/2022.

4.2. To use the said portion of land and/or permit or cause the same to be used for the Use, the agreed intent and agreement being that the said Premises shall be always a purely an educational institution and carrying out other extra-curricular and co-curricular activities including cultural activities in addition to day care center and after school activities, sports academy or any other services as may be required only. The Lessee shall not amend the nature of said Use during the Term as has been and/or shall be mutually agreeable to both the Parties. The Lessee shall obtain all the requisite statutory approvals and permissions from all concerned authorities prior to commencement of the school from the amenity plot including said portion of land.

4.3. It shall be the responsibility of the Lessee, to obtain all licenses and permissions required for running the School at its own cost and expense, and to comply with all laws and regulations relating thereto and shall during the Term keep the same also at its own cost and expenses in full force and effect. The Lessee agrees to co-operate and sign no objections, applications, deeds and other writings as may reasonably be required by the Lessee and in the manner permitted in law. The Lessee further agrees and undertakes to provide copies of all

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MINAL SUJAY THACKER
ASHOK DEVRAJ GUNDECHA
04/12/1985

Permanent Account Number

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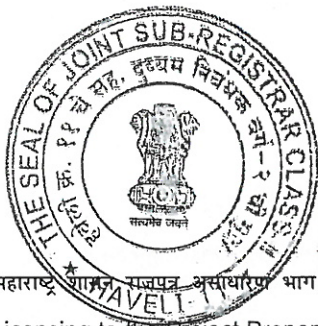
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महाराष्ट्र शासन राजपत्र अध्यापिका भाग एक, मध्य उप-विभाग, मार्च ९, २०१९/फाल्गुन १८, शके १९४०

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12.9 Licensing to the Project Proponent/s - The respective Authority shall provide licenses to the Project Proponent/s for telephone Connection, Power and other utilities in the Township area as per existing rules and regulations. After granting the license from the respective Authority, the project proponent/s shall provide utilities in the Township area as per the conditions laid down by the respective authority.

12.10 It shall be mandatory for the Project Proponent/s to provide **appropriate width of road as per existing width or as per easement rights** to the land not owned by the project proponent which is surrounded by the Township Area.

13. Special Concessions :-

13.1 Deemed conversion for Non-Agricultural (N.A.) Use :- The lands under approved Master Layout Plan shall be considered as deemed N.A. No separate permission shall be required under the provisions of Maharashtra Land Revenue Code, 1966. The amount of nonagricultural assessment shall be exempted to the extent of 50% of the normal rate for the land under Integrated Township Project.

13.2 Grant of Government land:- The Government land/s, if surrounded or adjacent by the lands owned by the Project Proponent/s, may preferably be granted to the Project Proponent/s, as per the rules and regulations to that effect, by the Revenue and Forest Department of the State Government. Maximum 10% of the total area under township shall be allowed to be included in such Township.

13.3 Concession in Stamp Duty:- For the purchase of land by project proponent for Township area or for the first transaction from Project Proponent/s to Purchaser of any unit under any user from approved Master Layout Plan or subsequent building plan under this Regulation, concession of 50% of stamp duty as otherwise required under the Mumbai Stamp Act, shall be granted. This concession will be available only at one stage i.e. either at the time of land purchase or at the time of sale of units. Also, if the project proponent assigns the rights to his own subsidiary companies for the running of the Amenities in such Township project as per the approved plan in such cases concession of 50 % of stamp duty as otherwise required under the Mumbai Stamp Act, shall be granted.

13.4 Exemption in payment of Development Charges:- 50 % of the amount of Development Charges under sub-section (3) of Section 124F of the said Act shall be exempted for institution use or, change of use of any land or building or, development of any land or building, proposed for project undertaken by a Project Proponent/s under this Regulation.

13.5 Relaxation from Mumbai Tenancy and Agriculture Land Act:- The condition that, only the agriculturist will be eligible to buy the agriculture land shall not be applicable to the Project Proponent/s for purchasing agriculture land for Integrated Township under this Regulation.

13.6 Exemption from Ceiling for holding agriculture land:- The limit for holding agriculture land, stipulated in the Maharashtra Agricultural Lands (Ceiling and Holdings) Act, 1961 shall not be applicable to the Project Proponent/s for development of Integrated Township Project under this Regulation.

13.7 Exemption from scrutiny fee:- The amount of scrutiny fee shall be exempted to the extent of 50% of the normal rate for building permission under Integrated Township Project.

13.8. Exemption from royalty on minor minerals:- The amount of royalty on minor minerals as per the Maharashtra Minor Mineral Extraction (Development and Regulation) Rules shall be exempted to the extent of 50% for the earth which is extracted while developing the land within Township area and fully exempted if the said excavated material is used in the same project.

14. Transition Policy :-

14.1 It shall be permissible for the Project Proponent/s, to whom Special Township Project has already been granted location clearance and / or LOI or the project is ongoing wherein part Occupancy Certificate is granted before 26th December 2016 to -

(a) Continue such Special / Integrated Township Project under the erstwhile regulations under which LC is granted without considering these regulations.

(b) If the project proponents wish to develop Township according to this regulations then he may apply for grant of Letter of Intent or Master Layout Plan as the case may be wherever required, under this regulation.

14.2 If in case as described in Clause 14.1(b), the construction of the project is ongoing and the Occupation Certificate, either in fully or partly has granted or not been granted, it shall be permissible for the Project Proponent/s to choose an option to prefer this regulation subject to payment of premium as prescribed in Clause 7.1 and 7.2. In such cases premium shall be calculated on balance area which shall be the difference of FSI permitted as per earlier regulation and that being availed as per this regulation.

15. **Appeal** :—Anyone aggrieved by an order passed under prevailing byelaws may within forty days of the date of communication of the order prefer an appeal to the Director of Town Planning, Maharashtra State, Pune. The appeal shall be decided within 60 days.

16. **Control by the State Government** – Director of Town Planning M.S Pune is authorised on behalf of Government to monitor the Township Project and submit his report once in six months to Government.

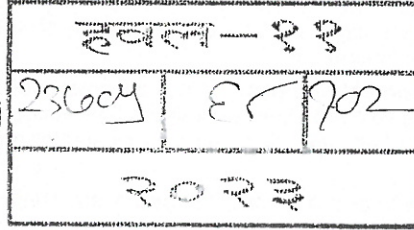
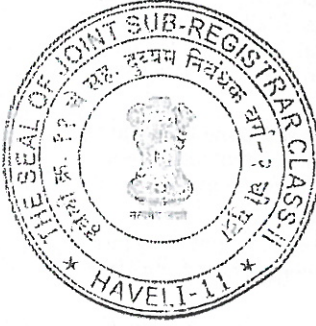
17. Government may relax any provisions from this regulation considering the site condition of the particular project.

18. Read the concern Planning Authority / Special Planning Authority constituted under relevant Acts instead Collector, wherever applicable.

19. The rate of premium mentioned in the Regulation No.7.1.2 and 7.2.2 can be revised by the Government from time to time.

By order and in the name of the Governor of Maharashtra,

R. M. PAWAR,
Under Secretary to Government.





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(viii) To provide effective safety & security measures like CCTV surveillance at strategic locations, centralized control room, etc.;

(ix) Arranging smart and fast internet/broad band connectivity to all residences, e-governance online system for grievance redressed;

(x) Encouraging and providing platform for citizens participations in decision making about public community issues.

(xi) Arranging real time environmental monitoring i.e. air pollution, noise pollution etc. shall be observed;

(xii) Encouraging and providing platform for e-DCR for building plans with BIM, 3-D maps on GIS of the utility services network and properties in the city, central command, control and emergency response center for all infrastructure facilities. Project Proponent/s shall also provide urban design concept plans along with Master Plan;

(xiii) It shall be obligatory on the part of Project Proponent/s to provide the infrastructure and green building norms that are necessary as per the guidelines as may be laid down by the Government, under the policy of development of 'Smart City' from time to time;

(xiv) Ensure that the buildings have at least 3 star ratings from GRIHA.

10.5 Project Proponent/s shall also mandatorily provide for :-

(a) **Water Supply** - Safe and potable drinking water at the rate of 90 liters per capita per day, exclusive of requirement of water for firefighting and gardening purposes. The storage capacity of the same shall be at least 1.5 times of the actual required quantity as determined by expected population (Resident and Floating) and other uses. The Project Proponent/s would be required to develop proper internal distribution with double pipe plumbing for reuse of treated water at appropriate places and maintenance system along with smart metering and shall specially undertake rain water harvesting, groundwater recharging and waste water recycling within the project.

Provided that, the Project Proponent/s should not use groundwater as a source of water, to meet the above requirement.

(b) **Drainage and Garbage Disposal** :- The Project Proponent/s shall make suitable and environment friendly arrangements for the disposal and treatment of sewage and solid waste generated in the project at source, as per the norms of the Maharashtra Pollution Control Board. The Project Proponent shall provide zero discharge in ITP for solid as well as liquid waste.

The Project Proponent/s should provide facilities for water conservation by different means such as Rain Water Harvesting, Recycling of Waste Water, etc. and also set-up, in the project area itself, the Solid Waste Management Project (SWMP) with a sufficient capacity for processing of 100% garbage and solid waste.

(c) **Power** :- The Project Proponent/s shall ensure continuous and quality power supply for the project area. The Project Proponent/s may draw the power from any existing supply system or may go in for arrangement of captive power generation with the approval from the concerned authority. If power is drawn from any existing supply system, the Project Proponent/s shall, before commencement of development, procure a firm commitment of power for the entire Township from the power supply company.

11 Occupancy Certificate :-

11.1 Application for obtaining the Occupancy Certificate for buildings in project, in full or part shall be submitted by Project Proponent/s to the respective Planning Authority. Such application shall be accompanied by -

(a) All the relevant documents alongwith coloured Google Earth / Bhuvan /Drone survey image showing the area under Master Layout Plan;

(b) Documents showing compliance of the conditions prescribed while according sanctions from time to time;

(c) Appropriate declaration/s and undertaking/s made by the Project Proponent/s and his technical personnel's;

(d) Any other requirement as may be prescribed by the Planning Authority.

11.2 On receipt of application as prescribed under Clause 11.1, the Planning Authority shall forward the same to the concerned officer as stipulated in the proviso to clause no. 12.4 for technical consultation, within 10 working days.



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11.3 The concerned officer shall send his remarks to the Commissioner/Chief Officer within one month from the receipt of proposal or receipt of reply from the Project Proponent/s in respect of any requisition made by him, whichever is later.

11.4 The Planning Authority shall grant Occupancy Certificate or reject the application giving specific reason within fifteen days from the receipt of reply from the concerned officer.

11.5 The Municipal Commissioner / Chief Officer, before issuing the Occupancy Certificate for the project as a whole, shall verify and satisfy himself about the completion of erection / development / construction of all the basic required infrastructure in Master Layout plan. In case, an application for part occupancy, such completion shall be as prescribed in phase programme.

12. General Stipulations :-

12.1 Development of basic infrastructure and amenities shall be completed by the Project Proponent/s to the satisfaction of the Collector either for whole or as per phases, of the project.

12.2 It shall not be mandatory for the Project Proponent/s to provide Amenity Space, **inclusive housing** as otherwise required as per regulation of Regional Plan / Development Plan, if any.

12.3 The Project Proponent/s shall plant indigenous trees at the rate of at least 150 trees per ha. and maintain it properly. The certificate to that effect issued by the Deputy Conservator of Forest or an Officer nominated by him for this purpose shall be produced by Project Proponent/s at the time of application for Final Occupation Certificate under Clause 11.

12.4 All the powers and functions that are supposed to be exercised by the Authority under this regulation shall be exercised by the Chief Officer / Chief Executive Officer of the concerned Planning Authority wherever applicable, excepting the powers to grant Letter of Intent under Clause-5 of this regulation.

Provided that, before grant or refusal to the Master Layout Plan, the Chief Officer / Chief Executive Officer of the Authority shall, consult the, concerned Divisional Joint Director of Town Planning as prescribed in Clause-6.3 and 6.4, if the Planning Officer posted in such Authority is below the rank of Joint Director of Town Planning, and to the concerned branch office of Town Planning as prescribed in Clause-6.6 and 11, if the Planning Officer posted in such Authority is below the rank of Assistant Director of Town Planning.

12.5 All the amounts of scrutiny fees, charges, premium etc. payable to the Government shall be deposited with the concerned Branch office of the Town Planning. In circumstances described in proviso of Clause 1 above, 50% of such amount shall be deposited with the concerned Branch office of the Town Planning, and 50% to the concerned Planning Authority.

12.6 The Project Proponent/s shall submit a bank guarantee of an amount equal to the 15% of estimated development cost required for development of the basic Physical infrastructure such as roads, water supply, drainage & garbage disposal, Trunk installations for power supply, fire brigade station & fire engines. Such development cost be worked out as per respective phases taking into consideration the phased programme for development of infrastructure with amenities under project as submitted and as required under clause 6.1. Certificate regarding estimated development cost shall be produced by the respective Architect of the project. If Bank Guarantee as mentioned above is submitted then separate security deposit shall not be insisted by the authority.

12.7 The Project Proponent/s shall construct and maintain the Fire Station building & Infrastructure at their cost. The project proponent shall post well-trained staff at fire station as per the recommendations of the Director of Fire Services, Maharashtra State / Chief Fire Officer of the concerned Authority, or the cost of staff appointed by Chief Fire Officer for this purpose shall be borne by the Project Proponent. The amount of all expenditure on such staff shall be the responsibility of the Project Proponent/s. After completion of fire station and as per requirement such fire brigade/station shall be handed over to the nearest respective authority on the terms and condition decided by the respective authority and project proponent.

12.8 Developer shall complete the Special Township Project within 10 years or such period as allowed by the Government from the approval to the master plan. Developer shall develop and maintain all infrastructures (internal street light, roads etc.) up to the completion of the STP project. Within such period, the concession in property tax levied by the respective Planning Authority shall be 66% of normal rate as prescribed under the Maharashtra Municipal Council, Nagar Panchayat and Industrial Town ship Act, 1965 or Maharashtra Municipal Corporation Act. Such property tax shall be levied after the actual possession or issuing of Occupancy Certificate whichever is earlier.

Respective Planning Authority shall provide mandatory provisions like Birth and Death Registration Certificate etc. for the same period in such STP. Provided that the utilities like fire brigade, police station/ chauki etc. shall be handed over to the nearest respective Authority at the terms and condition decided by the respective authority.



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7.4 Residential Activities :-

Sr. No.	Particulars	Area	Built-up Area
i	Residential Activities (including lands required for social housing, infrastructure such as water storage, drainage and garbage disposal, etc.)	The land excluding the land required for purposes as shown 7.3 (a) to (h).	Remaining built-up area subject to minimum 60% of the total proposed Basic Residential FSI .

7.5 Share of Local/Planning Authority-

The Integration of Integrated Township Projects included in the Local/Planning Authority, an area @ 2% of the gross area shall be earmarked and shall be handed over free of cost to the respective Authority for Development of the City Level Facilities.

For determining eligibility of ITP, the above 2% area shall be considered in area calculation. This area shall not contain area under hill slopes, and shall be accessible by major road. Base FSI of such 2 % land shall be made available to the applicant on remaining land.

8. Development Control Regulations :-

For those aspects which are not covered under this regulation, the prevailing provisions as prescribed in the Standardised Development Control and Promotion Regulations for Development Plan in Maharashtra or DCPR of respective authorities shall apply *mutatis-mutandis*. The provisions of MoEF CRZ notifications amended from time to time shall also be applicable.

However where in prevailing DCR of the respective authority the maximum height of building is not mentioned in such cases the maximum height shall be allowed subject to provisions of Maharashtra Fire Prevention and Life Safety Measures Act, 2006 and any restriction imposed by Chief Fire Officer.

9. Social Housing :-

9.1 The Master Layout Plan shall provide sufficient space for construction of small tenements for persons from EWS and LIG categories (hereinafter referred to as the "Social Housing Component"), as a social responsibility with FSI as mention in Clause No. 9.3. Out of this Social Housing Component 25 % FSI shall be utilised exclusively for construction of EWS tenements and remaining 75 % FSI may be used for LIG tenements. Out of the total tenements constructed as Social Housing component, one third (1/3rd) tenements shall be kept for Rental Housing tenements which will be disposed on Rent only by the project Proponents.

9.2 Social Housing tenements shall be constructed with area as specified by the MHADA for EWS and LIG category respectively.

9.3 The minimum Social Housing component shall be constructed at 15% of the Residential basic FSI of the area available for Residential Development as prescribed in Clause 7.4 (hereinafter referred to as the "Social Housing component").

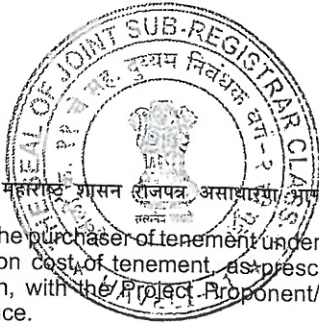
9.4 Social Housing tenements shall be constructed as per the general and special specifications prescribed by concerned unit of MHADA for their projects.

9.5 The Project Proponent/s, after getting commencement certificate of Social Housing component as mentioned above shall immediately intimate to MHADA regarding the numbers of Social Housing Component to be disposed by them to the allottee. Upon such intimation, MHADA within a period of six months, from the date of receipt of such intimation after following procedure of lottery system shall prepare the list of the allottee from the district as far as possible and forward it to the Project Proponent/s. The project proponent shall dispose of such housing tenements to the allottee at the construction cost mentioned in ASR applicable of the year of disposal plus 25% additional cost. Out of this 25% additional cost, 5% shall be paid to MHADA towards administration charges:

Provided that if the MHADA is unable to provide the list of the allottee as mentioned above or the allottee fails to deposit the amount within specified time limit then the project proponent shall dispose of such social housing tenements in the market at the construction cost in ASR applicable to the land of the year of disposal plus 20% additional cost.

9.6 Every Occupation Certificate for the regular tenements shall be granted only alongwith the Occupation Certificate in proportionate with Social Housing component.

9.7 Amalgamation of such Social Housing tenements shall not be permitted in any case.



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9.8 The purchaser of tenement under social housing shall deposit an amount equivalent to 10% of the construction cost of tenement, as prescribed in Annual Statement of Rates prevailing at the time of occupation, with the Project Proponent/s as one-time maintenance deposit for onsite infrastructure maintenance.

9.9 The Project Proponent/s shall maintain the premises and common spaces outside the building/s of social housing including concerned all basic infrastructure and amenities, in good condition in the same manner with the maintenance of remaining area of the project.

9.10 The purchaser of tenement under social housing shall have to pay all the government taxes, duties like stamp duty, GST etc. and also the fees charged for use of common amenities at actual, to the Project Proponent/s, as per the requirement, from time to time.

10 Liability of Project Proponent/s :-

10.1 The entire project shall be an integrated one with all facilities within the boundaries of such project. All the on-site infrastructure i.e. internal roads, approach road, street lights, water supply and drainage system shall be mandatory and constructed / maintained in future by the Project Proponent/s. Proposed internal roads and Open Spaces in the layouts shall be used only for ITP.

10.2 The Development Plan Roads & Reservations which are included in ITP shall be Developed by project proponent and after development made available to the general public. The reservations may be allowed to shift within 500 mt. (within Township Area only) in consultation with Director of Town Planning M. S. Pune.

10.3 It shall be the responsibility of the Project Proponent/s to develop and maintain all the infrastructure in good condition till handing over to the appropriate authority.

The project proponent may collect periodical contribution or raise corpus funds for the maintenance of infrastructure from the purchasers of tenements or statutory bodies of the purchasers of tenements formed by the developer for this purpose.

Provided that, the Project Proponent/s shall handover the infrastructure, for maintenance purpose, only after the completion of the project, to the Urban Local Body or appropriate authority, when constituted in the area comprised by the project along with the unutilized corpus fund collected for maintenance of common infrastructure.

10.4 Project Proponent/s shall mandatorily provide facilities for making the Township SMART -

(i) For the people residing in the project area, an efficient and timely public transportation system up to the nearest public transportation station/hub/depot/stand. He shall develop it himself or tie with Government / Semi Government or private transport agency for such efficient public transportation. The number of buses and trips will be decided by MSRTC / Local Transport Authority.

(ii) Continuous unobstructed footpath of minimum 2 m. width on either sides of all street / roads of width ROW 12 m. or more and of a lesser width for roads / Streets of ROW less than 12 m.

(iii) Dedicated and physically segregated bicycle track with a width of 3 mt. or more, should be provided for entire Township Area.

(iv) Pedestrian friendly pathways, encouragement to non-motorized transport, intelligent traffic management, non-vehicle street / zones, smart parking, energy efficient street lighting visible improvement in the area i.e. replacing existing overhead electric wiring with underground wiring, encroachment free public areas,

(v) Arranging generation of power through non-conventional energy sources like solar, wind and other shall be mandatorily provided with at least 10% of total requirement of common physical infrastructure of the project;

(vi) To provide energy management by adopting advanced technology like installing Solar Water Heating System, Solar Lamps/Lights in common areas, LED Lamps, auto-operated street lights, solar pumps, etc. all external lighting shall be of LED, Solar Water Heating System, Solar Lamp shall be compulsorily provided;

(vii) To provide effective water management by adopting water harvesting techniques like rain water harvesting, recycling of used water, metered water supply to the users under project, double plumbing pipeline. The recycled water shall be used for flush system, gardening, carwash and industrial use;



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(d) Community Market :-

Sr. No.	Particulars	Minimum Area Required	Minimum Built-up Area required
i	General Market including Mutton and Fish Market		
	For Master Layout area up to & inclusive of 200 Ha.	1000 sq. m.	As per requirement
	For Master Layout area more than 200 Ha.	To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.	
ii	Vegetable Market		
	For Master Layout area up to & inclusive of 200 Ha.	1000 sq. m.	As per requirement
	For Master Layout area more than 200 Ha.	To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.	

Note- Users mentioned in (i) & (ii) above may be clubbed together for convenience purpose, without altering the requirements in plot area and built-up area.

(e) Public Assembly Facilities :- Town Hall and/or Auditorium including Library

Sr. No.	Particulars	Minimum Area Required	Minimum Built-up Area required
i	For Master Layout area up to & inclusive of 100 Ha	5000 sq.mt	5000 sq.mt
ii	For Master Layout area more than 100 hac. and up to 200 Ha.	10000 sq. mt.	10000 sq. mt.
iii	For Master Layout area more than 200 Ha.	To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.	

(f) Economic Activities :-

Economic activities including users such as Market, Multiplex, Mall, Information Technology & Information Technology enabled Services (IT & ITes) including SEZs, Essential Shopping, Recreational Centers, Trade & Commerce, Education, Hospitals, Non-polluting Industries, Service Industries, Entertainment, Tourism, Star Category Hotels, Convention Centers, Gymnasiums, Socio-economic activities, such as workshop, hostel for Autistic persons, challenged persons and Senior Citizens except independent residential tenements as per requirements.

Sr. No.	Particulars	Minimum Area Required	Minimum Built-up Area required
i	For Master Layout area of 40 Ha.	40000 sq. mtr.	80000 sq. mtr.
ii	For Master Layout area more than 40 Ha.	To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.	

Note- i) Users as mentioned in b, c, d, e & f may be clubbed together, in Economic Activities Component, subject to condition that, total built-up area should not be less than the summation of minimum required for all such users, irrespective of their individual plot area requirements.

ii) The required parking spaces for all such amenities as per norms shall be provided in same plot.

g) Public Utilities:-

For Master Layout area up to & inclusive of 200 Ha.

Sr. No.	Particulars	Minimum Area Required	Permissible Built-up Area
i	Fire Brigade Station	3000 sq.m. or as prescribed by the Director of Fire Services, Maharashtra State/ Chief Fire Officer of the concern Authority.	As per recommendations of the Director of Fire Services, Maharashtra State/Chief Fire Officer of the concern Authority.
ii	Sewage Waste Management Project (SWMP)	4000 sq.m.	As per requirements
iii	Cremation Ground	2000 sq.m.	As per requirements
iv	Burial Ground	2000 sq.m.	As per requirements
v	Bus Station / Transport Hub	3000 sq.m.	
vi	Police Station	1000 sq.m.	
vii	Electric Sub-station	As per requirement	
viii	Other Public Utilities	As per requirement	
ix	Public Parking Facilities	As per prevailing DCR	
x	Solid waste management	As per requirement	

Note:—(i) If the facility of Cremation Ground/ Burial Ground is available in the village where the Township is located in such case these requirements need not be insisted subject to NOCs of respective Gram Panchayat.

(ii) If Police Station is available within 1k.m. area from the proposed Township, then such facility need not to be provided.

(h) Transport & Communication:-

(i) The entire area of the project shall have a proper road pattern, taking into consideration the linkages with **proposed roads of D.P & R.P.**, existing roads within the project and outside area as well. All such roads shall be developed by the Project Proponent/s as per standard prescribed by the Indian Road Congress.

(ii) The width of the —

(i) Classified Road should not be less than as may be prescribed by concerned public authority;

(ii) Main / Arterial / Ring Road should be of minimum right of way of 18 mt.

(iii) Other Sub-Arterial roads, Collector streets, local streets, etc., shall be proposed as per the requirements to cater to the need of occupancies on such roads including for pedestrians.

(iv) Network of cycle track in entire Township area of minimum width of 3 meter shall be provided without clashing with the vehicular traffic, to the extent possible.

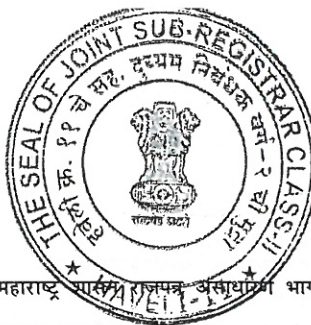
(iii) It may be permissible for Project Proponent/s, to realign the Regional Plan / Development Plan Roads, and earlier existing roads passing through the project area, without changing the entry and exit points of such roads.

(iv) All the Regional Plan / Development Plan Roads and all the Main / Arterial / Ring Roads, shall always be open for general public, irrespective of the fact that, they resides in the project or not.

General Note for Amenities (a) to (h):

(i) The requirements prescribed above for items (a) to (f) are by considering FSI proposed for the project is only 1.0. If the FSI proposed is increased or decreased then the only built up area requirement shall be increased or decreased proportionately.

(ii) The requirements prescribed above for items (g) are for Master Layout area **up to & inclusive** of 200 Ha. It shall be increased proportionately and may be proposed at one or more locations, as per requirements.



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महाराष्ट्र शासन, राजपत्र, असाधारण भाग एक-मध्य उच्च विभाग, मार्च १, २०११/फाल्गुन १८, शके १९४०

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7. Planning Considerations:-

7.1 Permissibility in respect of Zoning :-

7.1.1 Notwithstanding anything contained in any regulation for the time being in force, the project to be notified under this regulation may be permissible in any land-use zone/s of sanctioned Regional Plan / Development Plan, excepting areas mentioned in Clause 2 (v).

7.1.2 For the areas falling in zones, other than residential, commercial and U1 & U2 zone as per the sanctioned Regional Plan the Project Proponent/s shall have to pay a premium for permitting project in such zones at the rates prescribed below:-

Sr. No.	Type of Zone	Premium Charges
a	Afforestation Zone, Hill Top & Hill Slope Zone as shown on Regional Plan / Development Plan.	15 %
b	Public / Semi-public Zone, Industrial Zone, TH & LP	8 %
c	Agriculture/ No Development Zone/G1 zone / Low Density Residential Zone / Buffer Zone of ESZ and other zones excepting at Sr. No. a & b above.	10 %

Explanation: Premium charges shall be calculated by considering the agriculture land rate of the said land as prescribed in Annual Statement of Rates (ASR) without applying the guidelines. If agriculture land rate is not mentioned in ASR for the said land in such cases Agriculture land rate of nearby land in the same village shall be considered. If agricultural land rate is not mentioned in the said village in such cases average agricultural land rate of nearby villages shall be considered for calculation of premium. Out of total premium 10% shall be paid at the time of Locational Clearance, 10% paid at the time of letter of Intent, 20 % at the time of sanctioning of Master Layout Plan and remaining 60% shall be in four equal installments per year and subject to interest as per Prime Lending Rate. (PLR)

7.1.3 **Restriction on development** - No construction shall be permitted on the lands within the HFL (Blue line), land in Hill Top & Hill Slope Zone and on lands having slope equal to or more than 1:5 in the said Project, whether specifically marked as such on the Regional Plan / Development Plan or not. No development of any sort and activity involving cutting / leveling / filling shall be permissible on such sloping lands. Provided that, it shall be permissible to use such lands for Plantation, Park, Garden purposes, access road to township development with minimum cutting and other users as otherwise permissible in respective Regional Plan / Development Plans and the FSI of such lands shall be permissible to the extent as prescribed in Clause 7.2.

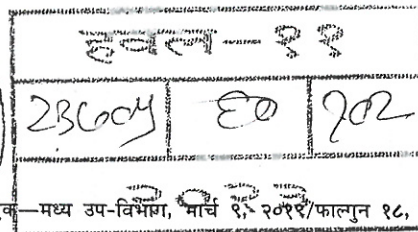
7.1.4. In the Buffer zone of notified ESZ and in ESZ's, only those development activities and FSI as permissible under MoEF notification of the ESZ (as amended from time to time) under Environment Protection Act, 1986 shall be permitted. All the development in these buffer zones shall be in accordance with MoEF notifications.

7.2 Permissible Floor Space Index (FSI) :-

7.2.1 Notwithstanding anything contained in any regulation for the time being in force, if premium as mentioned in 7.1.2 is paid by the project proponent then the basic permissible FSI for such project shall be 1.0 to be calculated on Gross Plot Area under Master Layout Plan without deducting any areas under the slopes, within HFL, etc.

7.2.2 Further, additional FSI on payment of premium as mentioned below shall be permissible on payment of premium at the rate of 10% of the weighted average land rate of the said land as prescribed in Annual Statement of Rates for the relevant year, without applying the guidelines therein. Such premium shall be paid at the time of Building permission.

Area under Township	Additional built-up area on payment of premium
40 hec. and up to 200 Hecor.	Up to 70 % of basic permissible FSI
More than 200 hec. and up to 500 Hecor	Up to 80 % of basic permissible FSI
More than 500 hec. Hecor	Up to 100 % of basic permissible FSI



7.2.3 Over and above the FSI as prescribed above, an additional FSI in lieu of construction of tenements for social housing shall be permissible as prescribed in Clause 9, without charging premium.

7.2.4 It shall be permissible to utilise the maximum permissible built-up area as prescribed above, anywhere in the area under sanctioned Master Layout Plan.

7.3 Mandatory Town-Level Amenities - Area and FSI Allocations:-

Master Layout Plan shall provide for town-level area and FSI allocation, to be kept at one or more places, as follows :-

(a) Spaces for Recreation :-

Sr.No.	Particulars	Minimum Area Required	Conditions
i	Garden/s and Park/s	5% of Master Layout Area. (out of this 50% area may be allowed on Hill Top Hill Slope Zone, Buffer Zone of ESZ and within HFL)	Out of this at least 1000 sq. mt. area shall be kept open for Town Plaza/Town Square, at one place and remaining area shall be kept open and may be allowed to be proposed at suitable places. Major public amenities / activities shall be cluster around this area.
ii	Play Ground/s	7.5% of Master Layout Area (may be allowed in Buffer Zone of ESZ having slope less than 1:5)	Maximum 10% of area under Play Ground which may accommodate indoor games, stadiums and allied users only.

(Note - These spaces shall be exclusive of open spaces to be required at sector-level layouts. Notwithstanding anything contained DCPR, 10% open space shall be provided in sector level layout. Such open space shall be calculated by considering area of the sector excluding roads in Master Layout Plan and Town Level Amenity spaces excepting Economic Activities.)

(b) Spaces for combined School/s (Primary School/s + High School/s) -

Sr. No.	Particulars	Minimum Area Required	Minimum Built-up Area required
i	For Master Layout area of 40 Ha.	5,000 sq.m.	5,000 sq.m.
ii	For Master Layout area more than 40 Ha.	To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.	

Note-

(a) The requirements prescribed above are by considering School to be run in double shift,

(b) Requirement of plot area and built up area shall be exclusive of Play Ground spaces. Hence it is mandatory to show separate Play Ground adjoining to school building at the rate of 7 sq. m. / student.

(c) Community Health Care Facilities :-

Primary and Secondary Health Care Facilities like Dispensary, Maternity Home, Hospital etc.

Sr. No.	Particulars	Minimum Area Required	Minimum Built-up Area required
i	For Master Layout area of 40 Ha.	1,000 sq.m.	1,500 sq.m.
ii	For Master Layout area more than 40 Ha.	To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.	



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महाराष्ट्र राज्य अर्थ विभाग, भाग एक-मध्य उपविभाग, महाराष्ट्र, २०१९/फाल्गुन २८, शके १९४०

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4.2 On receipt of an application under Clause 4.1 above, the Government may, after consulting the Director of Town Planning, Maharashtra State, by notification in the *Official Gazette*, grant the Locational Clearance and declare such project to be a "Integrated Township Project", subject to such general and/or special conditions or, reject the application, under the provisions of section 18(3) or 44(2) of the said Act, as the case may be within a period of 90 days from the date of receipt of application or reply from the Project Proponent/s in respect of any requisition made by the Government, whichever is later. If the project proponent fails to comply with the conditions specified while granting location clearance within the specified time limit, then in such cases location clearance given earlier stands automatically cancelled and no refund or adjustment of premium / fees / expenses etc. shall be eligible.

(**Explanation** - In circumstances described in Clause 4.2, such grant of permission and declaration of project shall be made under the provisions of section 18(3) read with section 44(2) of the Maharashtra Regional and Town Planning Act, 1966).

4.3 Every such permission and declaration shall remain in force for a period of two years, if not applied for Letter of Intent under Clause 5, from the date of issue of Locational Clearance Notification and thereafter it shall lapse.

Provided that, the Director of Town Planning, Maharashtra State, Pune may, on application made by Project Proponent/s before expiry of the above period extend such period by two years in aggregate. Provided also that, it is not mandatory on Project Proponent/s to submit all the papers afresh as prescribed under Clause 4.1, however the affidavit regarding the ownership of land about any dispute shall be mandatory.

4.4 Such lapse shall not bar any subsequent application for fresh proposal.

4.5 The Director of Town Planning, Maharashtra State, on the request of Project Proponent/s, by notification in the *Official Gazette*, may grant to add or delete any area, not exceeding 50% of the total area under Locational Clearance, subject to condition that the remaining area shall not be less than 40 Hect. The permissible FSI and other parameters shall increase or decrease accordingly.

5. Letter of Intent (LOI) by the Collector:-

5.1 The Project Proponent/s shall apply to the Collector for obtaining the Letter of Intent for such project. Such application shall be accompanied by the ownership documents as prescribed in Clause 4.1(a) & 4.1(b) and with locational clearance notification issued by the Government.

5.2 The Collector shall verify and satisfy himself that Ownership and Development Rights of all the lands under project are with the Project Proponent/s before issuing the Letter of Intent.

5.3 On receipt of an application under Clause 5.1 the Collector shall grant the Letter of Intent for the whole area or separately for any part thereof, which shall not be less than 40 Ha. at the first instance, subject to conditions as may be deemed fit, or reject the application, within a period of 45 days from the date of receipt of application or reply from the Project Proponent/s in respect of any requisition made by the Collector, whichever is later.

Provided that, in case of rejection, the Collector shall mention the grounds for such refusal.

5.4 Every such Letter of Intent shall remain in force for a period of two years, if not applied for Development Permission under Clause 6, from the date of issue of Letter of Intent, unless renewed. Provided that, the Collector may, on application made by Project Proponent/s before expiry of the above period extend such period by two years in aggregate. Provided also that letter of intent granted by collector under earlier regulations may also be extended subject to other conditions of these regulations.

6. Master Lay-out Plan Approval by the Collector :-

6.1 The project proponent/s shall apply to the concerned Authority for obtaining the approval to the Master Layout Plan of the entire area as per Letter of Intent. Such application shall be accompanied by the documents in two sets as prescribed below :-

(a) Attested copy of Gazette Notification issued by the Government under Clause 4.2.

(b) Attested copy of Letter of Intent issued by Collector under Clause 5.

(c) Part plan of sanctioned Regional Plan showing the lands under the Master Layout Plan.

(d) Village Map showing the lands under the Master Layout Plan.

(e) In case, project has no access from existing road having right of way of 18.m. then documents showing the ownership or registered agreement for permanent write of ways as the case may be of Project Proponent/s in lands proposed for 18 m. wide access road.



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महाराष्ट्र शासन राजपत्र, असाधारण भाग, एक - मध्य उप-विभाग, मार्च १, २०१३/फाल्गुन १८, शके १९४०

- (f) Bank Guarantee of requisite amount as prescribed in Clause 12.6.
- (g) Undertaking and Affidavit as may be prescribed by the Collector.
- (h) Copies of Master Layout Plan with or without Building Plans in three sets prepared and signed by expert in respective field and team headed by an Architect or Town Planner registered with Institute of Town Planners India (ITPI) with sign of owner/developer.
- (i) Contour map showing contour levels of lands under Master Layout Plan. Trueness of the contour shall be certified and attested by the surveying agency and the Project Proponent/s under their signature and seal.
- (j) Colored google earth image / Bhuvan image/ Drone survey image etc. showing lands under Master Layout Plan signed by project proponent.
- (k) Phased Program for development of physical infrastructure with amenities under project, along with the project cost details.

6.2 If the application is not accompanied by the documents mentioned in Clause 6.1, the Authority shall convey the same to the Project Proponent/s immediately within 10 working days giving specific time period for fulfillment of such documents and if the same are not submitted by the said project proponent in given time then return the proposal at his level only.

6.3 On receipt of application, complete in all respects, as prescribed under Clause 6.1, the Authority shall forward the same to the concerned Divisional Joint Director of Town Planning for technical consultation within 10 working days.

6.4 The office of the Divisional Joint Director of Town Planning shall send its remarks to Authority within two months from the receipt of proposal from the Authority or receipt of reply from the Project Proponent/s in respect of any requisition made by him, whichever is later. Such master layout approval will be given with the condition that project proponent will not commence work without environmental clearance. Such environmental clearance shall be submitted at the time of sanction to the building permission. Sanctioned master Plan layout alongwith complete set of drawings shall be endorsed to the concerned branch office of Town Planning Department or to the authority wherever required for the further permissions.

6.5 **Approval to the Master Plan:-** The Authority shall grant approval to the master layout or reject the application, within one month from the receipt of reply from the Divisional Joint Director of Town Planning as mentioned in 6.4.

6.6 **Approval to the building plan:-** Detailed building permission under the master layout plan sanctioned as per clause 6.5 shall be granted by the concern authority with prior consultation as prescribed in proviso to clause 12.4 within 30 days from the receipt of the proposal from the project proponent as mentioned in 6.6.1.

6.6.1 - The Project Proponent/s shall apply to the concerned Planning Authority / Special Planning Authority or Branch office of the Town Planning Department, for grant of building permission, alongwith all relevant documents and attested copy of Environment Clearance for the project from MoEF or the Authority empowered by the MoEF.

6.6.2 - The Project Proponent/s shall submit the certificate of Architect regarding completion of plinth stating that the construction of plinth is as per the approved building Plans to the concerned Planning Authority / Special Planning Authority or Branch Office of the Town Planning as the case may be along with approved Plan. The Planning Authority / Special Planning Authority or Branch Office of the Town Planning shall verify the same **within stipulated time period**. If it is found that the construction of plinth is not as per the building permission sanctioned, the said office shall reject such plinth checking certificate. In such circumstances, the Project Proponent/s shall either demolish the said plinth or get the revised plan sanction according to changes. If it is found that the construction of plinth is as per the building permission sanctioned, then granting the plinth checking certificate is not necessary.

However notwithstanding anything mentioned above, before grant or refusal to the Master Layout Plan, the Authority shall, consult the, concerned Divisional Joint Director of Town Planning as prescribed in Clause-6.3 and 6.4, if the Planning Officer posted in such Authority is below the rank of Joint Director of Town Planning, and to the concerned branch office of Town Planning as prescribed in Clause-6.6 and 11, if the Planning Officer posted in such Authority is below the rank of Assistant Director of Town Planning.



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महाराष्ट्र शासन, राजधानी, मुंबई, अतिरिक्त विभाग, भाग एक-मध्य उप-विभाग, मार्च ९, २०१९/फाल्गुन १८८१ शके १९४०

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Annexure- A

Accompaniment to the Government in Urban Development Department Notification bearing No.TPS-1816/CR-368/16/UD-13, dated the 8th March 2019.

REGULATION FOR DEVELOPMENT OF 'INTEGRATED TOWNSHIP PROJECT (ITP)

1. Applicability :-

These regulations shall be applicable to the areas under Development Plans in jurisdiction of SPAs and ADAs within Regional Plan / Development Plan sanctioned under the provisions of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act").

These Regulations shall come into force with effect from the date on which the final notification has published in the *Official Gazette*.

Provided that, if the Development Control Regulations regarding development of Integrated Township Project for an area over which a Planning Authority/Special Planning Authority/Area Development Authority has been appointed or constituted or deemed to have been appointed are yet to be sanctioned, then in considering the application for permission, these regulations, shall be applicable, *mutatis mutandis*, till such Authority adopts the Regulations in this regard.

If the ITP falls within the jurisdiction of more than one authority then in such cases Government can issue directives at the time of Locational Clearance or at any time regarding which authority will give permission and supervise the project subject to terms and conditions as may be specified.

2. Requirements of Site :-

The area proposed for Integrated Township shall fulfill the following requirements :-

(i) Any suitable area having area of 40 hect. (100 Acres) or more at one place.

(ii) The area shall be one, contiguous, unbroken and uninterrupted. Provided that, such area if divided by one or more water courses (such as nalas, canals, etc.), existing or proposed roads of any width or by railways, pipeline etc., shall be treated as one, contiguous, unbroken and uninterrupted, subject to condition that the Project Proponent/s shall construct necessary connecting roads or bridges as per site requirements at his own cost with due permission from concerned authorities. Integrated Township area may also include;

(a) Lands in afforestation zone provided that such land is not a forest land and subject to no construction being allowed on land having slope more than 1:5.

(b) Lands within the buffer zone of National Park subject to restriction on development permissible in such buffer zone and subject to NOC of Forest Department.

(c) Tribal land subject to permission granted under MLR code, Government lands allotted to project proponent subject to clause 13.2.

(d) Private forest land that have been restored back after completion of section 22(a) Enquiry of Maharashtra Private Forest Act, 1975 shall be allowed to be part of the ITP with the condition that development permission shall be granted on such land only after necessary permission under the provision of Forest Conservation Act, 1980.

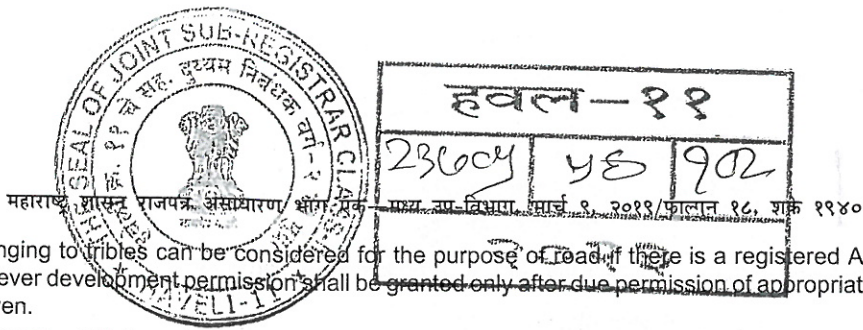
(e) Buffer zone of Eco-sensitive Zone notified subject to all restriction on development and FSI permissible in such buffer zone.

(f) Areas under flood line / flood zone subject to clearance from Water Resource Department.

(g) Areas under Hill Top /Hill Slope Zone, and b, e, f mentioned above as shown on Regional Plan/Development Plan subject to condition as mentioned in Clause 7.1.3. However total of these areas shall be restricted to maximum 40% of total area under ITP.

(iii) If the Integrated Township area is more than 200 Ha., it can be segregated as long as each parcel is more than 40 Ha. and is located within a radius of 5 kms. Provided that the land use mix is maintained in each parcel.

(iv) The area shall have an access by means of an existing, or proposed road having minimum width of 18 mt. In case of proposed road, such area shall have an access by existing road having width 12 mt. for the purpose of declaration locational clearance and Lol of such project but it is necessary for the project proponent to have an existing access of 18 mt. before sanction of Commencement Certificate to the FSI beyond 25% of project. Provided that Government land or land



belonging to tribes can be considered for the purpose of road, if there is a registered Agreement. However development permission shall be granted only after due permission of appropriate authority is given.

(v) The ITP Area shall not include the area under :-

- Notified forest, (excluding the private forest land subject to NOCs of forest Department.)
- Water bodies like river, creek, canal, reservoir, etc. Mangroves, Tidal Zone, Mud Flats
- The area under Notified National Parks.
- Defense Estates
- Cantonment Boards
- Any restricted area.
- Quarry Zone, Notified SEZ, designated port/harbour areas, wildlife corridor and biosphere reserves, Gaothan/Congested Area.
- The historical and archeological places notified under the relevant act.
- Any other area that may be declared by the Govt. of Maharashtra from time to time.

3. Ownership of Lands :-

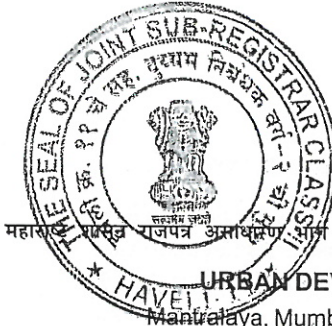
The project proponent/s shall have the ownership of all the land parcels under project.

(Explanation - for this clause, ownership includes rights accrued vide one or more registered Development Agreement/s or Power of Attorney (PoA) for such development and disposal, on behalf of land owner/owners).

4. Permission and Declaration of Project by State Government :-

4.1 The Project Proponent/s shall apply to the State Government for obtaining permission and declaration of such project to be a "Integrated Township Project". Such application shall be accompanied by the following attested documents in two sets :-

- Details of ownership of land viz. extracts of V.F.No. 7/12 or Property Register Cards, in original having date not more than six months prior to the date of submission. In case of rights accrued through registered Development Agreement or PoA, attested copies of such documents.
- Self-attested list of S.No./G.No./CTS showing name of owner as per record of rights, total area of such land parcel, area owned by the applicant in such land parcel, the name of person/company owning the Development Rights, area proposed to be included in project from such land parcel.
- Part plan of sanctioned Regional Plan, showing all the lands falling in the project.
- No Objection Certificate from the officer at Divisional level, Water Resources Department in respect of lands falling in "Command Area" of any Irrigation Project unless these powers are exercisable by the higher authority.
- Village maps showing the lands falling in the project.
- Certificate from concerned Forest Officer not below the rank of Dy. Conservator of Forests at Divisional level (unless these powers are exercisable by higher authority), showing that the lands under project do not form part of and not included in reserved forest or protected forest or non-classified forest or not acquired under the provisions of the Maharashtra Private Forest (Acquisition) Act, 1975 and also, confirming that such lands do not form part of the Notified National Parks, prohibited area of Notified Wildlife Sanctuaries and Notified Bird Sanctuaries.
- Certificate from the concerned revenue officer not below the rank of Tahasildar, showing the lands under project do not include lands belonging to tribal or that tribal land included in ITP have necessary permission under MLR code.
- Certificate from the Director of Archaeological Department, Maharashtra State, showing that the lands under project do not include monuments notified by the Archaeological Department, Heritage buildings and Precincts. Such certificate should also mention the distance to be kept around such places, if any.
- Receipt of processing fee (non-refundable) paid, at the concerned branch office of the Town Planning Department, at the rate of Rs.5000/- per ha. for the current year with the yearly rise of Rs.500 per ha. starting from the month of January every year.



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URBAN DEVELOPMENT DEPARTMENT
Mantwala, Mumbai 400 032, dated the 8th March 2019

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-1816/CR-368/16/Part-I/DP-ITP/UD-13.—Whereas, the Government has sanctioned various Development Plans (hereinafter referred to as 'the said Development Plans') alongwith their Building Bye-laws and Development Control Regulations (hereinafter referred to as 'the said Development Control Regulations') for All Local Authorities and Planning Authorities including Special Planning Authorities (hereinafter referred to as 'the said Planning Authorities') under the provisions of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as 'the said Act');

And whereas, public housing has been one of the major concern of Policy Planning. It has been realised that there is a need to incentivise investment by private sector in development of housing. Considering this, the Government of Maharashtra earlier finalized the Special Township Policy (hereinafter referred to as the "said STP Policy") in the year 2006 and subsequently the provision for implementation of the said STP policy (hereinafter referred to as the "said STP Regulations") has been included in the respective Development Control Regulations of the said Planning Authorities ;

And whereas, Government has made subsequent amendments in the said STP Regulations from time to time;

And whereas, the words Special Township Project are replaced by an Integrated Township Project by the amendment made in the said Act vide Maharashtra Act 43 of 2014 with effect from 22nd April 2015 and henceforth referred to as an Integrated Township Project (hereinafter referred to as the "said ITP");

And whereas, it is under consideration of the Government that the present said STP Regulations will be modified substantially in order to utilise the maximum development potential of land, to increase the supply of affordable houses in the market and to bring clarity / simplification in the process of approval ;

And whereas, in view of the above and after decision of the State Cabinet dated the 14th February 2018, the Government is of the opinion that the said existing STP Regulations of the said Planning Authority should be replaced by the new set of Revised ITP Regulations appended herewith in Annexure-B (hereinafter referred to as the said "Proposed Modification") ;

And whereas, the Government, found it expedient in the public interest to take recourse of the provision contained in Section 37(1AA)(a) of the said Act to incorporate the said proposed modification in DCR of the said planning authorities ;

And whereas in exercise of the power conferred by sub-section (1AA) of section 37 of the said Act and all powers enabling it in that behalf, the Government of Maharashtra in Urban Development Department has Published a Notice No.TPS-1816/C.R.368/16/Part-I/DP-ITP/ UD-13, dated the 22nd March 2018. (hereinafter referred to as "the said Notice") regarding the proposed modification which has appeared in *Maharashtra Government Gazette Extra Ordinary Part-I Central Sub Division* dated the 26th March 2018 on page Nos.1 to 33 for inviting suggestion / objection from the general public and appointed concerned Divisional Joint Director of Town Planning who is hereby authorised as an Officer under section 162 of the said act on behalf on Government (hereinafter referred to as the "said Officer.");

And whereas, after completing all the legal procedure as mentioned in the said Act, the said Officer has submitted his report to the Government regarding the said proposed modification vide letter No.763 dated the 11th July 2018, 5570 dated 6th July 2018, 1460 dated 27th August 2018, 1105 dated 10th September 2018, 1586 dated 9th October 2018, 2133 dated 28th December 2018 and the Director of Town Planning M.S.Pune has submitted his report on the said proposed modification vide their letter No. 1072, dated the 27th February 2019 ;

And whereas, after considering the report of the said Officer and after making necessary inquiries and also consulting the Director of Town Planning, Maharashtra State, the Government is of opinion that the said modification should be sanctioned with certain changes.

Now therefore, in exercise of the power conferred by sub-section (1 AA) (C) of section 37 of the said Act, Government hereby accords sanction to the proposed modification with certain changes and replaces all the said existing Regulations for Development of integrated Township Project for Special Planning Authorities / Area Development Authorities excluding Municipal Councils and Municipal Corporations (Kept in abeyance) by the new set of Special Regulation for Development of Integrated Township Project appended here with in 'Annexure-A'.

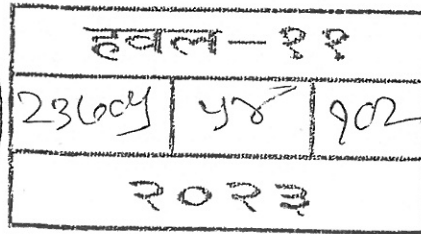
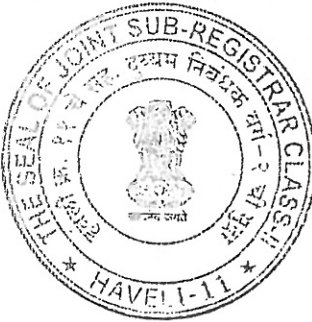
This notice shall be kept open for inspection to the general public in the following offices for the above period on all working days.

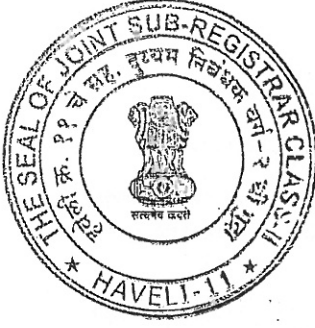
- (i) Director of Town Planning, Central Building, Pune ;
- (ii) Joint Director of Town Planning, Pune, Nashik, Nagpur, Konkan Aurangabad, Amravati Division ;
- (iii) Metropolitan Commissioner, Metropolitan Authority, Pune/Nagpur/Nashik/Aurangabad.

This Notice shall also be published on the Government website www.maharashtra.gov.in (कायदे व नियम).

By order and in the name of Governor of Maharashtra,

R. M. PAWAR,
Under Secretary to Government.





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RNI No. MAHBIL/2009/31745



महाराष्ट्र शासन राजपत्र

असाधारण भाग एक-मध्य उप-विभाग

वर्ष ५, अंक १९(३)

शनिवार, मार्च ९, २०१९/फाल्गुन १८, शके १९४०

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असाधारण क्रमांक ३२

प्राधिकृत प्रकाशन

नगर विकास विभाग

मंत्रालय, मुंबई-३२, दिनांक ८ मार्च २०१९

अधिसूचना

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६.

क्रमांक टीपीएस-१८१६/प्र.क्र.३६८(भाग-१)/१५/३७ (१ क क) /वियो/नवि-१३.-ज्याअर्थी, शासनाच्या नगर विकास विभागाने, स्थानिक नियोजन प्राधिकरणांच्या व नियोजन प्राधिकरणांच्या (विशेष नियोजन प्राधिकरणासहीत) (यापुढे ज्यांचा उल्लेख "उक्त नियोजन प्राधिकरण" असा करण्यात आला आहे) विकास योजनांना त्यांच्या विकास नियंत्रण नियमावलीसह महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ च्या (यापुढे ज्याचा उल्लेख "उक्त अधिनियम" असा करण्यात आला आहे) कलम ३१ अन्वये वेळोवेळीच्या अधिसूचनांद्वारे (यापुढे ज्याचा उल्लेख "उक्त अधिसूचना" असा करण्यात आला आहे) मंजुरी दिली आहे;

आणि ज्याअर्थी, उपलब्ध जमिनीचा तिच्या कमाल विकसन क्षमतेनुसार उपयोग करून घेणे, बाजारामध्ये किफायतशीर घरांचा पुरवठा वाढविणे, नगर वसाहत प्रकल्पाच्या माध्यमातून शासनास कोणताही खर्च न करता स्मार्ट सिटी सारख्या समृद्ध वसाहती विकसित होणेकरिता, तसेच प्रकल्पाकरिता विनियमामध्ये व कार्यपद्धतीमध्ये स्पष्टता आणणे याकरिता विशेष नगर वसाहतीचे धोरण यापूर्वी शासनाने सन २००६ मध्ये तयार करून ते उक्त नियोजन प्राधिकरणांच्या विकास नियंत्रण नियमावलीमध्ये समाविष्ट केलेले आहेत (यापुढे ज्याचा उल्लेख "विशेष नगर वसाहतीचे विनियम" असा केला आहे);

आणि ज्याअर्थी, उक्त विशेष नगर वसाहतीच्या विनियमामध्ये शासनाने वेळोवेळी बदल केलेले आहेत;

आणि ज्याअर्थी, विशेष नगर वसाहत हा शब्दप्रयोग बदलून एकात्मिक नगर वसाहत असा करण्यासाठी महाराष्ट्र अधिनियम ४३/२०१४ नुसार उक्त अधिनियमामध्ये दिनांक २२ एप्रिल २०१५ पासून बदल करण्यात आलेला आहे (यापुढे ज्याचा उल्लेख "उक्त एकात्मिक नगर वसाहत" असा उल्लेख करण्यात आलेला आहे);

आणि ज्याअर्थी, उपलब्ध जमिनीचा तिच्या कमाल विकसन क्षमतेनुसार उपयोग करून घेणे, बाजारामध्ये किफायतशीर घरांचा पुरवठा वाढविणे तसेच प्रकल्पाकरिता सध्याच्या विनियमामध्ये व कार्यपद्धतीमध्ये स्पष्टता आणणे याकरिता विशेष नगर वसाहतीचे धोरणामध्ये सुधारणा करणे आवश्यक असल्याचे शासनाचे मत झाले आहे;

आणि ज्याअर्थी, उपरोक्त बाबी विचारात घेतल्यानंतर शासनाने प्रस्तावित केलेल्या एकात्मिक नगर वसाहतीच्या सुधारित धोरणास दिनांक १४ फेब्रुवारी २०१८ रोजीच्या मा. राज्य मंत्रिमंडळ बैठकीमध्ये मान्यता दिल्यानुसार उक्त नियोजन प्राधिकरणांच्या विकास नियंत्रण नियमावलीमध्ये असलेले सध्याचे विद्यमान विशेष नगर वसाहतीचे विनियम बदलून त्याऐवजी उक्त एकात्मिक नगर वसाहतीचे सुधारित विनियम नव्याने समाविष्ट करणे आवश्यक झाले असून त्याकरिता उक्त नियोजन प्राधिकरणांच्या विकास नियंत्रण नियमावलीमध्ये समाविष्ट करणे आवश्यक आहे असे शासनाचे मत झाले आहे (यापुढे ज्याचा उल्लेख "प्रस्तावित फेरबदल" असा करण्यात आला आहे.);

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महाराष्ट्र शासन राजपत्र असहस्र भाग-१ मध्य उप विभाग, मुंबई-१९, मार्च १९, २०१९/फाल्गुन १८, शके १९४०

आणि ज्याअर्थी, उक्त प्रस्तावित फेरबदलाचा अंतर्भाव उक्त नियोजन प्राधिकरणाच्या विकास नियंत्रण नियमावलीमध्ये समाविष्ट करण्याकरिता सार्वजनिक जनहित लक्षपूर्वक असून, अधिनियमाचे कलम ३७ (१ क क) अन्वये शासनस्तरावरून हरकती मागविण्यासाठी सूचना प्रसिद्ध करणे आवश्यक आहे, असे शासनाचे मत झाले आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३७ (१ क क) अन्वये प्रदत्त असलेल्या अधिकारानुसार शासनाने “प्रस्तावित फेरबदल” प्रस्तावासंदर्भात आम जनतेकडून सूचना / हरकती मागविण्यासाठी नोटीस क्र. टीपीएस-१८१६/ प्र.क्र.३६८ (भाग-१) / १५ / ३७ (१कक) / वि.यो./ नवि-१३, दिनांक २२ मार्च २०१८ रोजी प्रसिद्ध केले असून याबाबतची सूचना दिनांक २६ मार्च २०१८ रोजीच्या महाराष्ट्र शासन राजपत्र असाधारण भाग-१-मध्य उप विभाग पृ. क्र. १ ते ३३ वर प्रसिद्ध झाली आहे आणि उक्त फेरबदलाबाबत नोटीस प्रसिद्धीनंतर प्राप्त होणाऱ्या सूचना / हरकतीवर संबंधितांना सुनावणी देण्याकरीता व शासनास अहवाल सादर करण्यासाठी संबंधित विभागाच्या विभागीय सह संचालक, नगर रचना यांना उक्त अधिनियमाचे कलम १६२ अन्वये प्राधिकृत करण्यात आले होते. (यापुढे ज्याचा उल्लेख “उक्त नियुक्त अधिकारी” असा करण्यात आला आहे) ;

आणि ज्याअर्थी, उक्त नियुक्त अधिकारी यांनी वैधानिक कार्यवाही पूर्ण करून उक्त फेरबदल प्रस्तावाबाबत त्यांचा अहवाल पत्र क्र. ७६३, दिनांक ११ जुलै २०१८, ५५७० दिनांक ०६ जुलै २०१८, १४६०, दिनांक २७ ऑगस्ट २०१८, ११०५ दिनांक १० सप्टेंबर २०१८, १५८६ दिनांक ०९ ऑक्टोबर २०१८, २१३३ दिनांक २८ डिसेंबर २०१८ अन्वये सादर केले असून त्यावर संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांनी पत्र क्र.१०७२, दिनांक २७ फेब्रुवारी २०१९ अन्वये अभिप्राय सादर केले आहेत.

आणि ज्याअर्थी, उक्त नियुक्त अधिकारी यांचे अभिप्राय विचारात घेतल्यानंतर आणि संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचा सल्ला घेतल्यानंतर उक्त फेरबदल मंजूर करणे आवश्यक असल्याचे शासनाचे मत झाले आहे.

त्याअर्थी, उक्त अधिनियमाच्या कलम ३७ (१ क क) (ग) अन्वये प्रदत्त असलेल्या अधिकाराचा वापर करून शासन याद्वारे उक्त फेरबदल प्रस्ताव नगरपरिषदा/महानगरपालिका यांचेकरिता स्थगित ठेऊन उर्वरित विशेष नियोजन प्राधिकरणे / क्षेत्र विकास प्राधिकरणे यांचेकरिता सोबतच्या अनुसूची-अ मध्ये सविस्तर वर्णन केल्याप्रमाणे एकात्मिक नगर वसाहतीचे सुधारित नियमास काही सुधारणांसह अंतिम मंजूरी देत आहे.

प्रस्तुत फेरबदलाची अधिसूचना त्यासोबतच्या अनुसूची-अ सह नागरिकांच्या अवलोकनार्थ कामकाजाच्या दिवशी कार्यालयीन वेळेत खालील कार्यालयात उपलब्ध राहील:-

(१) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

(२) सह संचालक, नगर रचना, पुणे/कोकण/नाशिक/अमरावती/नागपूर/औरंगाबाद विभाग.

(३) महानगर आयुक्त, मुंबई महानगर प्रदेश क्षेत्र विकास प्राधिकरण, मुंबई/ महानगर आयुक्त, महानगर प्रदेश विकास प्राधिकरण, पुणे/ नाशिक/नागपूर/औरंगाबाद.

सदरहू सूचना शासनाच्या www.maharashtra.gov.in (कायदे / नियम) या संकेतस्थळावर प्रसिद्ध करण्यात आली आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

रा. म. पवार,
शासनाचे अवर सचिव.



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पुणे विभाग

महाराष्ट्र शासन, पुणे, २१ नोव्हेंबर २००५ : कार्तिक ३०, शके १९२७

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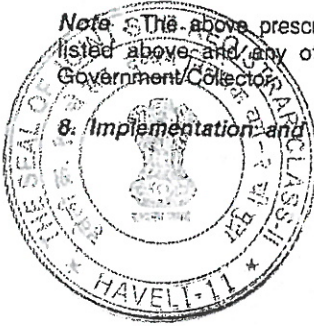
(II) Every application shall be accompanied by :

- (a) Ownership Document .. 7/12 extract/Property Card, ownership right document in original with list of such documents.
 - (b) Extent .. Village maps showing the extent of area and authenticated measurement plan/gut book of the land in original and list of such documents.
 - (c) Authenticated copies of locational clearance and letter of intent, environmental clearance whether applicable.
 - (d) Layout and building plans :
(Prepared and signed by experts in respective field and team headed by an Architect/Town Planner).
- (i) Layout plan showing all details of area utilised under roads, open space for Parks, Garden and Playground amenities.
 - (ii) Detail layout plan building plans of all development with area of all sector and individual plots and built up area/FSI proposed on each sector and plot.
 - (iii) Detail Report comprising of expected population, requirement of amenities and proposed amenities with reference to prevailing planning standards approved by Government and sources of all basic amenities and its details about implementation and maintenance and Taxes.
 - (iv) Details of zoning of all area included in the scheme boundary as per sanctioned Regional Plan and area under such zone.
 - (v) Details of FSI/Total built up area proposed to be utilized in scheme.
 - (vi) Details of Eco-friendly amenities provided.
 - (vii) Plans showing road hierarchy and road widths, pedestrian facility, street furniture, plantation, side walk, subways with area details.
 - (viii) Details of solid waste management plan.
 - (ix) Plan showing HFL of major lakes, river, if any, certified by irrigation Department.
 - (x) Plan showing details of distribution of total floor area/space.
 - (xi) Plan showing water supply distribution system, including reservoirs, recycling system, details of rainwater harvesting system.
 - (xii) Details of storm water drainage scheme.
 - (xiii) Details of fire fighting mechanism, fire brigade station.
 - (xiv) All other documents as determined and directed by Collector, Pune.

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महाराष्ट्र शासन राजपत्र, २९ नोव्हेंबर २००५ : कार्तिक ३०, शके १९२७ भाग १ असाधारण

Note - The above prescribed periods shall be computed after compliance of all the requirements listed above and any other additional information called for from the owner/developer by the Government/Collector.



8. Implementation and Completion

हवेली ११	
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- (i) Development of Basic infrastructure and amenity shall be completed by the developer to the satisfaction of the Collector as per phases of scheme. Development of the scheme shall be completed within 10 years from the date of final sanction to the layout plan of scheme.
- (ii) No building in the scheme is permitted to be occupied in any manner unless occupation certificate is issued by Collector, in consultation with local Branch Officer of Town Planning and Valuation Department.
- (iii) Final completion certificate for the scheme is to be issued by Collector in consultation with local Branch Officer of Town Planning And Valuation Department, Maharashtra Pollution Control Board, Forest Department as far as tree plantation is concerned and Fire Officer of State Government.
- (iv) Application for occupation certificate or final completion certificate shall be submitted along with a declaration and undertaking by the developer and his structural consultant, Architect Town Planner as follows :
- We confirm that all buildings constructed in the scheme area are as per norms as specified by Indian Standard Institute for the resistance of earth-quake, fire safety and natural calamities.
 - Work is done as per sanctioned plan.
 - Built up area and FSI consumed in scheme is as per sanctioned plan.
 - No Balcony is enclosed.
 - If it is found that extra built up area/FSI is consumed in the scheme at any time, it shall be demolished by developer at his own cost as directed by Collector, Pune.

9. Interpretation : If any question or dispute arises with regard to interpretation of any of these regulations, the matter shall be referred to the State Government. The Government after considering the matter and, if necessary, after giving hearing to the parties, shall give a decision on the interpretation of the provisions of the Regulations. The decision of Government on the interpretation of these Regulation shall be final and binding on all concerned.

By order and in the name of the Governor of Maharashtra,

RAMANAND TIWARI,

Principal Secretary to Government.

खेवडा कारागृह-मुद्रणालय, पुणे-४११ ००६



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पुणे विभाग

२१ नोव्हेंबर २००५

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of the project shall be kept open while the project of Special Township shall be executed on the remaining 50 per cent land with gross built up area/FSI of 0.5 worked out on the entire gross area of the project. Further, while developing such projects, it would be obligatory on the part of the developer to provide and develop all the infrastructure facilities including sites required for public purposes as per the prescribed planning norms. As regards 50 per cent of land which is required to be kept open, the same shall be made free of encumbrances and no development except town level upon amenities shall be permissible thereon.

(II) All provision of Regulations except 4.(f) shall apply to the development of Township in agriculture/No development Zone.

(iii) In case area Notified under Special Township falls in Residential Zone and partly in Agriculture/ No Development Zone the provisions applicable to such scheme shall be proportionate to the area under the respective zoning as per sanctioned Regional Plan.

5.3. (I) In every Special Township proposal the structural designer of developer has to submit declaration with project report to Collector/Planning Authority about the construction of building as below.

'I have confirmed that the proposed construction in the scheme are as per norms as specified by Indian Standards Institute, for the resistance of earthquake, fire safety and natural calamities.'

(II) Upper and lower ground floor type construction shall not be allowed.

(III) The following shall not be included in covered area for built up are and F. S. I. calculations.

(a) Area covered by the staircase rooms for stair flights of width 0.75 Mts. and above, in case of row housing and paint houses and duplexes, 1 mtrs. in case of residential building, 1.2 mtrs. and above in case of commercial (mercantile) buildings, 2.00 mtr. and above in the case of public and semi-public building, subject to payment of premium in consultation with Town Planning and Valuation Department.

(b) Area covered by lift room for a building with height upto 16 mtrs.

(c) Stilt floor space (exclusively for parking space) constructed under building of maximum cleared height 2.4 mtrs. and which shall be open at least from three sides.

(d) Balcony or balconies of a minimum width of one mtr. may be permitted free of F. S. I. at any upper floor, subject to maximum of 1/3rd length of perimeter of building and such balcony projection shall be subject to the following conditions :

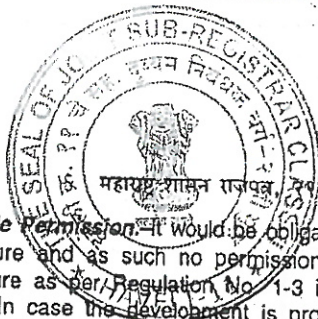
(I) No balcony shall be allowed on ground floor.

(II) Balcony or balconies shall be permitted to project in the marginal open space of not less than 3 mtrs. in width.

(III) Notwithstanding anything contained in any other laws, rules, regulations or bye-laws in force, a balcony shall not be permitted to be enclosed.

(iv) In special Township schemes under Residential Zone and No Development Zone trees at the rate of minimum 150 trees per ha. and 400 trees per ha. respectively shall be planted and maintained by the developer.

(v) Once the proposal for Special Township is submitted to the Government under Regulation No. 7 (A) no change of zone proposal in such Township area shall be considered by Government.



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मोहोबत २००४ • फरवरी २०, सन् १९९९		

भाग १ असाधारण

6. Sale Permission. It would be obligatory on the part of the developer firstly to provide for basic infrastructure and as such no permission for sale of plot/flat shall be allowed unless the basic infrastructure as per Regulation No. 1-3 is completed by the developer to the satisfaction of the Collector. In case the development is proposed in Phases and sale permission is expected after completion of Phasewise basic infrastructure, such permission may be granted by the Collector. Before granting such sale permission, Developer has to submit undertaking about the basic infrastructure to be provided and completed Phasewise by Developer. The plots earmarked for amenities, facilities and utilities shall be also simultaneously developed Phasewise along with residential/allied development.

7. Procedure

(a) Locational Clearance.—The proposal for development of Special Township, along with the details of ownership of land or Development right of lands in the proposal scheme, site plan, part plan of sanction regional plan shall be submitted to Government in Urban Development Department alongwith a copy to Director of Town Planning Maharashtra State, Pune Environment Department of Maharashtra State, Irrigation Department for grant of locational clearance. Upon receipt of such proposal, depending upon the merits of the case, locational clearance may be granted by Government under section 18/2 of Maharashtra Regional and Town Planning Act, 1966 in consultation with the Director of Town Planning and Environment Department and other respective departments of the State Government within a period of 90 days from the date of receipt of the proposal and after completion of all prescribed procedure specified in Regulation No. 1.2 above and compliance of any such document as may be required by Government. This locational clearance will be valid for one year from the date of issue and if within such period the letter of intent and final approval is not taken or not applied for, such clearance/approval will stand lapsed unless it is renewed by Government for sufficient reasons. Application for renewal has to be made to Government before expiry of one year. In that case this Special Regulations shall not be applicable to the area under such scheme.

(b) Letter of Intent.—Upon receipt of locational clearance from the Government, the developer shall submit the proposal in respect of Special Township to Collector, Pune along with the Environmental clearance as mentioned in Regulation No. 1.4 for issue of letter of intent. The proposal shall contain ownership rights/development rights, document in respect of at least 50 per cent of area under scheme and other particulars as decided and directed by Collector, Pune. Details of qualified technical staff and consultant in technical and law field. Letter of intent shall be issued within a period of 45 days from the date of receipt of the completed full and final proposal. The letter of intent shall be valid for six months unless renewed.

(c) (i) Final Approval.—The Developer shall submit the layout plan of the entire township area, sector wise detailed building plans, and details of phasing, for final sanction to the Collector, Pune. The developer shall also submit an undertaking or execute an agreement about development and maintenance of basic infrastructural amenities in future with bank guarantee of 15 per cent of its development costs. The Collector, Pune shall conduct proper inquiry and ensure the correctness of title and Ownership, etc. Only after such verification, Collector, Pune shall grant approval to layout plan and sectorwise detailed building plans in consultation with Deputy Director of Town Planning, Pune Division, Pune within the stipulated period on terms and conditions as may be determined by Collector and Deputy Director of Town Planning, Pune Division, Pune.

The period required by the Collector for Technical consultation with Deputy Director of Town Planning, Pune Division, Pune shall not be computed.

Any one aggrieved by an order passed under prevailing bye-laws may within forty days of the date of communication of the order perfer an appeal to the Director of Town Planning, Maharashtra State, Pune. The appeal shall be cleared within 60 days.



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(i) **Special benefits.**—Concession in respect of Star Category Hotels, Hospitals and Multiplexes/Property Tax shall be provided.

3. Planning Considerations.—The Township project has to be an integrated township project. The project should necessarily provide land for following users :—

- (a) Residential
- (b) Commercial
- (c) Educational
- (d) Amenity spaces
- (e) Health Facilities
- (f) Parks, Gardens and Playgrounds
- (g) Public Utilities

4. General Norms for Different Land Uses.—The overall planning of the special townships shall be such that the project fairly meets with the specifications spelt out in the prevailing planning standards approved by Government. Further, the planning of Special Township shall take care of following land uses in particular.

(a) **Residential.**—The residential area should be well defined in clusters or neighbour hoods or in plotted development with proper road grid. Out of the total floor area proposed to be utilised which is permissible as proportionate to zoning of area under such township at least 60 per cent of the area may be used for purely residential development and further out of the total floor area proposed to be utilised for residential development, 10 per cent of the same shall be built for residential tenements having built up area upto 40 sq. mtrs.

(b) **Commercial.**—The commercial area shall be properly distributed in hierarchical manner such as convenience shopping, community centre, etc.

(c) **Educational.**—Comprehensive educational system providing education from primary to secondary should be provided as per the requirement. The area allocation should be on projected population base and as far as possible the educational complex should not be concentrated at one place. All such complexes should have area adequate allocation for playground. Minimum area required for educational purpose shall be as per prevailing planning standards.

(d) **Amenity Spaces.**—The area allocation for amenity space providing for amenities like market, essential shopping area, recreation centres, town hall, library, etc., should not be less than 5 per cent of gross area and should be evenly placed.

(e) **Health facilities.**—Adequate area allocation for health facilities for primary health should be provided for. Minimum area required for health facilities shall be as per prevailing planning standards.

(f) **Parks, Gardens and Playgrounds.**—The township shall also provide at least 20 per cent of the total area as parks / gardens / playgrounds. This should be exclusive of the statutory open spaces to be kept in smaller layout and should be distributed in all residential clusters. This 20 per cent area should be developed by the developer for such purposes and kept open to all general public.



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(g) **Public Utilities.** Appropriate area allocation should be provided for (a) power, receiving station/sub-station, (b) water supply system, (c) sewerage and garbage disposal system, (d) police station, (e) public parking, (f) cemetery/cremation grounds, (g) bus station, fire brigade station and other public utilities as per requirements.

(h) **Transport and Communication.** The entire area of township shall be well knitted with proper road pattern, taking into consideration the linkages with existing roads within the township and outside area as well. All such roads shall be developed by the developer as per standard and road widths shall be as given below.

Classified Road.—as prescribed.

Main road/Ring road-18 to 24 metres wide.

Internal road—as per prevailing bye-laws applicable to Regional Plan subject to minimum road, width of 9 mtrs.

(i) **Service Industries.** In the Special Township area, lands required for commercial uses, industrial uses, permissible in residential user, may also be earmarked. However, the predominant land use would be residential use.

Notes :

I. All the amenities referred to above shall be inclusive of designated amenities and amenity space required as per regulations of Regional Plan.

II. Regional Plan roads in the township area shall be developed and maintained by developer and the same shall be always open for general public without any restrictions there upon.

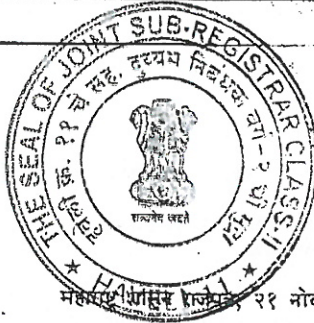
III. Minimum parking shall be provided as per standardised DCR of 'A' class Municipal Council provided that for Hotel Restaurant, College, School Educational Institute, Educational Classes, Hospitals, Polyclinics and Diagnostic Centres, Offices, Mangal Karyalya, Town Hall, Clubs, etc. on site parking shall be provided. For Buildings having mixed users, in addition to regular Parking area as mentioned above a space 3.0 mtr. wide strip along the road, on front/side shall be provided for the visitors parking.

5. Development Control Regulations :

Prevailing Development Control Regulations of Sanctioned Regional Plan shall be applicable *mutatis mutandis* except those expressly provided in these Special Regulations.

5.1 (i) Special Township in Residential, Residential with Agricultural/No Development Zone.—(i) The total built up area/FSI of entire gross area of the Special Township in Residential Zone will be 1.00. The F. S. I. for Agriculture/ No Development Zone, if any, included in Special Township shall be 0.5. Total FSI in the Township will be in proportion to areas of different zones. There will be no limit of total built up area/FSI for the development of individual plots. Height of building shall be as per prevailing bye laws as specified in Regional Plan. However, it may be increased subject to provisions of fire fighting arrangements with prior approval of Fire Advisor, Government of Maharashtra.

5.2. Special Townships in Agriculture/No Development Zone.—(i) Development of Special Township Project in Agriculture/No Development Zone, Green Zone and Urbanizable Zone, contained in the Regional plan shall be permissible subject to conditions that 50 per cent of the gross area



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पुणे विभाग

महाराष्ट्र शासन, पुणे, २१ नोव्हेंबर २००५ : कार्तिक ३०, शके १९२७

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(2) The Collector, Pune,

(3) Assistant Director of Town Planning, Pune Branch, 283, Narayan Peth, Pune 411 030.

(B) This notification is also available on Government web site www.urban.maharashtra.gov.in

SCHEDULE "A"

REGULATIONS FOR DEVELOPMENT OF SPECIAL TOWNSHIPS IN AREA UNDER PUNE REGIONAL PLAN

A. GENERAL REQUIREMENTS

1. Applicability.—These Regulations would be Part of Development Control Regulations of sanctioned Regional Plan, Pune and applicable to the area under sanctioned Pune Regional Plan excluding the area under jurisdiction of Municipal Corporations, Municipal Councils, Cantonment Boards and Pimpri-Chinchwad New Town Development Authority, Maharashtra Industrial Development Corporation Eco-Sensitive area, if any declared by Government and Special Planning Authority, if any.

1.1 Area Requirement.—Any suitable area having sufficiently wide means of access (not less than 18 mtrs. wide) can be identified for the purpose of development as "Special Township". The area notified under the Special Township shall be one continuous unbroken and uninterrupted and in any case shall not be less than 40 Ha. (100 acres) at one place, which shall not include the area under notified forest, water bodies like river, creek canal, reservoir, Tribal lands, lands falling within the belt of 500 mtrs. from the HFL of major lakes, lands in the command area of irrigation projects, Land falling within the belt of 200 Mtrs. from the historical monuments and places of Archeological importance, Archeological monuments, Heritage precincts and places, any restricted areas, notified National parks, existing and proposed industrial zone, gaathan areas or congested areas. However, such Special Township, may include private land under Hill Tops and Hill-Slopes zones in Pune Metropolitan Region as well as Hill tops and Hill-Slopes zones outside Pune Metropolitan Region, whether earmarked on Regional Plan or not and afforestation zones. The area of lands in such Hill-Tops and Hill-Slopes zones and afforestation zones shall be maximum 40 percent of the gross area and such area shall be included in part of 50% area to be kept permanently open where no development activity shall be permissible under such townships. The said areas shall be developed for tree plantation as per the norms specified. However, for the purpose of calculation of FSI, such areas shall be excluded.

1.2. Manner Of Declaration.—Any area identified above and if found suitable can be Notified by Government in Urban Development Department by following procedure under Section 20 read with section 18 of the Maharashtra Regional and Town Planning Act, 1966 and also in such other manner as may be determined by it for the purpose of development as "Special Township Project".

1.3. Infrastructure Facilities.—The entire Township should be an integrated one with all facilities within the boundaries of declared townships. All the on site infrastructure, i. e. roads, including R. P. roads, approach road, street lights, water supply and drainage system shall be provided and maintained in future by the developer till urban local body is constituted for such area and the developer shall also carry out development of amenity or proposals, if any, designated in the Regional plan, in accordance with the prevailing regulations.

(a) Water Supply.—The developer shall be required to develop the source for drinking water (excluding the groundwater source) or secure firm commitment from any water supply authority for meeting the daily water requirement of minimum 140 liters per capita per day exclusive of requirement of water for fire-fighting and gardening. The storage capacity of the same shall be at least 1.5 times of the actual required quantity as determined by expected population (Resident and Floating) and other uses. The developer would be required to develop proper internal

distribution and maintenance systems and shall specially undertake rain water harvesting, groundwater recharging and waste water recycling projects within the Township.

(b) **Drainage and garbage disposal.**—The Developer shall make suitable and environment friendly arrangements for the disposal and Treatment of sewage and solid waste as per requirements of Maharashtra Pollution Control Board. Recycling sewage for gardening shall be undertaken by the developer.

The developer shall develop Eco-friendly garbage disposal system by adopting the recycling and bio-degradation system in consultation with Maharashtra Pollution Control Board.

(c) **Power.**—The Developer shall ensure continuous and quality power supply to township area. The developer may draw the power from any existing supply system or may go in for arrangement of captive power generation with the approval from concerned authority. If power is drawn from any existing supply system, the developer shall before commencement of development, procure a firm commitment of power for the entire township from the power supply company.

1.4. **Environment.**—The development contemplated in townships shall not cause damage to ecology. In no case it shall involve topographical changes, changes in alignment and cross section of existing water course, if any, in the scheme area or adjacent to scheme area. Environmental clearance shall be obtained from the Ministry of Environment and Forest, Government of India as per directions issued by the MOEF's notification dated 7th July 2004. The Township shall provide at least 20 per cent of the total area as park/garden/playground as mentioned in 4(f) below, with proper landscaping and open uses designated in the Township shall be duly developed by owner/developer. This amenity shall be open to general public without any restriction or discrimination.

2. Special Concessions

(a) **N. A. Permission.**—Non-agriculture permission will be automatic. As soon as the scheme is notified, lands notified under Special Township area as per 1.2 will be deemed to have been converted into non-agriculture and no separate permission is required. Non-agriculture assessment, however, will commence from the date of sanction of scheme as per Regulation No. 7 (c).

(b) **Stamp Duty.**—The stamp duty rates applicable in Notified Special Township area shall be 50 per cent of prevailing rates of the Mumbai Stamp Act.

(c) **Grant of Government land.**—Any Government land falling under special township area shall be leased out to the developer at the prevailing market rate on usual terms and conditions.

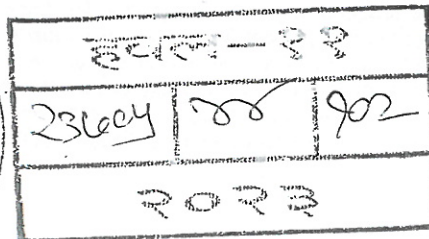
(d) **Relaxation from Mumbai Tenancy and Agricultural Land Act.**—The condition that only the agriculturist will be eligible to buy the agriculture land shall not be applicable in Special Township area.

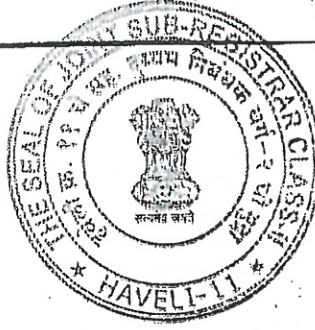
(e) **Ceiling of Agricultural Land.**—There shall be no ceiling limit for holding agriculture land to be purchased by the owner/developer for such Special Township Project.

(f) **Exemption from Urban Land (Ceiling and Regulation) Act, 1976.**—Special Township Projects shall be exempted from the purview of Urban Land (Ceiling and Regulation) Act, 1976.

(g) **Scrutiny fee.**—A Special Township Project shall be partially exempted from payment of scrutiny fee being levied by the Collector/Planning Authority for processing the development proposal on certain terms and conditions as may be decided by the Collector/Planning Authority.

(h) **Floating FSI.**—There will be floating FSI in the township. Unused FSI of one plot can be used anywhere in the whole township.





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ANNEXURE-VII २०२३		



रजिस्टर नंबर पुणे/पंचप/पुपुम/सा/२०४/
२००३-२००५/एलडब्ल्यूपी/१९६;
क्रमांक पीएचएम/एसआर/१९२/VIII/२००१

महाराष्ट्र शासन राजपत्र

असाधारण

प्राधिकृत प्रकाशन

क्र. ९] सोमवार, दिनांक २१ नोव्हेंबर २००५ : कार्तिक ३०, शके १९२७ [किंमत : रुपये ३.००

स्वतंत्र संस्करण म्हणून फाईल करण्यासाठी या भागाला वेगळे पृष्ठ क्रमांक दिले आहेत

भाग एक--पुणे विभाग

Notification under Section 20 (4) of...
Regarding Regulations for Development
of Townships in area under Pune
Regional Plan.

URBAN DEVELOPMENT DEPARTMENT

Mandralaya, Mumbai-400 032

Dated 16th November 2005

Maharashtra Regional and Town Planning Act, 1966

NOTIFICATION

No. TPS-1804/Pune R. P. DCR/UD-13.-Whereas, Government has sanctioned the Regional Plan for Pune District Region (hereinafter referred to as "the said Regional Plan") vide Notification No. TPS-1895/227/CR-26/95/UD-13, dated 25th November 1997 as per the provisions of Section 15 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") which has come into force with effect from 10th February 1998;

and whereas, Development Control Rules of the said Regional Plan does not contain the provisions for Special Township;

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भाग १ (असा.)--१२

महाराष्ट्र शासन राजपत्र, २४ नोव्हेंबर २००५ : कार्तिक ३०, शके १९२७

भाग १ असाधारण

and whereas, Public Housing has been one of the major concerns of policy planning. It has been realised that there is a need to incentivise investment by private sector in development of housing. With this in mind, Government of India announced its policy to permit 100 per cent direct foreign investment for development of integrated towns. Government of Maharashtra in collaboration with Maharashtra Economic Development Council had organised an International Infrastructure Summit in 2002. A concept paper was presented by the Urban Development, which was widely appreciated. Consultations with Planners, Architects and Developers were held and the Government of Maharashtra finally approved the Special Township Scheme in the year 2004. The idea is to promote private investment in housing sector to facilitate housing at reasonable prices and also to create a hassle free atmosphere for investors. The new policy has to form a part of the existing DCR of Municipal Corporation/Councils and Development Control Regulations for regional plan areas;

and whereas, accordingly, Development Control Regulations (DCRs) exclusively for Special Townships, (hereinafter referred to as "the said Regulations") have been prepared and it is proposed to incorporate the said Regulations, in the Development Control Regulations of all the Municipal Corporations, New Town Development Authorities, Special Planning Authorities, Municipal Councils (hereinafter referred to as "the said Authorities") and also in the Development Control Regulations of all the Regional Plans of the State, by taking recourse to procedure laid down in Sections 37 and 20 (as the case may be) of the said Act thereby modifying the relevant Development Plan/Regional Plan inasmuch as Regulations thereof are concerned (hereinafter referred to as "the said modification");

and whereas, under the powers conferred by sub-section (3) of Section 20 of the said Act, Government in Urban Development Department had published a notice No. TPB-4302/2080/CR-215/02/UD-11, dated 21st August 2004 (hereinafter referred to as "the said notice") which appeared in Maharashtra Government Gazette, Part-I, Pune Division on 4th November 2004 at pages 2209 to 2216 in respect of Pune Regional Plan to invite suggestions/objections from the general public on the said modification and appointed the Dy. Director of Town Planning, Pune Division, Pune as an Officer to hear the suggestions/objections which may be received and submit his report on the same to Government;

and whereas, thereafter the said Act has been amended to include the provision for Special Township Project vide Maharashtra Act No. XXIII of 2005 which appeared in Maharashtra Government Gazette (Extra Ordinary), dated 19th May 2005;

and whereas, since the said notice published by the Government was prior to the amendment to the said Act, Government withdraw the same and published a fresh notice No. TPS-1804/Pune, R.P.DCR/UD-13, dated 24th June 2005 regarding the said modification under sub-section (3) of section 20 of the said Act which appeared in Maharashtra Government Gazette Part I, Pune Division on 25th June 2005 at pages 13 to 20 to invite suggestions/objections from general public;

and whereas, after consulting the Director of Town Planning, Maharashtra State, Pune and after making necessary inquiries the Government is of the opinion that the said modification proposal is necessary and should be sanctioned with some changes;

Now therefore, in exercise of the powers conferred by sub-section (4) of Section 20 of the said Act, the Government hereby finally sanctions the said modification proposal with some changes to the said Regional Plan and for that purpose amends the Urban Development Department Notification TPS-1895/227/CR-26/95/UD-13, Dated 25th November 1997.

Note :—(A) A copy of the sanctioned Regulations for Development of Special Township in area under Pune Regional Plan i. e. Schedule-A is kept open for inspection by the general public in the offices of the following officers for the period of one month :

(1) Dy. Director of Town Planning, Pune Division, S. No. 24/2, 1st floor, Bank of Maharashtra Building, Sahakar Nagan, Pune 411 009.

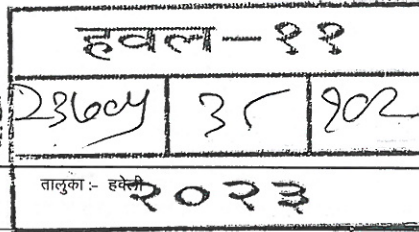


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 Area = 500 Sq.m.

 Area = 1500 Sq.m.

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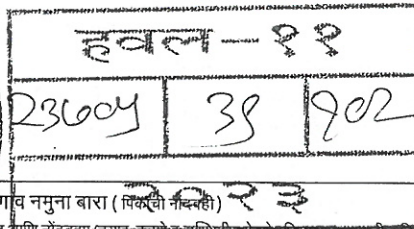
सदर सर्व्हे हा नगर भूमापन हद्दीत आहे.



७/१२ डाउनलोड दि. : २०/०५/२०२३ : ११:०२:५९ AM, वैधता पडतालणीसाठी <https://dgtaisatbara.mahabhum.gov.in/dsir/> या संकेत स्थळावर जाऊन 2507100001424529 हा क्रमांक वापरावा.

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गाव नमुना बारा (पिकची नोंदवही)

महाराष्ट्र जमीन महसूल अधिकार अभिलेख अधिनियम १९४८ (समाप्त करणे व सुविधेसाठी ठेवणे) नियम १९७५ यातील नियम २९]

जिल्हा :- पुणे

भुमापन क्रमांक व उपविभाग : १३८/१३९/१७३/१७७/१८१ ते १८२/१८४ ते १८५/१८७ ते २०१/२४२ ते २४४

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टीप : ** सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे



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तालुका :- हवेली

जिल्हा :- पुणे

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साधना सह बँक हडपसर (३७९२८)
बोजा - सहकारी सोसायटी इकरार
रु २०००००/- रामचंद्र साकोरे (३७९७९)
हडपसर वि का सो सह संस्था (३७९७९)
बोजा - सहकारी सोसायटी इकरार
जनहीत नागरी सह पतसंस्था मर्या (३८२७४)
रामदास नारायण तुपे (३८२७४)
हडपसर रु ८०००००/- (३८२७४)
बँक बोजा - सहकारी बँक
तारण रु २००००००/- (३९२३८)
महादेव मारुतु तुपे हि (३९२३८)
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उषा महेंद्र वांजळे (४३०२९)
गणपत महादु तुपे (४३०२९)
ताराबाई निवृत्ती फाळके (४३०२९)
मारुती शंकर तुपे (४३०२९)
रुक्मीणी कांतीलाल गायकवाड (४३०२९)
सुमद्रा शंकर तुपे (४३०२९)
बोजा - सहकारी सोसायटी इकरार
साधना सहकारी बँक लि रु १५०००००
तुपे हि (४५४५४)
बोजा - न ग
दि कल्याण जनता सहकारी बँक लि. कल्याण कर्ज
रु. १०००००००/- व पुणे पीपल्स को-ऑपरेटिव्ह
बँक लि. पुणे कर्ज रु. ६०००००००/- असे एकुन
कर्ज रु. १५०००००००/- दि. १८.०७.२०१७ सिटी
कार्पोरेशन लिमिटेड यांचे हिश्याचे क्षेत्रापैकी ०१ हे
९२.१० आर (४७८९४)

ई महाभूमि



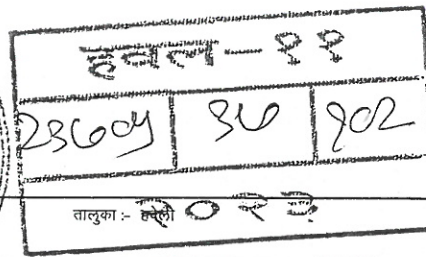
हा गाव नमुना क्रमांक ७ दिनांक १९/०५/२०२३ ०२:४२:१७ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर
कोणत्याही सही शिक्क्याची आवश्यकता नाही.

पृष्ठ क्र.

१७/२०

७/१२ डाउनलोड दि.: २०/०५/२०२३ : ११:०८:५९ AM. वैधता पडताळणीसाठी <https://dgitalsat.9.mahabhum.gov.in/dslr/> या संकेत स्थळावर जाऊन 2507100001424529 हा क्रमांक
वापरावा.

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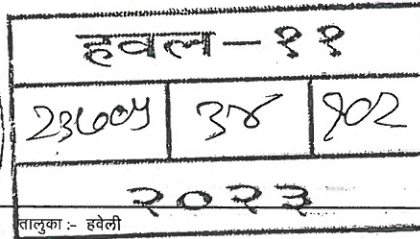


जिल्हा :- पुणे

शेवटचा फेरफार क्रमांक : ५३३०९ व दिनांक :
१९/०५/२०२३

सीमा आणि भुमापन चिन्हे





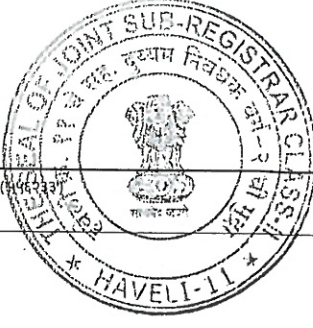
तालुका :- हवेली

जिल्हा :- पुणे

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हवल-११		
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गाव :- हडपसर

जिल्हा :- पुणे

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नगर वसाहत (३३७०९)
सिटी कापेरेशन लि विशेष (३३७०९)
इतर
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बँक बोजा - सहकारी बँक
रु ७०००००/- (३४८६७)
साधना सह बँक हडपसर कर्ज (३४८६७)
बँक बोजा - सहकारी बँक
रु ४०००००/- संजय ठाणगे (३४८६८)
साधना सह बँक हडपसर कर्ज (३४८६८)
इतर
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बँक बोजा - सहकारी बँक
रु २०००००/- १०/८/०७ विलास पवार (३४८८१)
साधना सह बँक हडपसर कर्ज (३४८८१)
बोजा - सहकारी सोसायटी इकरार
कर्ज रु ३०००००/- १६/८/०७ (३४५०५)
नितीन तुपे (३४५०५)
शंकर ग्रा बि शेती संस्था (३४५०५)
इतर
इतर
कमल सोमा तुपे (३६०६२)
वेणु सोमा तुपे (३६०६२)
शांताराम सोमा तुपे (३६०६२)
शोभा बाळासो तुपे (३६०६२)
हरिभाऊ सोमा तुपे (३६०६२)
इतर
वारस
निर्मला दिलीप पवार (३७५५७)
पार्वतीबाई शंकर ताकवणे (३७५५७)
राणी मोहन अलगुडे (३७५५७)
लता दिलीप पवार (३७५५७)
संदीप शंकर ताकवणे (३७५५७)
इतर
बँक बोजा - सहकारी बँक

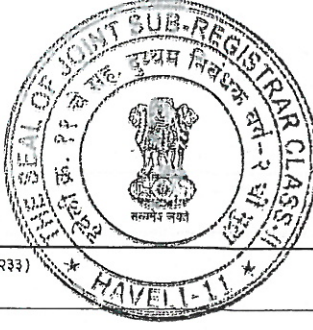
हा गाव नमुना क्रमांक ७ दिनांक १९/०५/२०२३ ०२:४२:१७ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : २०/०५/२०२३ : ११:०२:५९ AM. वैधता पडताळणीसाठी <https://digitalisatibera.mahachurni.gov.in/dsr/> या संकेत शालावर जाऊन 2507100001424529 हा क्रमांक वापरावा.

पृष्ठ क्र.

१६/२०

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हवल-११		
236004	32	702
२०२३		
तालका :- हवेली		जिल्हा :- पुणे

गाव :- हडपसर (५५६२३३)

इतर
बोजा - सहकारी सोसायटी इकरार
दि १५/१०/०१ (२७५५१)
सोसा कर्ज र रु १००००००/- (२७५५१)
हडपसर विविध कार्यकारी (२७५५१)
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बोजा - सहकारी सोसायटी इकरार
र रु १००००००/- दि ८/१/२००२ (२७८०१)
हडपसर विविध कार्यकारी सोसा (२७८०१)
इतर
बोजा - राष्ट्रीयकृत बँक गहाण
रु १५००००/- रामचंद्र साकोरे (२८०२०)
हडपसर वि का सो इकरार (२८०२०)
बोजा - सहकारी सोसायटी इकरार
दि ६/८/९९ (२८०२२)
सोसा इ र रु १०००००/- (२८०२२)
हडपसर विविध कार्यकारी (२८०२२)
इतर
बोजा - राष्ट्रीयकृत बँक गहाण
पोपट खंडु तुपे यांचे हिस्साचे (२८१०३)
र रु ६५०००००/- दि २२/३/०२ (२८१०३)
सदर बँक कर्ज (२८१०३)
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छबुबाई बापा बाळासो ठागणे (२८५६५)
जनाबाई बबन टकले (२८५६५)
बेबी चंद्रकांत शेवाळे (२८५६५)
मुक्ताबाई निवत्ती घुले (२८५६५)
इतर
इतर
ताबा साठेखत मे कुमार कंपनी तर्फे (२८७५७)
भागीदार केसरीमल जैन क्षेत्र ०.४० आर (२८७५७)
इतर
बँक बोजा - सहकारी बँक
केशव शेवाळे (२९१९४)
युनियन बँक ऑफ इंडिया (२९१९४)

ई महा भूमि



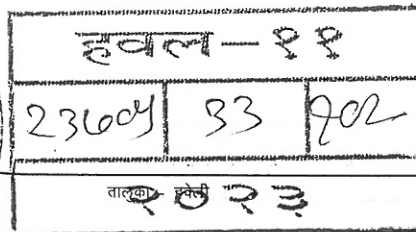
हा गाव नमुना क्रमांक ७ दिनांक १९/०५/२०२३-०२:३२:१७ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डारनलोड दि.: २०/०५/२०२३ : ११:०२:५९ AM. वैधता पडताळणीसाठी <https://digisatbaramahabhum.gov.in/dsr/> या संकेत स्थळावर जाऊन 2507100001424529 हा क्रमांक वापरावा.

पृष्ठ क्र.

१३/२०

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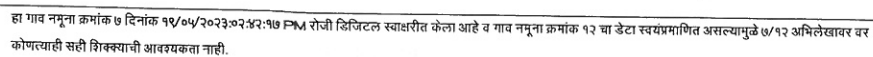


गाव :- हडपसर (५५२३५) शा.ने. ज.प.ने.

तालिका २२

जिल्हा :- पुणे

रु १०००००/- ८/३/०२ (२९१९४)
बैंक बीजा - सहकारी बैंक
कॅनरा बँक कर्ज (२९२६४)
रु २७७०००/- १२/१०/८० बहिरट (२९३६४)
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अशोक तुकाराम जाधव (३००१४)
यांचा हिस्सा (३००१४)
बीजा - सहकारी सोसायटी इकरार
२३/९/०३ (३०१३१)
सदा इकरार रु ३०००००/- (३०१३१)
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मेवी बबन बाळुर्जकर (३०७९१)
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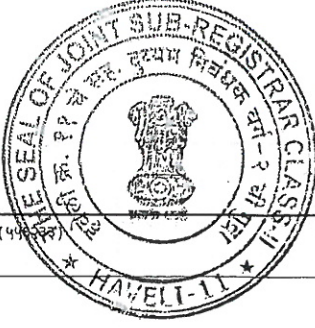


पृष्ठ क्र.

१४/२०

७/१२ डाउनलोड दि. : २०/०५/२०२३ : ११:०२:५१ AM. वैद्यंता पटनाळणीसाठी <http://digital.sabara.mahabhumigov.in/dslr/> या संकेत स्थळावर जाऊन 2507100001424529 हा क्रमांक वापरावा.

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हवल-११		
२३६००५	३०	१०२
तालुका :- २०२३		

गाव :- हडपसर (५१७३३)

जिल्हा :- पुणे

बोजा - सहकारी सोसायटी इकरार
र रु १५००००/-दि ११/३/०७ (२४०८५)
इतर
बोजा - सहकारी सोसायटी इकरार
२९/६/९९ (२४३७०)
सदर सोसा रु २०००००/- (२४३७०)
इतर
बोजा - सहकारी सोसायटी इकरार
र रु १०००००/-दि १/७/९९ (२४४०३)
हडपसर वि का स सो इ (२४४०३)
बैंक बोजा - सहकारी बैंक
र रु १२५०००/-दि २/७/९८ (२४४०५)
साधना सह बैंक हडपसर कर्ज (२४४०५)
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बोजा - राष्ट्रीयकृत बैंक गहाण
पोपट खंडु तुपे यांचे हिस्साचे (२४५३३)
युनियन बैंक ऑफ इंडिया (२४५३३)
र रु २०००००/- (२४५३३)
शाखा हडपसर यास तारण (२४५३३)
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बोजा - सहकारी सोसायटी इकरार
कु का क ३२ स पात्र (२४७९९)
कुळ विधवा आहे (२४७९९)
कॅनरा बैंक हडपसर (२४७९९)
र रु १५७५०/-दि १५/१०/९९ (२४७९९)
शिवाजीचा हिस्सा (२४७९९)
इतर
अशोक तुपे यांच्या हिस्साचे (२४८२७)
कर्ज र रु ७५०००/- (२४८२७)
युको बैंक हडपसर (२४८२७)
सदर र रु १००००००/- (२४८२७)
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बोजा - सहकारी सोसायटी इकरार
र रु ५०००००/-दि १९/८/९३ (२५०१२)
हडपसर विविध कार्य सोसा इ (२५०१२)

हा गाव नमुना क्रमांक ७ दिनांक ११/०५/२०२३:०२:४२:१७ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि.: २०/०५/२०२३: ११:०२:५९ AM, वैधता पडताळणीसाठी <https://dglaisatbara.muhabhum.gov.in/dsl/> या संकेत स्थळावर जाऊन 2507100001424529 हा क्रमांक वापरावा.

पृष्ठ क्र.

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हवल-११		
28004	39	702
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गाव :- हडपसर (५५६२३३)

जिल्हा :- हवेली

जिल्हा :- पुणे

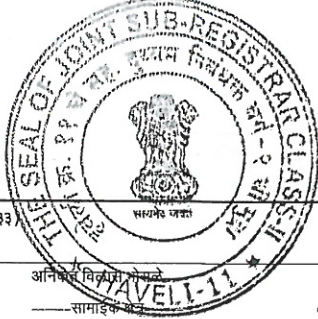
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बोजा - राष्ट्रीयकृत बँक गहाण
पोपट खंडु तुपे यांचा हि (२५८९६)
रु ५५००००/- दि १८/८/०९ (२५८९६)
सदर बँक कर्ज (२५८९६)
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बँक बोजा - सहकारी बँक
रु १५००००/- १०/३/९९ (२६६५२)
सदर बँक रु ४०००००/- ११/१/०९ (२६६५२)
साधना सह बँक हडपसर (२६६५२)
इतर
बँक बोजा - सहकारी बँक
कौसल्या (२६७७८)
युको बँक हडपसर कर्ज (२६७७८)
रु २५००००/- १४/२/०२ (२६७७८)
इतर
बँक बोजा - सहकारी बँक
ज्ञानोबा (२६७८२)
युको बँक हडपसर कर्ज (२६७८२)
रु ३५००००/- २०/२/०९ (२६७८२)
इतर
बोजा - राष्ट्रीयकृत बँक गहाण
दि २२/०९ विरवास तुपे (२६८०४)
युको बँक कर्ज रु ७५०००/- (२६८०४)
इतर
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बँक बोजा - सहकारी बँक
इलेक्ट्रिक मोटार तगाई तारण (२७३७३)
युको बँक हडपसर कर्ज (२७३७३)
रु १६०००/- विशाल व विजय तुपे (२७३७३)
रु २५००/- २१/५/६६ (२७३७३)



हा गाव नमूना क्रमांक ७ दिनांक ११/०५/२०२३ ०२:४२:१७ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमूना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
७/१२ डाउनलोड दि. : २०/०५/२०२३ : ११:०३:५९ AM. वैधता पडताळणीसाठी <http://digitalsatbara.mahabhum.gov.in/dsr/> या संकेत स्थळावर जाऊन 2507100001424529 हा क्रमांक वापरावा.

पृष्ठ क्र.
१२/२०





हवल-११		
28004	25	902
बालुका :- हवेली २०२३		

गाव :- हडपसर (५५६२३३)	जिल्हा :- पुणे
अनिकेत विठ्ठल पोखरे —सामाईक क्षेत्र—	0.0200 0.09 (४८७६९) हडपसर विविध कार्यकारी सोसा (१६३७५) हडपसर सेवा वि का सो (१६३७५) इतर
२०८४४ सचिन शांताराम साळुंके	0.09.00 0.04 (४८७६९) बोजा - सहकारी सोसायटी इकरार इकरार रु १५००००/- २७/११/०२ (१६३९५)
२२३५६ रोहिदास दामोदर उंद्रे सुहास अंकुश उंद्रे —सामाईक क्षेत्र—	(५११४४) रु ३०००००/- (१६३९५) (५११४४) हडपसर वि का सो इकरार (१६३९५) बोजा - सहकारी सोसायटी इकरार र रु १०००००/- दि २५/११/९२ (१६३९६)
२२७६३ गणपत महादु तुपे बेबी गणपत तुपे पांडुरंग गणपत तुपे हर्षदा पांडुरंग तुपे पुर्वा पांडुरंग तुपे अंश पांडुरंग तुपे रोहिणी सुदाम कोंढाळकर सुभद्रा शंकर तुपे मारुती शंकर तुपे दामिनी मारुती तुपे वेदांत मारुती तुपे रुक्मीणी कांतीलाल गायकवाड उषा महेंद्र वांजळे —सामाईक क्षेत्र—	(४३७२०) हडपसर सेवा विकास सोसा (१६३९६) (४३७२०) बोजा - सहकारी सोसायटी इकरार (४३७२०) र रु १०००००/- दि २७/११/९२ (१६३९७) (४३७२०) हडपसर सेवा वि का सो (१६३९७) (४३७२०) इतर (४३७२०) इतर (४३७२०) इतर (४३७२०) कु का क ३ प्रमाणे (१६६४२) (४३७२०) भिकु बाबाजी तुपे सं कु (१६६४२) (४३७२०) इतर (४३७२०) इतर (४३७२०) कु.का.क ८४ कस पात्र (४३७२०) २७/८/९३ ज्ञानोबा तुपे हि (१६८२५) युको बँक हडपसर रु ४०००/- (१६८२५) इतर
२२७६७ आशा नारायण शेवाळे नितीन नारायण शेवाळे संगीता सतिश गव्हाणे सारंगा महिंद्र बहिरट सपना रामदास बगाडे —सामाईक क्षेत्र—	(४७०४९) इतर (४७०४९) बोजा - सहकारी सोसायटी इकरार (४७०४९) कर्ज र रु १८०००/- (१७५०८) (४७०४९) युको बँक शाखा हडपसर (१७५०८) (४७०४९) बँक बोजा - सहकारी बँक कर्ज र रु ११५६३८/- (१७५१७) विजय दत्तात्रय तुपे (१७५१७)
२३००९ विकास ईश्वर तुपे	0.09.4८ 0.0७ (५२५३७) साधना सह बँक लि हडपसर (१७५१७) इतर
२३०९२ हृषीकेश सुनील पालवे	0.0४.५९ 0.२१ (५२५९८) बँक बोजा - सहकारी बँक रु ७०००००/- ११/६/०७ (१७६५७)
२३१०६ संयुक्ता सुनिल भोसले	0.११.०७ (५२५७८) विश्वेश्वर सह बँक फुरसुंगी (१७६५७) शाम तुपे (१७६५७)
२३१२० [विशाल विजय तुपे]	(५२९३५) इतर इतर इतर इतर इतर इतर



हा गाव नमुना क्रमांक ७ दिनांक १९/०५/२०२३ ०२:४२:१७ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : २०/०५/२०२३ : ११:०२:५९ AM, वैधता पडताळणीसाठी <https://d3talibara.mahabharati.gov.in/dslr/> या संकेत स्थळावर जाऊन 2507100001424529 हा क्रमांक वापरावा.

पृष्ठ क्र.

९/२०





हवल-११		
236004	28	702
तालुका :- हवेली		
२०२३		

गाव :- हडपसर

जिल्हा :- पुणे

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नियुजित सत्ता प्रकार (१८८१०)
बोजा - राष्ट्रीयकृत बँक गहाण
चंद्रभागा ज्ञानोबा तुपे (१८९८७)
युनियन बँक ऑफ इंडिया (१८९८७)
रु १७८०००/- (१८९८७)
सेटलमेंट नं १०००/- (१८९८७)
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बँक बोजा - सहकारी बँक
रु २५००००/- १६/४/९९ (२१०३६)
साधना सह बँक हडपसर (२१०३६)
सोपान बहिरट (२१०३६)
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इकरार रु २००००/- (२२५९६)
बोजा - सहकारी सोसायटी इकरार
इकरार रु २०००००/- (२२७२९)
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इतर
राधाबाई गणपत बहिरट ८२८८ (२३४०८)
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ई महाभूमि



हा गाव नमुना क्रमांक ७ दिनांक १९/०५/२०२३ १२:५२:५९ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : २०/०५/२०२३ : ११:०२:५९ AM. वैधता पडदाळणीसाठी <https://digitalmahatara.mahabhumi.gov.in/dslr/> या संकेत स्थळावर जाऊन 2507100001424529 हा क्रमांक वापरावा.

पृष्ठ क्र.

१०/२०

Digitally signed by



हवल-११		
3304	28	202
शालुका :- हवेली २०२३		

गाव :- हडपसर (५५६२३३)	जिल्हा :- पुणे	
सामाईक क्षेत्र	०.२६०० ०.००	इतर
२०५३० श्रीनाथ सदाशिव घुले	०.०४.०० (३८८२५)	कमलाबाई विठ्ठल कांचन (१९९४०)
२०५३१ घनशाम मारुती तुपे	१.८५.०० (३९८८६)	गीता गोपाळा पगडे (१९९४०)
२०५३२ मिलिंद मारुती तुपे	२.०७.०० (३९८८६)	मथुरा निवृत्ती पवार (१९९४०)
२०५३३ तेजकुमार मारुती तुपे	१.८८.०० (३९८८६)	शांताबाई सदाशिव पगडे (१९९४०)
२०५३४ राहुल मारुती भुजबळ	०.०९.८६ (४३८८०)	सोनुबाई नारायण मते (१९९४०)
२०५३५ विक्रम हरीभाऊ उंद्रे	०.०५.०० (४३९८७)	इतर
२०५३६ उत्तम गेनबा भणगे	०.१०.४४ (४२८६०)	इतर
२०५३७ नामदेव गेनबा भणगे	०.०९.०० (४२८६१)	इतर
२०५३८ रतन गेनबा भणगे	०.१०.४४ (४२८६०)	इतर
२०५३९ दत्ता नरसिंग कदम	(४४२९८)	बँक बोजा - सहकारी बँक
वैशाली दत्ता कदम	(४४२९८)	को रामा बहिरट खरेदी बळवंत (१३२३७)
रणजित नरसिंग कदम	(४४२९८)	बँक ऑफ इंडिया थेऊर (१३२३७)
सामाईक क्षेत्र	०.०२०० ०.००	मल्हारराव सोमवंशी खरेदीदार (१३२३७)
२०५४० अविनाश महादेव तुपे	०.०९.०० (४४३४०)	रु ३०००००/- पार्वतीबाई (१३२३७)
२०५४१ संतोष बाळासाहेब गाडेकर	(४४३४१)	इतर
रुपाली संतोष गाडेकर	(४४३४१)	इतर
सामाईक क्षेत्र	०.०९०० ०.००	बोजा - सहकारी सोसायटी इकरार
२०५४२ चेतन साहेबराव तुपे	(४४७८४)	रु ७५०००/- १२/९/८९ (१३५५२)
सोनाली चेतन तुपे	(४४७८४)	हडपसर वि का स सो इकरार (१३५५२)
सामाईक क्षेत्र	०.०४६५ ०.००	इतर
२०५४३ विठ्ठल तुकाराम तुपे	(४६०४४)	बोजा - सहकारी सोसायटी इकरार
रविंद्र तुकाराम तुपे	(४६०४४)	रु १०००००/- दि ३०/७/९३ (१३६९३)
संदिप तुकाराम तुपे	(४६०४४)	हडपसर विविध कार्यकारी सोसा (१३६९३)
पार्वतीबाई तुकाराम तुपे	(४६०४४)	इतर
सामाईक क्षेत्र	०.०९५० ०.००	इतर
२०५४४ राहुल ज्ञानोबा तुपे	(४६२६८)	मीना रामभाऊ डोहके (१४४९५)
सुनिता अनिल सपकाळ	(४६२६८)	इतर
राजश्री दत्तात्रय खेंगट	(४६२६८)	उमा बाप बाबुराव भरगुडे (१४५८४)
		गणपती बाबुराव भरगुडे (१४५८४)



हा गाव नमूना क्रमांक ७ दिनांक १९/०५/२०२३ १२:४२:३७ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमूना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अंगितेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : २०/०५/२०२३ : ११:०२:५९ AM. वैधता पडताळणीसाठी <https://digitalisatbara.mahabharati.gov.in/dslr/> या संकेत स्थळावर जाऊन 2507100001424529 हा क्रमांक वापरावा.

पृष्ठ क्र.

७/२०

Digitalized



हवल - ११		
28604	200	702
2023		

गाव :- हडपसर (५५६२३३)

तालुका :- हवेली

जिल्हा :- पुणे

रुपाली राहुल तुपे	(४६२६८)	इतर
चंदा ज्ञानोबा तुपे	(४६२६८)	जयश्री विठ्ठल बडदे (१४५८७)
-----सामाईक क्षेत्र-----	०.१०५०	०.००
२०५४५ प्रमोद प्रल्हाद तुपे	(४६७६४)	इतर
सुधीर प्रल्हाद तुपे	(४६७६४)	इतर
-----सामाईक क्षेत्र-----	०.७७००	०.००
२०५४६ पांडुरंग गोविंद तुपे	(४६४६७)	इतर
२०५४७ जगन्नाथ गोविंद तुपे	(४६४६८)	बोया - सहकारी सोसायटी इकरार
२०५४८ विठ्ठल ज्ञानोबा तुपे	(५२५३७)	र रु ५००००/-दि १७/८/९१ (१५१७५)
निवृत्ती ज्ञानोबा तुपे	(५२५३७)	विलास तुपे व इतर हिस्सा इ (१५१७५)
शिवाजी ज्ञानोबा तुपे	(५२५३७)	बोया - सहकारी सोसायटी इकरार
शकुंतला बबनराव वांजळे	(५२५३७)	दि १७/८/९१ (१५१७६)
वसंत किसन हगवणे	(५२५३७)	सोसा इ रु १५०००/- (१५१७६)
प्रमोद किसन हगवणे	(५२५३७)	हडपसर विविध कार्यकारी (१५१७६)
मंगल मोरेस्वर मोईर	(५२५३७)	बोया - सहकारी सोसायटी इकरार
गोरख दत्त तुपे	(५२५३७)	र रु १५०००/-दि २७/८/९१ (१५१७९)
दिपक धोंडीबा तुपे	(५२५३७)	हडपसर वि का सो इ (१५१७९)
रंजना दत्तात्रय इंगुळकर	(५२५३७)	इतर
लता सुनिल हरगुडे	(५२५३७)	इतर
मिनाबाई धोंडीबा तुपे	(५२५३७)	बोया - सहकारी सोसायटी इकरार
संदिप भारती तुपे	(५२५३७)	पोपट खंडु ये हिस्साचे (१५४७५)
अलका रामभाऊ झांबरे	(५२५३७)	सोसा कर्ज र रु १०००००/- (१५४७५)
उषा उर्फ ज्योती शिवाजी येनकर	(५२५३७)	हडपसर विविध कार्यकारी (१५४७५)
मुयताबाई माळती तुपे	(५२५३७)	इतर
धनंजय कृष्णा तुपे	(५२५३७)	इतर
हेमंत कृष्णा तुपे	(५२५३७)	बोया - राष्ट्रीयकृत बँक गहाण
भारती रमेश काळे	(५२५३७)	बँक ऑफ इंडिया शाखा (१५७८१)
वृषाली कालुराम धावडे	(५२५३७)	र रु ७५००/-दि १४/९/९२ (१५७८१)
फुलाबाई कृष्णा तुपे	(५२५३७)	हडपसर यास तारण (१५७८१)
अरुणा शंकर हरपळे	(५२५३८)	इतर
[ईश्वर धाकल तुपे]	(५२५३८)	इतर
-----सामाईक क्षेत्र-----	०.१७७४	०.८२ ०.०१००
२०५४९ संदिप विशवास तुपे	(४६७८१)	इतर
२०५५० हनुमंत विशवास तुपे	(४६७८२)	इतर
२०६५० [शिवाजी नाथ तुपे]	(४८७६९)	बोया - राष्ट्रीयकृत बँक गहाण
२०८४३ पुजा सचिन सालुंके	(४८७६९)	युको बँक हडपसर कर्ज (१६२८९)

हा गाव नमूना क्रमांक ७ दिनांक १४/०५/२०२३ ०२:५२:१७ PM रोजी डिजिटल स्वाक्षरीत बोलला आहे व गाव नमूना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : २०/०५/२०२३ : ११:०२:५९ AM. वैधता पडताळणीसाठी <https://digitalstambara.mahabhumi.gov.in/dslr/> या संकेत स्थळावर जाऊन 2507100001424529 हा क्रमांक वापरावा.

पृष्ठ क्र.

८/२०





हवल-११		
236004	28	902
२०२३		

गाव :- हडपसर (५५६२३३)

पातपुरा - हनेरी

जिल्हा :- पुणे

	भीमाबाई गोविंद तुपे	(१९९०७)	वारस
	कोमल संजय तुपे	(१९९०७)	सोनबाई पांडुरंग तुपे (८७९७)
	कल्पना संजय तुपे	(१९९०७)	इतर
	राजु एकनाथ तुपे	(१९९०७)	कु का क ३२ ते ३२ आर (८८२७)
	पांडुरंग एकनाथ तुपे	(१९९०७)	लागु नाही (८८२७)
	विमल ऊर्फ लता मधुकर गाढवे	(१९९०७)	बोजा - सहकारी सोसायटी इकरार
	सरुबाई एकनाथ तुपे	(१९९०७)	र रु ३०००००/- दि २४/१२/८५ (८८२८)
	—सामाईक क्षेत्र—	०.३०००	०.००
			हडपसर सेवा वि का स सोई (८८२८)
			इतर
१४८०७	गोविंद मारुती तुपे	(१२८८४)	इतर
	सोनाबाई भ्र मारुती तुपे	(१२८८४)	इतर
	आशिष संजय तुपे	(१२८८४)	इतर
	कोमल संजय तुपे	(१२८८४)	इतर
	कल्पना संजय तुपे	(१२८८४)	इतर
	राजु एकनाथ तुपे	(१२८८४)	इतर
	पांडुरंग एकनाथ तुपे	(१२८८४)	इतर
	विमल ऊर्फ लता मधुकर गाढवे	(१२८८४)	इतर
	सरुबाई एकनाथ तुपे	(१२८८४)	इतर
	—सामाईक क्षेत्र—	०.१२५०	०.५७
			इतर
१४८०८	आशा नारायण शेवाळे	०.३९.९९	१.४३
		(१४९८६)	कॅनरा बँक कर्ज (१९९८)
			रु १००००/- २७/१०/७८ (१९९८)
१४८०९	सुनिल उर्फ बाळासो हिरामण शेवाळे	०.१०.००	०.४५
		(१४९८६)	इतर
			इतर
१४८११	संदीप चंदकांत तुपे	०.२०.००	३.६७
		(३१०९४)	इतर
			बोजा - सहकारी सोसायटी इकरार
१४८१२	विजया चंद्रकांत तुपे	०.१८.००	३.६७
		(३१०९४)	इ र रु १००००/- दि ७/३/७९ (१२०५)
			लक्ष्मण तुपे व इतर हिस्सा (१२०५)
१४८१३	सुहास चंदकांत तुपे	०.१८.४१	०.८५
		(५२५९८)	हडपसर विविध कार्यकारी सो (१२०५)
			इतर
१४८१४	संगीता जीवन भोसले	०.०५.००	३.६७
		(३९१७९)	बोजा - सहकारी सोसायटी इकरार
			रु १०००००/- ६/८/९९ (१२८६)
१४८१६	रमा अशोक तुपे	०.२६.००	९.९८
		(७८८३)	रु १००००/- २०/९/९३ (१२८६)
			रु १५००००/- रामचंद्र साकोरे (१२८६)
१४८१८	[अरुणा विजय तुपे]	(५२९३५)	हडपसर वि का स सो इकरार (१२८६)
			इतर
१४८२३	भिमाबाई को महादु व इतर नऊ	(७६९३)	करता येणार नाही भाडेपट्ट्याने (१४९५)
	मोती लाघाजी	(७६९३)	कु का क ४३ अ स पात्र (१४९५)
	चंदलाल लाघाजी	(७६९३)	देणगी बळीस अगर अदलाबदल (१४९५)
	बाबुराव रामाजी तुपे	(७६९३)	देता येणार नाही (१४९५)
	भिमाई को दिनाजी	(७६९३)	परवानगी वाचुन विक्री गहाण (१४९५)
	तुकाराम गेनु तुपे	(७६९३)	मे कलेक्टर सो पुणे यांचे अगाऊ (१४९५)
	खंडु मारुती तुपे	(७६९३)	इतर
	—सामाईक क्षेत्र—	०.०१००	०.९३ ०.०२००
			इतर

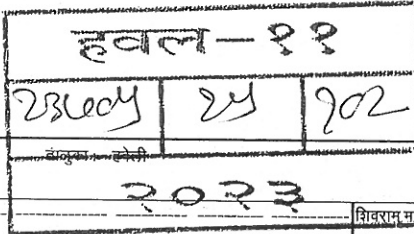
हा गाव नमूना क्रमांक ७ दिनांक १९/०५/२०२३ ०२:४२:१७ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमूना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : २०/०५/२०२३ : ११:०२:५९ AM. वैधता पडताळणीसाठी <https://digitaltsatara.mahabum.gov.in/dslr/> या संकेत स्थळावर जाऊन 2507100001424529 हा क्रमांक वापरावा.

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५/२०





जिल्हा :- पुणे



हो गाव नमुना क्रमांक ७ दिनांक १९/०४/२०२३-०२:४२:५७ PM रोजी डिजिटल स्वाक्षरी केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रगणिता अस्तव्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सीरि सविषयाची आवश्यकता नाही.

७/१२ डाउनलोड दि. : २०/०४/२०२३ : ११:०२:५९ AM. वैधता पडताळणीसाठी <https://digitalmahara.mahabhumi.gov.in/dsr/> या संकेत स्थळावर जाऊन 2507100001424529 हा वापरावा.

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हवल-११		
236004	22	202
तालुका :- हवेली २०२३		

गाव :- हडपसर (५५६२३३)

जिल्हा :- पुणे

गोरखनाथ चव्हाण तुपे	(११२५५)	इतर
बारीकराव मारुती तुपे	(११२५५)	कु का क ३ प्रमाणे (६९१४)
सामाईक क्षेत्र	०.०५०० ०.२२	कुळ विधवा ३२फ ३२ ग (६९१४)
१४७५३ बाळकृष्ण ज्ञानोबा तुपे	(३५८१२)	चौकशी स्थगित (६९१४)
अरविंद ज्ञानोबा तुपे	(३५८१२)	बबुबाई दगडु शिंदे (६९१४)
संभाजी ज्ञानोबा तुपे	(३५८१२)	इतर
ताराबाई ज्ञानोबा तुपे	(३५८१२)	इतर
सामाईक क्षेत्र	०.२००३ ४.१३	इतर
१४७५४ लक्ष्मण तुकाराम तुपे	०.३७.०० १.६९ ०.०१०० (७०२९)	आगाऊ मंजुरी वाचुन विक्री (७०२४)
१४७५६ कांतीलाल निवृत्ती तुपे	१.३७.०० ६.२९ ०.०६०० (१५८०८)	करुण हस्तांतरीत करता कामा (७०२४)
१४७५८ पोपट बंडु तुपे	०.०२.०० ०.१८ (७०५४)	देणगी अदलाबदल गहाण (७०२४)
१४७६० बाबासाहेब जगन्नाथ बहीरट	(५३३०९)	नये किंवा विभागता कामा नये (७०२४)
विलास जगन्नाथ बहीरट	(५३३०९)	नविन शर्त क्षेत्र १८२१ गुंठे (७०२४)
सामाईक क्षेत्र	०.८१०० ३.७५	पट्ट्याने देवुन अभिहस्तांतरीत (७०२४)
१४७६२ शकुंतला जगन्नाथ बहीरट	०.२८.३४ (२७२०९)	मे कलेक्टर सो पुणे यांचे (७०२४)
१४७६४ पंडीत निवृत्ती बहीरट	(३७०२५)	यास कु का क ४३ प्रमाणे (७०२४)
अनिल निवृत्ती बहीरट	(३७०२५)	इतर
सामाईक क्षेत्र	०.२८२० ०.००	बँक बोजा - सहकारी बँक
१४७६५ निवृत्ती सोभाजी तुपे	१.०८.५० १.७४ (६२५१)	जनसेवा सह बँक हडपसर (७३१५)
१४७६६ महादेव मारुत तुपे	०.३२.०० १.४७ (६७४७)	रु ७०००००/- १२/११/०२ बहिरट (७३१५)
१४७६७ विलास शंकर तुपे	१.६०.०० ७.३५ (७७८८)	इतर
१४७६९ संदीप तुळशीराम तुपे	(४०७९९)	रु २०००००/- २२/१२/१० (७३१५)
सुधीर तुळशीराम तुपे	(४०७९९)	हडपसर वि का स सो इकरार (७३१५)
अभिराज अभिजीत तुपे	(४०७९९)	इतर
अनुश्री अभिजीत तुपे	(४०७९९)	इतर
श्रीमती राजश्री अभिजीत तुपे	(४०७९९)	इतर
श्रीमती चंद्रप्रभा तुळशीराम तुपे	(४०७९९)	मा न्यायदंडाधिकारी प्रथम वर्ग (७७७९)
सामाईक क्षेत्र	३.१६०० ५.१५	यांचे आदेश नुसार (७७७९)
१४७७१ मारुती पाटीलबुवा तुपे	३.४४.०० १५.८० (५९९२)	र रु ३०००/- साठी जप्त (७७७९)
१४७७४ नंदकुमार गुलाबराव घुले अपाक आई सुमन	(४७८६६)	लष्कर न्यायालय पुणे १ (७७७९)
सुमन गुलाबराव घुले	(४७८६६)	इतर



हा गाव नमूना क्रमांक ७ दिनांक १९/०५/२०२३:०२:५२:१७ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमूना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : २०/०५/२०२३ : ११:०२:५९ AM. वैधता पडताळणीसाठी <https://digital.savara.mahathum.gov.in/dsl/> या संकेत स्थळावर जाऊन 2507100001424529 हा क्रमांक वापरावा.

पृष्ठ क्र.

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हवेली-११		
28/04	23	902
2023		

गाव :- हडपसर (५४८२३३)

तालुका :- हवेली

जिल्हा :- पुणे

सामाईक क्षेत्र	२,२१०९	१०.१९	०.०२००	इतर
१४७७५ एकनाथ रामभाऊ बहीरट	०.००.८३	०.०४	(३३७९९)	इतर
१४७७६ निवृत्ती रामभाऊ बहीरट	०.००.८३	०.०४	(३७०४९)	इतर
१४७७८ शंकर गणपत बहीरट	०.२९.२६	०.९९	(३७०३५)	इतर
१४७८० अरविंद भिकोबा तुपे	०.२०.००	४.५९	(६५३९)	बँक बोजा - सहकारी बँक र रु ४००००/- दि २३/३/०५ (७९८८)
१४७८१ जयसिंग बाळासो ठाणे			(१२६५९)	साधना सह बँक लि कर्ज (७९८८)
गऊबाई बाळासो ठाणे			(१२६५९)	सुरेश तुपे यांचे हिस्साचे (७९८८)
संजय साहेबराव ठाणे			(१२६५९)	बोजा - राष्ट्रीयकृत बँक गहाण
योगेश साहेबराव ठाणे			(१२६५९)	नजर गहाण र रु २०००/- बोजा (७९८९)
माणिकबाई साहेबराव ठाणे			(१२६५९)	बँक ऑफ महाराष्ट्र पुणे (७९८९)
सामाईक क्षेत्र	०.२४८३	१.१४	०.०२००	बँक बोजा - सहकारी बँक ज्ञानेश्वर तुपे (८०२४)
१४७८२ [रंजना मनोहरसिंग परदेजी]			(५११४४)	सदर बँक रु १०००००/- (८०२४)
१४८०५ श्रीमती ताराबाई निवृत्ती तुपे			(५०४९)	इतर
शंकर नारायण तुपे			(५०४९)	२७/४/०५९ (८२४०)
नामदेव नारायण तुपे			(५०४९)	तगाई तारण रु ३७००/- (८२४०)
सोपान नारायण तुपे			(५०४९)	इतर
रागदास नारायण तुपे			(५०४९)	इतर
लक्ष्मण नारायण तुपे			(५०४९)	वि का स सो इकरार (८४९८)
रमेश निवृत्ती तुपे			(५०४९)	सं कु का ३ प्रमाणे हडपसर सेवा (८४९८)
दिलीप निवृत्ती तुपे			(५०४९)	इतर
हनुमंत निवृत्ती तुपे			(५०४९)	इतर
रंजना लहू भिसे			(५०४९)	इतर
कलावती निवृत्ती तुपे			(५०४९)	इतर
ताराबाई निवृत्ती तुपे			(५०४९)	इतर
सतिश ज्ञानोबा तुपे			(५०४९)	इतर
शांताबाई ज्ञानोबा तुपे			(५०४९)	इतर
अंजना रतन वाडेकर			(५०४९)	गंगुबाई भाऊसो डमढेरे (८६०७)
मंदा मोहन थिटे			(५०४९)	यमुनाबाई दत्तोबा शिंदे (८६०७)
संगीता नरहरी हिंगे			(५०४९)	शांताबाई बबनराव कानकोटे (८६०७)
सारीका नितीन लोणकर			(५०४९)	इतर
सामाईक क्षेत्र	०.९८२३	०.००		इतर
१४८०६ आशिष संजय तुपे			(१९७०७)	वारस
सोनाबाई मारुती तुपे			(१९९०७)	आशा बबनराव चौधरी (८७६५)
जगन्नाथ गोविंद तुपे			(१९९०७)	चंपाबाई ज्ञानोबा तुपे (८७६५)
पांडुरंग गोविंद तुपे			(१९९०७)	शकुंतला जगन्नाथ बहिरट (८७६५)
मीरा सुरेश होळकर			(१९९०७)	शशिकला मधुकर न्हावले (८७६५)
				संजय जगन्नाथ बहिरट (८७६५)



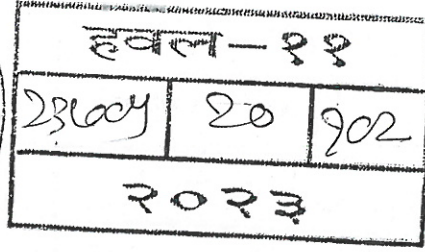
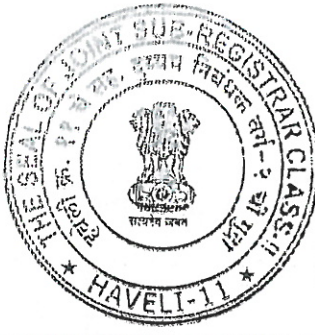
हा गाव नमुना क्रमांक ७ दिनांक १९/०५/२०२३ ०२:४२:१७ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : २०/०५/२०२३ : ११:०२:५९ AM. वैधता पडताळणीसाठी <https://digital.sabara.mahabhum.gov.in/dslr/> या संकेत स्थळावर जाऊन 2507100001424529 हा क्रमांक वापरावा.

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महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७९ यातील नियम ३, ५, ६ आणि ७]

गाव :- हडपसर (५५६२३३)

तालुका :- हवेली

जिल्हा :- पुणे



ULPIN : 19924139742

भूगणन क्रमांक व उपविभाग

१३८/१३९/१७३/१७७/१८१ ते १८२/१८४ ते १८५/१८७ ते २०१/२४२ ते २४४

19924139742

भूधारणा पद्धती भोगवटादार वर्ग -१

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी.	१३४	बाळासाहेब सोनु तुपे अनिल सोनु तुपे				(४८८१७) (४८८१७)	कुळाचे नाव व खंड - साधे कुळ
अ) लागवड योग्य क्षेत्र		सामाईक क्षेत्र	०.३७००	१.७६			३ क प्रमाणे (४४५५)
निरायत १२७.५८.२९							उध्दव म्हरकुजी काळे (४४५५)
यत -	१५२	सिटी कार्पोरेशन लि तर्फे संचालक अनिरुध्द प्रद्युम्न देशपांडे				(५३३०९) (५३३०९)	नारायण दगडु तुपे सं कु (४४५५) - साधे कुळ
एकुण		सामाईक क्षेत्र	८४.०७८९	३८९.६९	१.४४००		धुपदाबाई हरिभाऊ पोकळे (७५३४)
ला.यो. क्षेत्र १२७.५८.२९							
ब) पोटखराब क्षेत्र (लागवड अयोग्य)	४५७३	अविनाश अर्जुनराव तुपे	०.२०.०४	२.३६		(४६७६८)	इतर अधिकार
वर्ग (अ) १.८९.००	४५८५	मंगेश आनंदराव तुपे				(१८२९०)	इतर
वर्ग (ब) -		माया संपतराव गुजर				(१८२९०)	इतर
एकुण		मंगल अरविंद रोकडे				(१८२९०)	इतर
पो.ख.क्षेत्र १.८९.००		जयश्री रमाकांत शिंदे				(१८२९०)	इतर
		सरोज दिलीप रोकडे				(१८२९०)	इतर
एकुण क्षेत्र १२९.४७.२९		श्रीमती गुलाबबाई आनंदराव तुपे				(१८२९०)	इतर
(अ+ब)		सामाईक क्षेत्र	२.२९५७	१६.४७	०.०४००		इतर
आकारणी ५९१.२०	१४७२८	श्रीमती ताराबाई निवृत्ती तुपे				(१३५९९)	इतर
		ज्ञानोबा नारायण तुपे				(१३५९९)	इतर
जुडी किंवा विशेष		सामाईक क्षेत्र	०.२४००	१.१०			देता येणार नाही त्याचप्रमाणे (३३६६)
आकारणी							परवानगी वाचुन विक्री करून (३३६६)
	१४७३०	नर्मदाबाई सिताराम साकोरे				(१९२२८)	भाडे पड्याने देता कामा नये (३३६६)
		अशोक सिताराम साकोरे				(१९२२८)	मे कलेक्टर सो पुणे यांचे अगाऊ (३३६६)
		सतिश रामचंद्र साकुरे				(४७८९७)	इतर
		राजु रामचंद्र साकुरे				(४७८९७)	इतर
		उज्वला बाळासाहेब सणस				(४७८९७)	इतर
		सुनिल रामचंद्र साकुरे				(४७८९७)	प्रभुदास पानाचंद गुजर (३७५९)
		रत्नप्रभा रामचंद्र साकुरे				(४७८९७)	इतर
		सामाईक क्षेत्र	१.२४७६	६.४८	०.०६००		कु का क ४३ अ स पात्र (३९३७)
							इतर
	१४७३१	नितीन नारायण शेवाळे	०.७३.००	३.३५		(१०५३६)	इतर
							इतर
	१४७३४	महाराष्ट्र शासन यु एल सी	०.०९.००	०.०४		(३५४४३)	इतर

हा गाव नमुना क्रमांक ७ दिनांक १९/०५/२०२३:०२:५२:१७ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : २०/०५/२०२३ : ११:०२:५९ AM. वैधता पडताळणीसाठी <https://digital.mahabhumi.gov.in/dslr/> वा संकेत स्वक्षार जाऊन 2507100001424529 हा क्रमांक वाचरावा.

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१/२०





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गाव :-

हवेली (५६२३३)

कार्यकाळ :- हवेली

जिल्हा :- पुणे

१४७३५	यशवंत बाबुराव तुपे	०.६६.००	६.७५	(७२२५)	इतर
१४७३६	विलास शंकरराव तुपे			(४३७९९)	इतर
	बाळासो शंकरराव तुपे			(४३७९९)	इतर
	अशोक शंकरराव तुपे			(४३७९९)	बोजा - सहकारी सोसायटी इकरार
	मारुती उर्फ ज्ञानेश्वर शंकरराव तुपे			(४३७९९)	साठेखत रु ४०००/- २६/७/०६ (५४४०)
	श्रीमती कौसल्याबाई शंकरराव तुपे			(४३७९९)	सिताराम पिराजी तुपे (५४४०)
	---सामाईक क्षेत्र---	३.४२७५	१६.८९	०.०७००	इतर
१४७३९	मुक्ताबाई मारुती तुपे			(१६५०८)	इतर
	संदीप मारुती तुपे			(१६५०८)	३२ फ लागु नाही (५९६५)
	अलका रामचंद्र झांबरे			(१६५०८)	अहमद हाजी (५९६५)
	छाया लक्ष्मण मळेकर			(१६५०८)	क कुळ धुपदाबाई विधवा (५९६५)
	---सामाईक क्षेत्र---	०.१४८८	०.६८		साधु बहिरु (५९६५)
१४७४२	सरकारी आकारी पड	०.३२.००	१.४७	(९९८३)	हडपसर सो नग कु का (५९६५)
१४७४४	कृष्णा धाकलु तुपे	०.३३.८८	१.५५	०.०१०० (३४७९७)	हरि घोडु यांचे हिस्से (५९६५)
१४७४६	दिपक धोंडीबा तुपे			(३३८४६)	इतर
	लिलाबाई धोंडीबा तुपे			(३३८४६)	इतर
	---सामाईक क्षेत्र---	०.२९६८	१.३६		इतर
१४७४७	अशोक तुकाराम जाधव	०.१३.००	०.५७	(३४२३५)	कु का क ३२क लागु नाही (६४६७)
१४७४८	बापुसा प्रल्हाद तुपे			(१४६९५)	जमिन मालक गंगुबाई विधवा (६४६७)
	दत्तात्रय प्रल्हाद तुपे			(१४६९५)	बाबु दगडु तुपे सा कु (६४६७)
	कमल प्रल्हाद तुपे			(१४६९५)	बोजा - सहकारी सोसायटी इकरार
	---सामाईक क्षेत्र---	०.२८००	१.२६	०.०१००	इ र रु ५०००/- दि २७/८/६७ (६४७५)
१४७४९	यशवंत बाबुराव तुपे			(३४७७५)	विठ्ठल ज्ञानोबा तुपे व इतर हिस्सा (६४७५)
	प्रकाश बाबुराव तुपे			(३४७७५)	हडपसर सेवा विकास सोसा (६४७५)
	अमोल यशवंत तुपे			(३४७७५)	३०/३/६६ (६४७७)
	---सामाईक क्षेत्र---	१.४७५०	१३.९४	०.०१००	इलेक्ट्रीक मोटार तगाई रु १५००/- (६४७७)
१४७५०	रस्त्याकडे	०.१६.५०	०.७५	(४७३०)	इतर
१४७५१	प्रकाश बाबुराव तुपे	१.२०.००	७.७१	०.०३०० (३५४६०)	इतर
१४७५२	द्रोपदाबाई मारुती तुपे			(१९२५५)	इतर
	गजराबाई मारुती तुपे			(१९२५५)	रु ७५००/- ३०/८/९२ (६८९७)
	कालुराम मारुती तुपे			(१९२५५)	विजय दगडु तुपे (६८९७)
	मच्छिंद्रनाथ मारुती तुपे			(१९२५५)	हडपसर वि का स सो इकरार (६८९७)



हा गाव नमुना क्रमांक ७ दिनांक १९/०५/२०२३-०२:४२:१७ PM रोजी डिजिटल स्वाक्षरीत जोडा आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : २०/०५/२०२३ : ११:०२:५९ AM, वेबसाईट पडताळणीसाठी <https://digitalstamps.mahabharati.gov.in/dslr/> या संकेतस्थळावर जाऊन 2507100001424529 हा क्रमांक वापरावा.

पृष्ठ क्र.

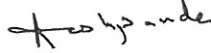
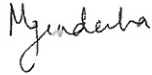
२/२०

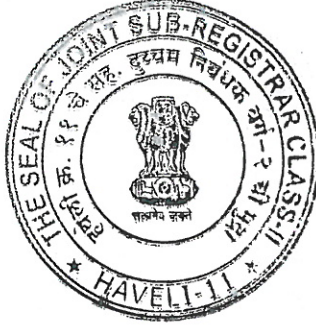
डिजिटल स्वाक्षरी



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23/04	१९	१०२
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IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands and seals the day and the year first hereinabove written.

Name	Photo	Sign	LHTI
CITY CORPORATION LIMITED, through it's Managing Director, MR. ANIRUDDHA PRADYUMNA DESHPANDE LESSOR			
METHIBAI DEVRAJ GUNDECHA FOUNDATION represented by its Trustee MS. MINAL THACKER LESSEE			
Witnesses :			
1. Sign 		2. Sign 	
Name Mr. Erezwand Mody.		Name Sunil K. Shinde	
Address B/703, Vivek Enclave, Shivaji Nagar, IC Colony, Borivali West, MUMBAI:-400103.		Address Karba Peth, Pune	



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23/04/20	20	202
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damage, cost and expense arising out of or in relation to the said Plot and/or the School Building.

8.5 Notwithstanding any other provision of this Agreement, under no circumstances shall either Party be liable to the other or to any third party for any special, indirect, incidental, consequential, punitive, exemplary, remote or unforeseeable damages of any type and each Party hereby waives any claim therefor.

9 CORRESPONDENCE:

All letters, circulars, receipts and/or notices to be served on a Party under this Agreement and dispatched by the other Party Under Certificate of Posting and/or Registered Post A.D. and/or by Courier or by email to the following address shall be a sufficient proof of the receipt of the same by the party and shall completely and effectually discharge the other party sending the notice. For this purpose, the parties have given their following address:

METHIBAI DEVRAJ GUNDECHA FOUNDATION

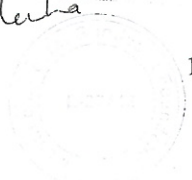
1ST Floor, Ashok Raj Building, H Wing, SV Road, Goregaon West, Mumbai 400062,

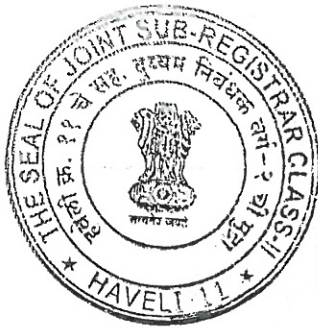
City Corporation Limited

City Chambers, 917/19A,
Ferguson College Road,
Pune - 411 004

In case of any change of the aforesaid addresses, the party shall forthwith intimate the new address to the other party. Any remark from postal authorities with regard to either left/not found/not claimed will amount to sufficient notice to the concerned Party.

M. Gundecha





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10. VALUATION FOR THE PURPOSES OF STAMP DUTY:

In respect of the lease for 30 years of the said Plot admeasuring **1500 sq. mtrs.** situated at Village Sadesatranalli, Hadapsar and Mundhwa. Taluka Haveli, District Pune, the parties are required to pay the stamp duty as is leviable on a Conveyance under Article 36 and 25 of the Maharashtra Stamp Act, 1958. over the amount of the Premium and the Rent or the market value as per Government valuation, whichever is higher. As such, the market value of the said Plot computes at **Rs. 3,96,49,500/- (Rupees Three Crore Ninety Six Lac Forty Nine Thousand Five Hundred Only)**. The Parties herein has paid stamp duty of **Rs. 19,82,600/- (Rupees Nineteen Lac Eighty Two Thousand Six Hundred Only)**.

11. STAMP DUTY & REGISTRATION CHARGES:

Stamp duty, registration charges, incidental charges and out-of-pocket expenses in respect of this transaction shall be borne and paid by the Lessee herein.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

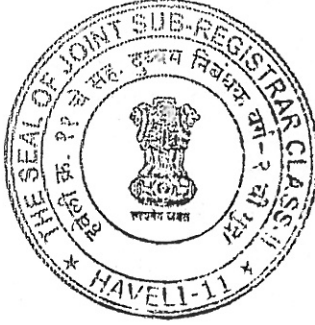
("said Premises")

All the piece and parcel of land admeasuring 1500 sq. mtr. From and out of the Sector AS5+AS6 totally admeasuring 16619 sq. meters from and out of the Master Lay-out Plan of the Integrated township project "Amanora Park Town approved on Amalgamated Survey No. 138/139/173/177/181/182/184/185/187 to 201 and 242 to 244 situate and lying Village Sadesatranalli, Hadapsar, Taluka Haveli, Dist. Pune within the limits of Pune Municipal Corporation, attached herewith and marked in 'RED' colour in the plan annexed hereto as annexure 'A'.

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6.4. Ensure peaceful use of the portion of land by the Lessor under and in accordance with the provisions of this Agreement without any let or hindrance from any person/entity or any government authority or persons claiming through or under it/them.

6.5. Observe and comply with all its obligations set forth in this Agreement.

7. TERMINATION:

7.1 The following constitutes Event of Default by the Lessee leading to termination of this deed:

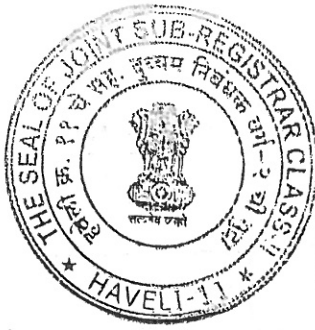
- i) If and whenever during the Term of this agreement, the Lessee fails to pay the premium as agreed under clause no. 3 of these presents
- ii) If the Lessee commits breach of any terms and condition of this agreement.
- iii) If in the event of termination/expiration/ non renewal of the license period of said Leave and License Agreement dated 17/02/2022.
- iv) Any representation made or warranties given by the Lessee under this Agreement are found to be false or misleading.
- v) The Lessee has by an act of commission or omission created circumstances that have a material adverse effect on the performance of its obligations by the Lessor and has failed to cure the same within 30 (thirty) days of notice thereof by the Lessor.

7.2 The following constitutes Event of Default by the Lessor leading to termination of this deed:

- i) If in the event of termination/expiration/ non renewal of the license period of said Leave and License Agreement dated 17/02/2022.
- ii) The Lessor is in breach of any of its covenants, duties, responsibilities or obligations hereunder, and such breach is not cured

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within thirty (30) days after the Lessee has provided the Lessor with written notice of the breach.

iii) If the Lessor is deemed to be insolvent under the Central or state government or is unable to pay its debts as they come due or have filed a petition seeking protection from its creditors under bankruptcy laws.

iv) The Lessor is unable to perform its duties hereunder for a period of ninety (90) consecutive days due to a declared a Force Majeure.

8. INDEMNITY

8.1 Lessor shall indemnify, defend and hold harmless THE Lessee against any and all proceedings, actions and third party claims for any loss, damage, cost and expense arising out of failure of Lessor to fulfill any of its obligations under this Agreement adversely affecting the performance of the Lessee's obligations.

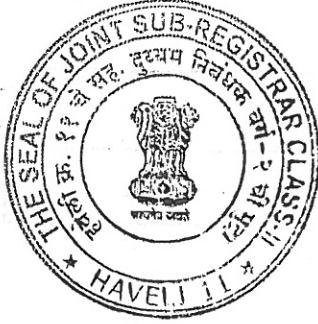
8.2 The Lessee shall indemnify, defend and hold harmless THE Lessor against any and all proceedings, actions and third party claims for any loss, damage, cost and expense arising out of operation and management of the school in the said premises which adversely affects the performance of the Lessors obligations.

8.3 Without limiting the generality of the foregoing, the Lessor shall indemnify THE Lessee and shall save it harmless from and against any payments required to be made by THE Lessee with respect to the property tax rent and levy of any local taxes and utilities. THE Lessee shall be entitled to and Lessor shall be under an obligation to reimburse the same to THE Lessee forthwith.

8.4 Without limiting the generality of the foregoing, Lessor shall indemnify THE Lessee and shall save it harmless from and against any and all proceedings, actions and third party claims for any loss,

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4.14. To observe and perform all the obligations under the rules and regulations which the Lessor /the Maintenance /Management Service Companies may frame or may adopt and in force from time to time for protection and maintenance of the Township and the Property therein;

4.15. The Lessee shall be responsible for the safety and security of all the equipments, machinery, goods, materials and the school/educational properties including the said Premises. The Lessee shall alone be responsible or liable for any loss, theft, damage or destruction of the said Premises or of any other person thereupon or therein or for any other damage suffered by the Lessee or its members, agents, teachers, students, employees, servants, visitors, invitees and other person entering the Premises from any cause or mishap whatsoever provided the same is not due to any act or omission of the Lessor.

4.16. The Lessee shall be under obligation to give the residents of 'Amanora Park Township' first priority and preference for admission in the School provided the required norms laid down by the School are fulfilled. It is hereby clarified that the Lessor has developed the said amenity Plots specifically for the benefit of the residents of 'Amanora Park Township'. It is further agreed that, the Lessee shall reserve 2% of the admissions from and out of full capacity of the school to the students to be recommended by the Lessor subject to required norms laid down by the School being fulfilled. Furthermore, the Lessor must confirm to the Lessee about the admissions under this reserved category at least 2 months prior to the beginning to the academic year. If any seats under the reserved category remain unfilled 2 months prior to the beginning of the academic year, then the Lessee shall have the right to take admission under the same of any student the Lessee may

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deem fit and fill the seats and the Lessor shall have no objection thereto.

5. PAYMENT OF PROPERTY TAX AND OTHER TAXES:

The Lessee and Lessor undertakes to pay and shall pay all the rates, taxes, cesses, assessments, levies dues, duties, imposts of every kind payable including municipal and revenue levies on the said portion of land as required to be paid by the Lessee & Lessor to the Union of India, the State of Maharashtra, the Collector, the Gram Panchayat or any other Local Authority or Public Body relating to the said Premises.

6. OBLIGATIONS OF THE LESSOR

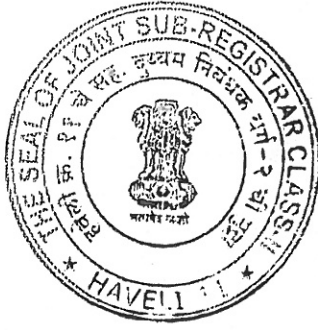
6.1. At all times, the Lessor shall exercise in good faith its rights, duties and obligations under this Agreement,

6.2. The Lessor shall forthwith furnish the Lessee with all information, documents, forms and reports required by them for proper administration of the School, or as may be required in preparation for any legal or administrative proceeding relating to the School, or as may be required to comply with the governing laws and regulations, or any other applicable central, State or local laws.

6.3. Generally, the Lessor shall render full co-operation and assistance to the Lessee in running the School including obtaining access to all necessary infrastructure facilities and utilities, including water, electricity and telecommunication facilities. Subject to compliance with the applicable laws, allow The lessee to run the School without any interference of any manner whatsoever. Grant or where appropriate provide necessary assistance to the Lessee in securing applicable permits for the purpose of operating and managing the School and otherwise for the execution of the Agreement.

M. G. D. S.





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such licenses/permissions to the Lessor as may be reasonably required by them without any demur.

4.4. The Lessee shall operate and maintain the School at its cost and risk, the Lessor shall not be liable to contribute for the same. All and any damages, claims etc. that may be caused to the School shall be entirely to the account of the Lessee, at all times provided such damage is not due to any act or omission of the Lessor.

4.5. To use the common areas and facilities in the Township in accordance with the purpose for which they are intended and/or allowed to be used by the Lessor without hindrance or encroaching upon the rights and benefits of the other Lessees/occupants of the Township;

4.6. To maintain the said Premises in good tenantable repair and condition;

4.7. Not to change or alter or make any addition or alteration in the School Building or to any part thereof beyond the rules and regulations of the concerned local authority;

4.8. Not to store at the said portion of land and the structure thereon any goods which are of hazardous, combustible, offensive, or dangerous nature or are of such other type or nature as to damage the construction or structure or storing of which goods is objected to by the Local or other Authority concerned;

4.9. Not to do or suffer to be done anything in or at the said portion of land or any part thereof which may be forbidden by and/or in

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violation or breach of any laws rules, regulations and bye-laws of the local authority or other public or authority concerned. In the event of the Lessee committing any act in contravention of the above provision, the Lessee alone shall be responsible and liable for the consequences thereof and to the concerned local authority and/or other public authority and also to the Lessee;

4.10. Not to do or omit or suffer to be done, at any time, in, on or about the said portion of land, anything in respect of which the Lessor incurs or the Lessor is imposed upon or becomes liable to pay any fines, penalty, damage, compensation, expenses or any amount to any person or persons or the concerned authorities and to reimburse to the Lessor without any delay, default and demur any penalty and/or fine, expense or any other amount aforesaid;

4.11. Not to do or suffer to be done act or thing in or to any part of the Township which may cause any hindrance or obstacle in use and enjoyment by the other Lessees/occupants in the Township and/or which may cause any nuisance or annoyance to them;

4.12. To pay all charges for consumption/usage of electricity, water, telephone, telecommunications and other utilities and services at actual or as per the separate meters, sub-meters installed by the Lessee or the Maintenance/ Services Company or as per the charges that may be intimated by the Lessor or the Maintenance/Services Companies or their nominees from time to time;

4.13. Not to sub-let, transfer, assign or part with the possession of the said Premises;

Handwritten signature





12/10/2023 4 27:23 PM

दस्तावेज गोपबारा भाग-2

हवेली 11

दस्तावेज क्रमांक: 23705/2023

दस्तावेज क्रमांक: 11/23705/2023

दस्तावेजाचा प्रकार: मीजडीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: भाईकर मधीवाई देवराज गुंदेचा फाउंडेशन नॉर्फे विश्वम्भ मीनल उद्भूत नॉर्फे कवुलीजवावामाठी कु. मु. म्हणून श्री. अजित विठोबा भाटकर पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. - गडिया मजला, अशोक राज बिल्डिंग, विंग नं. एच, मंग. व्ही. रोड, गोंगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन नं. : AACTM6334M	भाईकर वय :- 54 स्वाधरी		
2	नाव: मिर्डी कार्पोरेशन लि नॉर्फे संचालक च्या नॉर्फे दस्तऐवज प्रवेशामाठी कु. मु. श्री. अनिरुद्ध प्रद्युम्न देशपांडे नॉर्फे कवुलीजवावामाठी कु. मु. म्हणून श्री. प्रवीण चंद्रकांत जाधव पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. - मिर्डी चेंबर, 917/19ग, एफ. सी. रोड, पुणे, महाराष्ट्र, पुणे. पिन नं. : AACCC2820K	मिर्डी घणार वय :- 40 स्वाधरी		

वरील दस्तऐवज करून देणार नसतार्थीत मीजडीड चा दस्तऐवज करून दिल्याचे कवुल करताना
शिक्का क्र. 3 ची वेळ: 12 / 10 / 2023 04 : 26 : 49 PM

ओळख:-

सदर दस्तऐवज निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव: वकील दिवी निखिल थावरे वय: 38 पत्ता: 393 दनवाडी, पुणे पिन कोड: 411030		

शिक्का क्र. 4 ची वेळ: 12 / 10 / 2023 04 : 27 : 14 PM

सदर दस्तऐवज निबंधक, हवेली-11

५ सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	METHIBAI DEVRAJ GUNDECHA FOUNDATION	eChallan	02202292023101205292	MH009369069202324E	1982600.00	SD	0004932701202324	12/10/2023
		DHC		1023123303915	200	RF	1023123303915D	12/10/2023
3		DHC		1023126503787	2000	RF	1023126503787D	12/10/2023
4	METHIBAI DEVRAJ GUNDECHA FOUNDATION	eChallan		MH009369069202324E	30000	RF	0004932701202324	12/10/2023

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

23705 /2023

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2. Get print immediately after registration.

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प्रमाणित करण्यात येत को.

५ सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११

पहिले नंबराचे पुस्तकाचे

नंबरी नोंदला.

23604

५ सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११

दिनांक १२/१०/२०२३

329/23705

गुरुवार, 12 ऑक्टोबर 2023 4:25 म.नं.

दस्त गोपबारा भाग-1

हवेली 11

909/202

दस्त क्रमांक: 23705/2023

दस्त क्रमांक: हवेली 11 /23705/2023

वाजारा मूल्य: रु. 4,40,55,000/-

मोबदला: रु. 30,00,000/-

भरलेले मुद्रांक शुल्क: रु.19.82,600/-

दु. नि. सह. दु. नि. हवेली 11 यांचे कार्यालयान

पावती:25686

पावती दिनांक: 12/10/2023

अ. क्र. 23705 वर दि.12-10-2023

मादरकरणाचे नाव: भांडेकर मेथीवाई देवराज गुंदेचा फौंडेशन तर्फे
विश्वस्त मीनल ठक्कर तर्फे कबुलीजवाबामाठी कु. मु. म्हणून श्री. अजित
विठोबा भाटकर

रोजी 4:24 म.नं. वा. हजर केला.

नांदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2200.00

पृष्ठांची संख्या: 110

दस्त हजर करणाऱ्याची सही:

एकूण: 32200.00

सह.दुय्यम निबंधक, हवेली-11

सह.दुय्यम निबंधक, हवेली-11

प सह.दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११

प सह.दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११

दस्ताची प्रकार: मीजडीड

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

शिक्रा क्र. 1 12 / 10 / 2023 04 : 24 : 06 PM ची वेळ: (मादरीकरण)

शिक्रा क्र. 2 12 / 10 / 2023 04 : 25 : 20 PM ची वेळ: (फी)

प्रतिज्ञाप्रत्र

आम्ही लिहून देणार व लिहून घेणार सत्य प्रतिज्ञेवर
लिहून देतो की, सदर दस्तास जोडलेली पूरक कागदपत्रे
ही अस्सल व खरी असून ती खोटी व वनावट आढळून
आल्यास नोंदणी/अधिनियम १९०८ चे कलम ८२
अन्वये होणाऱ्या कार्यवाहीस आम्ही जबाबदार राहूत.

लिहून देणार

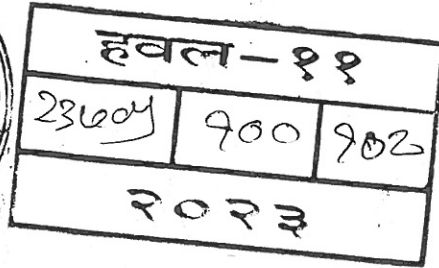
लिहून देणार



मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)					
Valuation ID : 202310124683	12 October 2023, 04:00:50 PM				
हवेली					
मूल्यांकनाचे वर्ष :	2023				
जिल्हा :	पुणे				
तालुका :	तालुका : हवेली विभागाचे नाव : (वि.क्र.30) हडपसर (पुणे महानगरपालिका)				
उपमूल्य विभाग :	30/469-अंमिनोरा नगर वसाहत पाईपलाईन लक्ष्यालगतची दोन्ही बाजूचे क्षेत्र (वाढीव हदद)				
क्षेत्राचे नांव :	Pune Municipal Corporation				
मिळकतीचा क्रमांक :	सर्व्हे नंबर#177				
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
29370	75560	97980	134420	0	चौ. मीटर
मिळकतीचे क्षेत्र		1500 चौ. मीटर	Layout Plot		
Applicable Rules :		,16 क			
1. 1500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =29370/-					
1500चौ. मीटर क्षेत्रासाठी मूल्य = 1500 * 29370					
=44055000/-					
जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य					
=44055000 + 0					
= Rs.44055000/-					
= ४ चार करोड चाळीस लाख पंचावन्न हजार /-					

Home

Print





हवल-११		
23604	११	१०२

ASHOK BIRAJ GUNDECHA, An Indian

inhabitant, residing at Sea Breeze, Ground Floor, Juhu Tara Road, Santacruz (West), Mumbai - 400 049.

do solemnly affirm and say that what is stated in this change Report is true to the best of my information and belief

Solemnly affirmed at Mumbai

on this 16th day of July

20 14

[Signature]

Reporting Trustee

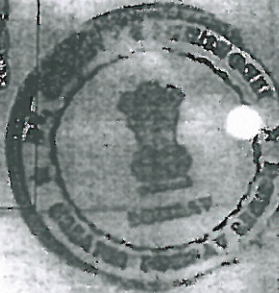
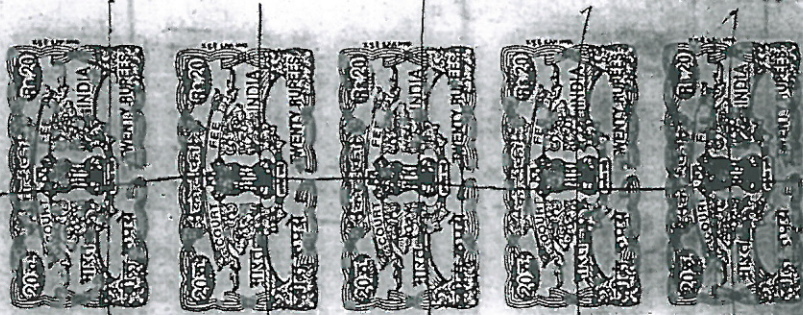
BEFORE ME

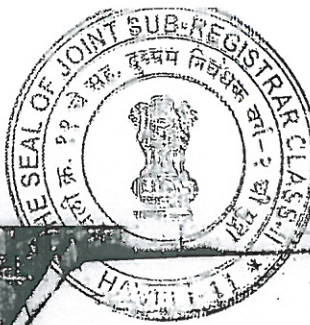
BEFORE ME

[Signature]

SHAILA V. PATHAK
Advocate & Notary
8/9, Gundecha Chambers,
N. M. Rd., Fort, Mumbai - 400 023.
Notary Reg. No. 253/88

Notary Reg. No. 42/114





हवल-११		
28604	९६	१०२
28604		

(9)

**BEFORE THE ASSISTANT CHARITY COMMISSIONER,
GREATER MUMBAI REGION, MUMBAI**

CHANGE REPORT NO. ACC-II/3514/2014
(Under Section 22 of the Maharashtra Public Trusts Act, 1950)

In the matter of Public Trust:-
"Methibai Devraj Gundecha Foundation"

P.T.R. No. E-27412 (Mumbai)

Mr. Ashok Devraj Gundecha

: **Reporting Trustee**

:- VERSUS :-

Nil.

: **Objector**

Ex-05

:- ORDER BELOW EXH No.01 :-
(Passed on this 31st day of August, 2015)

1) Matter is taken on board under special drive. This change report filed by the reporting trustee under Section 22 of the Maharashtra Public Trusts Act, 1950, for addition the name of trustee, Mrs. Minal Sujay Thacker nee Minal Ashok Gundecha. It is more particularly mentioned in Schedule-III i.e. at Exh.01.

02) On perusal of the documents produced on record from Exh. 2 to 4, it appears that resolution regarding appointment of Mrs. Minal Sujay Thacker nee Minal Ashok Gundecha passed in the Board of Trustee Meeting dated 01/07/2014. Therefore it is essential to add the name of incoming trustees on record.

03) Considering all above mentioned aspects. I come to the conclusion that, reported changes are legal and valid, hence deserves to be accepted. Therefore, I proceed to pass the following order:-

:- ORDER :-

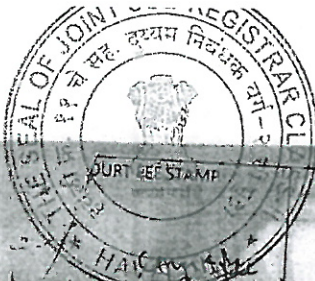
- 1) The change report is accepted. Name of trustee Mrs. Minal Sujay Thacker nee Minal Ashok Gundecha be taken on record.
- 2) Schedule-I be amended accordingly.
- 3) No orders as to costs.

(R. N. Ingole)
Assistant Charity Commissioner (II),
Greater Mumbai Region Mumbai.

Superintendent (J)
Public Trusts Registration Office
Greater Mumbai Region, Mumbai.
Date :- 31.08.2015.

Certified to be a True Copy

28/11/16



हवल-११		
23604	१८	902
Registered No. R-27412(Mumbai)		

THE BOMBAY PUBLIC TRUSTS ACT, 1950

SCHEDULE III

[Vide Rule 13(1)]

Report of changes that have occurred or are desired in the particulars recorded in the Registrar of the Public Trust

Name of Public Trust : Methilal Devraj Gundecha Foundation

Nature of change 1	Reasons for the change 2	Remarks, if any 3
Appointment of Trustee Mrs. Minal Suraj Thacker Nee Minal Ashok Gundecha Nirant, 387, S.V. Road, Vile Pade (West) Mumbai - 400 056 28 Years Business	Appointment of New Trustee	नया असाफ 13919 कलम/मिसम 23 जन्वव मजबूतपणे माल Methilal Devraj Gundecha फाउंडेशन अर्ब करण तो दिनांक 28/12/15 माल माल दिनांक 28/1/16 माल माल तो दिनांक माल माल 20/1/16 दि. 28/1/16 रोजी मिळाले

Date

Signature and address of the Reporting Trustee

16 JUL 2014

BEFORE ME

SHAILA V. PATHAK

Advocate & Notary
8/9, Gundecha Chambers,
N. M. Rd., Fort, Mumbai - 400 023.
Notary Reg. No. 253/88
Notary Reg. Sr. No. 42/14

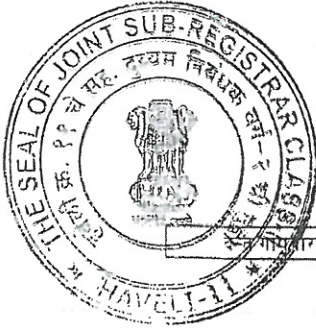


हवल-११		
२३८०५	१६	१०२
२०२३		

मी, श्री. अजित विठोबा भाटकर, रा. फ्लॅट नं. १०२, सी विंग, कोहिनुर नंदन, झाडगाव नाका, माघी गणपती, रत्नागिरी - ४१५६१२, या व्दारे घोषित करतो की, दुय्यम निबंधक हवेली क्र. ११, पुणे यांचे कार्यालयात लीज डीड या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आलेला आहे. या दस्तावर मेथीबाई देवराज गुंदेचा फौंडेशन तर्फे ट्रस्टी मीनल ठक्कर यांनी सही केलेली आहे. सदर दस्त नोंदणीस सादर करणेसाठी तसेच नोंदणी प्रक्रिया पुर्ण करणेसाठी मला कुलमुखत्यारपत्र दिनांक ०४/०७/२०२२ नोंदणी क्रमांक १०५९९/२०२२ अन्वये मीनल ठक्कर यांनी अधिकार दिलेले असुन सदरचे कुलमुखत्यारपत्र त्यांनी रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्ति कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असुन उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहील, याची मला जाणीव आहे.

दिनांक : १२/१०/२०२३

(श्री. अजित, विठोबा भाटकर)



हवेली-११		
286004	१५	१०२
भाग-२		
वदर २०२२		
दस्तावेज क्रमांक: 10599/2022		

7/2022 11 34:41 AM

क्रमांक: वदर 1/10599/2022

चा प्रकार: कुलमुखन्यायपत्र

क्र.	पक्षकागचे नाव व पत्ता	पक्षकागचा प्रकार	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव: अजीत विठोबा भाटकर पत्ता: फ्लॉट नं: 102, साळा नं: 1, इमारतीचे नाव: कं. हिनू नंदन, व्यांक नं: झाडगाव नका, रोड नं: माधी गणपति स्वामिनी, महाराष्ट्र, RATNAGIRI. पिन नंबर: AELPB2540M	पवित्र ऑफ अटॉर्नी होल्डर वय: 49 स्वाधरी:-		
2	नाव: मिनल मुनय ठाकर पत्ता: फ्लॉट नं: 387, साळा नं: 3, इमारतीचे नाव: लिरेन, व्यांक नं: एम वि रोड विलेपार्ले प, रोड नं: एम वि रोड, महाराष्ट्र, MUMBAI. पिन नंबर: AHMPG1958J	कुलमुखन्याय देणार वय: 36 स्वाधरी:-		

दस्तावेज कलन देणार तथाकथीत कुलमुखन्यायपत्र चा दस्तऐवज कलन दिव्याचे कलन करताना.
क्र.3 ची वेळ: 04 / 07 / 2022 11 : 32 : 28 AM

क्र.	पक्षकागचे नाव व पत्ता	पक्षकागचा प्रकार	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव: जिनल व महता वय: 38 पत्ता: 504 मनील आम गजानन कॉलनी रोड गोरगाव पश्चिम मुम्बई पिन कोड: 400104	स्वाधरी		
2	नाव: दिमी आ नावे वय: 22 पत्ता: व 303 मॉलिटरे 2 ची प्रस्थ तालासोपाय पश्चिम पिन कोड: 401203	स्वाधरी		

क्र.4 ची वेळ: 04 / 07 / 2022 11 : 34 : 17 AM

सुप्रीम निबंधक, अंधेरी क्र. १

प्रमाणित करतो की, या
दस्तावेज खून... पाने आहेत.
पुस्तक क्र. ५/वदर-१/०५.६.६.२०२२
वर नोंदला, दिनांक ४ JUL 2022

ment Details.

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Debate Date
MINAL SUJAY THACKER	eChallan	000061720926/000694	MH004404867202223E	500.00	SD	0002220714202223 04/07/2022
	DHC		207202201346	240	RF	0207202201346D 04/07/2022
MINAL SUJAY THACKER	eChallan		H004404867202223E	100	RF	0002220714202223 04/07/2022

Stamp Duty (IRE-Registration Fee) (DHC Document Handling Charge)



हवल-११		
23604	83	702
०२३		



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1081/21012/00346

To,
मीनल सुजय ठाकर
MINAL SUJAY THACKER
NIRANT 387,
S. V. ROAD,
Vile Parle (West)
Mumbai Mumbai
Maharashtra 400056
9820029231

Ref: 68 / 04C / 84272 / 84467 / P



UE1283423511N



आपला आधार क्रमांक / Your Aadhaar No. :

5737 7859 5539

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

मीनल सुजय ठाकर
MINAL SUJAY THACKER
जन्म वर्ष / Year of Birth : 1985
स्त्री / Female



5737 7859 5539

आधार — सामान्य माणसाचा अधिकार

चदर - १

2022	90	72
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२०२२

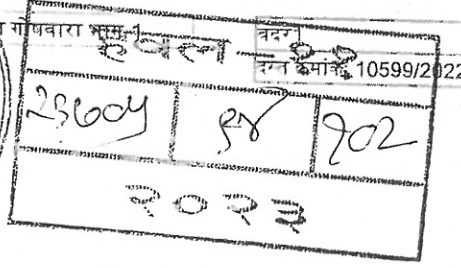
322/10599

सोमवार, 04 जुलै 2022 11:09

दम्न क्रमांक: बंदर 1 / 10599/2022

वाजार मूल्य: ₹. 01/-

भरलेले मुद्रांक मूल्य: ₹. 500/-



द. नि. सह. द. नि. बंदर 1 यांचे कार्यालय

अ. क्र. 10599 वर दि. 04-07-2022

सोनी 11:07 म.प. वा. हजर केला.

पावणी: 11810

पावणी दिनांक: 04/07/2022

मादरकरणाचे नाव: मिनल सुजय ठक्कर

मादरणी फी

₹. 100.00

दम्न इलाकाणी फी

₹. 240.00

पृष्ठांची संख्या: 12

एकूण: 340.00

M. Gundecha

दम्न हजर करणाऱ्याची मही:

P. Gundecha

दुय्यम निबंधक, अंधेरी-1

ह. दुय्यम निबंधक, अंधेरी क्र. १

सह. दुय्यम निबंधक, अंधेरी क्र. १

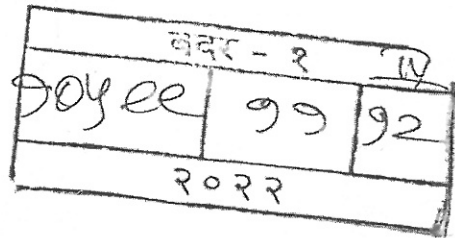
P. Gundecha

सह. दुय्यम निबंधक, अंधेरी क्र. १

मुद्रांक शुल्क: a जेव्हा तो प्रतिक्रियार्थ देण्यात आलेला असून @ त्यामुळे कोणतीही स्थावर मानमना विकण्याचा प्राधिकार मिळत असेल तेव्हा

थिक्का क्र. 1 04 / 07 / 2022 11 : 07 : 48 AM ची वेळ: (मादरणीकरण)

थिक्का क्र. 2 04 / 07 / 2022 11 : 08 : 49 AM ची वेळ: (फी)

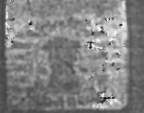




हवेल-११		
236005	१९	१०२
२०२३		

आयकर विभाग
INCOME TAX DEPARTMENT
MINAL SUJAY THACKER
ASHOK DEVRAJ GUNDECHA
04/12/1985
Permanent Account Number
AHMPG1958J
Signature *M. Gundecha*

भारत सरकार
GOVT. OF INDIA



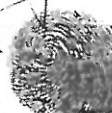
M. Gundecha

आयकर विभाग
INCOME TAX DEPARTMENT
AJIT VITHOBA BHATKAR
VITHOBA RAMCHANDRA BHATKAR
10/12/1972
Permanent Account Number
AELPB2540M
Signature *Ajit Bhatkar*

भारत सरकार
GOVT. OF INDIA



Ajit Bhatkar



आयकर विभाग
INCOME TAX DEPARTMENT
JINAL V MEHTA
LALIT AMBALAL MEHTA
22/09/1983
Permanent Account Number
AMEPM1355L
Signature *Jinal Mehta*

भारत सरकार
GOVT. OF INDIA



Jinal Mehta

बंदर - १	१७
50444	१२

भारत सरकार
GOVERNMENT OF INDIA
दीप्ती अनंत तांडे



हवेल - ११		
23604	१२	१०२
२० आधार		

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No.: 0000/00307/44864

To
अजित विठोबा भाटकर
Ajit Vilhoba Bhatkar
C/O,
Flat No.102, C Wing, Kohinoor Nandan Zadgaon Naaka
Maghi Ganpati Ratnagiri
Zadgaon
Ratnagiri
Ratnagiri
Maharashtra 415612
9833878113
MD492954262FH

13/11/2011

49295426



आपला आधार क्रमांक / Your Aadhaar No.

2030 0973 0794

माझे आधार, माझी ओळख



भारत सरकार
Government of India

अजित विठोबा भाटकर
Ajit Vilhoba Bhatkar
जन्म तारीख / DOB : 10/12/1972
पुरुष / Male

जन्म - १२		
१०/१२/७२	१२	१०२
२०२२		

2030 0973 0794

CS माझे आधार, माझी ओळख

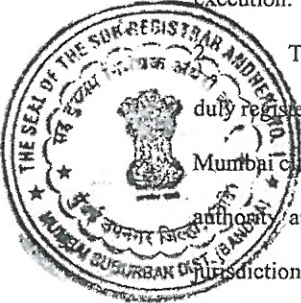


हवल-११		
23604	SP	102
2022		

AND WHEREAS BEING personally unable to attend before the Sub-Registrar of Assurances at Mumbai city, Mumbai Suburban District, Pune, Nashik or other places in India or any registering authority appointed under the Indian Registration Act for the time being in force having the jurisdiction to lodge such documents/ Agreement/ Lease Deed/ Leave and License Agreement/ Agreement for Sale / Sale Deed/ Rectification Deed and admit execution thereof, I am desirous of appointing some proper person to represent myself for the purpose hereinafter set forth.

NOW KNOW YE AND THESE PRESENTS WITNESS THAT I, MINAL SUJAY THACKER, do hereby nominate and constitute and appoint **MR. AJIT VITHOBA BHATKAR (PAN: AELPB2540M)**, an adult, Indian Inhabitant, presently residing at Flat no. 102, C wing, Kohinoor Nandan, Zadgaon Nakka, Maghi Ganpati, Ratnagiri 415612 to be my "TRUE AND LAWFUL ATTORNEY" (hereinafter referred to as "the said Attorney") for me and on my behalf and in my name to do the following acts, deeds, matters and things that is to say:

1. To present and lodge for registration in the office of the Sub-Registrar of Assurances which is signed & executed by me at Registrar of Assurances and Sub Registrar Office, at Mumbai city, Mumbai Suburban District, Pune, Nashik, or other places in India or any registering authority appointed under the Indian Registration Act for the time being in force having the jurisdiction in relation to registration of documents/ Agreement/ Lease Deed/ Leave and License Agreement/Agreement for Sale / Sale Deed, Rectification Deed executed by me to admit execution.

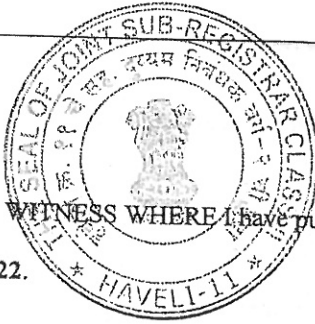


To receive and sign and execute the receipts and other papers to collect the documents duly registered in the office of the concerned Registrar of Assurances and Sub Registrar Office, at Mumbai city, Mumbai Suburban District, Pune, Nashik, or other places in India or any registering authority appointed under the Indian Registration Act for the time being in force having the jurisdiction.

3. To present me before the government, semi government Collector, Tehsildar, Municipal Corporation, Mhada, society and/or any other local/private authorities to attend all matters on my

बेहल १	IV
Sayer	MINAL SUJAY THACKER
2022	

hereby agree to ratify and confirm all whatsoever my said Attorney do or caused to be done by virtue of these presents, with respect to admission of documents/ Agreement/ Lease Deed/ Leave and License Agreement/ Agreement for Sale / Sale Deed, Rectification Deed



हवेली - ११		
23604	50	702

IN WITNESS WHERE I have put my hand on this Power of Attorney on the 01st day of July, 2022.

SIGNED AND EXECUTED by the

Within named "Executant"

MS. MINAL SUJAY THACKER

In the presence of Jinal
Diambe

M. M. Thacker



Signature of Constituted Attorney

MR. AJIT VITHOBA BHATKAR

A. V. Bhatkar

WITNESSES:

1. Ms. Jinal Mehta
504, Sunil Apt., Gajanan Colony Road,
Goregaon West, Mumbai 400104

2. Ms. Dipti Tambe
B-303, Solitaire 2, Shree Prastha,
Nallasopara West, Palghar 401203

Jinal

Dipti



हवेली - ११ IV		
20462	10	72
२०२२		



हवल-११		
23604	6	902
२०२३		

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 0207202201346 Date 02/07/2022

Received from Minal Sujay Thacker, Mobile number 9819019738, an amount of Rs.240/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the St Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District.

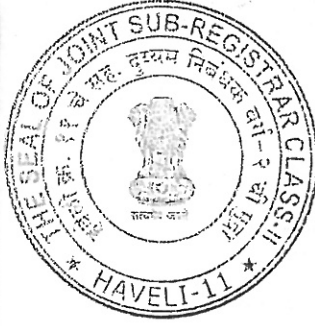
Payment Details

Bank Name sbiepay	Date 02/07/2022
Bank CIN 10004152022070201251	REF No. 202218371696517

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



बदल-१ IV		
goyel	8	92
२०२२		



हवल-११		
23604	८८	702
२०२३		



POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I,
MINAL SUJAY THACKER (Pan No. AHMPG1958J), an adult, Indian Inhabitant, having
address at Nirant 387, situated at S.V. Road, Vile-Parle (West), Mumbai 400 056, do hereby SEND
GREETINGS:

WHEREAS:

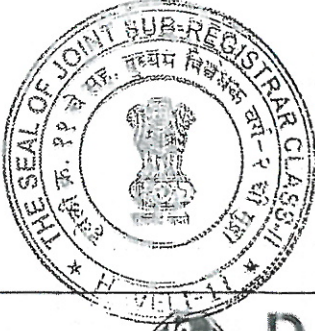
I am required to sign various documents in my capacity as Director, Proprietor, Trustee, Partner,
Member of A.O.P. and companies.

बंदर - १ IV		
20424	५	02

AND WHEREAS, Some of the documents/ Agreement/ Lease Deed/ Leave and License
Agreement/ Agreement for Sale / Sale Deed/ Rectification Deed are required to be lodged for
registration before the Sub-Registrar of Assurances at Mumbai city, Mumbai Suburban District,
Pune, Nashik, or other places in India or any registering authority appointed under the Indian
Registration Act for the time being in force having the jurisdiction and I am required to attend the
Sub-Registrar and admit execution thereof.

Mgundecha

[Signature]



हवल-११		
23604	4	902
२०२३		



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0207202201346

Receipt Date 04/07/2022

Received from Minal Sujay Thacker, Mobile number 9819019738, an amount of Rs.240/-, towards Document Handling Charges for the Document to be registered on Document No. 10599 dated 04/07/2022 at the Sub Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District.

DEFACED

₹ 240

DEFACED

Payment Details

Bank Name sbiepay

Payment Date 02/07/2022

Bank CIN 10004152022070201251

REF No. 202218371696517

Deface No 0207202201346D

Deface Date 04/07/2022

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



हवल-१ IV		
20466	2	92
२०२३		



हवलान १३

23604 ८६ 702

CHALLAN १०१३

Form Number-6



GRN	MH0044D4867/20223E	BARCODE	Date	01/07/2022-15:24:24	Form ID	48(9)
Department Inspector General Of Registration						
Stamp Duty Type of Payment Registration Fee			TAX ID / TAN (If Any) PAN No.(If Applicable)			
Office Name BDR1_JT SUB REGISTRAR ANDHERI NO 1			Full Name MINAL SUJAY THACKER			
Location MUMBAI						
Year 2022-2023 One Time			Flat/Block No.	NIRANT		
Account Head Details		Amount In Rs.	Premises/BUILDING			
003G045501 Stamp Duty		500.00	Road/Street	VILE PARLE WEST		
003O063301 Registration Fee		100.00	Area/Locality	MUMBAI		
			Town/City/District			
			PIN		4 0 0 0 5 6	
			Remarks (If Any)			
			SecondPartyName=AJIT VITHOBA BHATKAR-CA=0-Marketval=0			
Total		600.00	Amount In Words Six Hundred Rupees Only			
Payment Details PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	03006172020670105912247252	
Cheque/DD No.			Bank Date	RBI Date	01/07/2022-15:23:12	
Name of Bank			Bank/Branch	PUNJAB NATIONAL BANK		
Name of Branch			Scroll No., Date	Not Verified with Scroll		

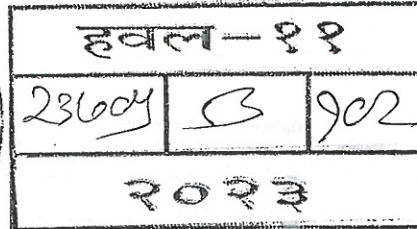
THE OFFICE OF THE SUPERREGISTRAR ANDHERI NORTH

(Seal of The Registrar Andheri North)

Department ID :
NOTE:- This challan is valid for document to be registered :

Document ID :	Scroll No. , Date	Not Verified with Scroll
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. ಇದೇ ಚಾಲ್ತನ್ ಕುರಿತು ದೃಢೀಕರಣ ಕಡತವನ್ನು ನೀಡುವ ಅಧಿಕಾರವು ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ್‌ಗೆ ಮಾತ್ರ ಇದೆ. ಅನಿಶ್ಚಿತ ನ ದಾಖಲೆಗಳಿಗೆ ಇದೇ ಚಾಲ್ತನ್ ಅನ್ವಯಿಸುವುದಿಲ್ಲ.		
		Mobile No. : 9810053038

Joyeed		3	22
2022			



Name of Branch	Scroll No. , Date	Not Verified with Scroll	92
Department ID :	Mobile No. : 9819353838		
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.			
सदर चकान केवल दस्तावेज निलम्बन कार्यालयमा मात्र प्रयोग गर्न मिल्ने हुनाले दस्तावेजको लागि जाहेर, नांदगाँव नगरपालिकाका स्वामिनीहरूले सदर चकान लागू गर्नु।			

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-322-10599	0002220 *14202223	04/07/2022-11:09:13	IGR186	100.00
2	(IS)-322-10599	0002220 *14202223	04/07/2022-11:09:13	IGR186	500.00
Total Defacement Amount					600.00



हवल - ११
23604 ८ 902
CHALLAN
MTR Form Number-6



RN MH004404867202223F BARCODE Date 01/07/2022-15:24:24 Form ID 48(f)

Department Inspector General Of Registration Payer Details

Stamp Duty TAX ID / TAN (If Any)

Type of Payment Registration Fee PAN No.(If Applicable)

Office Name BDR1_JT SUB REGISTRAR ANDHERI NO 1 Full Name MINAL SUJAY THACKER

Location MUMBAI

Year 2022-2023 One Time Flat/Block No. NIRANT

Account Head Details Amount In Rs. Premises/Building

30045501 Stamp Duty 500.00 Road/Street VILE PARLE WEST

30063301 Registration Fee 100.00 Area/Locality MUMBAI

Town/City/District

PIN 4 0 0 0 5

Remarks (If Any)

SecondPartyName=AJIT VITHOBA BHATKAR-CA=0-Marketval=0

Amount In Six Hundred Rupees Only

Words 600.00

Payment Details PUNJAB NATIONAL BANK FOR USE IN RECEIVING BANK

Cheque-DD Details Bank CIN Ref. No. 03006172022070100694 334474232

Cheque/DD No. Bank Date RBI Date 01/07/2022-15:29:12 Not Verified with R

Name of Bank Bank-Branch PUNJAB NATIONAL BANK

Name of Branch Scroll No. , Date 90488 92

Department ID : 9819353

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

सदर चालन केवल दस्तावेज निवेश के लिए ही मान्य है। अनियोजित दस्तावेजों के लिए यह आदेश लागू नहीं है।

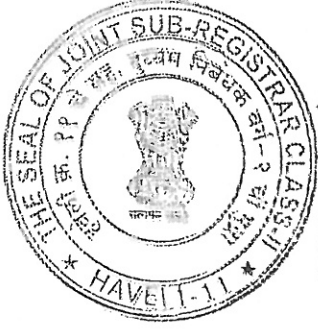
Challan Defaced Details

Sr. No. Remarks Defacement Date Userld Defacement Amount

1 (IS)-322-10599 0002220*14202223 04/07/2022-11:09:13 IGR186 100

2 (IS)-322-10599 0002220*14202223 04/07/2022-11:09:13 IGR186 500

Total Defacement Amount 600

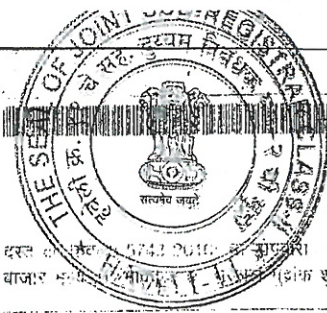


हवेल-११		
23604	2	902
घोषणापत्र २०२३		

मी श्री. प्रविण चंद्रकांत जाधव, रा. सर्व्हे नंबर २०३, साडेसतरानळी, गणेशनगर, हडपसर पुणे ४११०२८, या द्वारे घोषित करतो की, दुय्यम निबंधक हवेली क्र.११....., पुणे यांचे कार्यालयातलीजडी..... या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. या दस्तावर सिटी कॉर्पोरेशन लि. तर्फे व्यवस्थापकीय संचालक म्हणून श्री. अनिरुद्ध प्रद्युम्न देशपांडे यांनी सही केलेली आहे. सदर दस्त नोंदणीस सादर करणेसाठी तसेच नोंदणी प्रक्रिया पूर्ण करणेसाठी मला कुलमुखत्यारपत्र दिनांक ११/०८/२०१० नोंदणी क्रमांक ५७४३/२०१० अन्वये श्री. अनिरुद्ध प्रद्युम्न देशपांडे यांनी अधिकार दिलेले असून सदरचे कुलमुखत्यारपत्र त्यांनी रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्ति कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिल. याची मला जाणीव आहे.

दिनांक ३१/१०/२०२३

(प्रविण चंद्रकांत जाधव)



हवेल-३३		
दु. २३७८५	नवारा माग - २	हवेल ३
९	१०८	दस्त क्रमांक (5743/2010)
२०२३		

दस्त क्र. ११८३ दिनांक ११/०८/२०१०
बाजरा मजुरी

दस्त हजर केलाचा दिनांक ११/०८/२०१० ०४:२३ PM
निष्पटपणा दिनांक ११/०८/२०१०
दस्त हजर करणाऱ्याची सहाई:

[Signature]

पावली क्र. ५६५५ दिनांक ११/०८/२०१०

नांव: सिटी कॉर्पोरेशन लि. तर्फे संचालक
श्री. अनिरुध्द प्रधुन देशपांडे

१०० : भोंवणी की
१२० : फावेल (अ. ११(१)); पूर्वांकनाची नक्का
(अ. ११(२)).
रुजवाला (अ. १२) व छायाचित्रण (अ. १३) ->
एकत्रित की

२२०: एकूण

दु. निबंधकाची सहाई: हवेली ३ (हडपसार)

दस्तावा प्रकार (१८): मुरखवारनामा

दस्त अनुसूचित प्रकार (४३-ग) जेव्हा कोणतीही स्थावर माला हा, त्यावर कायदा करण्यासाठी,
तिचा शिफारस करण्यासाठी किंवा तिची विक्री किंवा हस्तांतरण करण्यासाठी (कोणत्याही रीतीने)
कोणत्याही न्यायने ओळखण्यात येणाऱ्या प्रवर्तकाकडे किंवा न्यायालयाने ठरविलेल्या तऱ्हेने

शिक्का क्र. १ ची वेळ : (संपादन) ११/०८/२०१० ०४:२३ PM
शिक्का क्र. २ ची वेळ : (फ्री) ११/०८/२०१० ०४:२५ PM
शिक्का क्र. ३ ची वेळ : (कसुली) ११/०८/२०१० ०४:२६ PM
शिक्का क्र. ४ ची वेळ : (ओळख) ११/०८/२०१० ०४:२७ PM

दस्त नोंद केलाचा दिनांक : ११/०८/२०१० ०४:२७ PM

ओळख :

दुय्यम निबंधक यांच्या ओळखीचे हसम असे निवेदीत करत आहे की, हा दस्त ठरवून देणा-यांना
ज्यवतीस ओळखतात, व त्यांची ओळख पटवितात.

१) श्री. रवीशंकर नीतम कते धर/प्लेट नं: हडपसार पुष्प २३

माली/पुष्प:

हजारतीस बाज:

हजारत न:

पट/वसतात:

शहर/भागा:

तालुका:

पिन:

दु. निबंधकाची सहाई
हवेली ३ (हडपसार)

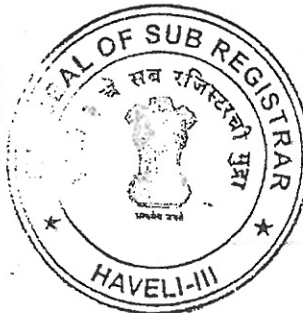
प्रभाषीत करण्यात येते की,
दस्तास एकूण ६...पाने आहेत.

सह दुय्यम निबंधक हवेली क्र. ३

पुणे
सहिले नंबरचे पुस्तकाचे
५४.४३ नंबर नोंदला

सह दुय्यम निबंधक हवेली क्र. ३
दिनांक: ११/८/२०१०

हवेल-३
४ ५७८३/ ६/६
२०१०





हवल-११		
236004	CEP	702
२०२३		

आयकर विभाग
INCOME TAX DEPARTMENT
SWAPNIL GAUTAM KANTIL
GAUTAM MAHADEV KANTIL

08/11/2025
Rajmaha... Count Number
BQFPA/08225

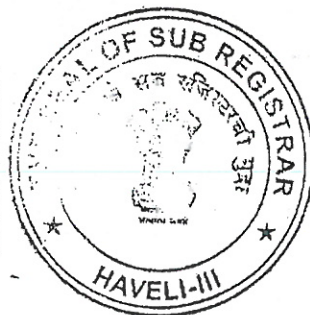
Signature

संयुक्त सरकार
GOVT. OF INDIA



0110300

हवल-३
84043/ 8/2
२०१०



11/08/2010

दुय्यम निबंधक:

हवेली भाग-1

दस्त क्र 5743/2010

4:26:39 pm

हवेली 3 (हवेलीसर)

दस्त क्रमांक : 5743/2010

दस्ताचा प्रकार : मुखत्यारनामा

नु क्र. पक्षकाराचे नाव व पत्ता

प. जरा: देणार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: सिटी कॉन्ग्रेसन नि.तर्फे संचालक श्री.अनिरुध्द

लिहून देणार

प्रचुन देशपांडे

पत्ता: घर/फ्लॅट नं: डी-301,1 मादी बाग गणेशखिंड रोड

वय 50

पुणे 16

गल्ली/रस्ता:

ईमारतीचे नाव:

ईमारत नं:

पेट/वसाहत:

शहर/गाव

सही: *Handpande*

2 नाव: श्री.प्रविण चंद्रकांत जाधव

लिहून घेणार

पत्ता: घर/फ्लॅट नं: साडेसतरानळी हडपसर पुणे 28

वय 28

गल्ली/रस्ता:

ईमारतीचे नाव:

ईमारत नं:

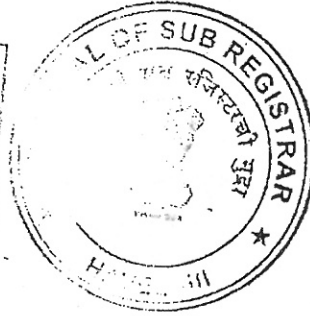
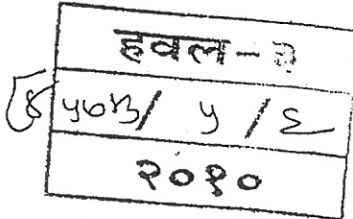
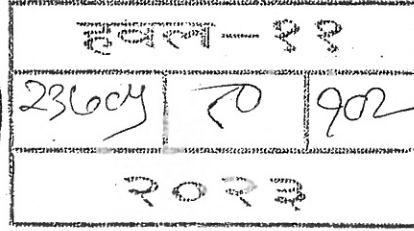
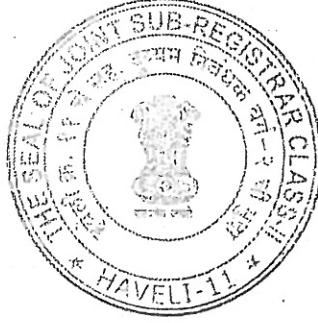
पेट/वसाहत:

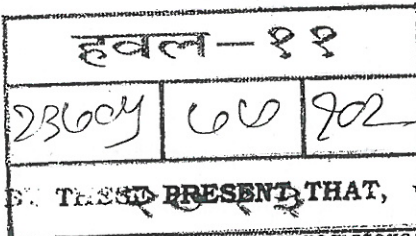
शहर/गाव:

तालुका:

पिन:

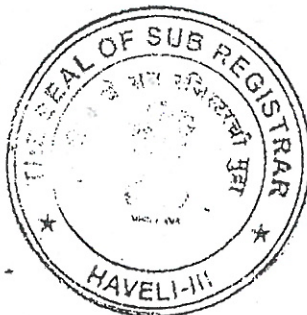
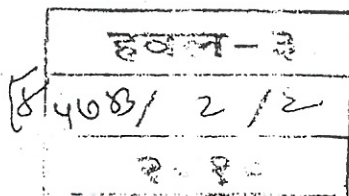
पैन नंबर:

सही: *Handpande*



Do hereby appoint and constitute **Mr. Pravin Chandrakant Jadhav**, Age: 28 years, Occ: Service, R/o- S. No. 203, Sadestaranali, Ganesh Nagar, Hadapsar, Pune- 411028 my Attorney to represent me before the sub-registrars of all Haveli Offices in Pune District, at all times as may be necessary, and to present before them for registration of Agreements, Development Agreements, Correction Deeds, Power of Attorneys, Confirmation Deeds, Joint Venture Agreements, Cancellation Deeds, Agreement to sell, Sale Deeds, Agreement to Lease, Lease deed, Deed of Assignment, Affidavits, Forms and all other deeds incidental thereto, by whatsoever name would have been executed and signed by me on behalf of Company pertaining to lands at village Sadesatranalli, Hadapsar, Manjari and Mundhawa at Taluka Haveli District Pune etc.

AND to admit my signature of execution of all the said documents i.e. Development Agreements, Correction Deeds, Power of Attorneys, Confirmation Deeds, Joint Venture Agreements, Cancellation Deeds, Agreement to sell, Sale Deeds, Agreement to Lease, Lease Deed, Deed of Assignment, Affidavits, Forms and all other incidental deeds and documents and to do any act, deed or thing as may be necessary to complete the registration of all above mentioned documents and after their due registration to give proper receipt and discharge of the same.



AND, genrally to do all other acts and things, as shall be required to be done for the presentation, admission and completion of registration process of all above mentioned documents, deeds, affidavits forms etc. as if the said act would have been done by me on behalf of Company.

AND I do hereby agree and declare that the acts done by my said Attorney shall be valid and binding on me, which I undertake to ratify and confirm, whenever required.



IN WITNESS WHEREOF, I have signed this General Power of Attorney on this 11th day of August, 2010 at Pune.

23604	65	902
Aniruddha Pradyumna Deshpande		

[Signature]

Authorised Signatory for
City Corporation Ltd, Pune
EXECUTANT

Witnessess.

1. Sign: *[Signature]*
Name: Sunil K. Shinde
Address: Karba Pedh
Pune. 411 011

Mr. Pravin Chandrakat Jadhav

[Signature]
I accept the powers.

Power of Attorney Holder

2. Sign: *[Signature]*
Name: Badeep Gangarde
Address: Hadapsar, Pune-28.

5083	3/2
R020	





Wednesday, August 11, 2010

1:25:37 PM

Original

पावती 33 म.

2010 08 11

पावती

पावती क्र. : 3854

दिनांक 11/08/2010

गावाचे नाव हवेलीसर

दस्तावेजाचा अनुक्रमांक हवल3 - 05743 - 2010

दस्तावेजाचा प्रकार मुखत्यारनामा

सादर करणाऱ्याचे नाव: सिटी कॉर्पोरेशन लि. तर्फे संचालक श्री. अनिलकुमार देशपांडे

नोंदणी फी	:	100.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),	:	120.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (6)	:	220.00
एकूण रु.		

आपणास हा दस्ता अंदाजे 4:40PM ह्या वेळेस मिळेल

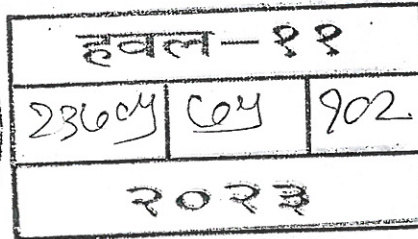
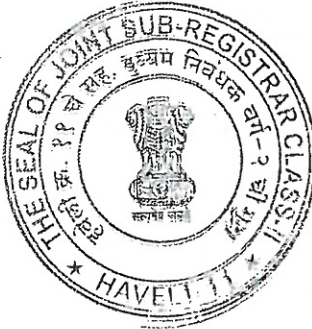
मुख्य निबंधक
हवेली 3 (हवेलीसर)

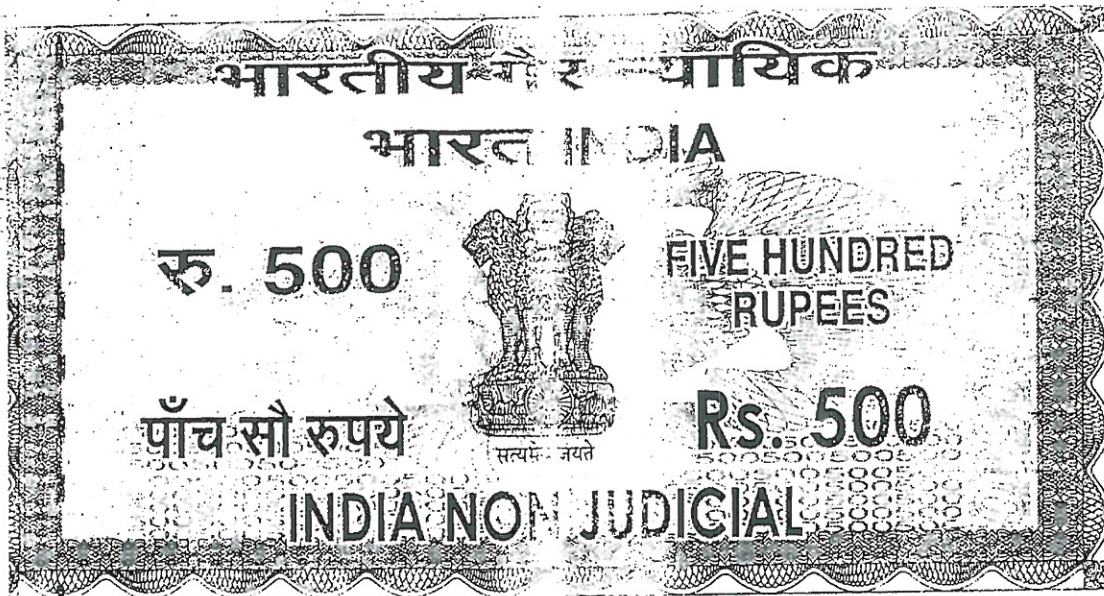
वाजार मूल्य: 0 रु.

मोबदला: 0 रु.

भरलेले मुद्रांक शुल्क: 500 रु.

सह मुख्य निबंधक वर्ग-२
हवेली ३ मुणे

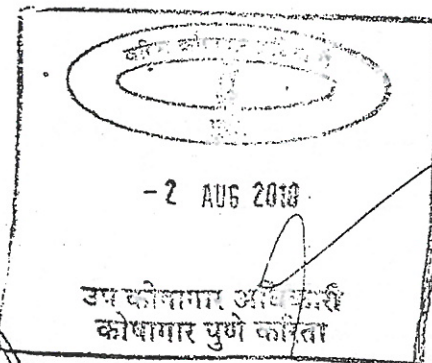




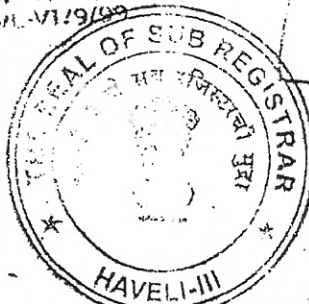
महाराष्ट्र MAHARASHTRA

C 404850

प्र. नं. 20003 मागे 9910190 4001-
नाम प्रदीप चंद्रकांत जाधव
पत्ता 83/108, 1/6
हस्त हवलदार 83 25/8/2010
जिल्हा कोर्ट - रा. मु. अ. चाकर
जुद्धम बाबाबाई, ता. हवेली, जि. पुणे
क्र. 1/44/1-6/1/9/00

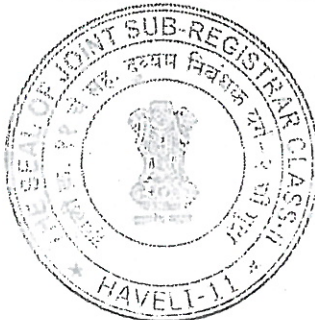


हवल-३
4683/ 9 / 12
२०१०



GENERAL POWER OF ATTORNEY

THIS GENERAL POWER OF ATTORNEY IS MADE AND EXECUTED
THIS 11th DAY OF August 2010, AT PUNE



हवल-११		
23604	6E	702
२०२३		



हवल-११		
23604	008	902
२०२३		



ADVOCATE
BAR COUNCIL OF
MAHARASHTRA & GOA



HIGH COURT, BOMBAY

2267 3371 / 2265 6567

NAME : Dipti Shirish Kajwadkar
RESIDENCE Tal-Malegaon, Dist-Nasik.
ROLL No. Mah/3306 /2007
ENROLLED ON : 2/8/2007
DATE OF BIRTH : 23/10/1984

SECRETARY

Drawn

Drawn



हवल-११		
23604	63	202
२०२३		



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India



E-Aadhaar Letter

नॉदणी क्रमांक:/Enrolment No.: 2017/90106/09767

Aniruddha Pradyumna Deshpande (अनिरुद्ध प्रद्युम्न देशपांडे)

S/O: Pradyumna Deshpande, D 301 / 1 Modibaug,
Ganeshkhind Road, Near Agriculture College,
Shivajinagar, Pune, Pune City, Pune,
Maharashtra - 411005

सूचना

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वेचे नाही.
- ओळखीचे प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारे प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारे तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

तुमचा आधार क्रमांक/ Your Aadhaar No.:

4000 7133 4138



Validity unknown
Digitally signed by ANIRUDDHA PRADYUMNA DESHPANDE
IDENTIFICATION AUTHORITY OF INDIA
Date: 2015.08.17 11:04:42 IST

आधार-सामान्य माणसाचा अधिकार

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

- आधार देशभरात मान्य आहे.
- आधार सारी आपण एकदाच नामांकन नॉदणीची आवश्यकता आहे.
- कृपया आपल्या सध्याचा मोबाइल नंबर व ई-मेल पत्ता नॉदवा. यामुळे आपल्या विभिन्न सुविधा प्राप्त करण्यासाठी मदत मिळेल.

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



अनिरुद्ध प्रद्युम्न देशपांडे
Aniruddha Pradyumna
Deshpande
जन्म तारीख/ DOB: 29/03/1960
पुरुष / MALE



पत्ता:
वडिलाचे/आईचे नांव: प्रद्युम्न
देशपांडे, डी 301 / 1
मोदीबाग, गणेशखिंड रोड,
ऑटो क्लचर कॉलेज जवळ,
शिवाजीनगर, पुणे, पुणे
शहर, पुणे,
महाराष्ट्र - 411005

Address:
S/O: Pradyumna Deshpande, D 301 /
1 Modibaug, Ganeshkhind Road,
Near Agriculture College,
Shivajinagar, Pune, Pune City,
Pune,
Maharashtra - 411005

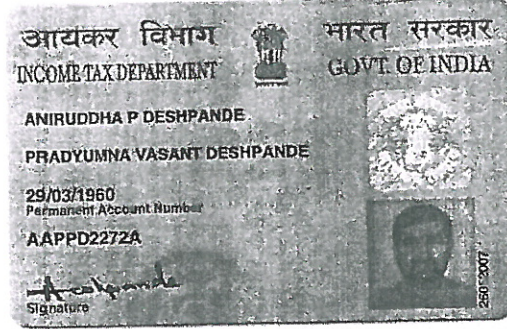
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4000 7133 4138

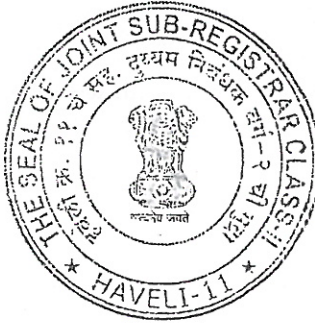
आधार-सामान्य माणसाचा अधिकार

Aadhaar-Aam Admi ka Adhikar

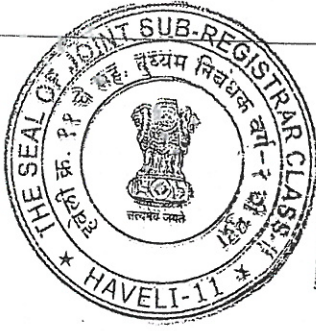
(Signature)



Pradyumna Deshpande

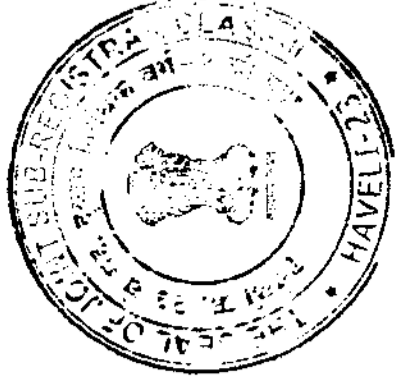


हवल-११		
29/03/2024	02	702
२०२३		



हवेल-११		
23604	69	702
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२०२२-२३	
२४४४	१२२
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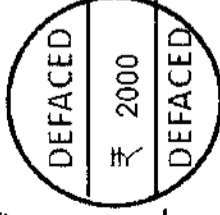


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2507202213729	Receipt Date	26/07/2022
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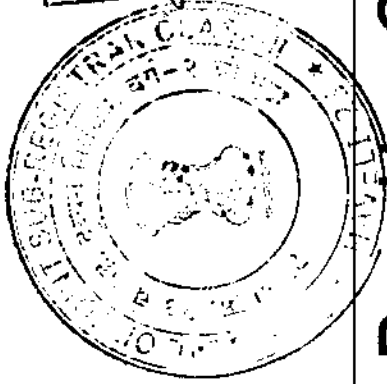
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Payment Details

Bank Name	BKID	Payment Date	25/07/2022
Bank CIN	10004152022072512541	REF No.	135608776
Deface No	2507202213729D	Deface Date	26/07/2022

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



पुणे-२३

२६/०७/२०२२

२०२२

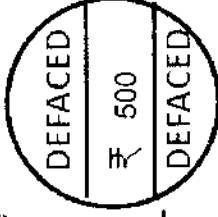


Document Handling
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2507202213767	Receipt Date	26/07/2022
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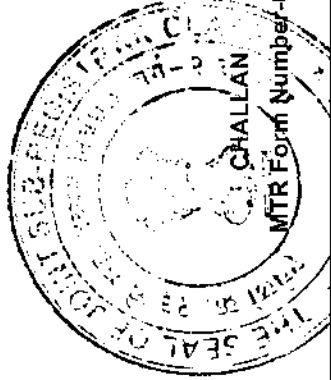
Received from METHIBAI DEVRAJ GUNDECHA FOUNDATION, Mobile number 9767497975, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered on Document No. 16964 dated 26/07/2022 at the Sub Registrar office Joint S.R.Haveli 23 of the District Pune



Payment Details

Bank Name	BKID	Payment Date	25/07/2022
Bank CIN	10004152022072512575	REF No.	135608921
Deface No	2507202213767D	Deface Date	26/07/2022

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



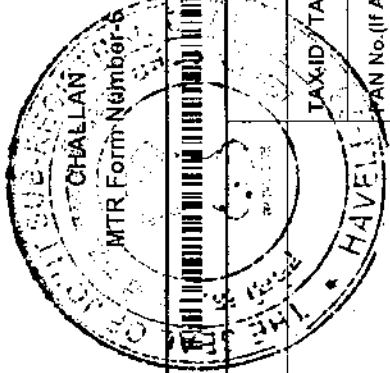
93888 3 722
2022

GRN	MH005497215202223E	BARCODE	Date 25/07/2022-19:35:29		Form ID	36
Department Inspector General Of Registration		Payer Details				
Type of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
		PAN No.(If Applicable)	AACTM6334M			
Office Name HVL23_HAVELI 23 JOINT SUB REGISTRAR		Full Name	METHIBAI DEVRAJ GUNDECHA FOUNDATION			
Location PUNE		Flat/Block No.	SECTOR AS5 AS6			
Year 2022-2023 One Time		Premises/Building	AMANORA PARK TOWN HADAPSAR			
Account Head Details		Amount In Rs.				
0030046401 Stamp Duty		661000.00				
0030063301 Registration Fee		30000.00				
		Road/Street	PUNE			
		Area/Locality				
		Town/City/District				
		PIN	4	1	1	0 2 8
		Remarks (If Any)	PAN2=AACCCC2820K-SecondPartyName=CITY CORPORATION LIMITED-			
		Amount In	Six Lakh Ninety One Thousand Rupees Only			
		Words				
		Total	₹ 691000.00			
Payment Details		FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank C/in	Ref. No.	02202292022072506655 135610882		
Cheque/DD No.		Bank Date	RBI Date	25/07/2022-19:37:16 Not Verified with RBI		
Name of Bank		Bank-Branch	BANK OF INDIA			
Name of Branch		Scroll No. , Date	116 , 26/07/2022			

Department ID : 9767497975
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
धोत अक्षर धातु गृहण करिता प्रमाणित चालान आहे. नोंदणी अदालत कार्यालय असेच अक्षर धातु चालान आहे.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-524-16964	0002761482202223	26/07/2022-16:21:30	IGR564	30000.00
2	(IS)-524-16964	0002761482202223	26/07/2022-16:21:30	IGR564	661000.00
Total Defacement Amount					6,91,000.00

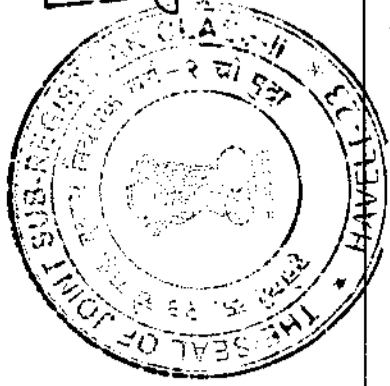


CHALLAN-23

GRN	MH005497215202223E	BARCODE	Date 25/07/2022-19:35:29		Form ID 30
Department	Inspector General Of Registration	Payer Details, 2			
Type of Payment	Stamp Duty Registration Fee	TAXID/TAN (If Any)	AACTM6334M		
Office Name	HVL23_HAVELI 23 JOINT SUB REGISTRAR	Full Name	METHIBAI DEVRAJ GUNDECHA FOUNDATION		
Location	PUNE	Flat/Block No.	SECTOR AS5 AS6		
Year	2022-2023 One Time	Premises/Building	AMANORA PARK TOWN HADAPSAR		
Account Head Details	Amount In Rs.	Road/Street	PUNE		
0030046401 Stamp Duty	661000.00	Area/Locality	PUNE		
0030063301 Registration Fee	30000.00	Town/City/District	PUNE		
		PIN	4	1	0 2 8
		Remarks (If Any)	PAN2=AACCC2820K--SecondPartyName=CITY CORPORATION LIMITED-		
Total	6,91,000.00	Amount In	Six Lakh Ninety One Thousand Rupees Only		
Payment Details	BANK OF INDIA	Words	FOR USE IN RECEIVING BANK		
Cheque/DD No.		Bank CIN	Ref. No.	02202292022072506655 135610882	
Name of Bank		Bank Date	RBI Date	25/07/2022-19:35:29 Not Verified with RBI	
Name of Branch		Bank-Branch	BANK OF INDIA		
		Scroll No. , Date	Not Verified with Scroll		

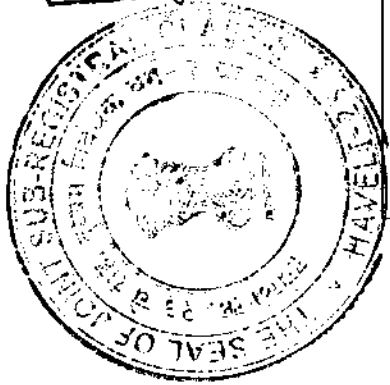
Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दस्तावेज कार्यालयत नोंदणी करण्याच्या दस्तावेजासाठी लागू आहे. नोंदणी न करतावयाच्या दस्तावेजासाठी सदर चालन लागू नाही.

Mobile No. : 9767497975



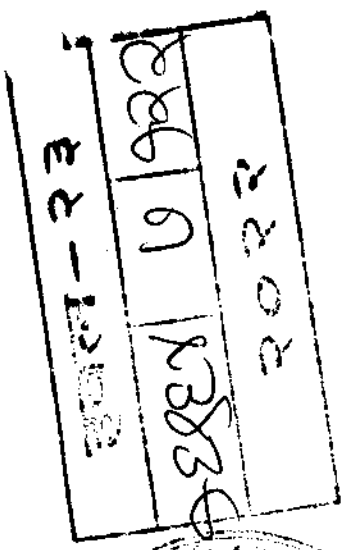
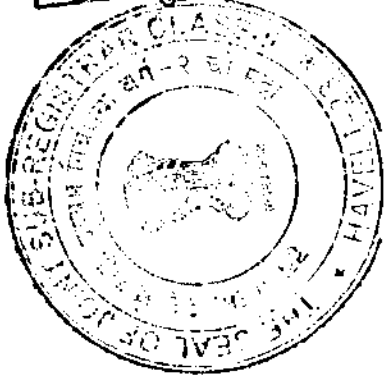
2507-23	
9888	4922
2022	

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	2507202213729
Date	25/07/2022
Received from METHIBAI DEVRAJ GUNDECHA FOUNDATION, Mobile number 9767497975, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Haveli 23 of the District Pune.	
Payment Details	
Bank Name	BKID
Date	25/07/2022
Bank CIN	10004152022072512541
REF No.	135608776
This is computer generated receipt, hence no signature is required.	



2507-22	
2507	22
2022	

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2507202213767	Date 25/07/2022
Received from METHIBAI DEVRAJ GUNDECHA FOUNDATION, Mobile number 9767497975, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered((SARITA) in the Sub Registrar office Joint S.R.Haveli 23 of the District Pune.	
Payment Details	
Bank Name BKID	Date 25/07/2022
Bank CIN 10004152022072512575	REF No. 135608921
This is computer generated receipt, hence no signature is required.	



LEASE DEED

THIS **LEASE DEED** is made and entered into at Pune this 26th day of July, 2022.

Methibai

BETWEEN

CITY CORPORATION LIMITED, a public company incorporated under the Indian Companies Act 1956, having its registered office at City Chambers, 917/19A, Ferguson College Road, Pune - 411 004, hereinafter referred to as "Lessor" through its Managing Director Mr. Aniruddha Pradyumna Deshpande (hereinafter referred to as "the LICENSOR" which expression, where the context, admits shall include its successors, administrators and permitted assigns) ----- One Part;

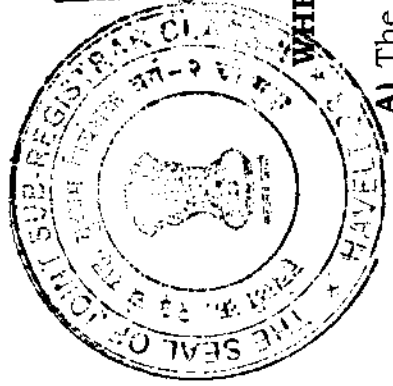
AND

METHIBAI DEVRAJ GUNDECHA FOUNDATION, A public charitable trust registered in Mumbai, having its registered office at 1st Floor, Ashok Raj Building, H Wing, SV Road, Goregaon West, Mumbai 400062, represented by its Trustee Ms. Minal Thacker, age- 34 years, residing at Nirant 387, SV Road, Vile Parle West, Mumbai 400056 (hereinafter referred to as "the LESSEE" which expression, where the context, admits shall include its successors, administrators and permitted assigns)

----- Other Part;

The Lessor and the Lessee shall hereinafter be collectively referred to as "Parties" and individually as "Party".

Mgundecha



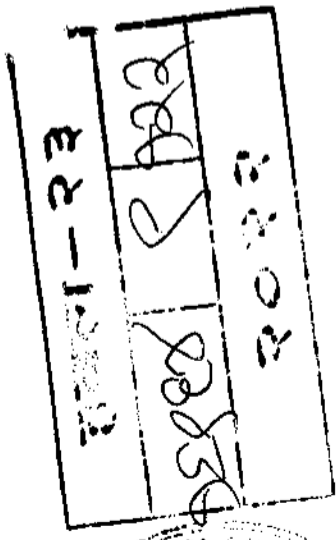
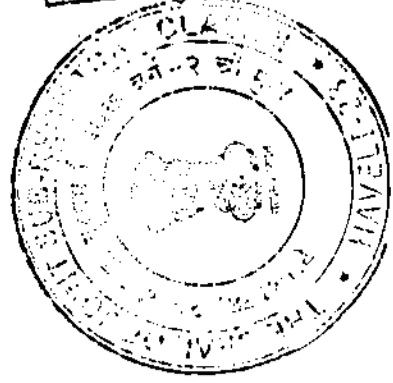
2020-21	2020-21	2020-21
2020-21	2020-21	2020-21
2020-21	2020-21	2020-21

WHEREAS,

A) The Lessor is a company registered under the Companies Act, 1956 having the experience and expertise to acquire and develop the lands in and around city of Pune;

B) A large parcel of land more particularly described in the schedule I written hereunder (hereinafter referred to as "**said Property**") is exclusively and absolutely owned by the Lessor. The Lessor is carrying out the development of a Special Township Project namely "Amanora Park Town" pursuant to Notification bearing No. TPS -1804/Pune R. P. DCR/UD -13 dated 16th November, 2005, relating to the Development of Special Townships in the Pune Region (hereinafter referred to as "**the Township Notification**") issued by the State of Maharashtra and Notification bearing No. TPS-1805/2020/CR-36/2006/UD-13 dated 8th March, 2006 notifying the lands at village Sadesataranali, Hadapsar Taluka Haveli, District Pune as a Special Township Project in the name of the Lessor.

C) A portion of the said Property bearing sector AS5+AS6 admeasuring 16619 sq. metres which is earmarked, constructed/developed and allotted as an amenity in the master layout of the said Special Township Project developed and managed by the Lessor ("said Plot/"said Amenity Plot") more particularly described in the Schedule II hereunder written. The said Amenity Plot has been earmarked and allotted exclusively for the benefit and enjoyment of the residents of the said Special Township Project and in compliance with the said Township Notification. The Lessor desires to use said Amenity Plot inter alia, for the operation of a school, in addition to daycare centre and after school activities, sports academy or any other services as may be required being one of the amenities of the said Special



Township Project, which will offer preferential admission to the residents of the township but will be open for all students from outside the township as well as more particularly set out in clause 6.16 hereinafter.

- D)** The Lessee manages schools in Mumbai and as such, has the expertise, experience and capability to operate and manage the school proposed to be constructed and operated on the said Plot.
- E)** The Lessor has approached the lessee and requested them to operate and manage the School (defined hereinafter) to be set up in the School Building on the said Plot.
- F)** Vide leave and license agreement dated 17/02/2022 which is duly registered in the office of the Sub-Registrar Haveli no. XVI at serial no. 2851/2022, the Lessor has granted a license to use the said amenity plot for operation and management of a private unaided minority school to be named "CHATRABHUNARSEE SCHOOL" in addition to daycare center and after-school activities, sports academy or any other services as may be required from the School Building being constructed by the Lessor as per the plan; for providing education in affiliation with National and/or International boards, in addition to daycare centre and after school activities, sports academy or any other services as may be required to be set up in the School Building on the Plot on the terms and conditions mentioned therein in the said leave and license agreement dated 17/02/2022.
- G)** The lessee approached the Lessor herein and requested to grant a lease for the term of 30 years in respect of the portion of an area admeasuring 500 sq. mtr more particularly mentioned in the schedule written hereunder and shown in the plan annexed herein as Annexure 'A' from and out of the said amenity sector **(hereinafter referred to as said portion of land).**



2021-23
2022
2023

H) Relying on the assurances and representations of the Lessee herein the Lessor has granted a lease for the term of 30 years to the Lessee in respect of the said portion of land more particularly mentioned in the schedule written hereunder on terms and conditions reduced in writing as under;

NOW THIS LEASE DEED WITNESSETH THAT IT IS HEREBY AGREED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. GRANT OF LEASE:

1.1. The Lessor hereby grants lease for the term of 30 years to the Lessee for the use and occupation of the said portion of land more particularly described in the Schedule hereunder written to operate the School in addition to day care center and after-school activities, sports academy or any other services as may be required for the premium hereby reserved and of the terms and conditions, covenants and agreements herein contained and on the part of the Lessor and Lessee to be observed and performed.

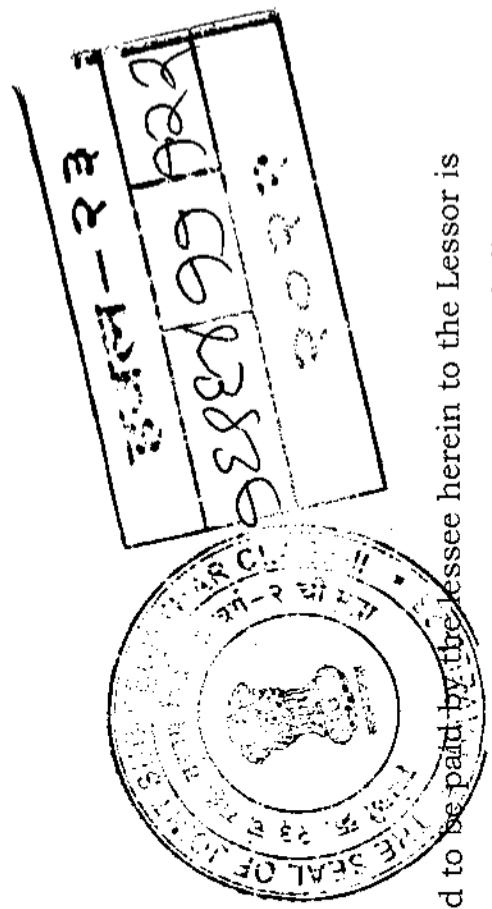
2. PERIOD OF LICENSE:

2.1. This Lease shall be for a period of 30 years commencing upon execution of these presents.

3. PAYMENT OF PREMIUM:

3.1.1 The LESSEE shall be under obligation to pay Premium amount of Rs. 1,00,000/- (Rupees One Lac Only) at the end of every academic year.

3.1.2 The lessor has granted a license to use the said entire amenity plot along with the building constructed thereon to the Lessee herein vide leave and license dated 17/02/2022 and agreed



license fee agreed to be paid by the Lessee herein to the Lessor is more specifically mentioned in the said leave and license agreement. However, the Lessor herein granted a lease of 30 years to the Lessee herein in respect of the said portion of land being part and parcel of the said amenity plot and school building and therefore, the premium of the said portion of the land shall be appropriated and adjusted in the license fee agreed to be paid by the present lessee to the lessor herein under the said leave and license agreement dated 17/02/2022 and no other amount other than license fee and other payments agreed under the said leave and license agreement shall payable by the Lessee to the Lessor under this lease deed.

4. **LESSEE'S UNDERTAKINGS & OBLIGATIONS**

The Lessee so as to bind its successors and permitted assigns for the time being in use and occupation of the said Premises undertakes and covenants with the Lessor that the Lessee and the persons/parties claiming through the Lessee for the time being shall observe and discharge, carry out and comply with the following:-

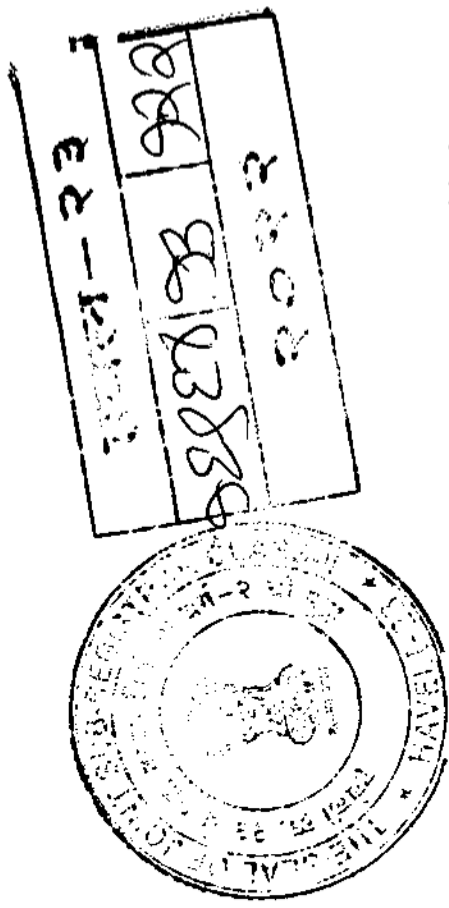
- 4.1. The Lessor is developing the said plot more particularly described in the schedule written hereunder upon assurance of the Lessee to run the school in the said premises. The Lessor has to spent huge amount for the construction of the school building over the said plot and subject to the construction and timely handover by the Lessor of the respective Phase-I and Phase-II buildings the Lessee is duty bound to start operation of the school as agreed under the said leave and license agreement dated 17/02/2022 at any cost, failing which the Lessor may cause huge loss. The Lessee hereby indemnifies and agrees to compensate the Lessor in case of failing to start operation of the school in the said school



2024-22
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premises as agreed under said leave and license agreement dated 17/02/2022.

- 4.2. To use the said portion of land and/or permit or cause the same to be used for the Use, the agreed intent and agreement being that the said Premises shall be always a purely an educational institution and carrying out other extra-curricular and co-curricular activities including cultural activities in addition to day care center and after school activities, sports academy or any other services as may be required only. The Lessee shall not amend the nature of said Use during the Term as has been and/or shall be mutually agreeable to both the Parties. The Lessee shall obtain all the requisite statutory approvals and permissions from all concerned authorities prior to commencement of the School from the amenity plot including said portion of land.
- 4.3. It shall be the responsibility of the Lessee, to obtain all licenses and permissions required for running the School at its own cost and expense, and to comply with all laws and regulations relating thereto and shall during the Term keep the same also at its own cost and expenses in full force and effect. The Lessee agrees to co-operate and sign no objections, applications, deeds and other writings as may reasonably be required by the Lessee and in the manner permitted in law. The Lessee further agrees and undertakes to provide copies of all such licenses/permissions to the Lessor as may be reasonably required by them without any demur.
- 4.4. The Lessee shall operate and maintain the School at its cost and risk, the Lessor shall not be liable to contribute for the same. All and any damages, claims etc. that may be caused to the School



shall be entirely to the account of the Lessee, at all times provided such damage is not due to any act or omission of the Lessor.

4.5. To use the common areas and facilities in the Township in accordance with the purpose for which they are intended and/or allowed to be used by the Lessor without hindrance or encroaching upon the rights and benefits of the other Lessees/occupants of the Township;

4.6. To maintain the said Premises in good tenantable repair and condition;

4.7. Not to change or alter or make any addition or alteration in the School Building or to any part thereof beyond the rules and regulations of the concerned local authority;;

4.8. Not to store at the said portion of land and the structure thereon any goods which are of hazardous, combustible, offensive, or dangerous nature or are of such other type or nature as to damage the construction or structure or storing of which goods is objected to by the Local or other Authority concerned;

4.9. Not to do or suffer to be done anything in or at the said portion of land or any part thereof which may be forbidden by and/or in violation or breach of any laws rules, regulations and bye-laws of the local authority or other public or authority concerned. In the event of the Lessee committing any act in contravention of the above provision, the Lessee alone shall be responsible and liable for the consequences thereof and to the concerned local authority and/or other public authority and also to the Lessee;

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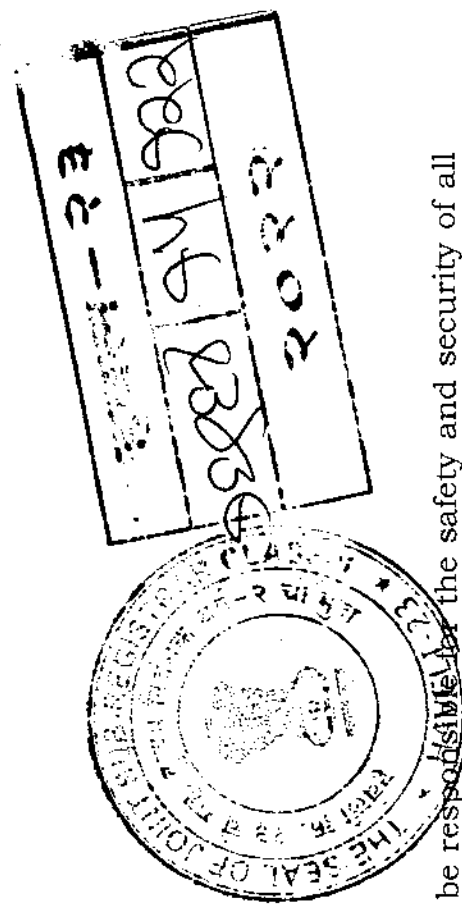


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Not to do or omit or suffer to be done, at any time, in, on or about the said portion of land, anything in respect of which the Lessor incurs or the Lessor is imposed upon or becomes liable to pay any fines, penalty, damage, compensation, expenses or any amount to any person or persons or the concerned authorities and to reimburse to the Lessor without any delay, default and demur any penalty and/or fine, expense or any other amount aforesaid;

- 4.11. Not to do or suffer to be done act or thing in or to any part of the Township which may cause any hindrance or obstacle in use and enjoyment by the other Lessees/occupants in the Township and/or which may cause any nuisance or annoyance to them;
- 4.12. To pay all charges for consumption/usage of electricity, water, telephone, telecommunications and other utilities and services at actual or as per the separate meters, sub-meters installed by the Lessee or the Maintenance/ Services Company or as per the charges that may be intimated by the Lessor or the Maintenance/Services Companies or their nominees from time to time;
- 4.13. Not to sub-let, transfer, assign or part with the possession of the said Premises;
- 4.14. To observe and perform all the obligations under the rules and regulations which the Lessor /the Maintenance /Management Service Companies may frame or may adopt and in force from time to time for protection and maintenance of the Township and the Property therein,;

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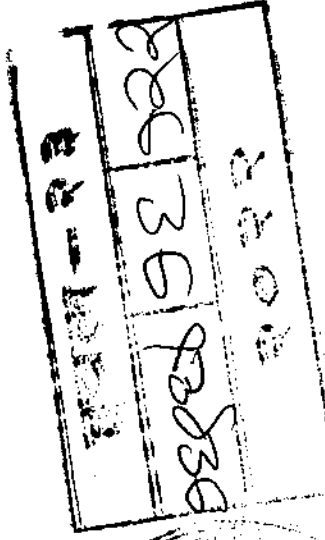
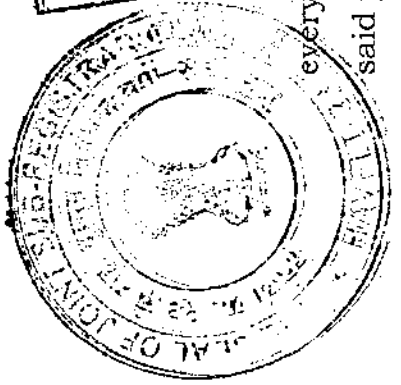
4.15. The Lessee shall be responsible for the safety and security of all the equipments, machinery, goods, materials and the school/educational properties including the said Premises. The Lessee shall alone be responsible or liable for any loss, theft, damage or destruction of the said Premises or of any other person thereupon or therein or for any other damage suffered by the Lessee or its members, agents, teachers, students, employees, servants, visitors, invitees and other person entering the Premises from any cause or mishap whatsoever provided the same is not due to any act or omission of the Lessor.

4.16. The Lessee shall be under obligation to give the residents of 'Amanora Park Township' first priority and preference for admission in the School provided the required norms laid down by the School are fulfilled. It is hereby clarified that the Lessor has developed the said amenity Plots specifically for the benefit of the residents of 'Amanora Park Township'. It is further agreed that, the lessee shall reserve 2% of the admissions from and out of full capacity of the school to the students to be recommended by the Lessor subject to required norms laid down by the School being fulfilled. Furthermore, the Lessor must confirm to the Lessee about the admissions under this reserved category at least 2 months prior to the beginning to the academic year. If any seats under the reserved category remain unfilled 2 months prior to the beginning of the academic year, then the Lessee shall have the right to take admission under the same of any student the Lessee may deem fit and fill the seats and the Lessor shall have no objection thereto.

5. PAYMENT OF PROPERTY TAX AND OTHER TAXES:

The Lessee and Lessor undertakes to pay and shall pay all the rates, taxes, cesses, assessments, levies dues, duties, imposts of

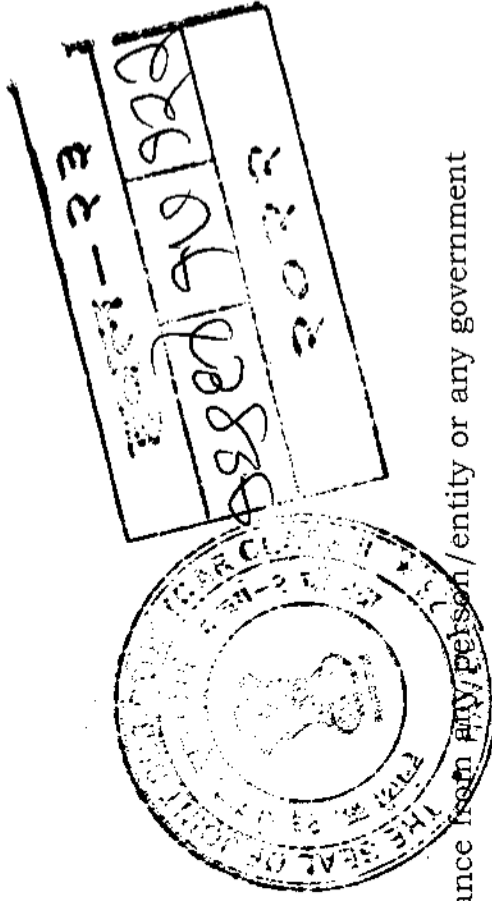
9 *Mgundabha*



every kind payable including municipal and revenue levies on the said portion of land as required to be paid by the Lessee & Lessor to the Union of India, the State of Maharashtra, the Collector, the Gram Panchayat or any other Local Authority or Public Body relating to the said Premises.

6. OBLIGATIONS OF THE LESSOR

- 6.1. At all times, the Lessor shall exercise in good faith its rights, duties and obligations under this Agreement,
- 6.2. The Lessor shall forthwith furnish the Lessee with all information, documents, forms and reports required by them for proper administration of the School, or as may be required in preparation for any legal or administrative proceeding relating to the School, or as may be required to comply with the governing laws and regulations, or any other applicable central, State or local laws.
- 6.3. Generally, the Lessor shall render full co-operation and assistance to the Lessee in running the School including obtaining access to all necessary infrastructure facilities and utilities, including water, electricity and telecommunication facilities. Subject to compliance with the applicable laws, allow The lessee to run the School without any interference of any manner whatsoever. Grant or where appropriate provide necessary assistance to the Lessee in securing applicable permits for the purpose of operating and managing the School and otherwise for the execution of the Agreement.
- 6.4. ensure peaceful use of the portion of land by the Lessor under and in accordance with the provisions of this Agreement without



any let or hindrance from any person/entity or any government authority or persons claiming through or under it/them.

6.5. Observe and comply with all its obligations set forth in this Agreement.

7. TERMINATION:

7.1 The following constitutes Event of Default by the Lessee leading to termination of this deed:

i) If and whenever during the Term of this agreement, the Lessee fails to pay the premium as agreed under clause no. 3 of these presents

ii) If the Lessee commits breach of any terms and condition of this agreement.

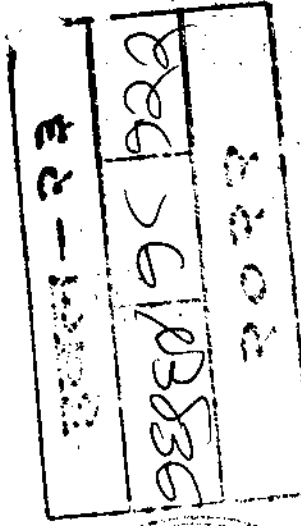
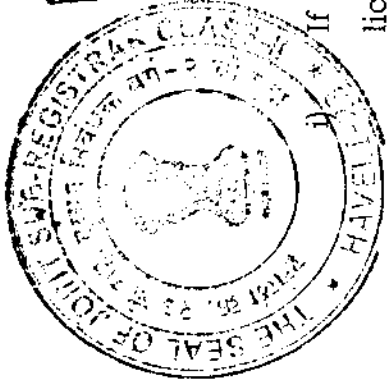
iii) If in the event of termination/expiration/ non renewal of the license period of said leave and license agreement dated 17/02/2022.

iv) Any representation made or warranties given by the Lessee under this Agreement are found to be false or misleading.

v) The Lessee has by an act of commission or omission created circumstances that have a material adverse effect on the performance of its obligations by the Lessor and has failed to cure the same within 30 (thirty) days of notice thereof by the Lessor.

7.2 The following constitutes Event of Default by the Lessor leading to termination of this deed:

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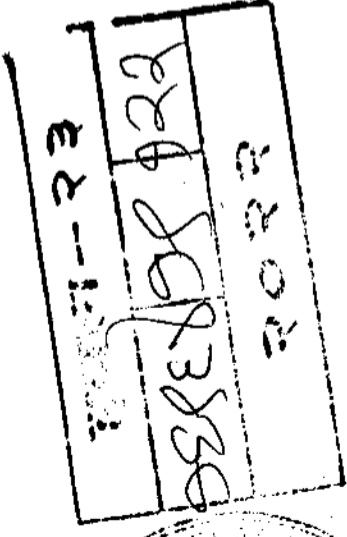
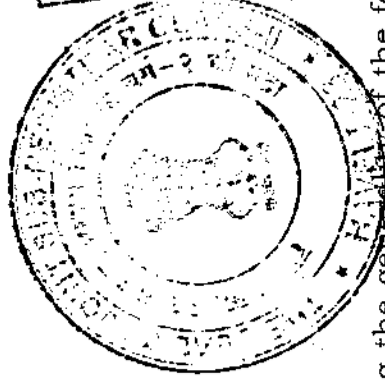


If in the event of termination/expiration/ non-renewal of the license period of said leave and license agreement dated 17/02/2022.

- ii) The Lessor is in breach of any of its covenants, duties, responsibilities or obligations hereunder, and such breach is not cured within thirty (30) days after the Lessee has provided the Lessor with written notice of the breach.
- iii) If the Lessor is deemed to be insolvent under the Central or state government or is unable to pay its debts as they come due or have filed a petition seeking protection from its creditors under bankruptcy laws.
- iv) The Lessor is unable to perform its duties hereunder for a period of ninety (90) consecutive days due to a declared a Force Majeure.

8. INDEMNITY

- 8.1 Lessor shall indemnify, defend and hold harmless THE Lessee against any and all proceedings, actions and third party claims for any loss, damage, cost and expense arising out of failure of Lessor to fulfill any of its obligations under this Agreement adversely affecting the performance of the Lessee's obligations.
- 8.2 The Lessee shall indemnify, defend and hold harmless THE Lessor against any and all proceedings, actions and third party claims for any loss, damage, cost and expense arising out of operation and management of the school in the said premises which adversely affects the performance of the Lessors obligations.



8.3 Without limiting the generality of the foregoing, Lessor shall indemnify THE Lessee and shall save it harmless from and against any payments required to be made by THE Lessee with respect to the property tax rent and levy of any local taxes and utilities. THE Lessee shall be entitled to and Lessor shall be under an obligation to reimburse the same to THE Lessee forthwith.

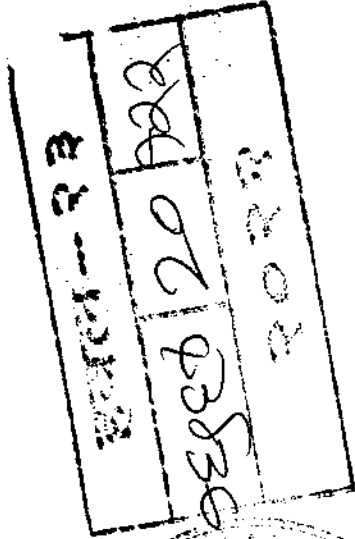
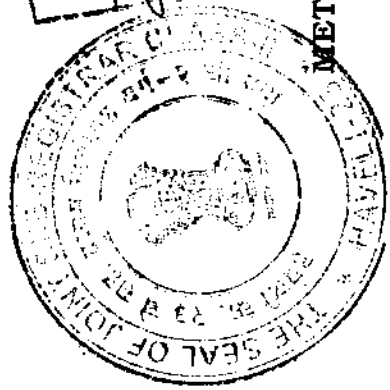
8.4 Without limiting the generality of the foregoing, Lessor shall indemnify THE Lessee and shall save it harmless from and against any and all proceedings, actions and third party claims for any loss, damage, cost and expense arising out of or in relation to the said Plot and/or the School Building.

8.5 Notwithstanding any other provision of this Agreement, under no circumstances shall either Party be liable to the other or to any third party for any special, indirect, incidental, consequential, punitive, exemplary, remote or unforeseeable damages of any type and each Party hereby waives any claim therefor.

9 CORRESPONDENCE:

All letters, circulars, receipts and/or notices to be served on a Party under this Agreement and dispatched by the other Party Under Certificate of Posting and/or Registered Post A.D. and/or by Courier or by email to the following address shall be a sufficient proof of the receipt of the same by the party and shall completely and effectually discharge the other party sending the notice. For this purpose, the parties have given their following address:

13 *Mgundehra*



METHIBAI DEVRAJ GUNDECHA FOUNDATION

1st Floor, Ashok Raj Building, H Wing, SV Road, Goregaon West,
Mumbai 400062,

CITY CORPORATION LIMITED

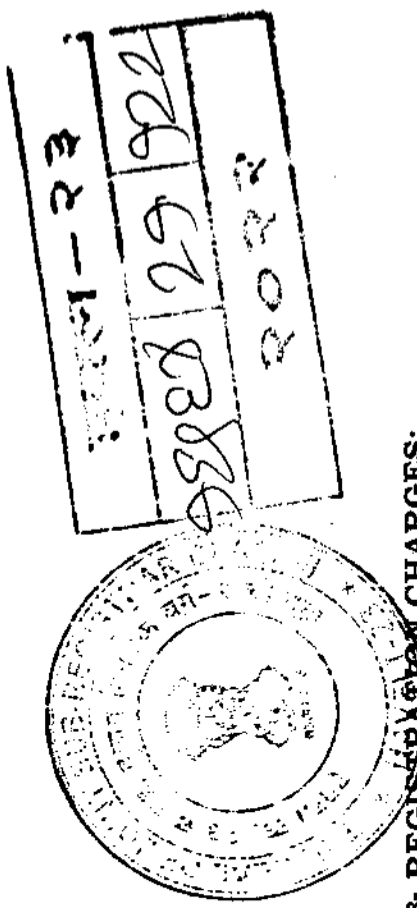
City Chambers, 917/19A,
Ferguson College Road,
Pune - 411 004

In case of any change of the aforesaid addresses, the party shall forthwith intimate the new address to the other party. Any remark from postal authorities with regard to either left/not found/not claimed will amount to sufficient notice to the concerned Party.

10. VALUATION FOR THE PURPOSES OF STAMP DUTY:

In respect of the lease for 30 years of the said Plot admeasuring **500 sq.mtrs.** situated at Village Sadesatranalli, Hadapsar and Mundhwa. Taluka Haveli, District Pune, the parties are required to pay the stamp duty as is leviable on a Conveyance under Article 36 and 25 of the Maharashtra Stamp Act, 1958. over the amount of the Premium and the Rent or the market value as per Government valuation, whichever is higher. As such, the market value of the said Plot computes at **Rs. 1,32,16,500/-** (Rupees One Crore Thirty Two Lac Sixteen Thousand Five Hundred Only). The Parties herein has paid stamp duty of **Rs. 6,61,000/-** (Rupees Six Lakh Sixty One Thousand Only).

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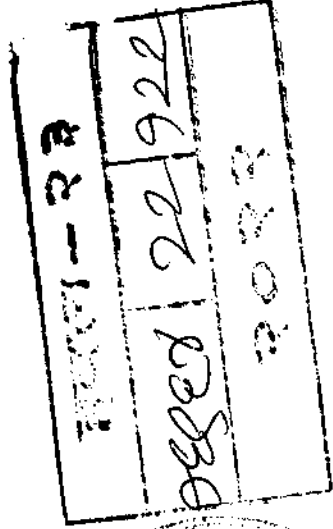
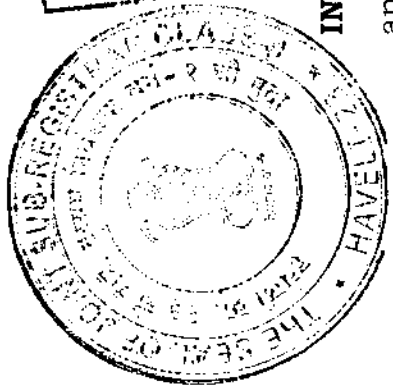
11. STAMP DUTY & REGISTRATION CHARGES:

Stamp duty, registration charges, incidental charges and out-of-pocket expenses in respect of this transaction shall be borne and paid by both the parties herein.

SCHEDULE II OF THE PROPERTY ABOVE REFERRED TO:
("said Premises")

All the piece and parcel of land admeasuring 500 sq. mtr. From and out of the sector AS5+AS6 totally admeasuring 16619 sq. metres from and out of the Master Lay-out Plan of the Integrated township project "Amanora Park Town approved on amalgamated survey no. **138+139+173+177+181+182+184+185+187 to 201 and 242 to 244** situate and laying Village Sadesatranalli, Hadapsar, Taluka Haveli, Dist Pune within the limits of Pune Municipal Corporation which is here marked in "RED" colour in the plan annexed hereto as Annexure "A".

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IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands and seals the day and the year first hereinabove written.

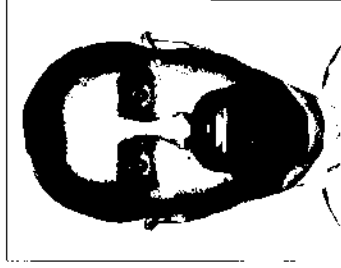
SIGNED AND DELIVERED by the within named

LESSOR

CITY CORPORATION LIMITED,

Through it's Managing Director,

MR. ANIRUDHHA PRADYUMNA DESHPANDE,



A. Deshpande

SIGNED AND DELIVERED by the within named

LESSEE

METHIBAI DEVRAJ GUNDECHA FOUNDATION

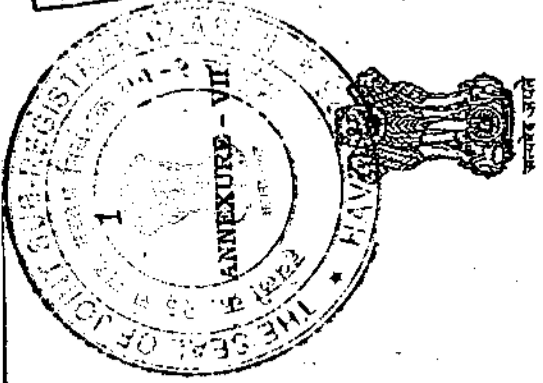
represented by its Trustee **MS. MINAL THACKER**



M. Gundecha

In the presence of Witness:

Signature	:	<i>M. Gundecha</i>
Name	:	<i>M. Gundecha</i>
Address	:	<i>Shree B. Raut, Manjari DC</i>
Signature	:	<i>Sunil K. Shinde</i>
Name	:	<i>Sunil K. Shinde</i>
Address	:	<i>12/1, Kori Bha, Pore.</i>



क्र. १ - २३
२३०६४/२०६४
२००६

सिफ्टर नंबर पुणे/पंसप/पुपुनं/सा/२०४/
२००३-२००५/एलडब्ल्यूसी/१९६;
ग्रामांक पीएचएम/एमआर/१९२/VIII/२००१

महाराष्ट्र शासन राजपत्र

असाधारण

प्राधिकृत प्रकाशन

क्र. १] सोमवार, दिनांक २१ नोव्हेंबर २००५ : कार्तिक ३०, शके १९२७ [किंमत : रुपये ३.००

स्वतंत्र संवर्धन म्हणून फाईल करण्यासाठी या भागाला वेगळे पृष्ठ क्रमांक दिले आहेत

भारा एक-पुणे विभाग

Notification under Section 20 (4) of...
Regarding Regulations for Development
of Townships in area under Pune
Regional Plan.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032

Dated 16th November 2005

Maharashtra Regional and Town Planning Act, 1966

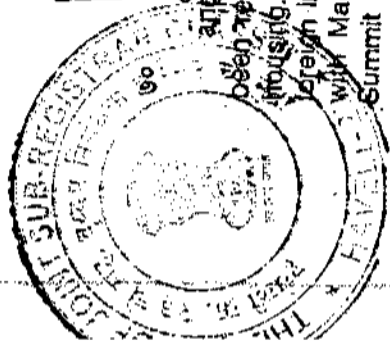
NOTIFICATION

No. TPS-1804/Pune R. P. DCR/UD-13.-Whereas, Government has sanctioned the Regional Plan for Pune District Region (hereinafter referred to as "the said Regional Plan") vide Notification No. TPS-1895/227/CR-26/95/UD-13, dated 25th November 1997 as per the provisions of Section 15 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") which has come into force with effect from 10th February 1998;

and whereas, Development Control Rules of the said Regional Plan does not contain the provisions for Special Township;

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महाराष्ट्र शासन (पुणे), २३ मे २००५
अर्थ व विकास, पुणे

२००५ : कार्तिक ३०, शके १९२७

भाग १ असाधारण

been realised that there is a need to incentivise investment by private sector in development of housing. With this in mind, Government of Maharashtra announced its policy to permit 100 per cent direct foreign investment for development of integrated towns. Government of Maharashtra in collaboration with Maharashtra Economic Development Council had organised an International Infrastructure Summit in 2002. A concept paper was presented by the Urban Development, which was widely appreciated. Consultations with Planners, Architects and Developers were held and the Government of Maharashtra finally approved the Special Township Scheme in the year 2004. The idea is to promote private investment in housing sector to facilitate housing at reasonable prices and also to create a hassle free atmosphere for investors. The new policy has to form a part of the existing DCR of Municipal Corporation/Councils and Development Control Regulations for regional plan areas;

and whereas, accordingly, Development Control Regulations (DCRs) exclusively for Special Townships, (hereinafter referred to as "the said Regulations") have been prepared and it is proposed to incorporate the said Regulations, in the Development Control Regulations of all the Municipal Corporations, New Town Development Authorities, Special Planning Authorities, Municipal Councils (hereinafter referred to as "the said Authorities") and also in the Development Control Regulations of all the Regional Plans of the State, by taking recourse to procedure laid down in Sections 37 and 20 (as the case may be) of the said Act thereby modifying the relevant Development Plan/Region Plan inasmuch as Regulations thereof are concerned (hereinafter referred to as "the said modification"),

and whereas, under the powers conferred by sub-section (3) of Section 20 of the said Act, Government in Urban Development Department had published a notice No. TPB-4302/2080/CR-215/02/UD-11, dated 21st August 2004 (hereinafter referred to as "the said notice") which appeared in Maharashtra Government Gazette, Part-I, Pune Division on 4th November 2004 at pages 2209 to 2216 in respect of Pune Regional Plan to invite suggestions/objections from the general public on the said modification and appointed the Dy. Director of Town Planning, Pune Division, Pune as an Officer to hear the suggestions/objections which may be received and submit his report on the same to Government;

and whereas, thereafter the said Act has been amended to include the provision for Special Township Project vide Maharashtra Act No. XXIII of 2005 which appeared in Maharashtra Government Gazette (Extra Ordinary), dated 19th May 2005;

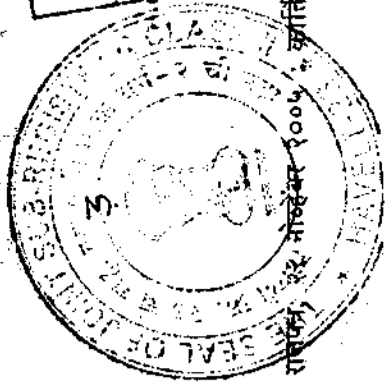
and whereas, since the said notice published by the Government was prior to the amendment to the said Act, Government withdraw the same and published a fresh notice No. TPS-1804/Pune, R.P.DCR/UD-13, dated 24th June 2005 regarding the said modification under sub-section (3) of section 20 of the said Act which appeared in Maharashtra Government Gazette Part I, Pune Division or 25th June 2005 at pages 13 to 20 to invite suggestions/objections from general public;

and whereas, after consulting the Director of Town Planning, Maharashtra State, Pune and after making necessary inquires the Government is of the opinion that the said modification proposal is necessary and should be sanctioned with some changes;

Now therefore, in exercise of the powers conferred by sub-section (4) of Section 20 of the said Act, the Government hereby finally sanctions the said modification proposal with some changes to the said Regional Plan and for that purpose amends the Urban Development Department Notification TPS-1895/227/CR-26/95/UD-13, Dated 25th November 1997.

Note :—(A) A copy of the sanctioned Regulations for Development of Special Township in area under Pune Regional Plan i. e. Schedule-A is kept open for inspection by the general public in the offices of the following officers for the period of one month :

(1) Dy. Director of Town Planning, Pune Division, S. No. 74/2, 1st floor, Bank of Maharashtra Building, Sahakar Nagar, Pune 411 009.



पुणे विभाग

महाराष्ट्र शासन रोचिका, २२ मोहम्मद रोड, कर्तिक-३०, शिवा ११२७

(2) The Collector, Pune.

(3) Assistant Director of Town Planning, Pune Branch, 283, Narayan Peth, Pune 411 030.

(B) This notification is also available on Government web site www.urban.maharashtra.gov.in

SCHEDULE "A"

REGULATIONS FOR DEVELOPMENT OF SPECIAL TOWNSHIPS IN AREA UNDER PUNE REGIONAL PLAN

A. GENERAL REQUIREMENTS

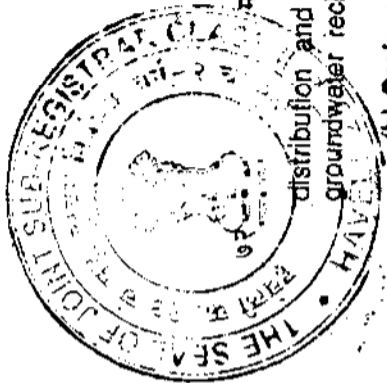
1. **Applicability.**—These Regulations would be Part of Development Control Regulations of sanctioned Regional Plan, Pune and applicable to the area under sanctioned Pune Regional Plan excluding the area under jurisdiction of Municipal Corporations, Municipal Councils, Cantonment Boards and Pimpri-Chinchwad New Town Development Authority, Maharashtra Industrial Development Corporation Eco-Sensitive area, if any declared by Government and Special Planning Authority, if any.

1.1 **Area Requirement.**—Any suitable area having sufficiently wide means of access (not less than 18 mtrs. wide) can be identified for the purpose of development as "Special Township". The area notified under the Special Township shall be one continuous unbroken and uninterrupted and in any case shall not be less than 40 Ha. (100 acres) at one place, which shall not include the area under notified forest, water bodies like river, creek canal, reservoir, Tribal lands, lands falling within the belt of 500 mtrs. from the HFL of major lakes, lands in the command area of irrigation projects, Land falling within the belt of 200 Mtrs. from the historical monuments and places of Archeological Importances, Archeological monuments, Heritage precincts and places, any restricted areas, notified National parks, existing and proposed industrial zone, gaothan areas or congested areas. However, such Special Township, may include private land under Hill Tops and Hill-Slopes zones in Pune Metropolitan Region as well as Hill tops and Hill-Slopes zones outside Pune Metropolitan Region, whether earmarked on Regional Plan or not and afforestation zones. The area of lands in such Hill-Tops and Hill-Slopes zones and afforestation zones shall be maximum 40 percent of the gross area and such area shall be included in part of 50% area to be kept permanently open where no development activity shall be permissible under such townships. The said areas shall be developed for tree plantation as per the norms specified. However, for the purpose of calculation of FSI, such areas shall be excluded.

1.2. **Manner Of Declaration.**—Any area identified above and if found suitable can be Notified by Government in Urban Development Department by following procedure under Section 20 read with section 18 of the Maharashtra Regional and Town Planning Act, 1966 and also in such other manner as may be determined by it for the purpose of development as "Special Township Project".

1.3. **Infrastructure Facilities.**—The entire Township should be an integrated one with all facilities within the boundaries of declared townships. All the on site infrastructure, i. e. roads, including R. P. roads, approach road, street lights, water supply and drainage system shall be provided and maintained in future by the developer till urban local body is constituted for such area and the developer shall also carry out development of amenity or proposals, if any, designated in the Regional plan, in accordance with the prevailing regulations.

(a) **Water Supply.**—The developer shall be required to develop the source for drinking water (excluding the groundwater source) or secure firm commitment from any water supply authority for meeting the daily water requirement of minimum 140 liters per capita per day exclusive of requirement of water for fire fighting and gardening. The storage capacity of the same shall be at least 1.5 times of the actual required quantity as determined by expected population (Resident and Floating) and other uses. The developer would be required to develop proper internal



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महाराष्ट्र शासन राजपत्र, २१ नोव्हेंबर २००४ : कां.पि. ३०, शके १९२७ भाग १ असाधारण
distribution and ground water recharging and waste water recycling projects within the Township.

(b) Drainage and garbage disposal.—The Developer shall make suitable and environment friendly arrangements for the disposal and Treatment of sewage and solid waste as per requirements of Maharashtra Pollution Control Board. Recycling sewage for gardening shall be undertaken by the developer.

The developer shall develop Eco-friendly garbage disposal system by adopting the recycling and bio-degradation system in consultation with Maharashtra Pollution Control Board.

(c) Power.—The Developer shall ensure continuous and quality power supply to township area. The developer may draw the power from any existing supply system or may go in for arrangement of captive power generation with the approval from concerned authority. If power is drawn from any existing supply system, the developer shall before commencement of development, procure a firm commitment of power for the entire township from the power supply company.

1.4. Environment.—The development contemplated in townships shall not cause damage to ecology. In no case it shall involve topographical changes, changes in alignment and cross section of existing water course, if any, in the scheme area or adjacent to scheme area. Environmental clearance shall be obtained from the Ministry of Environment and Forest, Government of India as per directions issued by the MOEF's notification dated 7th July 2004. The Township shall provide at least 20 per cent of the total area as park/garden/playground as mentioned in 4(f) below, with proper landscaping and open uses designated in the Township shall be duly developed by owner/developer. This amenity shall be open to general public without any restriction or discrimination

2. Special Concessions

(a) N. A. Permission.—Non-agriculture permission will be automatic. As soon as the scheme is notified, lands notified under Special Township area as per 1.2 will be deemed to have been converted into non-agriculture and no separate permission is required. Non-agriculture assessment, however, will commence from the date of sanction of scheme as per Regulation No. 7 (c).

(b) Stamp Duty.—The stamp duty rates applicable in Notified Special Township area shall be 50 per cent of prevailing rates of the Mumbai Stamp Act.

(c) Grant of Government land.—Any Government land falling under special township area shall be leased out to the developer at the prevailing market rate on usual terms and conditions.

(d) Relaxation from Mumbai Tenancy and Agricultural Land Act.—The condition that only the agriculturist will be eligible to buy the agriculture land shall not be applicable in Special Township area.

(e) Ceiling of Agricultural Land.—There shall be no ceiling limit for holding agriculture land to be purchased by the owner/developer for such Special Township Project.

(f) Exemption from Urban Land (Ceiling and Regulation) Act, 1976.—Special Township Projects shall be exempted from the purview of Urban Land (Ceiling and Regulation) Act, 1976.

(g) Scrutiny fee.—A Special Township Project shall be partially exempted from payment of scrutiny fee being levied by the Collector/Planning Authority for processing the development proposal on certain terms and conditions as may be decided by the Collector/Planning Authority.

(h) Floating FSI.—There will be floating FSI in the township. Unused FSI of one plot can be used anywhere in the whole township.

पुणे विभाग

महाराष्ट्र शासन

सहकार्य विभाग

कृषि विभाग

(i) *Special benefits.*-Concession in respect of Star Category Hotels, Hospitals and Multiplexes/Property Tax shall be provided.

3. Planning Considerations.-The Township project has to be an integrated township project. The project should necessarily provide land for following users :-

- (a) Residential
- (b) Commercial
- (c) Educational
- (d) Amenity spaces
- (e) Health Facilities
- (f) Parks, Gardens and Playgrounds
- (g) Public Utilities

4. General Norms for Different Land Uses.-The overall planning of the apurval townships shall be such that the project fairly meets with the specifications spelt out in the prevailing planning standards approved by Government. Further, the planning of Special Township shall take care of following land uses in particular.

(a) *Residential.*-The residential area should be well defined in clusters or neighbour hoods or in plotted development with proper road grid. Out of the total floor area proposed to be utilised which is permissible as proportionate to zoning of area under such township at least 60 per cent of the area may be used for purely residential development and further out of the total floor area proposed to be utilised for residential development, 10 per cent of the same shall be built for residential tenements having built up area upto 40 sq. mtrs.

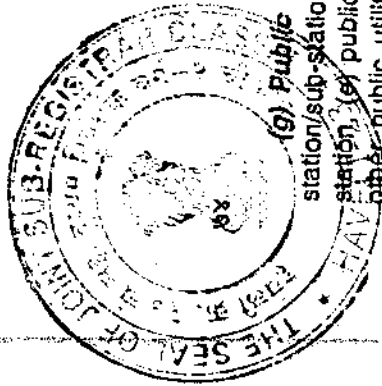
(b) *Commercial.*-The commercial area shall be properly distributed in hierarchical manner such as convenience shopping, community centre, etc.

(c) *Educational.*-Comprehensive educational system providing education from primary to secondary should be provided as per the requirement. The area allocation should be on projected population base and as far as possible the educational complex should not be concentrated at one place. All such complexes should have area adequate allocation for playground. Minimum area required for educational purpose shall be as per prevailing planning standards.

(d) *Amenity Spaces.*-The area allocation for amenity space providing for amenities like market, essential shopping area, recreation centres, town hall, library, etc., should not be less than 5 per cent of gross area and should be evenly placed.

(e) *Health facilities.*-Adequate area allocation for health facilities for primary health should be provided for. Minimum area required for health facilities shall be as per prevailing planning standards.

(f) *Parks, Gardens and Playgrounds.*-The township shall also provide at least 20 per cent of the total area as parks / gardens / playgrounds. This should be exclusive of the statutory open spaces to be kept in smaller layout and should be distributed in all residential clusters. This 20 per cent area should be developed by the developer for such purposes and kept open to all general public.



पुणे - २३

२२६३/२९२२

पुणे शहर विकास, २९ मार्च १९७७ : तारीख ३०, शके १९२७ भाग १ असाधारण
(g) **Public Utilities.**—Appropriate Area allocation should be provided for (a) power receiving station/sup-station, (b) water supply system, (c) sewerage and garbage disposal system, (d) police station, (e) public parking, (f) cemetery/cremation grounds, (g) bus station, fire brigade station and other public utilities as per requirements.

(h) **Transport and Communication.**—The entire area of township shall be well knitted with proper road pattern, taking into consideration the linkages with existing roads within the township and outside area as well. All such roads shall be developed by the developer as per standard and road widths shall be as given below.

Classified Road.—as prescribed.

Main road/Ring road-18 to 24 metres wide.

Internal road-as per prevailing bye-laws applicable to Regional Plan subject to minimum road, width of 9 mtrs.

(i) **Service Industries.**—In the Special Township area, lands required for commercial uses, industrial uses, permissible in residential user, may also be earmarked. However, the predominant land use would be residential use.

Notes :

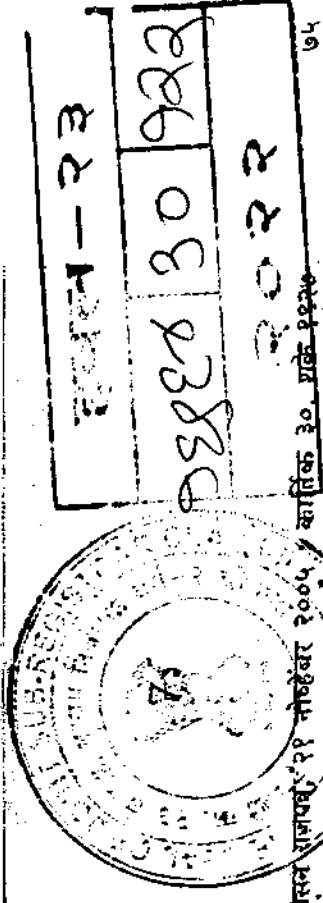
- I. All the amenities referred to above shall be inclusive of designated amenities and amenity space required as per regulations of Regional Plan.
- II. Regional Plan roads in the township area shall be developed and maintained by developer and the same shall be always open for general public without any restrictions there upon.
- III. Minimum parking shall be provided as per standardised DCR of 'A' class Municipal Council provided that for Hotel Restaurant, College, School Educational Institute, Educational Classes, Hospitals, Policlinics and Diagnostic Centres, Offices, Mangal Karyalya, Town Hall, Clubs, etc. on site parking shall be provided. For Buildings having mixed users, in addition to regular parking area as mentioned above a space 3.0 mtr.wide strip along the road, on front/side shall be provided for the visitors parking.

5. Development Control Regulations :

Prevailing Development Control Regulations of Sanctioned Regional Plan shall be applicable *mutatis mutandis* except those expressly provided in these Special Regulations.

5.1 (i) Special Township in Residential, Residential with Agricultural/No Development Zone.—(i) The total built up area/FSI of entire gross area of the Special Township in Residential Zone will be 1.00. The F. S. I. for Agricultural/ No Development Zone, if any, included in Special Township shall be 0.5. Total FSI in the Township will be in proportion to areas of different zones. There will be no limit of total built up area/FSI for the development of individual plots. Height of building shall be as per prevailing bye laws a specified in Regional Plan. However, it may be increased subject to provisions of fire fighting arrangements with prior approval of Fire Advisor, Government of Maharashtra.

5.2. Special Townships in Agriculture/No Development Zone.— (i) Development of Special Township Project in Agriculture/No Development Zone, Green Zone and Urbanizable Zone, contained in the Regional plan shall be permissible subject to conditions that 50 per cent of the gross area



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महाराष्ट्र शासन, राज्याध्यक्ष, २९ नोव्हेंबर २००५, कार्यालय ३०, गेट २२२०

७५

of the project shall be kept open while the project of Special Township shall be executed on the remaining 50 per cent land with gross built up area/FSI of 0.5 worked out on the entire gross area of the project. Further, while developing such projects, it would be obligatory on the part of the developer to provide and develop all the infrastructure facilities including sites required for public purposes as per the prescribed planning norms. As regards 50 per cent of land which is required to be kept open, the same shall be made free of encumbrances and no development except town level upon amenities shall be permissible thereon.

(ii) All provision of Regulations except 4 (f) shall apply to the development of Township in agriculture/No development Zone.

(iii) In case area Notified under Special Township falls in Residential Zone and partly in Agriculture/ No Development Zone the provisions applicable to such scheme shall be proportionate to the area under the respective zoning as per sanctioned Regional Plan.

5.3. (i) In every Special Township proposal the structural designer of developer has to submit declaration with project report to Collector/Planning Authority about the construction of building as below.

I have confirmed that the proposed construction in the scheme are as per norms as specified by Indian Standards Institute, for the resistance of earthquake, fire safety and natural calamities.

(ii) Upper and lower ground floor type construction shall not be allowed.

(iii) The following shall not be included in covered area for built up area and F. S. I. calculations

(a) Area covered by the staircase rooms for stair flights of width 0.75 Mts. and above, in case of row housing and paint houses and duplexes, 1 mtrs. in case of residential building, 1.2 mtrs. and above in case of commercial (mercantile) buildings, 2.00 mtr. and above in the case of public and semi-public building, subject to payment of premium in consultation with Town Planning and Valuation Department.

(b) Area covered by lift room for a building with height upto 16 mtrs.

(c) Stilt floor space (exclusively for parking space) constructed under building of maximum cleared height 2.4 mtrs. and which shall be open at least from three sides.

(d) Balcony or balconies of a minimum width of one mtr. may be permitted free of F. S. I. at any upper floor, subject to maximum of 1/3rd length of perimeter of building and such balcony projection shall be subject to the following conditions :

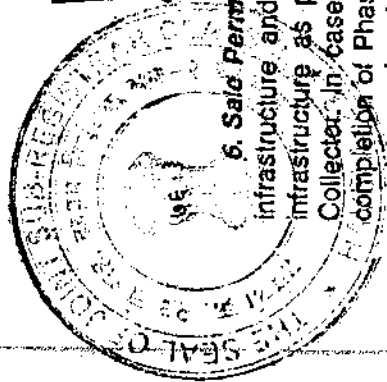
(i) No balcony shall be allowed on ground floor.

(ii) Balcony or balconies shall be permitted to project in the marginal open space of not less than 3 mtrs. in width.

(iii) Notwithstanding anything contained in any other laws, rules, regulations or bye-laws in force, a balcony shall not be permitted to be enclosed.

(iv) In special Township schemes under Residential Zone and No Development Zone trees at the rate of minimum 150 trees per ha. and 400 trees per ha. respectively shall be planted and maintained by the developer.

(v) Once the proposal for Special Township is submitted to the Government under Regulation No. 7 (A) no change of zone proposal in such Township area shall be considered by Government.



पुणे नगरपालिका
नगर विकास विभाग
पुणे-४११००५
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भाग १ असमर्थान
कार्यालय ३०, शांती ११२०
६. **Sale Permission.**—It would be obligatory on the part of the developer firstly to provide for basic infrastructure and as such no permission for sale of plot/flat shall be allowed unless the basic infrastructure as per Regulation No. 1-3 is completed by the developer to the satisfaction of the Collector. In case the development is proposed in Phases and sale permission is expected after completion of Phase wise basic infrastructure, such permission may be granted by the Collector. Before granting such sale permission, Developer has to submit undertaking about the basic infrastructure to be provided and completed Phase wise by Developer. The plots earmarked for amenities, facilities and utilities shall be also simultaneously developed Phase wise along with residential/allied development.

7. Procedure

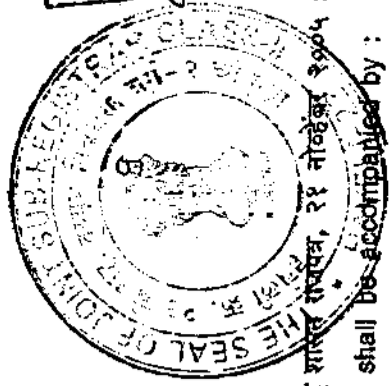
(a) **Locational Clearance.**—The proposal for development of Special Township, along with the details of ownership of land or Development right of lands in the proposal scheme, site plan, part plan of sanction regional plan shall be submitted to Government in Urban Development Department along with a copy to Director of Town Planning Maharashtra State, Pune Environment Department of Maharashtra State, Irrigation Department for grant of locational clearance. Upon receipt of such proposal, depending upon the merits of the case, locational clearance may be granted by Government under section 18/2 of Maharashtra Regional and Town Planning Act, 1966 in consultation with the Director of Town Planning and Environment Department and other respective departments of the State Government within a period of 90 days from the date of receipt of the proposal and after completion of all prescribed procedure specified in Regulation No. 1.2 above and compliance of any such document as may be required by Government. This locational clearance will be valid for one year from the date of issue and if within such period the letter of intent and final approval is not taken or not applied for, such clearance/approval will stand lapsed unless it is renewed by Government for sufficient reasons. Application for renewal has to be made to Government before expiry of one year. In that case this Special Regulations shall not be applicable to the area under such scheme.

(b) **Letter of Intent.**—Upon receipt of locational clearance from the Government, the developer shall submit the proposal in respect of Special Township to Collector, Pune along with the Environmental clearance as mentioned in Regulation No. 1.4 for issue of letter of intent. The proposal shall contain ownership rights/development rights, document in respect of at least 50 per cent of area under scheme and other particulars as decided and directed by Collector, Pune. Details of qualified technical staff and consultant in technical and law field. Letter of intent shall be issued within a period of 45 days from the date of receipt of the completed full and final proposal. The letter of intent shall be valid for six months unless renewed.

(c) (i) **Final Approval.**—The Developer shall submit the layout plan of the entire township area, sector wise detailed building plans, and details of phasing, for final sanction to the Collector, Pune. The developer shall also submit an undertaking or execute an agreement about development and maintenance of basic infrastructural amenities in future with bank guarantee of 15 per cent of its development costs. The Collector, Pune shall conduct proper inquiry and ensure the correctness of title and Ownership, etc. Only after such verification, Collector, Pune shall grant approval to layout plan and sectorwise detailed building plans in consultation with Deputy Director of Town Planning, Pune Division, Pune within the stipulated period on terms and conditions as may be determined by Collector and Deputy Director of Town Planning, Pune Division, Pune.

The period required by the Collector for Technical consultation with Deputy Director of Town Planning, Pune Division, Pune shall not be computed.

Any one aggrieved by an order passed under prevailing bye-laws may within forty days of the date of communication of the order prefer an appeal to the Director of Town Planning, Maharashtra State, Pune. The appeal shall be cleared within 60 days.



पुणे विभाग

महाराष्ट्र शासन, पुणे, २१ नोव्हेंबर १९७५ : कार्तिक ३०, शके १९२७

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(II) Every application shall be accompanied by :

(a) Ownership Document

7/12 extract/Property Card, ownership right document in original with list of such documents.

(b) Extent

Village maps showing the extent of area and

authenticated measurement plan/gut book of the land in original and list of such documents.

(c) Authenticated copies of locational clearance and letter of intent, environmental clearance whether applicable.

(d) Layout and building plans :
(Prepared and signed by experts in respective field and team headed by an Architect Town Planner).

(i) Layout plan showing all details of area utilised under roads, open space for Parks, Garden and Playground amenities.

(ii) Detail layout plan building plans of all development with area of all sector and individual plots and built up area/FSI proposed on each sector and plot.

(iii) Detail Report comprising of expected population, requirement of amenities and proposed amenities with reference to prevailing planning standards approved by Government and sources of all basic amenities and its details about implementation and maintenance and Taxes.

(iv) Details of zoning of all area included in the scheme boundary as per sanctioned Regional Plan and area under such zone.

(v) Details of FSI/Total built up area proposed to be utilized in scheme.

(vi) Details of Eco-friendly amenities provided.

(vii) Plans showing road hierarchy and road widths, pedestrian facility, street furniture, plantation, side walk, subways with area details.

(viii) Details of solid waste management plan.

(ix) Plan showing HFL of major lakes, river, if any, certified by Irrigation Department.

(x) Plan showing details of distribution of total floor area/space.

(xi) Plan showing water supply distribution system, including reservoirs, recycling system, details of rainwater harvesting system.

(xii) Details of storm water drainage scheme,

(xiii) Details of fire fighting mechanism, fire brigade station.

(xiv) All other documents as determined and directed by Collector, Pune.

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महाराष्ट्र शासन राजराज, २१ नोव्हेंबर २००५ : कार्तिक ३०, शके १९२७ भाग १ असाधारण

Note : The above prescribed periods shall be computed after compliance of all the requirements listed above and any other additional information called for from the owner/developer by the Government/Collector.

8. Implementation and Completion

- (i) Development of Basic infrastructure and amenity shall be completed by the developer to the satisfaction of the Collector as per phases of scheme. Development of the scheme shall be completed within 10 years from the date of final sanction to the layout plan of scheme.

- (ii) No building in the scheme is permitted to be occupied in any manner unless occupation certificate is issued by Collector, in consultation with local Branch Officer of Town Planning and Valuation Department.

- (iii) Final completion certificate for the scheme is to be issued by Collector in consultation with local Branch Officer of Town Planning And Valuation Department, Maharashtra Pollution Control Board, Forest Department as far as tree plantation is concerned and Fire Officer of State Government.

- (iv) Application for occupation certificate or final completion certificate shall be submitted along with a declaration and undertaking by the developer and his structural consultant, Architect Town Planner as follows :

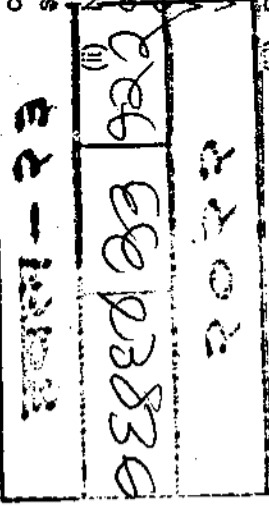
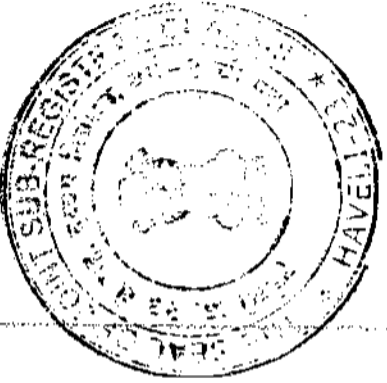
- (i) We confirm that all buildings constructed in the scheme area are as per norms as specified by Indian Standard Institute for the resistance of earth-quake, fire safety and natural calamities.
- (ii) Work is done as per sanctioned plan.
- (iii) Built up area and FSI consumed in scheme is as per sanctioned plan.
- (iv) No Balcony is enclosed.
- (v) If it is found that extra built up area/FSI is consumed in the scheme at any time, it shall be demolished by developer at his own cost as directed by Collector, Pune.

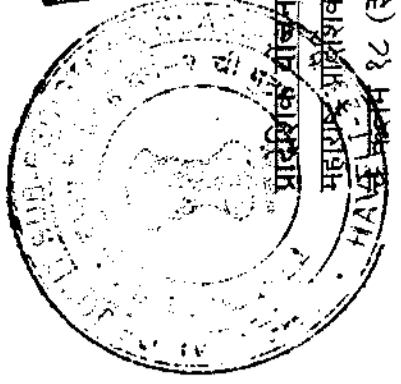
9. Interpretation : If any question or dispute arises with regard to interpretation of any of these regulations, the matter shall be referred to the State Government. The Government after considering the matter and, if necessary, after giving hearing to the parties, shall give a decision on the interpretation of the provisions of the Regulations. The decision of Government on the interpretation of these Regulation shall be final and binding on all concerned.

By order and in the name of the Governor of Maharashtra,

RAMANAND TIWARI,
Principal Secretary to Government.

वेतवडा कारागृह मुख्यालय, पुणे-४११ ००६





हवेली - २३

०२१६४/३०/१२३

२०२२

प्रादेशिक योजना - पुणे.

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६
अन्वये मोजे हडपसर, ता.हवेली, जि. पुणे
येथील विशेष नगर वसाहत प्रकल्पासाठीचे वाढीव प्रकल्प क्षेत्र
अधिसूचित करणे व काही क्षेत्र अधिसूचित क्षेत्रातून कमी करून
सुधारित लोकेशनल क्लिअरन्स देणेबाबत.

महाराष्ट्र शासन
नगर विकास विभाग,
मंत्रालय, मुंबई-३२

शासन निर्णय क्रमांक:- टीपीएस-१८१२/१९२/प्र.क्र.५८८/१३/पुनर्बांधणी क्र.१२०/नवि-१३.
दिनांक : १३/०८/२०१४

शासन निर्णय :- सोबतची शासकीय अधिसूचना महाराष्ट्र शासन साधारण राजपत्रांमध्ये प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,



अवर सचिव, महाराष्ट्र शासन.

प्रत :-

- १) मा.मुख्यमंत्री महोदय यांचे प्रधान सचिव.
- २) मा.राज्यमंत्री, नगर विकास यांचे खाजगी सचिव.
- ३) प्रधान सचिव (नवि-१) नगर विकास विभाग, महाराष्ट्र राज्य, मंत्रालय, मुंबई.

प्रति :-

- १) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- २) विभागीय आयुक्त, पुणे विभाग, पुणे.
- ३) सह संचालक, नगर रचना, पुणे विभाग, पुणे.

त्यांनी प्रकरणी अधिसूचनेच्या अनुषंगाने अधिप्रमाणित करावयाचे प्रादेशिक योजनेचे भाग
नकाशे ५ प्रतीत शासनास सत्वर सादर करावेत.
४) सहायक संचालक, नगर रचना, पुणे शाखा, पुणे.
५) जिल्हाधिकारी, पुणे.

६) व्यवस्थापक, शासकीय मुद्रणालय, येरवडा कारागृह, पुणे ४११००६.

त्यांना विनंती करण्यात येते कि, सोबतची शासकीय अधिसूचना महाराष्ट्र शासन राजपत्राच्या
भाग-१, पुणे विभागीय पुरवणीमध्ये प्रसिध्द करून त्याच्या प्रत्येकी १० प्रती शासनास, संचालक नगर
रचना, महाराष्ट्र राज्य, पुणे, सह संचालक, नगर रचना, पुणे विभाग, पुणे, सहायक संचालक, नगर रचना,
पुणे शाखा, पुणे व जिल्हाधिकारी, पुणे यांना पाठवाव्यात.

२) अधिकांश जमीन २००० साल विभाग, कानून, विभाग, विनती करणाने को, सदरची अधिसूचना या विभागाच्या वेबसाईटवर प्रसिध्द करावी.

३) अधिकांश जमीन २००० साल विभाग, कानून, विभाग, विनती करणाने को, सदरची अधिसूचना या विभागाच्या वेबसाईटवर प्रसिध्द करावी.

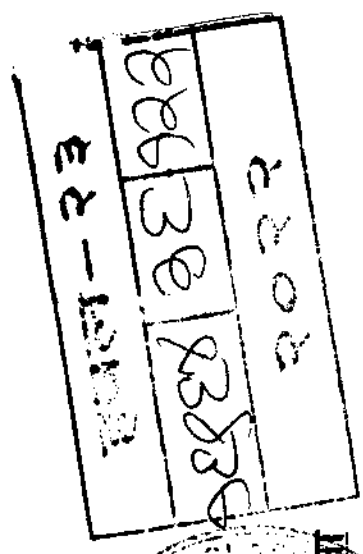
४) कस अधिकारी, माहिती व तज्ज्ञान विभाग, पत्रालय, मुंबई.

५) त्यांना विनती करण्यात येते की, सदरची अधिसूचना शासनाच्या वेबसाईटवर प्रसिध्द करावी.

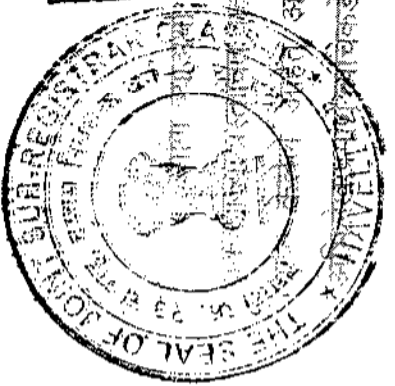
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संख्या - २३
१६६४७५१२२
२०२२



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हस्ताक्षर - २३

०६०६४ ३७१२२

उक्त पत्र विशेष नगर प्रशासन
विकसनाधीन अधिकार अर्थात नवीन
आणि अर्जदार यांनी उक्त जमिनीव मालकी विकसन अधिकार धड्यात

आणि अर्जदार यांचेकडे असल्याबाबत प्रतिज्ञापत्र सादर केले आहे.

आणि ज्याअर्थी, अर्जदार यांच्या विशेष नगर वसाहतीच्या वाढीव प्रकल्पासाठी जलसंपदा विभागाने सहमती दर्शविली आहे;

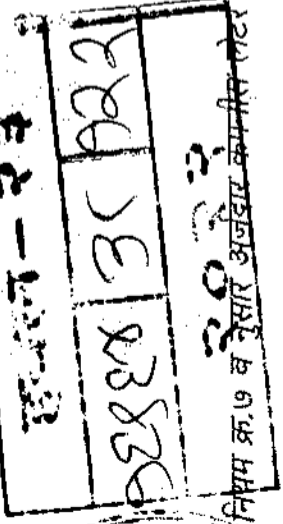
आणि ज्याअर्थी, संचालक, नगर रचना, महाराष्ट्र राज्य, यांचेही विचारविनिमय केल्यानंतर व आवश्यक ती चौकशी केल्यानंतर सोबतचे "अनुसूची-अ" मध्ये सविस्तराने नमूद केलेनुसार ३९ इ. १६.८९ आर. एवढे क्षेत्र उक्त मंजूर विशेष नगर वसाहत प्रकल्प क्षेत्रातून वागळणे तसेच रस्ता व एकमेव असलेले सुमारे १ हे. ३२.५४ आर. एवढे वाढीव क्षेत्र (यापुढे ज्याच्या उल्लेख "उक्त वाढीव प्रकल्प जमिनी" असा करण्यात आला आहे) उक्त मंजूर विशेष नगर वसाहत प्रकल्प क्षेत्रात समाविष्ट करणे व वाढीव क्षेत्रावर विशेष नगर वसाहत प्रकल्प विकसनाच्या प्रयोजनासाठी, महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ च्या कलम १८ चे पोटकलम (३) अन्वये आवश्यक कार्यवाही करून, उक्त वाढीव प्रकल्पाच्या जमिनी उक्त मंजूर विशेष नगर वसाहत प्रकल्प क्षेत्रात "वाढीव प्रकल्प क्षेत्र" म्हणून खाली नमूद केलेनुसारच्या अटीस अधिन राहून कलम १८ चे पोटकलम (३) नुसार अधिसूचित करून समाविष्ट करणे व उक्त प्रादेशिक योजना नकाशावर ते निर्देशित करणे आवश्यक आहे, असे शासनाचे मत झाले आहे;

त्याअर्थी, आता उक्त अधिनियमाच्या कलम १८ चे पोट-कलम (३) च्या तरतुदीप्रमाणे शासनास प्राप्त अधिकारात शासन, उक्त प्रकल्प क्षेत्रातून वागळावयाचे क्षेत्र मंजूर विशेष नगर वसाहत प्रकल्प क्षेत्रातून वागळणे व उक्त वाढीव प्रकल्प जमिनीचे क्षेत्र मंजूर विशेष नगर वसाहत प्रकल्प क्षेत्रात अंतर्भूत करणेस मान्यता देत असल्याचे घोषित करून विकसनाच्या प्रयोजनासाठी अधिसूचित करीत आहे व या अधिसूचित विशेष नगर वसाहत प्रकल्पास वाढीव क्षेत्रासह खाली नमूद केलेनुसारच्या अटीस अधिन राहून सुधारित लोकेशनल क्लिअरन्स देत आहे:-

अटी :-

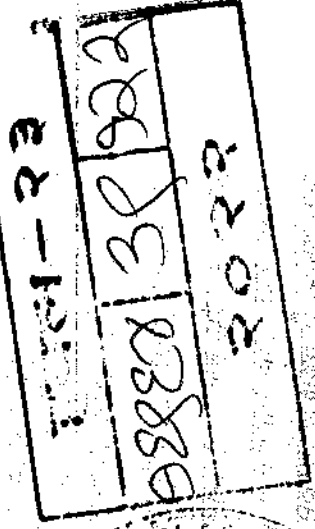
- १) सोबतच्या अनुसूची अ मध्ये दर्शविलेल्या नव्याने समाविष्ट क्षेत्रासाठी प्रस्तुत विशेष नगर वसाहत प्रकल्पास यापूर्वी शासनाने दि.०१/०३/२००६ चे पत्र क्र.टिपीएस-१८०५/२०२०/नवि-१३ अन्वये दिलेल्या लोकेशनल क्लिअरन्स मध्ये नमूद केलेल्या सर्व अटी लागू राहतील.
- २) विशेष नगर वसाहतीच्या वाढीव प्रकल्प क्षेत्रास Letter of Intent देण्यापूर्वी केंद्र शासनाच्या पर्यावरण व वन विभागाचे (MoEF) तसेच योग्य त्या प्राधिकरणाचे Environmental Clearance घेणे आवश्यक राहिल. तसेच केंद्र शासनाच्या पर्यावरण व वन मंत्रालयाकडील Environment Impact Assessment बाबत वेळोवेळी निर्गमित केलेल्या अधिसूचनेमधील अटीचे व तरतुदीचे पालन करणे अर्जदारावर आवश्यक राहिल.
- ३) विशेष नगर वसाहत क्षेत्रात नव्याने समावेश करावयाच्या उक्त जमिनीच्या वाढीव क्षेत्राबाबत व हद्दीबाबत तसेच उक्त जमीन वन विभागाची / आदिवासी जमीन नसल्याबाबतची खात्री





जिल्हाधिकारी, पुणे यांनी विज्ञान नगर उमाहाडीच्या निषम क्र. ७ व नुसार अजिंठा कॉमनीस लेटर ऑफ इंटेट देण्यापूर्वी करणी आवश्यक राहिल.

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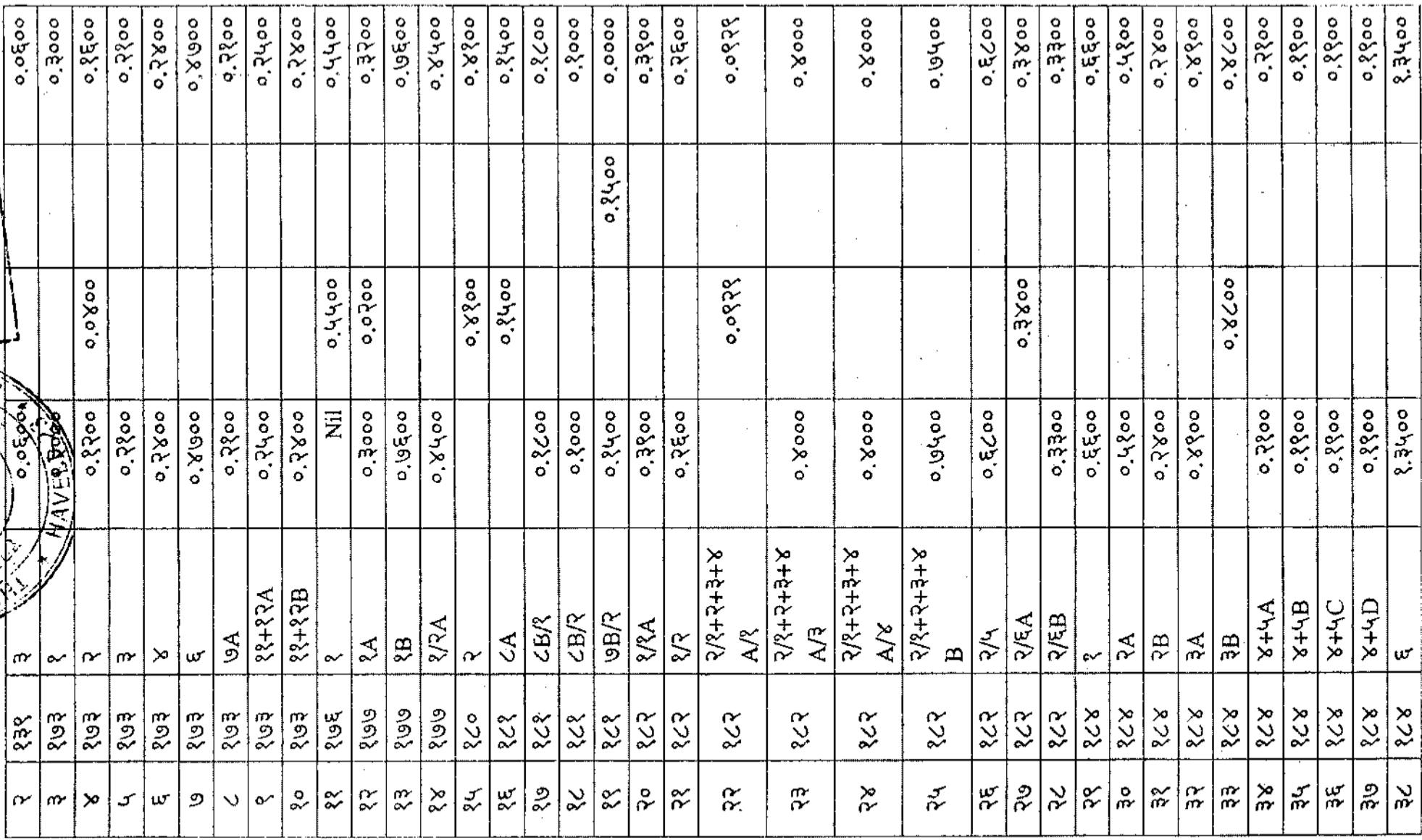
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येनिलो कर्मरितान लि... युगे चांत्वा भोजे हृदयसूत्रं न सुंदरा न सुखरति... नि युगे मेधाल मेखर
 विंशत परसाय प्रकृतं श्रेयसायुगं सायुगं सायुगं सायुगं सायुगं सायुगं सायुगं सायुगं सायुगं सायुगं
 सज्जिष्ठं कश्चिन्मात आलेन्य श्रेयसायुगं सायुगं सायुगं सायुगं सायुगं सायुगं सायुगं सायुगं सायुगं

क्र.सं.	विषय	दि. ०१/०२/२००६	प्रकल्पित	अंतिम
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२	१३८	२८	२००६	७

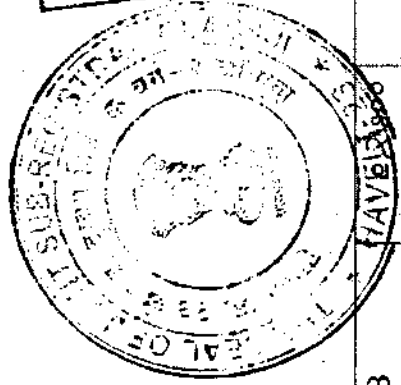


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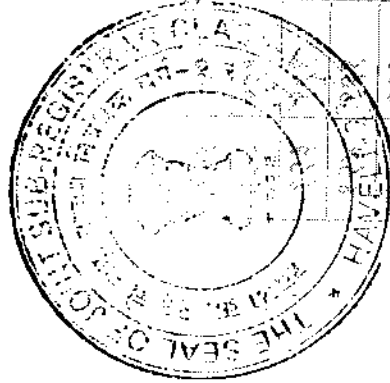


2021-22
2022
2023

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Sl. No.	Particulars	Rate	Amount	Total
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3	HA/R	0.2000		0.2000
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5	HA/R	0.2000		0.2000
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8	HA/R	0.2000		0.2000
9	HA/R	0.2000		0.2000
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25	HA/R	0.2000		0.2000
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44	HA/R	0.2000		0.2000
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51	HA/R	0.2000		0.2000
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53	HA/R	0.2000		0.2000
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55	HA/R	0.2000		0.2000
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57	HA/R	0.2000		0.2000
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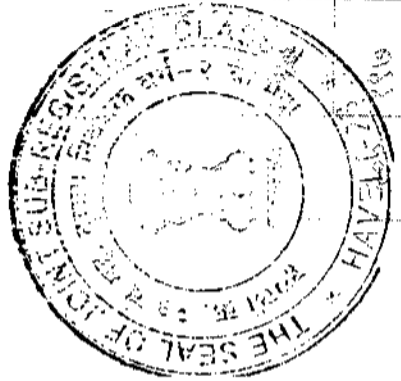


1. The accuracy of F (local Black Vulture Deaths) and G (MSTP-A) depends on the

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2022





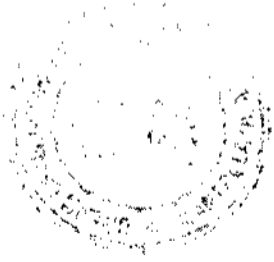
पुस्तक-२३

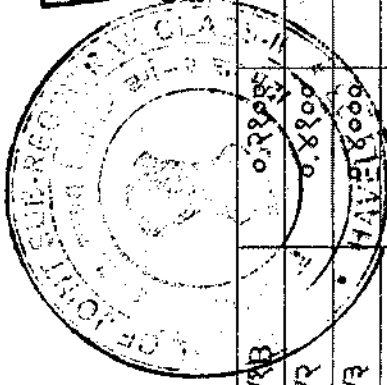
पुस्तक-२३

२०२२

19/10/2019

२०१	१९७	२+७B+C/R/ ९	०.१२००			०.१२००
२०२	१९७	२+७B+C/R/ ७	०.१२००			०.१२००
२०३	१९७	३A	०.३४००			०.३४००
२०४	१९७	३B	०.३६००			०.३६००
२०५	१९७	३C	०.२०००			०.२०००
२०६	१९७	४	०.२५००			०.२५००
२०७	१९७	५	०.२०००			०.२०००
२०८	१९७	६A	०.१२००			०.१२००
२०९	१९७	६B/R	०.०९००			०.०९००
२१०	१९७	६C/R	०.०९००			०.०९००
२११	१९७	६D	०.१२००			०.१२००
२१२	१९७	७A/R	०.१७४०	०.१२६८		०.०५७२
२१३	१९७	७A/R-A	०.४२००			०.४२००
२१४	१९७	७B/R	०.१०००			०.१०००
२१५	१९७	७B/R	०.२०००			०.२०००
२१६	१९७	९	०.१९००			०.१९००
२१७	१९७	१०	०.१७००			०.१७००
२१८	१९७	११A	०.०४००			०.०४००
२१९	१९७	११B	०.११००			०.११००
२२०	१९७	१२	०.१२००			०.१२००
२२१	१९७	१३A	१.८३००			१.८३००
२२२	१९७	१४C/R+A+१B +२	१.६९००			१.६९००
२२३	१९८	१	०.२३००			०.२३००
२२४	१९८	२	०.२०००			०.२०००
२२५	१९८	२C	०.२९००			०.२९००
२२६	१९८	३A/R	१.४०००			१.४०००
२२७	१९८	३A/RB	०.२२००			०.२२००
२२८	१९८	३A/R	०.४८१४	०.०१७५		०.४६३९
२२९	१९८	४A/R	०.५६००			०.५६००
२३०	१९८	४A/R	०.६८००	०.०४२५		०.७२२५
२३१	१९८	४B+४C/R	०.७९२२			०.७९२२
२३२	१९८	५A/R	०.२०००			०.२०००
२३३	१९८	५A/R	०.२०००			०.२०००
२३४	१९८	५A/R	०.२०००			०.२०००
२३५	१९८	५B/R	०.२०००			०.२०००
२३६	१९८	५B/R	०.२१००			०.२१००



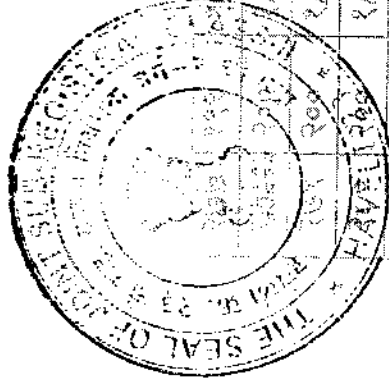


2022-23

2022-23

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245	29C	4B/11	0.2200	0.2200
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251	29C	4B/17	0.2200	0.2200
252	29C	4B/18	0.2200	0.2200
253	29C	4B/19	0.2200	0.2200
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268	29C	4B/34	0.2200	0.2200
269	29C	4B/35	0.2200	0.2200
270	29C	4B/36	0.2200	0.2200
271	29C	4B/37	0.2200	0.2200
272	29C	4B/38	0.2200	0.2200
273	29C	4B/39	0.2200	0.2200
274	29C	4B/40	0.2200	0.2200
275	29C	4B/41	0.2200	0.2200
276	29C	4B/42	0.2200	0.2200
277	29C	4B/43	0.2200	0.2200
278	29C	4B/44	0.2200	0.2200
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281	29C	4B/47	0.2200	0.2200
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284	29C	4B/50	0.2200	0.2200
285	29C	4B/51	0.2200	0.2200
286	29C	4B/52	0.2200	0.2200
287	29C	4B/53	0.2200	0.2200
288	29C	4B/54	0.2200	0.2200
289	29C	4B/55	0.2200	0.2200
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291	29C	4B/57	0.2200	0.2200
292	29C	4B/58	0.2200	0.2200
293	29C	4B/59	0.2200	0.2200
294	29C	4B/60	0.2200	0.2200
295	29C	4B/61	0.2200	0.2200
296	29C	4B/62	0.2200	0.2200
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300	29C	4B/66	0.2200	0.2200
301	29C	4B/67	0.2200	0.2200
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304	29C	4B/70	0.2200	0.2200
305	29C	4B/71	0.2200	0.2200
306	29C	4B/72	0.2200	0.2200
307	29C	4B/73	0.2200	0.2200
308	29C	4B/74	0.2200	0.2200
309	29C	4B/75	0.2200	0.2200
310	29C	4B/76	0.2200	0.2200
311	29C	4B/77	0.2200	0.2200
312	29C	4B/78	0.2200	0.2200
313	29C	4B/79	0.2200	0.2200
314	29C	4B/80	0.2200	0.2200
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317	29C	4B/83	0.2200	0.2200
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323	29C	4B/89	0.2200	0.2200
324	29C	4B/90	0.2200	0.2200
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326	29C	4B/92	0.2200	0.2200
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328	29C	4B/94	0.2200	0.2200
329	29C	4B/95	0.2200	0.2200
330	29C	4B/96	0.2200	0.2200
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332	29C	4B/98	0.2200	0.2200
333	29C	4B/99	0.2200	0.2200
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3-1-1952

26	223
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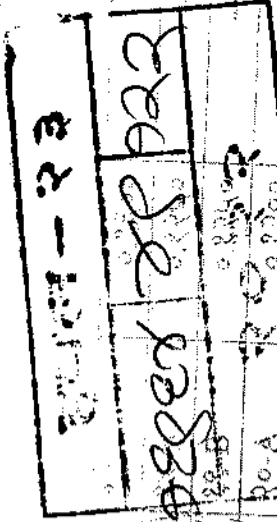
३३-१२५३

2020	2020
2020	2020

३१५	२४४	१०	०.२५००	०.२५००
३१६	२४४	११	०.२५००	०.२५००
३१७	२४४	१२	०.२५००	०.२६००
३१८	२४४	१३	०.३५००	०.३५००
३१९	२४४	१४	०.३१००	०.३१००
३२०	२४४	१५	०.३४००	०.३४००
३२१	२४४	१६	०.०६००	०.०६००
३२२	२४५	पै	०.०४००	०.०४००
दि.०८/३/२००६ रोजीच्या अधिसूचनेत नमूद एकूण मौजे हडपसर मधील क्षेत्र			१३७.६४८१	
मौजे हडपसर दुरुस्त क्षेत्र			१३६.२३८१	६.२०८४
			१.३२५४	१३७.३५५१

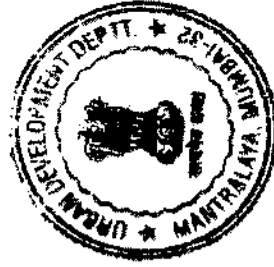
मौजे मुंडवा

१	२६	८-८+१+१०	०.८०००	--	०.८०००	--
२	२७	१-८	०.३०००	--	०.३०००	--
३	२७	१-८	०.३०००	--	०.३०००	--
४	२७	१-८	१.८९००	--	१.८९००	--
५	२७	१-८+१	१.६९००	--	१.६९००	--
६	२७	१-८+१	०.२०००	--	०.२०००	--
७	२७	२	०.७१००	--	०.७१००	--
८	२७	३	०.५८००	--	०.५८००	--
९	२७	४-८	०.१२००	--	०.१२००	--
१०	२७	४-८	०.१२००	--	०.१२००	--
११	२७	५	०.२०००	--	०.२०००	--
१२	२७	६	०.५८००	--	०.५८००	--
१३	२७	७	०.२०००	--	०.२०००	--
१४	२७	८-८	०.१४००	--	०.१४००	--
१५	२७	८-८	०.१४००	--	०.१४००	--
१६	२७	९-८	०.०९५०	--	०.०९५०	--
१७	२७	९-८	०.०९५०	--	०.०९५०	--
१८	२७	१०-८	०.४४००	--	०.४४००	--
१९	२७	१०-८	०.४४००	--	०.४४००	--
२०	२७	११	०.४९००	--	०.४९००	--
२१	२७	१२	०.५५००	--	०.५५००	--
२२	२७	१३	०.६१००	--	०.६१००	--
२३	२७	१४	०.२५००	--	०.२५००	--
२४	२७	१५/१	०.१६००	--	०.१६००	--
२५	२७	१५/२	०.१६००	--	०.१६००	--
२६	२७	१६	०.३७००	--	०.३७००	--
२७	२७	१७-८	०.१६००	--	०.१६००	--
२८	२७	१७-८	०.१६००	--	०.१६००	--

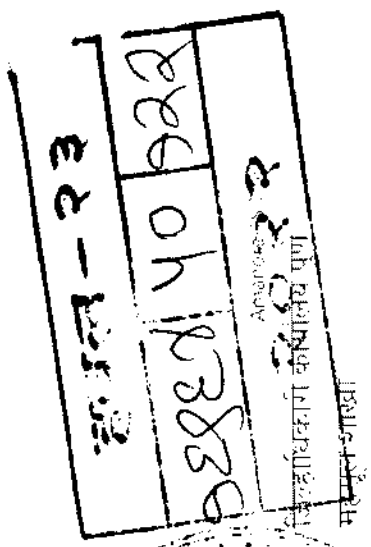


विशेष नगर वसाहतीच्या सुधारित अधिसूचित क्षेत्रात समाविष्ट एडूग क्षेत्र मौजे हडपसर -
१३७-३५५१ हेक्टर आणि मौजे मुंढवा ०.०० हेक्टर.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,



अवर सचिव, महाराष्ट्र शासन.



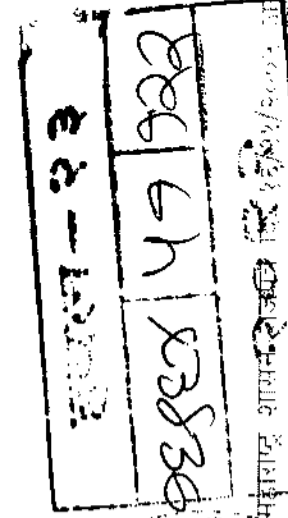
2008/09/08 14:00

SECRET

२३१-४०/७८ एम. डी. जेके, अग्रजानगर, पुणे-४६

FOR PAID 2/20/50/56 CASH BILL - 1956

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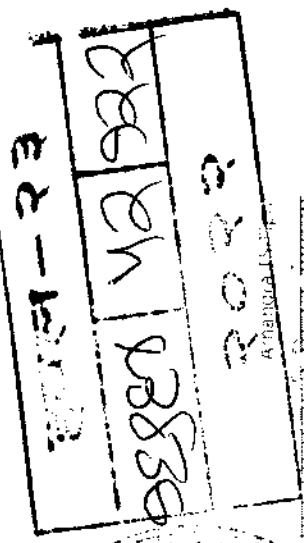
23-00000-1

The Water Bath

अथवा

- [illegible]

कायदे, जामिन, संबंदी इतर सर्व कायदे व नियम यांचे जापान कर्णो आगुज्यक रहाल



सन्धिः स्थापितः। पञ्चतन्त्रं कथ्यमाणं चोत्तमं शिल्पं। अजयवर्मा अजयवर्मा शिल्पिः।

[illegible][illegible]

संस्कृत-विश्वकोश (Vol. III) पृष्ठान्तःकरणमयं महा-मीहस्याय्या कालाखर्विमानं अंजलि राशेन
 च अंजलि-अन्तःकरणमयं महा-मीहस्याय्या कालाखर्विमानं अंजलि राशेन


 1947
 GOVERNMENT OF MADRAS
 OFFICE OF THE SECRETARY
 SECRET



हवेली-२३

०६४६४४ ५३ १२२

अनुसंधान-३

२०२३

म. मिहो कॉर्पोरेशन लि., पुणे

मार्चे हडपसर, ता. हवेली, जिल्हा पुणे येथील मॅजूर विशेष नगर वसाहत प्रकल्प क्षेत्रात जमावित

कृण्णान आलल्या मोज हडपसर, ता. हवेली, जिल्हा पुणे येथील अधिसूचित शाईव प्रकल्प क्षेत्राचा व

सदर प्रकल्प क्षेत्रातून मोज हडपसर व मोज मंडवा येथील वगळण्यात आलेल्या क्षेत्राचा न्यायल

अधिसूचित कळ

जमावित क्षेत्र

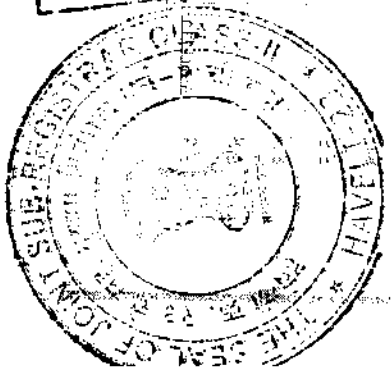
अधिसूचित क्षेत्रातून

वगळण्याचे क्षेत्र

क्र.	गाव	सर्द	हिस्सा नंबर	प्रकल्प नकाशे	दिनांक	हॅक्टर	आर	हॅक्टर	आर
१	२	३	४	५	६	७	८	९	१०
१	हडपसर	१३८	१८	—	—	—	—	—	—
२	—	१७३	२	०	०२	—	—	—	—
३	—	१७६	१	०	५५	—	—	—	—
४	—	१७७	२३१	०	८३	—	—	—	—
५	—	१८०	२	०	४१	—	—	—	—
६	—	१८१	८३	०	५५	—	—	—	—
७	—	१८१	५८/२	—	—	—	—	—	—
८	—	१८२	२/१+२+३+४अ/५	०	१०२६	—	—	—	—
९	—	१८२	२/६अ	०	६४	—	—	—	—
१०	—	१८३	२२	०	५८	—	—	—	—
११	—	१८३	१अ/	०	७५	—	—	—	—
१२	—	१८३	१अ/२	०	५५	—	—	—	—
१३	—	१८३	२८	०	५५	—	—	—	—
१४	—	१८३	१अ/१	०	५५	—	—	—	—
१५	—	१८३	१अ/२	०	२६	—	—	—	—
१६	—	१८३	२३	०	१७	—	—	—	—
१७	—	१८३	२अ	०	१५	—	—	—	—
१८	—	१८३	५अ	०	३२५	—	—	—	—
१९	—	१८३	२/१	०	४०	—	—	—	—
२०	—	१८३	२/२	०	५७	—	—	—	—
२१	—	१८३	२+३/२अ	०	१८	—	—	—	—
२२	—	१८३	४	०	८०	—	—	—	—
२३	—	१८३	५	०	२०	—	—	—	—
२४	—	१८३	१८/२	०	४५	—	—	—	—
२५	—	१८३	८/२	०	२५	—	—	—	—
२६	—	१८८	अ/५+६	—	—	—	—	—	—

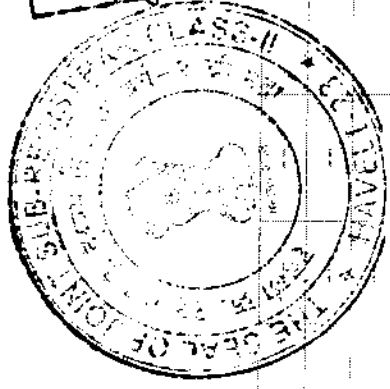


पुणे



हवेली-२३	
२६९३४	५५/१२२
२०११ २४/०२/२३	

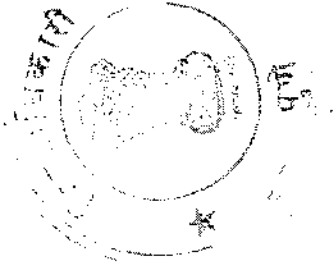
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२५	२४२०	५	१	५५	१२२
२६	२४२०	१	१	५५	१२२
मोजा मुंडवा, ता. पुणे शहर येथील वगळण्यात आलेल्या क्षेप्याचा तपशील					
२७	२४२०	२६	०६+१५+१०		
२८	२४२०	१५			
२९	२४२०	१५			
३०	२४२०	१५			
३१	२४२०	१५			
३२	२४२०	१५			
३३	२४२०	१५			
३४	२४२०	१५			
३५	२४२०	१५			
३६	२४२०	१५			
३७	२४२०	१५			
३८	२४२०	१५			
३९	२४२०	१५			
४०	२४२०	१५			
४१	२४२०	१५			
४२	२४२०	१५			
४३	२४२०	१५			
४४	२४२०	१५			
४५	२४२०	१५			
४६	२४२०	१५			
४७	२४२०	१५			
४८	२४२०	१५			
४९	२४२०	१५			
५०	२४२०	१५			
५१	२४२०	१५			
५२	२४२०	१५			
५३	२४२०	१५			
५४	२४२०	१५			
५५	२४२०	१५			
५६	२४२०	१५			
५७	२४२०	१५			
५८	२४२०	१५			
५९	२४२०	१५			
६०	२४२०	१५			
६१	२४२०	१५			
६२	२४२०	१५			
६३	२४२०	१५			
६४	२४२०	१५			
६५	२४२०	१५			
६६	२४२०	१५			
६७	२४२०	१५			
६८	२४२०	१५			
६९	२४२०	१५			
७०	२४२०	१५			
७१	२४२०	१५			
७२	२४२०	१५			
७३	२४२०	१५			
७४	२४२०	१५			
७५	२४२०	१५			
७६	२४२०	१५			
७७	२४२०	१५			
७८	२४२०	१५			
७९	२४२०	१५			
८०	२४२०	१५			
८१	२४२०	१५			
८२	२४२०	१५			
८३	२४२०	१५			
८४	२४२०	१५			
८५	२४२०	१५			
८६	२४२०	१५			
८७	२४२०	१५			
८८	२४२०	१५			
८९	२४२०	१५			
९०	२४२०	१५			
९१	२४२०	१५			
९२	२४२०	१५			
९३	२४२०	१५			
९४	२४२०	१५			
९५	२४२०	१५			
९६	२४२०	१५			
९७	२४२०	१५			
९८	२४२०	१५			
९९	२४२०	१५			
१००	२४२०	१५			



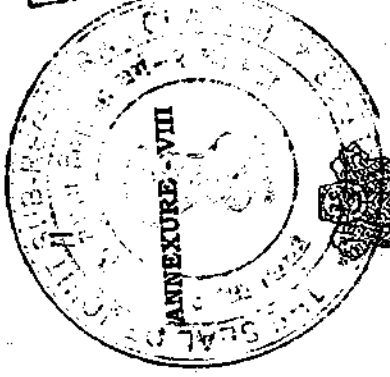
201A-23

226	3	4	43830
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Approved by _____

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जिल्हाधिकारी पुणे



क्रमांक - २३

१९९९/५७ ७२२

२०२२

मिस्टर नंदर पुणे/पंमप/पुपुम/सा/२०४/

२००६-२००८/एलडब्ल्यूपी/११६;

क्रमांक पीएचएएस/एसआर/१९२/VII/२००९.

सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

प्राधिकृत प्रकाशन

क्रमांक : ११] गुरुवार, दिनांक १६ मार्च २००६ : फाल्गुन २५, शके १९२७ [किंमत : रुपये ११.००

स्वतंत्र संकलन म्हणून फाईल करण्यासाठी या भागाला वेगळे पृष्ठ क्रमांक दिले आहेत.

भाग एक--पुणे विभागीय पुरवणी

अनुक्रमणिका

पुणे
भाग एक--शासकीय अधिसूचना, नेमणुका, पदोन्नती, अनुसंधानाची रजा, (भाग एक-अ, चार-अ, चार-ब व चार-क यामध्ये प्रसिद्ध करण्यात आलेले आहेत त्या व्यतिरिक्त) केवळ पुणे विभागाशी संबंधित असलेले नियम व आदेश.
संकीर्ण अधिसूचना, नेमणुका, पदोन्नती, इत्यादी केवळ पुणे विभागाशी संबंधित असलेले.

पुणे
भाग एक-अ (भाग ४-ब मध्ये प्रसिद्ध करण्यात आले २१७-२१८ आहेत त्या व्यतिरिक्त) केवळ पुणे विभागाशी संबंधित असलेले महाराष्ट्र जिल्हा परिषदा व पंचायत समित्या, ग्रामपंचायती, नगरपरिषदा, प्राथमिक शिक्षणव स्थानिक निर्धो लेखापरीक्षा अधिनियम या अन्वये काढण्यात आलेले आदेश व अधिसूचना.

शासकीय अधिसूचना, नेमणुका, पदोन्नती इत्यादी

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032

dated 8th March 2006

Maharashtra Regional and Town Planning Act, 1966.

NOTICE

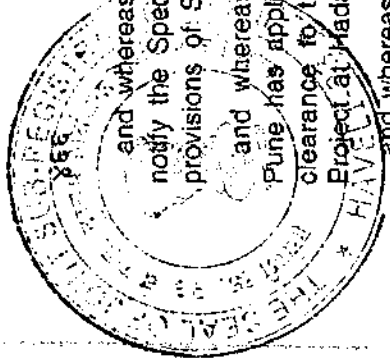
No. TPS-1805/2020/CR-36/2006/UD-13.--
Whereas, the Government in Urban Development Department vide its Notification No.

1895/227/CR-26/95/UD-13, dated 25th November 1997 has sanctioned the Regional Plan for Pune District (hereinafter referred to as "the said Regional Plan") under Section 15 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") and the said Regional Plan has been came into force with effect from 10th February 1998;

and whereas, as per provisions of Section 159 (2) of the said Act, the rules for Special Township have been sanctioned vide Notification No. TPS 1804/Pune RP-DCR/UD-13, dated 16th November 2005 and addendum No. TPS-1804/Pune-RP-DCR/UD-13, dated 6th January 2006 (hereinafter referred to as "the said Rules");

भाग १--४९

४९५



महाराष्ट्र शासन सचिवालय, २६ मई २००६
 १२-२३
 and whereas, Government of Maharashtra empowered to notify the Special Township Project as per the provisions of Section 18 (3) of the said Act.

and whereas, the City Corporation Limited, Pune has applied to Government for locational clearance to the proposed Special Township Project at Hadapsar and Mundhwa villages; and whereas, the Development Rights of the lands under the proposed Special Township Project have been acquired by the City Corporation Limited. The City Corporation Limited has submitted an affidavit to the effect that the Development Rights of 168.613 Ha. lands under the proposed special township have been acquired by them. The Environment Department and Irrigation Department have given consent for the Special Township Project of City Corporation Limited;

and whereas, after consulting the Director of Town Planning, Maharashtra State, Pune, as well as after making necessary enquiries the Government is of the opinion that the proposed Special Township Project submitted by City Corporation Ltd. is as per the provisions of the Development Control Rules for the Special Townships and the project shall be notified under Section 18 (3) of the said Act;

Now, therefore, in exercise of the powers conferred by Section 18 (3) of the said Act, Government hereby notifies the Special Township Project submitted by City Corporation Ltd. as notified Special Township Project.

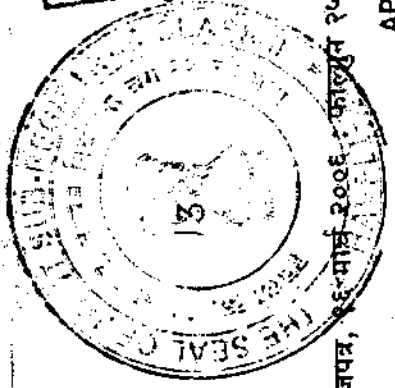
Note.—Details of the lands under the notified Special Township Project are given in annexure 'A' appended herewith and plan showing the boundaries of the Special Township Project is given in annexure 'B' appended herewith.

APPENDIX-'A'

Sr. No.	Survey No.	Hissa No.	Total Area	Ha. Are
1	2	3	4	
Details of Lands at Hadapsar				
1	138	18	0	11.00
2	139	3	0	06.00
3	173	1	0	30.00
4	173	2	0	12.00
5	173	3	0	21.00
6	173	4	0	24.00

Sr. No.	Survey No.	Hissa No.	Total area	Ha. Are
7	173	6	0	47.00
8	173	7-A	0	21.00
9	173	11+12-A	0	25.00
10	173	11+12-B	0	24.00
11	177	1-A	0	30.00
12	177	1-B	0	76.00
13	177	1/2-A	0	45.00
14	181	8-B/1	0	18.00
15	181	8-B/2	0	10.00
16	181	181/7-B/2	0	15.00
17	182	1/1-A	0	39.00
18	182	1/2	0	26.00
19	182	2/1+2+3+4-A/3	0	40.00
20	182	2/1+2+3+4-A/4	0	40.00
21	182	2/1+2+3+4-B	0	75.00
22	182	2/5	0	68.00
23	182	2/6-B	0	33.00
24	184	1	0	66.00
25	184	2-A	0	51.00
26	184	2-B	0	24.00
27	184	3-A	0	49.00
28	184	4+5-A	0	21.00
29	184	4+5-B	0	19.00
30	184	4+5-C	0	19.00
31	184	4+5-D	0	19.00
32	184	6	1	35.00
33	184	7	0	35.00
34	184	8+9+10+11	0	95.00
35	185	3	0	34.00
36	187	1-A	0	45.00
37	187	1-B	0	88.00
38	187	2	0	21.00
39	187	3	0	34.00
40	187	4	0	36.00
41	187	5	0	16.00
42	187	6-A	0	21.00
43	187	6-B	0	20.00

Details of Lands at Hadapsar—contd.



पुणे विभाग

पुणे विभाग

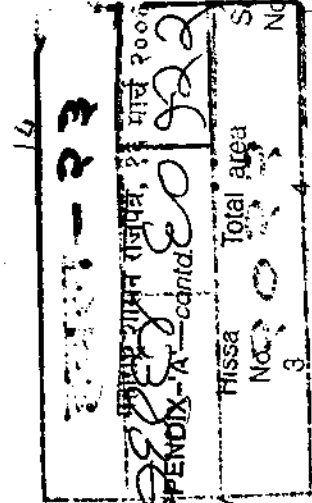
महाराष्ट्र शासन राजपत्र, १६ मार्च २००६ : कायदा २५, शेके ११२७

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APPENDIX-'A'—contd.

APPENDIX-'A'—contd.

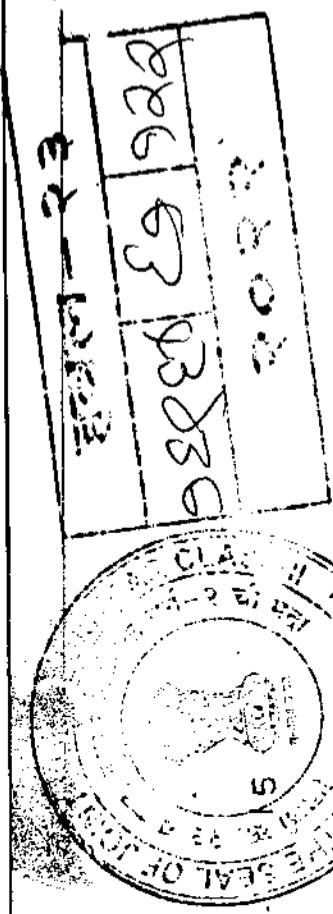
Sr. No.	Survey No.	Hissa No.	Total area	Sr. No.	Survey No.	Hissa No.	Total area
1	2	3	4	1	2	3	4
			Ha. Are				Ha. Are
Details of Lands at Hadapsar—contd.							
44	187	7	0 57.00	81	189	3	0 61.00
45	187	8-A	0 18.00	82	189	4-A/1	0 13.00
46	187	8-B	0 18.00	83	189	4-A/2	0 39.00
47	187	9	0 32.00	84	189	4-A/3	0 39.00
48	187	10/1	0 17.00	85	189	4-A/4	0 38.00
49	187	10/2	0 17.00	86	189	4-A/5	0 38.00
50	187	11	0 29.00	87	189	5	0 10.00
51	187	12	0 24.00	88	190	1-A/1	1 43.00
52	187	13-A	0 03.50	89	190	A/1-A/2	1 37.00
53	187	13-B	0 20.50	90	190	A/1-A/3	1 38.00
54	187	14-A	0 42.00	91	190	A/2-A	1 99.56
55	187	14-B	0 41.00	92	190	B/1	0 40.00
56	187	14-C	0 14.00	93	190	B/2	1 01.00
57	187	15	0 22.00	94	191	1-A	0 09.00
58	187	16-A	0 26.00	95	191	1-B/1	1 11.00
59	187	16-B	0 27.00	96	191	1-B/3	0 38.12
60	187	17	0 42.00	97	191	2-A	1 28.00
61	187	18-A/1	0 20.00	98	191	2-C	0 35.10
62	187	18-A/2	0 44.80	99	191	3-A	1 41.00
63	187	18-A/3/1	0 22.00	100	191	3-C	0 38.00
64	187	18-A/3/2	0 22.00	101	191	4-A/1	0 18.00
65	188	1-A	0 41.00	102	191	4-A/2	0 20.00
66	188	A/2+3	0 51.00	103	191	4-A/3	0 20.00
67	188	A/4-A	0 26.00	104	191	4-A/4	0 20.00
68	188	A/4-B	0 25.00	105	191	4-A/5	0 20.00
69	188	A/5	0 29.00	106	191	4-A/6	0 12.00
70	188	A/6	0 33.00	107	191	4-A/7	0 12.00
71	188	A/7	0 58.00	108	191	4-A/8	0 12.00
72	188	A/8-A	0 25.50	109	191	4-A/9	0 12.00
73	188	A/8-B	0 16.50	110	191	4-C	0 38.19
74	189	1-A	1 55.00	111	191	5-A/1	1 60.00
75	189	1-B/1	0 98.00	112	191	5-A/2	1 70.00
76	189	1-B/2	0 98.00	113	191	5-C	0 37.00
77	189	1-D	0 18.00	114	191	6+7/A/1	1 22.00
78	189	2-A/1	1 23.13	115	191	6+7-A/2	2 02.00
79	189	2-B/1	0 48.81	116	191	6+7-C	0 32.00
80	189	2-B/2-A	0 48.81	117	192	A/1-A	0 40.00



भाग १ पुरवणी

APPENDIX - A - contd.

Survey No.	Hissa No.	Total area Ha. Are	Survey No.	Hissa No.	Total area Ha. Are
118	A/2-A/1	0 20.00	192	A/2-A/1	155
119	A/2-A/2	1 42.00	192	A/2-A/2	156
120	A/3	2 43.00	192	A/3	157
121	A/1-B	1 17.00	192	A/1-B	158
122	A/2-B	1 62.00	192	A/2-B	159
123	C	0 47.00	192	C	160
124	1-A	0 81.00	193	1-A	161
125	1-B	0 89.00	193	1-B	162
126	2/1	0 40.00	193	2/1	163
127	2/2	0 30.00	193	2/2	164
128	2/3	0 34.00	193	2/3	165
129	2/4-A	1 80.59	193	2/4-A	166
130	2/6	0 95.00	193	2/6	167
131	2/7	0 02.00	193	2/7	168
132	2/8	0 74.00	193	2/8	169
133	2/9	0 05.00	193	2/9	170
134	2/10	0 07.00	193	2/10	171
135	2/11-A	0 10.00	193	2/11-A	172
136	2/11-C	0 17.70	193	2/11-C	173
137	2/13	0 6.00	193	2/13	174
138	2/14/1	0 20.00	193	2/14/1	175
139	2/14/2	0 20.00	193	2/14/2	176
140	2/14/3	0 27.00	193	2/14/3	177
141	1	1 64.00	194	1	178
142	2-A	1 21.00	194	2-A	179
143	2-B	0 61.00	194	2-B	180
144	1-A/1/1	0 46.00	195	1-A/1/1	181
145	1-A/1/2	0 20.00	195	1-A/1/2	182
146	1-A/1/3	0 20.00	195	1-A/1/3	183
147	1-B/1	0 84.00	195	1-B/1	184
148	2-A	0 62.00	195	2-A	185
149	2-B/1	0 50.48	195	2-B/1	186
150	2-B/3	0 9.16	195	2-B/3	187
151	2-C	0 59.00	195	2-C	188
152	2-D/1	0 43.00	195	2-D/1	189
153	3-A/1	0 29.00	195	3-A/1	190
154	3-A/2	0 20.00	195	3-A/2	191



पुणे विभाग

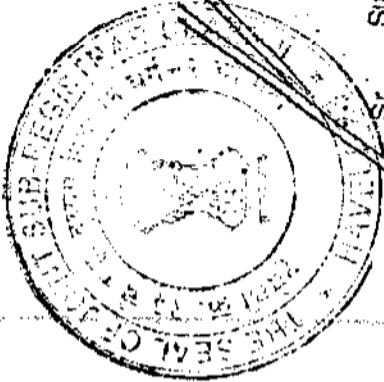
महाराष्ट्र शासन राजपत्र, १६ मार्च २००६ : फाल्गुन २५, शके १९२७

४६१

APPENDIX-A'---confd.

APPENDIX-A'---confd.

Sr. No.	Survey No.	Hissa No.	Total area	Sr. No.	Survey No.	Hissa No.	Total area
1	2	3	4	1	2	3	4
Details of Lands at Hadapsar---confd.				Details of Lands at Hadapsar---confd.			
192	197	7-B/1	0 10.00	229	198	9-H	0 18.00
193	197	7-B/2	0 20.00	230	198	9-G	0 05.00
194	197	9	0 19.00	231	198	9-R	0 16.00
195	197	10	0 17.00	232	199	1-A/1-A	0 40.00
196	197	11-A	0 04.00	233	199	1-A/1-B	0 40.00
197	197	11-B	0 21.00	234	199	1-A/1-C	0 25.00
198	197	12	0 12.00	235	199	1/A/1-D/1	0 15.00
199	197	13-A	1 83.00	236	199	1-A+2/1-A	0 20.00
200	197	14-C/1-A+1-B+2	1 69.00	237	199	1-A+2/1-B	0 20.00
201	198	1	0 23.00	238	199	1-A+2/1-C	0 20.00
202	198	2	0 20.00	239	199	1-A/2-A/1	0 40.00
203	198	2-C	0 29.00	240	199	1-A/2-B/1	0 41.23
204	198	3-A/1-A	1 40.00	241	199	1-A/2-C/1	0 41.23
205	198	3-A/1-B	0 22.00	242	199	1-B/1/A/1	0 10.40
206	198	3-A/2	0 48.14	243	199	1-B/1/A-1/1	0 40.00
207	198	4-A/1	0 56.00	244	199	1-B/1/A/1/2	0 20.00
208	198	4-A/2-A	0 68.00	245	199	1-B/1/A/1/3	0 20.00
209	198	4-B+4-C/1	0 79.21	246	199	1-B/1/1-A/4	0 20.00
210	198	5-A/1	0 20.00	247	199	1-B/1/A-1/5	0 20.00
211	198	5-A/2	0 20.00	248	199	1-B/1-A/1/1	0 31.99
212	198	5-A/3	0 20.00	249	199	1-B/1/B	0 81.00
213	198	5-B/1-C	0 20.00	250	199	1-B/1-C	0 49.00
214	198	5-B/1-A	0 21.00	251	199	2-A/1-A/1	0 31.00
215	198	5-B/1-B	0 21.00	252	199	2-A/1-A/2	0 18.00
216	198	5-B/2	0 41.00	253	199	2-A/2-A	0 25.00
217	198	5-B/3	0 40.00	254	199	1-A/2-B	0 10.00
218	198	5-B/4	0 40.00	255	199	2-B/1	0 9.00
219	198	5-B/5	0 20.00	256	199	1-B/1/A/1/2	0 22.00
220	198	5-B/6	0 20.00	257	200	1-A/1-A	0 78.00
221	198	5-B/7	0 20.00	258	200	1-A/1-B	1 20.00
222	198	5-B/8-A/1	0 34.00	259	200	1-A/2	0 40.00
223	198	6	0 17.00	260	200	1-B/1	0 87.00
224	198	7	0 55.00	261	200	1-B/2	1 20.00
225	198	8-A	0 23.00	262	200	2-A/1	1 98.00
226	198	9-C	0 08.00	263	200	2-A/2	0 40.00
227	198	9-D	0 21.00	264	200	2-B	2 07.00
228	198	9-H	0 21.00	265	200	3-A/1-B	2 17.00



सं. १२३६
६६६४ ६२९२२

महाराष्ट्र सरकार, राजपुत्र, १६ मार्च २०१६

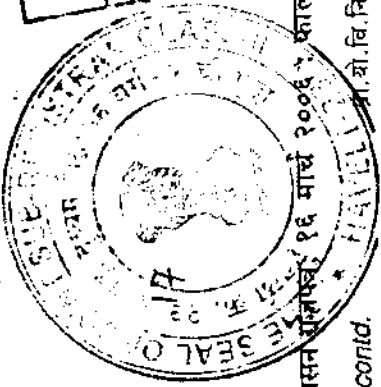
भाग १ पुरवणी

६ : फाल्गुन २५, शके १९२७

APPENDIX-A—contd.

APPENDIX-A'

Sr. No.	Survey No.	Hissa No.	Total area	Sr. No.	Survey No.	Hissa No.	Total Area
1	2	3	4	1	2	3	4
Ha. Are				Ha. Are			
Details of Lands at Hadapsar—contd.							
266	200	3-A/2-A	0 46.00	1	26	8-C+9+10	0 80.00
267	200	3-A/2-B	1 50.00	2	27	1-A	0 30.00
268	200	3-B	0 20.00	3	27	1-B	0 30.00
269	201	5+6-B+9-A/4-A	0 40.00	4	27	1-C	1 89.00
270	201	5+6-B+9-A+4-B	0 22.00	5	27	1-D/1	1 69.00
271	201	6-A+10+11+	0 4.00	6	27	1-D/2	0 20.00
		12-A/12-B/2		7	27	2	0 71.00
272	201	17-B	0 37.00	8	27	3	0 53.00
273	201	19	0 29.00	9	27	4-A	0 12.00
274	201	22+23/A	0 20.00	10	27	4-B	0 12.00
275	201	24-A	0 20.00	11	27	5	0 20.00
276	242	1-A	1 12.00	12	27	6	0 58.00
277	242	1-B	0 14.00	13	27	7	0 20.00
278	242	2	0 67.00	14	27	8-A	0 14.00
279	243	1	0 23.00	15	27	8-B	0 14.00
280	243	2-A	0 18.00	16	27	9-A	0 9.50
281	243	2-B	0 16.00	17	27	9-B	0 9.50
282	243	2-C	0 16.00	18	27	10-A	0 44.00
283	243	3	0 11.00	19	27	10-B	0 45.00
284	243	4	0 4.00	20	27	11	0 49.00
285	244	1	0 29.00	21	27	12	0 55.00
286	244	2	0 19.00	22	27	13	0 61.00
287	244	3	0 44.00	23	27	14	0 25.00
288	244	4	0 38.00	24	27	15/1	0 16.00
289	244	5	0 19.00	25	27	15/2	0 16.00
290	244	6	0 17.00	26	27	16	0 37.00
291	244	7	0 5.50	27	27	17-A	0 16.00
292	244	8	0 3.00	28	27	17-B	0 16.00
293	244	9	0 1.00	29	27	18	0 16.00
294	244	10	0 25.00	30	27	19-A	0 12.50
295	244	11	0 25.00	31	27	19-B	0 12.50
296	244	12	0 23.00	32	27	20-A	0 12.00
297	244	13	0 35.00	33	27	20-B	0 12.00
298	244	14	0 31.00	34	28	A/1/1	1 92.00
299	244	15	0 34.00	35	29	A/3+4/1	0 28.00
300	244	16	0 5.00	36	29	A/3+4/2	0 28.00
301	245		0 4.00	37	29	A/5	0 21.00
Total			137 64.81				



२३-२३
२३२३ २३ २२३
२०२२

पुणे विभाग

महाराष्ट्र शासन पुणेचे १६ मार्च २००६

२७१

APPENDIX-A'—contd.

Sr. No.	Survey No.	Hissa No.	Total area
1	2	3	4
			Ha. Are

Details of Lands at Mundhva—contd.

38	28	A/6+7/1	0 47.00
39	28	A/6+7/2	0 47.00
40	28	A/8	0 27.00
41	28	A/9	0 63.00
42	28	A/9+10/1	1 9.00
43	28	A/9+10/2	1 72.00
44	28	A/11	1 8.00
45	28	A/12	0 11.00
46	28	A/13	0 12.00
47	28	A/14	0 9.00
48	28	A/15	0 99.00
49	31	2/8	0 70.00
Total			30 96.05
Total			168 61.31

By order and in the name of the
Governor of Maharashtra,

NANDKISHOR PATIL,
Under Secretary to Government.

नगर विकास विभाग

मंत्रालय, मुंबई ४०० ०३२

दिनांक ८ मार्च २००६

महाराष्ट्र प्रादेशिक व नगरविकास अधिनियम, १९६६

क्रमांक टीपीएस-१८०५/२०२०/२००६/नवि-११-ज्याअर्थी, पुणे जिल्ह्याची प्रादेशिक योजना (यापुढे "उक्त प्रादेशिक योजना" असे उल्लेखिलेली) महाराष्ट्र प्रादेशिक व नगरविकास अधिनियम, १९६६ (यापुढे "उक्त अधिनियम" असे उल्लेखिलेली) चे कलम-१५ मधील तरतुदीनुसार शासन नगर विकास विभागाची अधिष्ठाता क्रमांक १८९५/२२७/प्र. क्र. २६/१५/नवि-१३, दिनांक २७ नोव्हेंबर १९७७ द्वारे मंजूर झाली असून, उक्त प्रादेशिक योजना दिनांक १० फेब्रुवारी १९९८ पासून अंमलात आली आहे;

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम-१५९ (२) मधील तरतुदीनुसार अधिसूचना क्रमांक टीपीएस-१८०४/पुणे

पूवकप्र क्रमांक टीपीएस-१८०४/पुणे प्रा.शो.वि.मि.वि./नवि-१३, दिनांक ६ जानेवारी २००६ द्वारे विशेष नगर वसाहतीसाठीचे नियम (यापुढे "उक्त नियम" म्हणून उल्लेखिलेले) मंजूर केले आहेत,

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम-१८ (३) मधील तरतुदीनुसार विशेष नगर वसाहत प्रकल्प अधिसूचित करण्याचे अधिकार शासनाला आहेत;

आणि ज्याअर्थी, सिटी कार्पोरेशन लिमिटेड, पुणे यांनी शासनाला त्यांच्या हडपसर आणि मुढवा येथील प्रस्तावित विशेष नगर वसाहत प्रकल्पाला लोकेशनल क्लिअरन्स मिळावे असा अर्ज सादर केला आहे;

आणि ज्याअर्थी, प्रस्तावित विशेष नगर वसाहतीच्या क्षेत्रातील जमिनीचे विकसन अधिकार सिटी कार्पोरेशन लि. यांनी प्राप्त केलेले आहेत. सिटी कार्पोरेशन लि. यांनी त्यांच्या प्रस्तावित विशेष नगर वसाहत क्षेत्रातील १६८.६१३ हे. जमिनीचे विकसन अधिकार त्यांचेकडे असल्याबाबतचे प्रतिज्ञापत्र सादर केले आहे. सिटी कार्पोरेशन लि. यांच्या हिल्डिंग नगर वसाहत प्रकल्पासाठी पर्यावरण विभाग आणि पाटबंधारे विभागाने सहमती दर्शविली आहे;

आणि ज्याअर्थी, संचालक नगरविकास, महाराष्ट्र राज्य, पुणे यांचे शासनासलत केल्यानंतर आणि आवश्यक ती चौकशी केल्यानंतर सिटी कार्पोरेशन लि. यांनी सादर केलेला प्रस्ताव विशेष नगर वसाहत प्रकल्पासाठीच्या विकास नियंत्रणे नियमानुसार आहे आणि सदर प्रकल्प उक्त अधिनियमाचे कलम-१८ (३) अन्वये अधिसूचित करण्यात यावा असे शासनाचे मत झाले आहे;

त्याअर्थी, उक्त अधिनियमाचे कलम-१८ (३) मधील तरतुदीनुसार प्राप्त असलेल्या अधिकारान्वये शासन सिटी कार्पोरेशन लि. यांनी सादर केलेल्या विशेष नगर वसाहत प्रकल्पास "अधिसूचित विशेष नगर वसाहत प्रकल्प" म्हणून अधिसूचित करित आहे;

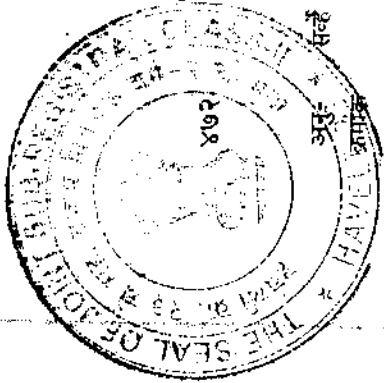
टीप:-अधिसूचित विशेष नगर वसाहत प्रकल्पाखालील जमिनीचा तपशील सोबत जोडलेल्या प्रपत्र-अ मध्ये दिलेला आहे आणि अधिसूचित विशेष नगर वसाहतीच्या हद्दी दर्शविणारा नकाशा सोबत जोडलेल्या प्रपत्र 'अ' मध्ये दिला आहे.

परिशिष्ट- 'अ'

अनु-क्रमांक	सर्व्हे नंबर	हिस्सा नंबर	एकूण क्षेत्र
१	२	३	४
			हे. आर

हडपसर येथील जमिनीचा तपशील

१	१३८	१८	० ११.००
२	१३९	३	० ०६.००
३	१७३	१	० ३०.००
४	१७३	२	० १२.००



ह.प्र.सं. - २३

२३३३३३३३

परिशिष्ट 'अ' - ब्याज

भाग १ पुरवणी

फाल्गुन २५, शके १९२७

परिशिष्ट 'अ' - चालू

अनु-क्रमांक	सर्व्हे नंबर	हस्ता नंबर	एकूण क्षेत्र	हे. आर.
१	२	३	४	५

एकूण क्षेत्र

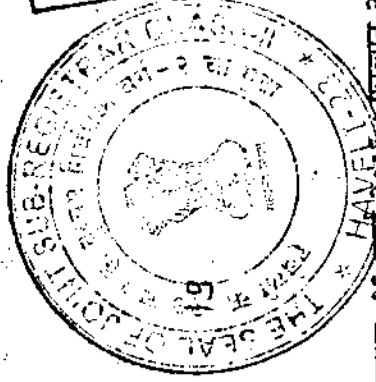
हस्ता नंबर

४

हे. आर.

हडपसर येथील जमिनीचा तपशील--चालू

अनु-क्रमांक	सर्व्हे नंबर	हस्ता नंबर	एकूण क्षेत्र	हे. आर.
१	२	३	४	५
१७३	३	३	० २१.००	० ८८.००
१७३	४	४	० २४.००	० २१.००
१७३	६	६	० २७.००	० ३४.००
१७३	७-अ	७	० २१.००	० ३६.००
१७३	११/१२-अ	४	० २५.००	० १६.००
१७३	११+१२-ब	५	० २४.००	० २१.००
१७७	१-अ	६-अ	० ३०.००	० २०.००
१७७	१-ब	६-ब	० ७६.००	० ५७.००
१७७	१/२-अ	७	० ४५.००	० १८.००
१८१	८-ब/१	८-ब	० १८.००	० १८.००
१८१	८-ब/२	९	० १०.००	० ३२.००
१८१	१८१/७-ब/३	१०/१	० १५.००	० १७.००
१८२	१/१-अ	१०/२	० ३९.००	० १७.००
१८२	१/२	११	० २६.००	० २१.००
१८२	२/१/२/३/४-अ/३	१२	० ४०.००	० २४.००
१८२	२/१/२/३/४-अ/४	१३-अ	० ४०.००	० ०३.५०
१८२	२/२/२/३/४-ब	१३-ब	० ७५.००	० २०.५०
१८२	२/५	१४-अ	० ६८.००	० ४२.००
१८२	२/६-ब	१४-ब	० ३३.००	० ४१.००
१८४	१	१४-क	० ६६.००	० १४.००
१८४	२-अ	१५	० ५१.००	० २२.००
१८४	२-ब	१६-अ	० २४.००	० २६.००
१८४	३-अ	१६-ब	० ४९.००	० २७.००
१८४	४/५-अ	१७	० २१.००	० ४२.००
१८४	४/५-ब	१८-अ/१	० ४९.००	० २०.००
१८४	४/५-क	१८-अ/२	० १२.००	० ४४.८०
१८४	४/५-ड	१८-अ/३/१	० १९.००	० २२.००
१८४	६	१८-अ/३/२	१ ३५.००	० २२.००
१८४	७	१-अ	० ३५.००	० ४१.००
१८४	८/१/१०/११	अ/२/३	० १५.००	० ५१.००
१८५	३	अ/४-अ	० ३४.००	० २६.००
१८७	१-अ	अ/४-ब	० ४५.००	० २५.००



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पुणे विभाग

महाराष्ट्र शासन राजपत्र, १६ मार्च २००६ : फाल्गुन २५, शके १९२७

४७३

परिशिष्ट 'अ' -- चालू

परिशिष्ट 'अ' -- चालू

अनु- क्रमांक	सर्व्हे नंबर	हिस्सा नंबर	एकूण क्षेत्र	अनु- क्रमांक	सर्व्हे नंबर	हिस्सा नंबर	एकूण क्षेत्र
१	२	३	४	१	२	३	४
			हे. आर				हे. आर

हडपसर येथील जमिनीचा तपशील--चालू

हडपसर येथील जमिनीचा तपशील--चालू

६९	१८८	अ/५	०	२९.००	१९१	३-क	०	३८.००
७०	१८८	अ/६	०	३३.००	१९१	४-अ/१	०	१८.००
७१	१८८	अ/७	०	५८.००	१९१	४-अ/२	०	२०.००
७२	१८८	अ/८-अ	०	२५.५०	१९१	४-अ/३	०	२०.००
७३	१८८	अ/८-ब	०	१६.५०	१९१	४-अ/४	०	२०.००
७४	१८९	१-अ	१	५५.००	१९१	४-अ/५	०	२०.००
७५	१८९	१-ब/१	०	९८.००	१९१	४-अ/६	०	१२.००
७६	१८९	१-ब/२	०	९८.००	१९१	४-अ/७	०	१२.००
७७	१८९	१-ड	०	९८.००	१९१	४-अ/८	०	१२.००
७८	१८९	२-अ/१	१	७३.१३	१९१	४-अ/९	०	१२.००
७९	१८९	२-ब/१	०	४८.८१	१९१	४-क	०	३८.१९
८०	१८९	२-ब/२-अ	०	४८.८१	१९१	५-अ/१	१	६०.००
८१	१८९	३	०	६१.००	१९१	५-अ/२	१	७०.००
८२	१८९	४-अ/१	०	१३.००	१९१	५-क	०	३७.००
८३	१८९	४-अ/२	०	३९.००	१९१	६/७/अ/१	१	२२.००
८४	१८९	४-अ/३	०	३९.००	१९१	६/७-अ/२	२	०२.००
८५	१८९	४-अ/४	०	३८.००	१९१	६/७-क	०	३२.००
८६	१८९	४-अ/५	०	३८.००	१९१	अ/१-अ	०	४०.००
८७	१८९	५	०	१५.००	१९१	अ/२-अ/१	०	२०.००
८८	१९०	१-अ/१	१	४.००	१९१	अ/२-अ/२	१	४२.००
८९	१९०	अ/१-अ/२	१	३.००	१९१	अ/३	२	४३.००
९०	१९०	अ/१-अ/३	१	८.००	१९१	अ/१-ब	१	१७.००
९१	१९०	अ/२-अ	१	१.५६	१९१	अ/२-ब	१	६२.००
९२	१९०	ब/१	०	१०.००	१९३	क	०	४७.००
९३	१९०	ब/२	१	११.००	१९३	१-अ	०	८१.००
९४	१९१	१-अ	०	२९.००	१९३	१-ब	०	८९.००
९५	१९१	१-ब/१	१	१५.००	१९३	२/१	०	४०.००
९६	१९१	१-ब/३	०	२८.१२	१९३	२/२	०	३०.००
९७	१९१	२-अ	१	१८.००	१९३	२/३	०	३४.००
९८	१९१	२-क	०	१५.१०	१९३	२/४-अ	१	८०.५९
९९	१९१	३-अ	१	११.००	१९३	२/६	०	९५.००

भाग १--५०



हवेली-२३
११६४ ६६ ११२

महाराष्ट्र शासन राजपत्र, १६ मार्च १९२७ : फाल्गुन २५, शके १९२७ भाग १ पुरवणी

परिशिष्ट 'अ' -- चालू

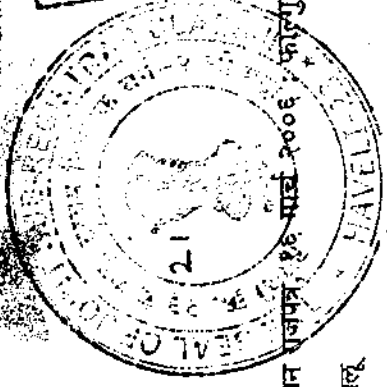
परिशिष्ट 'अ' -- चालू

सर्वे नंबरा	हिस्सा नंबर	एकूण क्षेत्र	अनु-क्रमिक	सर्वे नंबर	हिस्सा नंबर	एकूण क्षेत्र
१	२	३	४	५	६	७
		हे. आर.				हे. आर.

हडपसर येथील जमिनीचा तपशील--चालू

हडपसर येथील जमिनीचा तपशील--चालू

१३१	१९३	२/७	०	०२.००	१६२	१९५	अ/५-अ/३	०	०५.००
१३२	१९३	२/८	०	०४.००	१६३	१९५	अ/५-ब	०	०४.००
१३३	१९३	२/९	०	०५.००	१६४	१९५	६-अ	१	४९.१०
१३४	१९३	२/१०	०	०७.००	१६५	१९५	६-क	०	०४.००
१३५	१९३	२/११-अ	०	१०.००	१६६	१९६	अ/१-अ/१	०	२६.०४
१३६	१९३	२/११-क	०	१७.७०	१६७	१९६	अ/१-अ/२	०	२०.००
१३७	१९३	२/१३	०	०६.००	१६८	१९६	अ/१-अ/३	०	२०.००
१३८	१९३	२/१४/१	०	२०.००	१६९	१९६	अ/१-अ/४	१	०१.००
१३९	१९३	२/१४/२	०	२०.००	१७०	१९६	अ/२-अ	१	४१.०८
१४०	१९३	२/१४/३	०	२७.००	१७१	१९६	अ/३	०	३५.००
१४१	१९४	१	१	६४.००	१७२	१९६	अ/४-अ	१	८१.२२
१४२	१९४	२-अ	१	२१.००	१७३	१९७	१	०	५५.००
१४३	१९४	२-ब	०	६१.००	१७४	१९७	२/७-ब/८/३/१	०	१३.७०
१४४	१९५	१-अ/१/१	०	४६.००	१७५	१९७	२/७-ब/८/३/२	०	१३.७०
१४५	१९५	१-अ/१/२	०	६०.००	१७६	१९७	२/७/८/३-ब/३	०	१२.००
१४६	१९५	१-अ/१/३	०	२०.००	१७७	१९७	२/७-ब/८/३/४	०	१२.००
१४७	१९५	१-ब/१	०	८४.००	१७८	१९७	२/७-ब/८/३/५	०	१२.००
१४८	१९५	२-अ	०	६२.००	१७९	१९७	२/७-ब/८/३/६	०	१२.००
१४९	१९५	२-ब/१	०	५०.४८	१८०	१९७	२/७-ब/८/३/७	०	१२.००
१५०	१९५	२-ब/३	०	०९.१६	१८१	१९७	३-अ	०	३४.००
१५१	१९५	२-क	०	५९.००	१८२	१९७	३-ब	०	३६.००
१५२	१९५	२-ड/१	०	४३.००	१८३	१९७	३-क	०	२०.००
१५३	१९५	३-अ/१	०	२९.००	१८४	१९७	४	०	२५.००
१५४	१९५	३-अ/२	०	२०.००	१८५	१९७	५	०	२०.००
१५५	१९५	३-अ/३	०	००.००	१८६	१९७	६-अ	०	१४.००
१५६	१९५	३-अ/४	०	८०.४९	१८७	१९७	६-ब/१	०	०९.००
१५७	१९५	३-क	०	०५.००	१८८	१९७	६-क/१	०	०९.००
१५८	१९५	४-ब/१	०	१२.४७	१८९	१९७	६-ड	०	१२.००
१५९	१९५	४-ब/३	०	०५.००	१९०	१९७	७-अ/१	०	१७.४०
१६०	१९५	अ/४-अ	२	४९.००	१९१	१९७	७-अ/२-अ	०	४९.००
१६१	१९५	अ/५-अ/१	१	०३.८६	१९२	१९७			



महाराष्ट्र शासन
पुणे विभाग
महाराष्ट्र शासन राजपत्र १६ मार्च २००६ फाल्गुन १५ शके १९२७
पत्रिका-२३
२४९२४
२०२२३

पुणे विभाग

महाराष्ट्र शासन राजपत्र १६ मार्च २००६ फाल्गुन १५ शके १९२७

पत्रिका-२३

४७५

परिशिष्ट 'अ' -- चालू

परिशिष्ट 'अ' -- चालू

अनु- क्रमांक	सर्व्हे नंबर	हिसा नंबर	एकूण क्षेत्र	अनु- क्रमांक	सर्व्हे नंबर	हिसा नंबर	एकूण क्षेत्र
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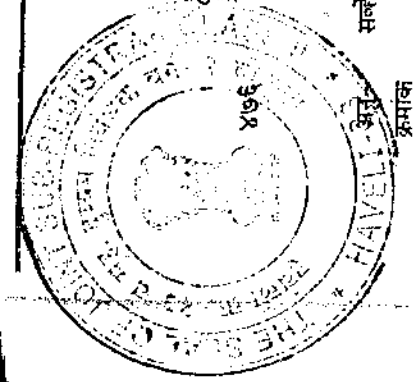
१	२	३	४	५	६	७	८
			हे. आर				हे. आर

हडपसर येथील जमिनीचा तपशील -- चालू

हडपसर येथील जमिनीचा तपशील -- चालू

१९२	१९७	७-ब/१	०	१०.००	२२४	७	०	५५.००
१९३	१९७	७-ब/२	०	२०.००	२२५	८-अ	०	२३.००
१९४	१९७	१	०	१९.००	२२६	९-क	०	०८.००
१९५	१९७	१०	०	१७.००	२२७	९-ड	०	२१.००
१९६	१९७	११-अ	०	०४.००	२२८	९-ई	०	२१.००
१९७	१९७	११-ब	०	२१.००	२२९	९-फ	०	१८.००
१९८	१९७	१२	०	१२.००	२३०	९-ग	०	०५.००
१९९	१९७	१३-अ	१	८३.००	२३१	९-ह	०	१६.००
२००	१९७	१४-क/१-अ/१-ब/२	१	६९.००	२३२	१-अ/१-अ	०	४०.००
२०१	१९८	१	०	२३.००	२३३	१-अ/१-ब	०	४०.००
२०२	१९८	२	०	२०.००	२३४	१-अ/१-क	०	२५.००
२०३	१९८	२-क	०	२९.००	२३५	१/अ/१-ड/१	०	१५.००
२०४	१९८	३-अ/१-अ	१	४०.००	२३६	१-अ/२/१-अ	०	२०.००
२०५	१९८	३-अ/१-ब	०	२२.००	२३७	१-अ/२/१-ब	०	२०.००
२०६	१९८	३-अ/२	०	४८.१४	२३८	१-अ/२/१-क	०	२०.००
२०७	१९८	४-अ/१	०	५६.००	२३९	१-अ/२-अ/१	०	४०.००
२०८	१९८	४-अ/१-अ	०	६८.००	२४०	१-अ/२-ब/१	०	४१.२३
२०९	१९८	४-ब+४-क/१	०	७९.२१	२४१	१-अ/२-क/१	०	४१.२३
२१०	१९८	५-अ/१	०	२०.००	२४२	१-ब/१/अ/१	०	१०.००
२११	१९८	५-अ/२	०	२०.००	२४३	१-ब/१/अ-१/१	०	४०.००
२१२	१९८	५-अ/३	०	२०.००	२४४	१-ब/१/अ/१/२	०	२०.००
२१३	१९८	५-ब/१-क	०	२०.००	२४५	१-ब/१/अ/१/३	०	२०.००
२१४	१९८	५-ब/१-अ	०	२१.००	२४६	१-ब/१/१-अ/४	०	२०.००
२१५	१९८	५-ब/१-अ	०	२१.००	२४७	१-ब/१/अ-१/५	०	२०.००
२१६	१९८	५-ब/२	०	४१.००	२४८	१-ब/१-अ/१/१	०	३१.१९
२१७	१९८	५-ब/३	०	१०.००	२४९	१-ब/१/ब	०	८१.००
२१८	१९८	५-ब/४	०	४०.००	२५०	१-ब/१-क	०	४१.००
२१९	१९८	५-ब/५	०	२०.००	२५१	२-अ/१-अ/१-	०	३१.००
२२०	१९८	५-ब/६	०	२०.००	२५२	२-अ/१-अ/२-	०	१८.००
२२१	१९८	५-ब/७	०	२०.००	२५३	२-अ/२-अ	०	२५.००
२२२	१९८	५-ब/८-अ/१	०	३४.००	२५४	२-अ/२-ब	०	१०.००
२२३	१९८	६	०	१७.००	२५५	२-ब/१	०	०९.००

भाग १-५०-अ



महाराष्ट्र शासन राजपत्र

परीक्षण 'अ' - चालू

महाराष्ट्र शासन राजपत्र, १६ मार्च २००६ : फाल्गुन २५, शके १९२७

भाग १ पुरवणी

परीक्षण 'अ' - चालू

क्रमांक

सर्वे नंबर

हिसा नंबर

एकूण क्षेत्र

अनु-
क्रमांक

सर्वे नंबर

हिसा नंबर

एकूण क्षेत्र

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हे. आर

हे. आर

हडपसर येथील जमिनीचा तपशील--चालू

हडपसर येथील जमिनीचा तपशील--चालू

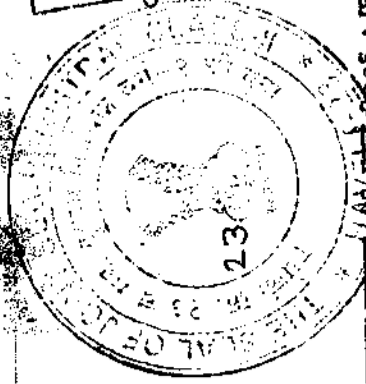
२५६	१९९	१-ब/१-अ/१/२	०	२२.००	२८७	२४४	३	०	४४.००
२५७	२००	१-अ/१-अ	०	७८.००	२८८	२४४	४	०	३८.००
२५८	२००	१-अ/१-ब	१	२०.००	२८९	२४४	५	०	१९.००
२५९	२००	१-अ/२	०	४०.००	२९०	२४४	६	०	१७.००
२६०	२००	१-ब/१	०	८७.००	२९१	२४४	७	०	५.५०
२६१	२००	१-ब/२	१	२०.००	२९२	२४४	८	०	३२.००
२६२	२००	२-अ/१	१	९८.००	२९३	२४४	९	०	३.००
२६३	२००	२-अ/२	०	४०.००	२९४	२४४	१०	०	२५.००
२६४	२००	२-ब	२	७.००	२९५	२४४	११	०	२५.००
२६५	२००	३-अ/१-ब	२	१७.००	२९६	२४४	१२	०	२६.००
२६६	२००	३-अ/२-अ	०	४६.००	२९७	२४४	१३	०	३५.००
२६७	२००	३-अ/२-ब	१	६०.००	२९८	२४४	१४	०	३१.००
२६८	२००	३-ब	०	२०.००	२९९	२४४	१५	०	३४.००
२६९	२०१	५/६-ब/१-अ/४-अ	०	४०.००	३००	२४४	१६	०	६.००
२७०	२०१	५/६-ब/१-अ/४-ब	०	२२.००	३०१	२४५	१७	०	४.००
२७१	२०१	६-अ/१०/११/१२	०	४.००					
		अ/१२-ब/२							
		१७-ब	०	३७.००					
		१९	०	५९.००					
		२२/२३/अ	०	२०.००					
		२४-अ	०	२.००					
		१-अ	१	१२.००					
		१-ब	०	१२.००					
		२	०	६७.००					
		१	०	२३.००					
		२-अ	०	१८.००					
		२-ब	०	१६.००					
		२-क	०	१९.००					
		३	०	१९.००					
		४	०	१९.००					
		१	०	९.००					
		२	०	१९.००					

एकूण

एकूण

मुंबवा येथील जमिनीचा तपशील

२७२	२०१	१७-ब	०	३७.००	१	२६	८-क/९/१०	०	८०.००
२७३	२०१	१९	०	५९.००	२	२७	१-अ	०	३०.००
२७४	२०१	२२/२३/अ	०	२०.००	३	२७	१-ब	०	३०.००
२७५	२०१	२४-अ	०	२.००	४	२७	१-क	१	८९.००
२७६	२०२	१-अ	१	१२.००	५	२७	१-ड/१	१	६९.००
२७७	२०२	१-ब	०	१२.००	६	२७	१-ड/२	०	२०.००
२७८	२०२	२	०	६७.००	७	२७	२	०	७९.००
२७९	२०३	१	०	२३.००	८	२७	३	०	५८.००
२८०	२०३	२-अ	०	१८.००	९	२७	४-अ	०	१२.००
२८१	२०३	२-ब	०	१६.००	१०	२७	४-ब	०	१२.००
२८२	२०३	२-क	०	१९.००	११	२७	५	०	२०.००
२८३	२०३	३	०	१९.००	१२	२७	६	०	५८.००
२८४	२०४	४	०	९.००	१३	२७	७	०	२०.००
२८५	२०४	१	०	१९.००					



२३-२३

२३-२३

पुणे विभाग

महाराष्ट्र शासन राजकीय, शहरी विकास, २००६ : फाल्गुन २५, शके १९२७

४७७

परिशिष्ट 'अ' -- चालू

परिशिष्ट 'अ' -- चालू

अनु- क्रमांक	सर्व्हे नंबर	हिस्सा नंबर	एकूण क्षेत्र	अनु- क्रमांक	सर्व्हे नंबर	हिस्सा नंबर	एकूण क्षेत्र
१	२	३	४	१	२	३	४
			हे. आर				हे. आर
मुंबई येथील जमिनींचा तपशील -- चालू							
१४	२७	८-अ	०	४६	२८	अ/१३	०
१५	२७	८-ब	०	४७	२८	अ/१४	०
१६	२७	९-अ	०	४८	२८	अ/१५	०
१७	२७	९-ब	०	४९	३१	२/८	०
१८	२७	१०-अ	०				
१९	२७	१०-ब	०				
२०	२७	११	०				
२१	२७	१२	०				
२२	२७	१३	०				
२३	२७	१४	०				
२४	२७	१५/१	०				
२५	२७	१५/२	०				
२६	२७	१६	०				
२७	२७	१७-अ	०				
२८	२७	१७-ब	०				
२९	२७	१८	०				
३०	२७	१९-अ	०				
३१	२७	१९-ब	०				
३२	२७	२०-अ	०				
३३	२७	२०-ब	०				
३४	२८	अ/१/१	१				
३५	२८	अ/३/४/१	०				
३६	२८	अ/३/४/२	०				
३७	२८	अ/५	०				
३८	२८	अ/६/७/१	०				
३९	२८	अ/६/७/२	०				
४०	२८	अ/८	०				
४१	२८	अ/९	०				
४२	२८	अ/९/१०/१	१				
४३	२८	अ/९/१०/२	१				
४४	२८	अ/११	१				
४५	२८	अ/१२	०				

मुंबई येथील जमिनींचा तपशील -- चालू

२८	अ/१३	०	१२.००
२८	अ/१४	०	९.००
२८	अ/१५	०	९९.००
३१	२/८	०	७०.००
एकूण	३०	१६.०५	
एकूण	१६८	६१.३१	

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व यादीने.

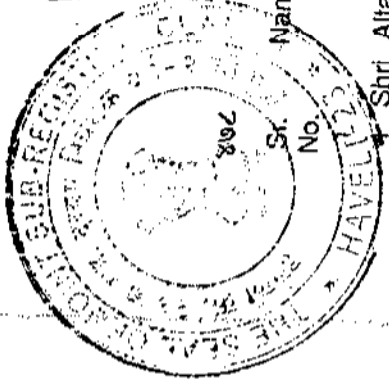
नंदकिशोर पाटील,
शासनाचे अवर सचिव.

LAW AND JUDICIARY DEPARTMENT

Mantralaya, Mumbai-400 032

dated 4th March 2006

No. AGP-2205/(319)-XIV.--In continuation of Government Notification, Law and Judiciary Department No. AGP-2201/(188)-XIV, dated 26th February 2004 the Government of Maharashtra is hereby pleased to appoint following Advocates as Assistant Government Pleaders for the purposes of Order XXVII of the Code of Civil Procedure, 1908 (V of 1908) and under Rule 13 of Maharashtra Law Officers (Appointments, Conditions of Service and Remuneration) Rules, 1984 and as Additional Public Prosecutors under Section 24 (3) of the Code of Criminal Procedure, 1973 (II of 1974) for the district of Kolhapur for a period specified against each of Advocate with effect from 26th February 2006.



हवेली-२३

०६६४७०२३२२

महाराष्ट्र शासन सल्लाखण्ड, २९ मार्च २००६
Name of Advocate Period

- 2 Shri. Altaf Mohd. Peerzade 1 Year
- 2 Shri Sanjay P. Kulkarani 1 Year
- 3 Shri. Ashok Randive 1 Year
- 4 Smt. Manjusha B. Palli 1 Year
- 5 Miss. Chhaya D. Gaikwad Until further Orders
- 6 Shri. Dilip J. Mangsule Until further Orders
- 7 Miss. Ratnamala S. Kabur Until further Orders

Their appointments are strictly subject to the conditions of service laid down in the

: कायानु २५, शके १९२७ भाग १ पुरवणी
Maharashtra Law Officers (Appointments, Conditions of Service and Remuneration) Rules, 1984.

The Government reserves the right to revoke/modify/annul the order without assigning any reasons.

The appointments are subject to be outcome of W. P. No. 5731 of 2003, filed by Balasaheb Abaji Khopade vs. The State of Maharashtra.

By order and in the name of the
Governor of Maharashtra,
V. S. ADATE,
Desk Officer.

संकीर्ण अधिसूचना, नेमणुका, पदोन्नती इत्यादी

३

विशेष भूमि संपादन अधिकारी यांजकडून
जिल्हा सोलापूर

क्रमांक विभूंस-१/एसआर-२०/०२/दुरुस्ती.--मौजे माळेवाडी, तालुका माळशिरस, जिल्हा सोलापूर येथील जमिनी 'वाहकवाडी' रत्ना कि. मी. ०/० ते १/०२५ कि. मी. मधील चौक सुधारणासाठी संपादनाबाबत भूसंपादन कायदा कलम ४ ची अधिसूचना क्रमांक विभूंस-१/एसआर-२०/२००२, दिनांक ८ मार्च २००५ अन्वये पहाणू शासन राजपत्र, भाग १, पुणे विभागीय पुरवणीमध्ये, दिनांक ६ ऑक्टोबर २००५ रोजी पृष्ठ २०२८ व प्रसिद्ध झालेली आहे. त्यामध्ये खालीलप्रमाणे दुरुस्ती करण्यात येत आहे.

या ऐवजी	असे वाचते
आवश्यक असलेल्या जमिनीचे अदमासे क्षेत्र	आवश्यक असलेल्या जमिनीचे अंदाजे क्षेत्र
३ हे. आ.	२ चौस मीटर

बाबासाहेब वेलदार,
विशेष भूमि संपादन अधिकारी
क्रमांक १, सोलापूर.

सोलापूर. ६ मार्च २००६.

४

जिल्हा सोलापूर

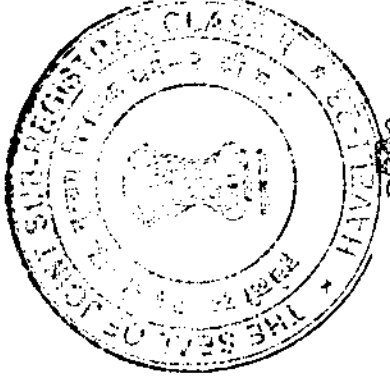
क्रमांक विभूंस-१/एसआर-२९/०४/दुरुस्ती.--मौजे कोथडी, तालुका माळशिरस, जिल्हा सोलापूर येथील जमिनी पांझर तलाव कोथडीगाडी संपादनाबाबत भूसंपादन कायदा कलम ४ ची अधिसूचना क्रमांक विभूंस-१/एसआर-२९/२००४, दिनांक ३० मे २००५ अन्वये पहाणू शासन राजपत्र, भाग १, पुणे विभागीय पुरवणीमध्ये, दिनांक २ जून २००५ रोजी पृष्ठ ७५१ व ७५२ व प्रसिद्ध झालेली आहे. त्यामध्ये खालीलप्रमाणे दुरुस्ती करण्यात येत आहे.

जिल्हा सोलापूर, तालुका माळशिरस, गाव कोथडी	अनुसूची
या ऐवजी	

जिल्हा सोलापूर, तालुका माळशिरस, गाव सुळेवाडी	असे वाचते
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जिल्हा सोलापूर, तालुका माळशिरस, गाव कोथडी	बाबासाहेब वेलदार, विशेष भूमि संपादन अधिकारी क्रमांक १, सोलापूर.
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सोलापूर. ६ मार्च २००६.



हवेली-२३

२४६४/७७/२२

२०२२

RNI No.-MAHBIL/2009/31745



महाराष्ट्र शासन राजपत्र असाधारण भाग एक-मध्य उप-विभाग

वर्ष ५, अंक १९(३)]

शनिवार, मार्च ९, २०१९/फाल्गुन १८, शके १९४०

[पृष्ठे १८ किंमत : रुपये ४.००]

असाधारण क्रमांक ३२

प्राधिकृत प्रकाशन

नगर विकास विभाग

मंत्रालय, मुंबई-३२, दिनांक ८ मार्च २०१९

अधिसूचना

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६.

क्रमांक टीपीएस-१८१६/प्र.क्र.३६८(भाग-१)/१५/३७ (१ क क) /विवो/नवि-१३.-ज्याअर्थी, शासनाच्या नगर विकास विभागाने, स्थानिक नियोजन प्राधिकरणांच्या व नियोजन प्राधिकरणांच्या (विशेष नियोजन प्राधिकरणासह) (यापुढे ज्यांचा उल्लेख "उक्त नियोजन प्राधिकरण" असा करण्यात आला आहे) विकास योजनांना त्यांच्या विकास नियंत्रण नियमावलीसह महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ च्या (यापुढे ज्याचा उल्लेख "उक्त अधिनियम" असा करण्यात आला आहे) कलम ३१ अन्वये वेळोवेळीच्या अधिसूचनांद्वारे (यापुढे ज्याचा उल्लेख "उक्त अधिसूचना" असा करण्यात आला आहे) मंजुरी दिली आहे;

आणि ज्याअर्थी, उपलब्ध जमिनीचा तिच्या कमाल विकसन क्षमतेनुसार उपयोग करून घेणे, बाजारामध्ये किफायतशीर घरांचा पुरवठा वाढविणे, नगर वसाहत प्रकल्पाच्या माध्यमातून शासनास कोणताही खर्च न करता स्मार्ट सिटी सारख्या समृद्ध वसाहती विकसित होणेकरिता, तसेच प्रकल्पाकरिता विनियमामध्ये व कार्यपद्धतीमध्ये स्पष्टता आणणे याकरिता विशेष नगर वसाहतीचे धोरण यापूर्वी शासनाने सन २००६ मध्ये तयार करून ते उक्त नियोजन प्राधिकरणांच्या विकास नियंत्रण नियमावलीमध्ये समाविष्ट केलेले आहेत (यापुढे ज्याचा उल्लेख "विशेष नगर वसाहतीचे विनियम" असा केला आहे);

आणि ज्याअर्थी, उक्त विशेष नगर वसाहतीच्या विनियमामध्ये शासनाने वेळोवेळी बदल केलेले आहेत;

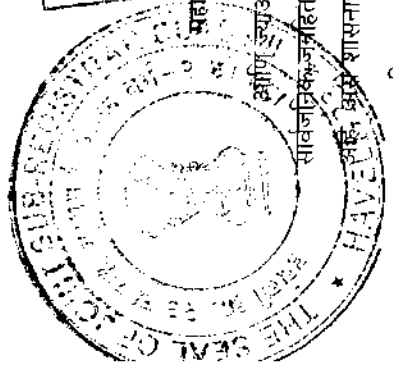
आणि ज्याअर्थी, विशेष नगर वसाहत हा शब्दप्रयोग बदलून एकामिक नगर वसाहत असा करण्यासाठी महाराष्ट्र अधिनियम ४३/२०१४ नुसार उक्त अधिनियमामध्ये दिनांक २२ एप्रिल २०१५ पासून बदल करण्यात आलेला आहे (यापुढे ज्याचा उल्लेख "उक्त एकात्मिक नगर वसाहत" असा उल्लेख करण्यात आलेला आहे);

आणि ज्याअर्थी, उपलब्ध जमिनीचा तिच्या कमाल विकसन क्षमतेनुसार उपयोग करून घेणे, बाजारामध्ये किफायतशीर घरांचा पुरवठा वाढविणे तसेच प्रकल्पाकरिताच्या सध्याच्या विनियमामध्ये व कार्यपद्धतीमध्ये स्पष्टता आणणे याकरिता विशेष नगर वसाहतीचे धोरणामध्ये सुधारणा करणे आवश्यक असल्याचे शासनाचे मत झाले आहे;

आणि ज्याअर्थी, उपरोक्त बाबी विचारात घेतल्यानंतर शासनाने प्रस्तावित केलेल्या एकात्मिक नगर वसाहतीच्या सुधारित धोरणास दिनांक १४ फेब्रुवारी २०१८ रोजीच्या मा. राज्य मंत्रिमंडळ बैठकीमध्ये मान्यता दिल्यानुसार उक्त नियोजन प्राधिकरणांच्या विकास नियंत्रण नियमावलीमध्ये असलेले सध्याचे विद्यमान विशेष नगर वसाहतीचे विनियम बदलून त्याऐवजी उक्त एकात्मिक नगर वसाहतीचे सुधारित विनियम नव्याने समाविष्ट करणे आवश्यक झाले असून त्याकरिता उक्त नियोजन प्राधिकरणांच्या विकास नियंत्रण नियमावलीमध्ये समाविष्ट करणे आवश्यक आहे असे शासनाचे मत झाले आहे (यापुढे ज्याचा उल्लेख "प्रस्तावित फेरबदल" असा करण्यात आला आहे.);

भाग एक (म.उ.वि.)-३२-९

(१)



मुद्रांक-२३
०६६६४७२१२२

महाराष्ट्र शासन-संलग्न असाधारण धूप एक-मध्य उप-विभाग, मार्च ९, २०१९/कालुन १८, शके १९४०

आणि ज्याअर्थी, उक्त प्रस्तावित फेरबदलाच्या अंमलाबद्दल उक्त नियोजन प्राधिकरणाच्या विकास नियंत्रण नियमावलीमध्ये समाविष्ट करण्याकरिता तांत्रिक जबाबिते लक्षात घेता, अधिनियमाचे कलम ३७ (१ क क) अन्वये शासनस्तरावरून हरकती मागविण्यासाठी सूचना प्रसिद्ध करणे आवश्यक आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३७ (१ क क) अन्वये प्रदत्त असलेल्या अधिकारानुसार शासनाने "प्रस्तावित फेरबदल" प्रस्तावासंदर्भात आम जनतेकडून सूचना / हरकती मागविण्यासाठी नोटीस क्र. टीपीएस-१८१६/ प्र.क्र.३६८ (भाग-१) /१५ / ३७ (१कक) / वि.यो. / नि.वि-१३, दिनांक २२ मार्च २०१८ रोजी प्रसिद्ध केले असून याबाबतची सूचना दिनांक २६ मार्च २०१८ रोजीच्या महाराष्ट्र शासन राजपत्र असाधारण भाग-१-मध्य उप विभाग पृ. क्र. १ ते ३३ वर प्रसिद्ध झाली आहे आणि उक्त फेरबदलाबाबत नोटीस प्रसिद्धीनंतर प्राप्त होणाऱ्या सूचना / हरकतीवर संबंधितांना सुनावणी देण्याकरीता व शासनास अहवाल सादर करण्यासाठी संबंधित विभागाच्या विभागीय सह संचालक, नगर रचना यांना उक्त अधिनियमाचे कलम १६२ अन्वये प्राधिकृत करण्यात आले होते. (यापुढे ज्याचा उल्लेख "उक्त नियुक्त अधिकारी" असा करण्यात आला आहे) ;

आणि ज्याअर्थी, उक्त नियुक्त अधिकारी यांनी वैधानिक कार्यवाही पूर्ण करून उक्त फेरबदल प्रस्तावाबाबत त्यांचा अहवाल पत्र क्र. ७६३, दिनांक ११ जुलै २०१८, ५५७० दिनांक ०६ जुलै २०१८, १४६०, दिनांक २७ ऑगस्ट २०१८, ११०५ दिनांक १० सप्टेंबर २०१८, १५८६ दिनांक ०९ ऑक्टोबर २०१८, २१३३ दिनांक २८ डिसेंबर २०१८ अन्वये सादर केले असून त्यावर संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांनी पत्र क्र.१०७२, दिनांक २७ फेब्रुवारी २०१९ अन्वये अभिप्राय सादर केले आहेत.

आणि ज्याअर्थी, उक्त नियुक्त अधिकारी यांचे अभिप्राय विचारात घेतल्यानंतर आणि संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचा सल्ला घेतल्यानंतर उक्त फेरबदल मंजूर करणे आवश्यक असल्याचे शासनाचे मत झाले आहे.

त्याअर्थी, उक्त अधिनियमाच्या कलम ३७ (१ क क) (ग) अन्वये प्रदत्त असलेल्या अधिकाराचा वापर करून शासन याद्वारे उक्त फेरबदल प्रस्ताव नगरपरिषदा/महानगरपालिका यांचेकरिता स्थगित ठेऊन उर्वरित विशेष नियोजन प्राधिकरणे / क्षेत्र विकास प्राधिकरणे यांचेकरिता सोबतच्या अनुसूची-अ मध्ये सविस्तर वर्णन केल्याप्रमाणे एकात्मिकृत नगर वसाहतीचे सुधारित नियमास काही सुधारणासह अंतिम मंजूरी देत आहे.

प्रस्तुत फेरबदलाची अधिसूचना त्यासोबतच्या अनुसूची-अ सह नागरिकांच्या अवलोकनार्थ कामकाजाच्या दिवशी कार्यालयीन वेळेत खालील कार्यालयात उपलब्ध राहील:-

(१) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

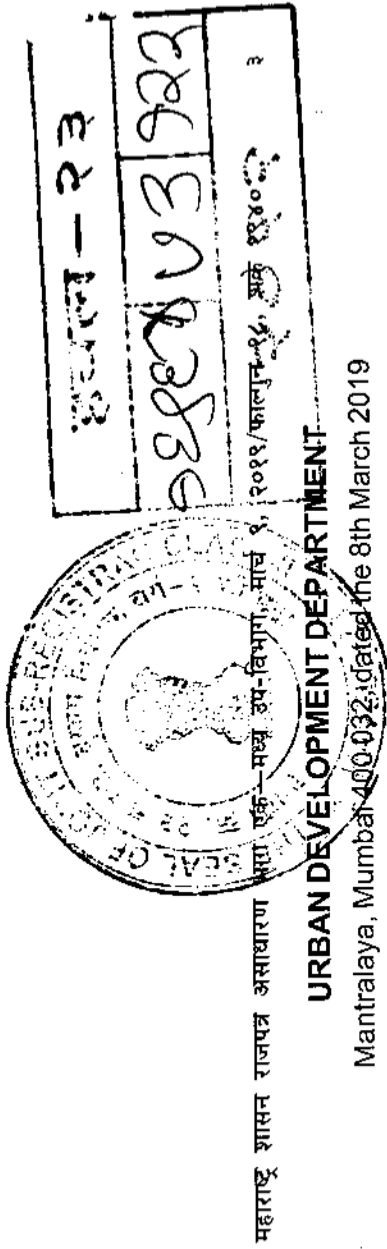
(२) सह संचालक, नगर रचना, पुणे/कोकण/नाशिक/अमरावती/नागपूर/औरंगाबाद विभाग.

(३) महानगर आयुक्त, मुंबई महानगर प्रदेश क्षेत्र विकास प्राधिकरण, मुंबई/ महानगर आयुक्त, महानगर प्रदेश विकास प्राधिकरण, पुणे/ नाशिक/नागपूर/औरंगाबाद.

सदरहू सूचना शासनाच्या www.maharashtra.gov.in (कायदे / नियम) या संकेतस्थळावर प्रसिद्ध करण्यात आली आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

रा. म. पवार,
शासनाचे अवर सचिव.



महाराष्ट्र शासन राजपत्र असाधारण

भाग एक - मध्य उप-विभाग, मार्च ८, २०१९/कालिदा-३६, अंक २३४०

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032, dated the 8th March 2019

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-1816/CR-368/16/Part-I/DP-ITP/UD-13.—Whereas, the Government has sanctioned various Development Plans (hereinafter referred to as 'the said Development Plans') along with their Building Bye-laws and Development Control Regulations (hereinafter referred to as 'the said Development Control Regulations') for All Local Authorities and Planning Authorities including Special Planning Authorities (hereinafter referred to as 'the said Planning Authorities') under the provisions of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as 'the said Act');

And whereas, public housing has been one of the major concern of Policy Planning. It has been realised that there is a need to incentivise investment by private sector in development of housing. Considering this, the Government of Maharashtra earlier finalized the Special Township Policy (hereinafter referred to as the "said STP Policy") in the year 2006 and subsequently the provision for implementation of the said STP policy (hereinafter referred to as the "said STP Regulations") has been included in the respective Development Control Regulations of the said Planning Authorities;

And whereas, Government has made subsequent amendments in the said STP Regulations from time to time;

And whereas, the words Special Township Project are replaced by an Integrated Township Project by the amendment made in the said Act *vide* Maharashtra Act 43 of 2014 with effect from 22nd April 2015 and henceforth referred to as an Integrated Township Project (hereinafter referred to as the "said ITP");

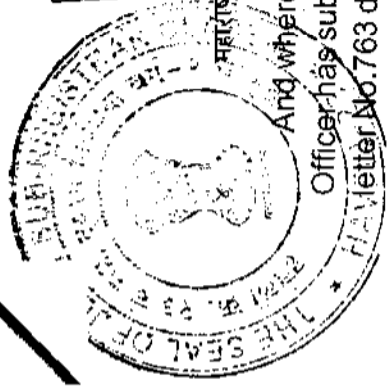
And whereas, it is under consideration of the Government that the present said STP Regulations will be modified substantially in order to utilise the maximum development potential of land, to increase the supply of affordable houses in the market and to bring clarity / simplification in the process of approval;

And whereas, in view of the above and after decision of the State Cabinet dated the 14th February 2018, the Government is of the opinion that the said existing STP Regulations of the said Planning Authority should be replaced by the new set of Revised ITP Regulations appended herewith in Annexure-B (hereinafter referred to as the said "Proposed Modification");

And whereas, the Government, found it expedient in the public interest to take recourse of the provision contained in Section 37(1AA)(a) of the said Act to incorporate the said proposed modification in DCR of the said planning authorities;

And whereas in exercise of the power conferred by sub-section (1AA) of section 37 of the said Act and all powers enabling it in that behalf, the Government of Maharashtra in Urban Development Department has Published a Notice No.TPS-1816/C.R.368/16/Part-I/DP-ITP/UD-13, dated the 22nd March 2018. (hereinafter referred to as "the said Notice") regarding the proposed modification which has appeared in *Maharashtra Government Gazette* Extra Ordinary Part-I Central Sub Division dated the 26th March 2018 on page Nos.1 to 33 for inviting suggestion / objection from the general public and appointed concerned Divisional Joint Director of Town Planning who is hereby authorised as an Officer under section 162 of the said act on behalf on Government (hereinafter referred to as the "said Officer.");

भाग एक-(म.उ.वि.)-३२-२



पुणे - २३

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महाराष्ट्र शासन राज्यपत्र असाधारण भाग एक - मध्य उप-विभाग, मार्च ९, २०१९/फाल्गुन १८, शके १९४०

And whereas, after completing all the legal procedure as mentioned in the said Act, the said Officer has submitted his report to the Government regarding the said proposed modification vide letter No. 763 dated the 11th July 2018, 5570 dated 6th July 2018, 1460 dated 27th August 2018, 1105 dated 10th September 2018, 1586 dated 9th October 2018, 2133 dated 28th December 2018 and the Director of Town Planning M.S. Pune has submitted his report on the said proposed modification vide their letter No. 1072, dated the 27th February 2019 ;

And whereas, after considering the report of the said Officer and after making necessary inquiries and also consulting the Director of Town Planning, Maharashtra State, the Government is of opinion that the said modification should be sanctioned with certain changes.

Now therefore, in exercise of the power conferred by sub-section (1 AA) (C) of section 37 of the said Act, Government hereby accords sanction to the proposed modification with certain changes and replaces all the said existing Regulations for Development of Integrated Township Project for Special Planning Authorities / Area Development Authorities excluding Municipal Councils and Municipal Corporations (Kept in abeyance) by the new set of Special Regulation for Development of Integrated Township Project appended here with in 'Annexure-A'.

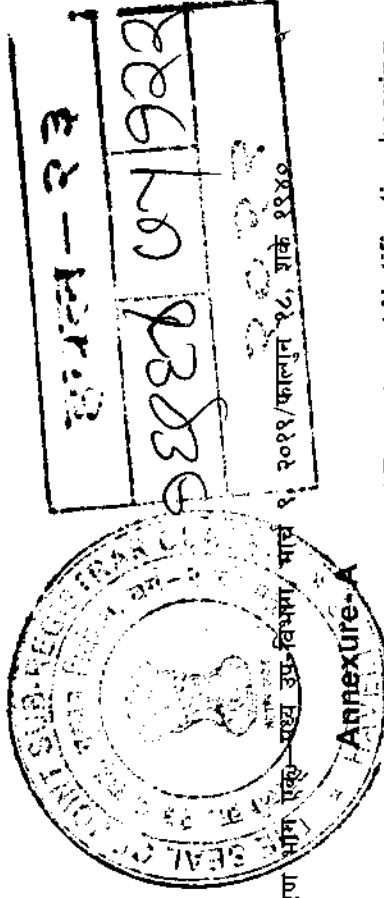
This notice shall be kept open for inspection to the general public in the following offices for the above period on all working days.

- (i) Director of Town Planning, Central Building, Pune ;
- (ii) Joint Director of Town Planning, Pune, Nashik, Nagpur, Konkan Aurangabad, Amravati Division ;
- (iii) Metropolitan Commissioner, Metropolitan Authority, Pune/Nagpur/Nashik/Aurangabad.

This Notice shall also be published on the Government website www.maharashtra.gov.in (कायदे व नियम).

By order and in the name of Governor of Maharashtra,

R. M. PAWAR,
Under Secretary to Government.



Accompaniment to the Government in Urban Development Department Notification bearing
No.TPS-1816/CR-368/16/UD-13, dated the 8th March 2019.

REGULATION FOR DEVELOPMENT OF "INTEGRATED TOWNSHIP PROJECT (ITP)

1. Applicability :-

These regulations shall be applicable to the areas under Development Plans in jurisdiction of SPAs and ADAs within Regional Plan / Development Plan sanctioned under the provisions of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act").

These Regulations shall come into force with effect from the date on which the final notification has published in the *Official Gazette*.

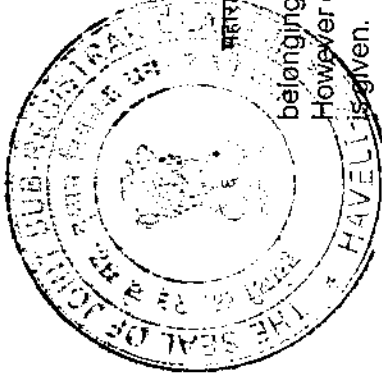
Provided that, if the Development Control Regulations regarding development of Integrated Township Project for an area over which a Planning Authority/Special Planning Authority/Area Development Authority has been appointed or constituted or deemed to have been appointed are yet to be sanctioned, then in considering the application for permission, these regulations, shall be applicable, *mutatis mutandis*, till such Authority adopts the Regulations in this regard.

If the ITP falls within the jurisdiction of more than one authority then in such cases Government can issue directives at the time of Locational Clearance or at any time regarding which authority will give permission and supervise the project subject to terms and conditions as may be specified.

2. Requirements of Site :-

The area proposed for Integrated Township shall fulfill the following requirements :-

- (i) Any suitable area having area of 40 hect. (100 Acres) or more at one place.
- (ii) The area shall be one, contiguous, unbroken and uninterrupted. Provided that, such area if divided by one or more water courses (such as nallas, canals, etc.), existing or proposed roads of any width or by railways, pipeline etc., shall be treated as one, contiguous, unbroken and uninterrupted, subject to condition that the Project Proponent/s shall construct necessary connecting roads or bridges as per site requirements at his own cost with due permission from concerned authorities. Integrated Township area may also include;
 - (a) Lands in afforestation zone provided that such land is not a forest land and subject to no construction being allowed on land having slope more than 1:5.
 - (b) Lands within the buffer zone of National Park subject to restriction on development permissible in such buffer zone and subject to NOC of Forest Department.
 - (c) Tribal land subject to permission granted under MLR code, Government lands allotted to project proponent subject to clause 13.2.
 - (d) Private forest land that have been restored back after completion of section 22(a) Enquiry of Maharashtra Private Forest Act, 1975 shall be allowed to be part of the ITP with the condition that development permission shall be granted on such land only after necessary permission under the provision of Forest Conservation Act, 1980.
 - (e) Buffer zone of Eco-sensitive Zone notified subject to all restriction on development and FSI permissible in such buffer zone.
 - (f) Areas under flood line / flood zone subject to clearance from Water Resource Department.
 - (g) Areas under Hill Top /Hill Slope Zone, and b, e, f mentioned above as shown on Regional Plan/Development Plan subject to condition as mentioned in Clause 7.1.3. However total of these areas shall be restricted to maximum 40% of total area under ITP.
 - (iii) If the Integrated Township area is more than 200 Ha., it can be segregated as long as each parcel is more than 40 Ha. and is located within a radius of 5 kms. Provided that the land use mix is maintained in each parcel.
 - (iv) The area shall have an access by means of an existing, or proposed road having minimum width of 18 mt. In case of proposed road, such area shall have an access by existing road having width 12 mt. for the purpose of declaration locational clearance and Lol of such project but it is necessary for the project proponent to have an existing access of 18 mt. before sanction of Commencement Certificate to the FSI beyond 25% of project. Provided that Government land or land



हवेली -- २३

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महाराष्ट्र शासन राजपत्र असाधारण भाग-सक-मध्य उप-विभाग, मार्च ९, २०१९/फाल्गुन २८, शके १९४०

belonging to tribes can be considered for the purpose of road if there is a registered Agreement. However development permission shall be granted only after due permission of appropriate authority is given.

(v) The ITP Area shall not include the area under :-

- (a) Notified forest, (excluding the private forest land subject to NOCs of forest Department.)
- (b) Water bodies like river, creek, canal, reservoir, etc. Mangroves, Tidal Zone, Mud Flats
- (c) The area under Notified National Parks.
- (d) Defense Estates
- (e) Cantonment Boards
- (f) Any restricted area.
- (g) Quarry Zone, Notified SEZ, designated port/harbour areas, wildlife corridor and biosphere reserves, Gaathan/Congested Area.
- (h) The historical and archeological places notified under the relevant act.
- (i) Any other area that may be declared by the Govt. of Maharashtra from time to time.

3. Ownership of Lands :-

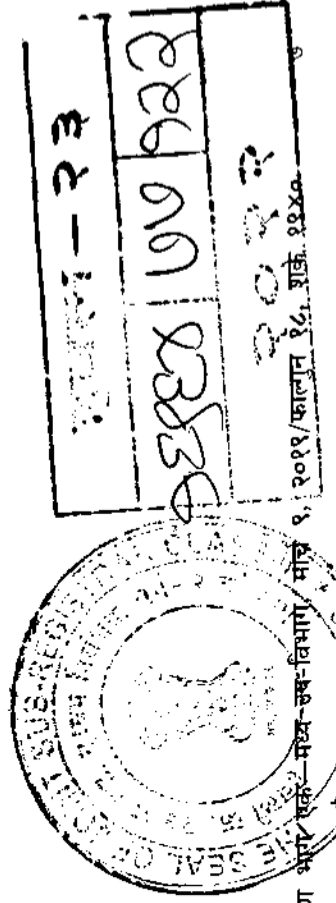
The project proponent/s shall have the ownership of all the land parcels under project.

(Explanation - for this clause, ownership includes rights accrued *vide* one or more registered Development Agreement/s or Power of Attorney (PoA) for such development and disposal, on behalf of land owner/owners).

4. Permission and Declaration of Project by State Government :-

4.1 The Project Proponent/s shall apply to the State Government for obtaining permission and declaration of such project to be a "Integrated Township Project". Such application shall be accompanied by the following attested documents in two sets :-

- (a) Details of ownership of land *viz.* extracts of V.F.No. 7/12 or Property Register Cards, in original having date not more than six months prior to the date of submission. In case of rights accrued through registered Development Agreement or PoA, attested copies of such documents.
- (b) Self-attested list of S.No./G.No./CTS showing name of owner as per record of rights, total area of such land parcel, area owned by the applicant in such land parcel, the name of person/company owning the Development Rights, area proposed to be included in project from such land parcel.
- (c) Part plan of sanctioned Regional Plan, showing all the lands falling in the project.
- (d) No Objection Certificate from the officer at Divisional level, Water Resources Department in respect of lands falling in "Command Area" of any Irrigation Project unless these powers are exercisable by the higher authority.
- (e) Village maps showing the lands falling in the project.
- (f) Certificate from concerned Forest Officer not below the rank of Dy. Conservator of Forests at Divisional level (unless these powers are exercisable by higher authority), showing that the lands under project do not form part of and not included in reserved forest or protected forest or non-classified forest or not acquired under the provisions of the Maharashtra Private Forest (Acquisition) Act, 1975 and also, confirming that such lands do not form part of the Notified National Parks, prohibited area of Notified Wildlife Sanctuaries and Notified Bird Sanctuaries.
- (g) Certificate from the concerned revenue officer not below the rank of Tahasildar, showing the lands under project do not include lands belonging to tribal or that tribal land included in ITP have necessary permission under MLR code.
- (h) Certificate from the Director of Archaeological Department, Maharashtra State, showing that the lands under project do not include monuments notified by the Archaeological Department, Heritage buildings and Precincts. Such certificate should also mention the distance to be kept around such places, if any.
- (i) Receipt of processing fee (non-refundable) paid, at the concerned branch office of the Town Planning Department, at the rate of Rs.5000/- per ha. for the current year with the yearly rise of Rs.500 per ha. starting from the month of January every year.



महाराष्ट्र शासन राजपत्र असाधारण

अर्थ/एक-मध्य-उप-विभाग, मोड ९, २०१९/कालानु ३६, शुक्र. ११.११.१९

4.2 On receipt of an application under Clause 4.1 above, the Government may, after consulting the Director of Town Planning, Maharashtra State, by notification in the *Official Gazette*, grant the Locational Clearance and declare such project to be a "Integrated Township Project", subject to such general and/or special conditions or, reject the application, under the provisions of section 18(3) or 44(2) of the said Act, as the case may be within a period of 90 days from the date of receipt of application or reply from the Project Proponent/s in respect of any requisition made by the Government, whichever is later. If the project proponent fails to comply with the conditions specified while granting location clearance within the specified time limit, then in such cases location clearance given earlier stands automatically cancelled and no refund or adjustment of premium / fees / expenses etc. shall be eligible.

(Explanation) - In circumstances described in Clause 4.2, such grant of permission and declaration of project shall be made under the provisions of section 18(3) read with section 44(2) of the Maharashtra Regional and Town Planning Act, 1966).

4.3 Every such permission and declaration shall remain in force for a period of two years, if not applied for Letter of Intent under Clause 5, from the date of issue of Locational Clearance Notification and thereafter it shall lapse.

Provided that, the Director of Town Planning, Maharashtra State, Pune may, on application made by Project Proponent/s before expiry of the above period extend such period by two years in aggregate. Provided also that, it is not mandatory on Project Proponent/s to submit all the papers afresh as prescribed under Clause 4.1, however the affidavit regarding the ownership of land about any dispute shall be mandatory.

4.4 Such lapse shall not bar any subsequent application for fresh proposal.

4.5 The Director of Town Planning, Maharashtra State, on the request of Project Proponent/s, by notification in the *Official Gazette*, may grant to add or delete any area, not exceeding 50% of the total area under Locational Clearance, subject to condition that the remaining area shall not be less than 40 Hect. The permissible FSI and other parameters shall increase or decrease accordingly.

5. Letter of Intent (LOI) by the Collector:-

5.1 The Project Proponent/s shall apply to the Collector for obtaining the Letter of Intent for such project. Such application shall be accompanied by the ownership documents as prescribed in Clause 4.1(a) & 4.1(b) and with locational clearance notification issued by the Government.

5.2 The Collector shall verify and satisfy himself that Ownership and Development Rights of all the lands under project are with the Project Proponent/s before issuing the Letter of Intent.

5.3 On receipt of an application under Clause 5.1 the Collector shall grant the Letter of Intent for the whole area or separately for any part thereof, which shall not be less than 40 Ha. at the first instance, subject to conditions as may be deemed fit, or reject the application, within a period of 45 days from the date of receipt of application or reply from the Project Proponent/s in respect of any requisition made by the Collector, whichever is later.

Provided that, in case of rejection, the Collector shall mention the grounds for such refusal.

5.4 Every such Letter of Intent shall remain in force for a period of two years, if not applied for Development Permission under Clause 6, from the date of issue of Letter of Intent, unless renewed. Provided that, the Collector may, on application made by Project Proponent/s before expiry of the above period extend such period by two years in aggregate. Provided also that letter of intent granted by collector under earlier regulations may also be extended subject to other conditions of these regulations.

6. Master Lay-out Plan Approval by the Collector :-

6.1 The project proponent/s shall apply to the concerned Authority for obtaining the approval to the Master Layout Plan of the entire area as per Letter of Intent. Such application shall be accompanied by the documents in two sets as prescribed below :-

- (a) Attested copy of Gazette Notification issued by the Government under Clause 4.2.
- (b) Attested copy of Letter of Intent issued by Collector under Clause 5.
- (c) Part plan of sanctioned Regional Plan showing the lands under the Master Layout Plan.
- (d) Village Map showing the lands under the Master Layout Plan.
- (e) In case, project has no access from existing road having right of way of 18 m. then documents showing the ownership or registered agreement for permanent write of ways as the case may be of Project Proponent/s in lands proposed for 18 m. wide access road.



उत्तरांचल - २३

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महाराष्ट्र, गणमन-गन्धर्व असाधारण भाग एक-मध्य उप-विभाग, मार्च ९, २०१९/फाल्गुन १८, शके १९४०

(f) Bank Guarantee of requisite amount as prescribed in Clause 12.6.

(g) Undertaking and Affidavit as may be prescribed by the Collector.

(h) Copies of Master Layout Plan with or without Building Plans in three sets prepared and signed by expert in respective field and team headed by an Architect or Town Planner registered with Institute of Town Planners India (ITPI) with sign of owner/developer.

(i) Contour map showing contour levels of lands under Master Layout Plan. Trueness of the contour shall be certified and attested by the surveying agency and the Project Proponent/s under their signature and seal.

(j) Colored google earth image / Bhuvan image/ Drone survey image etc. showing lands under Master Layout Plan signed by project proponent.

(k) Phased Program for development of physical infrastructure with amenities under project, along with the project cost details.

6.2 If the application is not accompanied by the documents mentioned in Clause 6.1, the Authority shall convey the same to the Project Proponent/s immediately within 10 working days giving specific time period for fulfillment of such documents and if the same are not submitted by the said project proponent in given time then return the proposal at his level only.

6.3 On receipt of application, complete in all respects, as prescribed under Clause 6.1, the Authority shall forward the same to the concerned Divisional Joint Director of Town Planning for technical consultation within 10 working days.

6.4 The office of the Divisional Joint Director of Town Planning shall send its remarks to Authority within two months from the receipt of proposal from the Authority or receipt of reply from the Project Proponent/s in respect of any requisition made by him, whichever is later. Such master layout approval will be given with the condition that project proponent will not commence work without environmental clearance. Such environmental clearance shall be submitted at the time of sanction to the building permission. Sanctioned master Plan layout alongwith complete set of drawings shall be endorsed to the concerned branch office of Town Planning Department or to the authority wherever required for the further permissions.

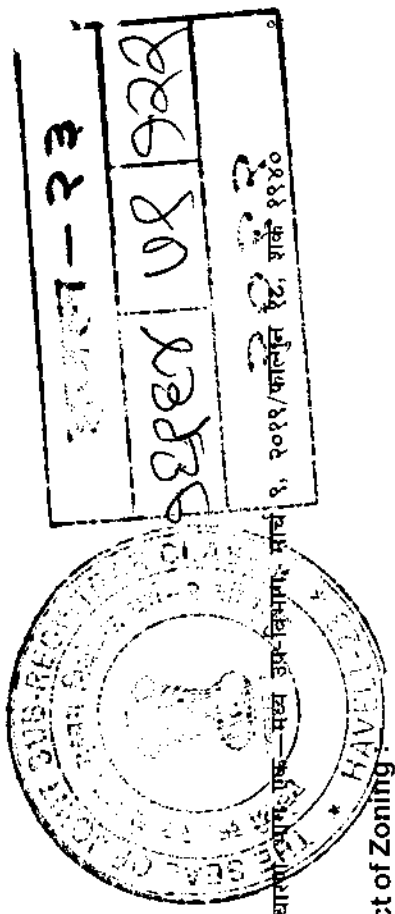
6.5 **Approval to the Master Plan:-** The Authority shall grant approval to the master layout or reject the application, within one month from the receipt of reply from the Divisional Joint Director of Town Planning as mentioned in 6.4.

6.6 **Approval to the building plan:-** Detailed building permission under the master layout plan sanctioned as per clause 6.5 shall be granted by the concern authority with prior consultation as prescribed in proviso to clause 12.4 within 30 days from the receipt of the proposal from the project proponent as mentioned in 6.6.1.

6.6.1 - The Project Proponent/s shall apply to the concerned Planning Authority / Special Planning Authority or Branch office of the Town Planning Department, for grant of building permission, alongwith all relevant documents and attested copy of Environment Clearance for the project from MoEF or the Authority empowered by the MoEF.

6.6.2 - The Project Proponent/s shall submit the certificate of Architect regarding completion of plinth stating that the construction of plinth is as per the approved building Plans to the concerned Planning Authority / Special Planning Authority or Branch Office of the Town Planning as the case may be along with approved Plan. The Planning Authority / Special Planning Authority or Branch Office of the Town Planning shall verify the same **within stipulated time period**. If it is found that the construction of plinth is not as per the building permission sanctioned, the said office shall reject such plinth checking certificate. In such circumstances, the Project Proponent/s shall either demolish the said plinth or get the revised plan sanction according to changes. If it is found that the construction of plinth is as per the building permission sanctioned, then granting the plinth checking certificate is not necessary.

However notwithstanding anything mentioned above, before grant or refusal to the Master Layout Plan, the Authority shall, consult the, concerned Divisional Joint Director of Town Planning as prescribed in Clause-6.3 and 6.4, if the Planning Officer posted in such Authority is below the rank of Joint Director of Town Planning, and to the concerned branch office of Town Planning as prescribed in Clause-6.6 and 11, if the Planning Officer posted in such Authority is below the rank of Assistant Director of Town Planning.



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7. Planning Considerations:-

7.1 Permissibility in respect of Zoning:

7.1.1 Notwithstanding anything contained in any regulation for the time being in force, the project to be notified under this regulation may be permissible in any land-use zone/s of sanctioned Regional Plan / Development Plan, excepting areas mentioned in Clause 2 (v).

7.1.2 For the areas falling in zones, other than residential, commercial and U1 & U2 zone as per the sanctioned Regional Plan the Project Proponent/s shall have to pay a premium for permitting project in such zones at the rates prescribed below:-

Sr. No.	Type of Zone	Premium Charges
a	Afforestation Zone, Hill Top & Hill Slope Zone as shown on Regional Plan / Development Plan.	15 %
b	Public / Semi-public Zone, Industrial Zone, TH & LP	8 %
c	Agriculture/ No Development Zone/G1 zone / Low Density Residential Zone / Buffer Zone of ESZ and other zones excepting at Sr. No. a & b above.	10 %

Explanation: Premium charges shall be calculated by considering the agriculture land rate of the said land as prescribed in Annual Statement of Rates (ASR) without applying the guidelines. If agriculture land rate is not mentioned in ASR for the said land in such cases Agriculture land rate of nearby land in the same village shall be considered. If agricultural land rate is not mentioned in the said village in such cases average agricultural land rate of nearby villages shall be considered for calculation of premium. Out of total premium 10% shall be paid at the time of Locational Clearance, 10% paid at the time of letter of Intent, 20 % at the time of sanctioning of Master Layout Plan and remaining 60% shall be in four equal installments per year and subject to interest as per Prime Lending Rate. (PLR)

7.1.3 Restriction on development - No construction shall be permitted on the lands within the HFL (Blue line), land in Hill Top & Hill Slope Zone and on lands having slope equal to or more than 1:5 in the said Project, whether specifically marked as such on the Regional Plan / Development Plan or not. No development of any sort and activity involving cutting / leveling / filling shall be permissible on such sloping lands. Provided that, it shall be permissible to use such lands for Plantation, Park, Garden purposes, access road to township development with minimum cutting and other users as otherwise permissible in respective Regional Plan / Development Plans and the FSI of such lands shall be permissible to the extent as prescribed in Clause 7.2.

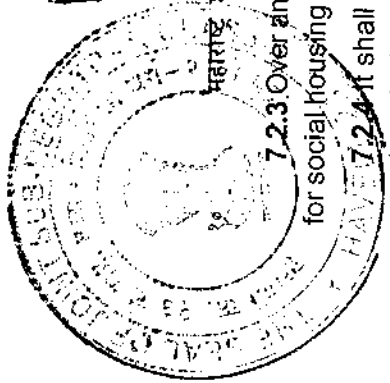
7.1.4. In the Buffer zone of notified ESZ and in ESZ's, only those development activities and FSI as permissible under MoEF notification of the ESZ (as amended from time to time) under Environment Protection Act, 1986 shall be permitted. All the development in these buffer zones shall be in accordance with MoEF notifications.

7.2 Permissible Floor Space Index (FSI) :-

7.2.1 Notwithstanding anything contained in any regulation for the time being in force, if premium as mentioned in 7.1.2 is paid by the project proponent then the basic permissible FSI for such project shall be 1.0 to be calculated on Gross Plot Area under Master Layout Plan without deducting any areas under the slopes, within HFL, etc.

7.2.2 Further, additional FSI on payment of premium as mentioned below shall be permissible on payment of premium at the rate of 10% of the weighted average land rate of the said land as prescribed in Annual Statement of Rates for the relevant year, without applying the guidelines therein. Such premium shall be paid at the time of Building permission.

Area under Township	Additional built-up area on payment of premium
40 hec. and up to 200 Hecor.	Up to 70 % of basic permissible FSI
More than 200 hec. and up to 500 Hecor	Up to 80 % of basic permissible FSI
More than 500 hec. Hecor	Up to 100 % of basic permissible FSI



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7.2.3 Over and above the FSI as prescribed above, an additional FSI in lieu of construction of tenements for social housing shall be permissible as prescribed in Clause 9, without charging premium.

7.2.4 It shall be permissible to utilise the maximum permissible built-up area as prescribed above, anywhere in the area under sanctioned Master Layout Plan.

7.3 Mandatory Town-Level Amenities - Area and FSI Allocations:-

Master Layout Plan shall provide for town-level area and FSI allocation, to be kept at one or more places, as follows :-

(a) Spaces for Recreation :-

Sr.No.	Particulars	Minimum Area Required	Conditions
i	Garden/s and Park/s	5% of Master Layout Area. (out of this 50% area may be allowed on Hill Top Hill Slope Zone, Buffer Zone of ESZ and within HFL)	Out of this at least 1000 sq. mt. area shall be kept open for Town Plaza/Town Square, at one place and remaining area shall be kept open and may be allowed to be proposed at suitable places. Major public amenities / activities shall be cluster around this area.
ii	Play Ground/s	7.5% of Master Layout Area (may be allowed in Buffer Zone of ESZ having slope less than 1: 5)	Maximum 10% of area under Play Ground which may accommodate indoor games, stadiums and allied users only.

(Note - These spaces shall be exclusive of open spaces to be required at sector-level layouts. Notwithstanding anything contained DCPR, 10% open space shall be provided in sector level layout. Such open space shall be calculated by considering area of the sector excluding roads in Master Layout Plan and Town Level Amenity spaces excepting Economic Activities.)

(b) Spaces for combined School/s (Primary School/s + High School/s) -

Sr. No.	Particulars	Minimum Area Required	Minimum Built-up Area required
i	For Master Layout area of 40 Ha.	5,000 sq.m.	5,000 sq.m.
ii	For Master Layout area more than 40 Ha.	To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.	

Note-

- (a) The requirements prescribed above are by considering School to be run in double shift,
- (b) Requirement of plot area and built up area shall be exclusive of Play Ground spaces. Hence it is mandatory to show separate Play Ground adjoining to school building at the rate of 7 sq. m. / student.

(c) Community Health Care Facilities :-

Primary and Secondary Health Care Facilities like Dispensary, Maternity Home, Hospital etc.

Sr. No.	Particulars	Minimum Area Required	Minimum Built-up Area required
i	For Master Layout area of 40 Ha.	1,000 sq.m.	1,500 sq.m.
ii	For Master Layout area more than 40 Ha.	To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.	

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(d) Community Market :-

Sr. No.	Particulars	Minimum Area Required	Minimum Built-up Area required
i	General Market including Mutton and Fish Market For Master Layout area up to & inclusive of 200 Ha.	1000 sq. m.	As per requirement
	For Master Layout area more than 200 Ha.		To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.
ii	Vegetable Market For Master Layout area up to & inclusive of 200 Ha. For Master Layout area more than 200 Ha.	1000 sq. m.	As per requirement
			To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.

Note- Users mentioned in (i) & (ii) above may be clubbed together for convenience purpose, without altering the requirements in plot area and built-up area.

(e) Public Assembly Facilities :- Town Hall and/or Auditorium including Library

Sr. No.	Particulars	Minimum Area Required	Minimum Built-up Area required
i	For Master Layout area up to & inclusive of 100 Ha	5000 sq.mt	5000 sq.mt
ii	For Master Layout area more than 100 hac. and up to 200 Ha.	10000 sq. mt.	10000 sq. mt.
iii	For Master Layout area more than 200 Ha.		To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.

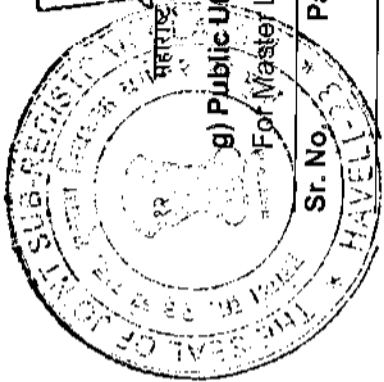
(f) Economic Activities :-

Economic activities including users such as Market, Multiplex, Mall, Information Technology & Information Technology enabled Services (IT & ITeS) including SEZs, Essential Shopping, Recreational Centers, Trade & Commerce, Education, Hospitals, Non-polluting Industries, Service Industries, Entertainment, Tourism, Star Category Hotels, Convention Centers, Gymnasiums, Socio-economic activities, such as workshop, hostel for Autistic persons, challenged persons and Senior Citizens except independent residential tenements as per requirements.

Sr. No.	Particulars	Minimum Area Required	Minimum Built-up Area required
i	For Master Layout area of 40 Ha.	40000 sq. mtr.	80000 sq. mtr.
ii	For Master Layout area more than 40 Ha.		To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.

Note- i) Users as mentioned in b, c, d, e & f may be clubbed together, in Economic Activities Component, subject to condition that, total built-up area should not be less than the summation of minimum required for all such users, irrespective of their individual plot area requirements.

ii) The required parking spaces for all such amenities as per norms shall be provided in same plot.



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g) Public Utilities:-

For Master Layout area up to & inclusive of 200 Ha.

Sr. No	Particulars	Minimum Area Required	Permissible Built-up Area
i	Fire Brigade Station	3000 sq.m. or as prescribed by the Director of Fire Services, Maharashtra State/ Chief Fire Officer of the concern Authority.	As per recommendations of the Director of Fire Services, Maharashtra State/Chief Fire Officer of the concern Authority.
ii	Sewage Waste Management Project (SWMP)	4000 sq.m.	As per requirements
iii	Cremation Ground	2000 sq.m.	As per requirements
iv	Burial Ground	2000 sq.m.	As per requirements
v	Bus Station / Transport Hub	3000 sq.m.	
vi	Police Station	1000 sq.m.	
vii	Electric Sub-station	As per requirement	
viii	Other Public Utilities	As per requirement	
ix	Public Parking Facilities	As per prevailing DCR	
x	Solid waste management	As per requirement	

Note:—(i) If the facility of Cremation Ground/ Burial Ground is available in the village where the Township is located in such case these requirements need not be insisted subject to NOCs of respective Gram Panchayat.

(ii) If Police Station is available within 1k.m. area from the proposed Township, then such facility need not to be provided.

(h) Transport & Communication:-

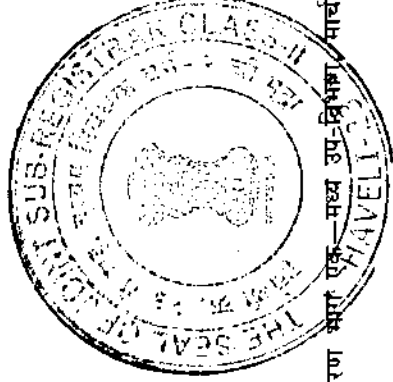
(i) The entire area of the project shall have a proper road pattern, taking into consideration the linkages with **proposed roads of D.P & R.P.**, existing roads within the project and outside area as well. All such roads shall be developed by the Project Proponent/s as per standard prescribed by the Indian Road Congress.

(ii) The width of the —

- Classified Road should not be less than as may be prescribed by concerned public authority;
- Main / Arterial / Ring Road should be of minimum right of way of 18 mt.
- Other Sub-Arterial roads, Collector streets, local streets, etc., shall be proposed as per the requirements to cater to the need of occupancies on such roads including for pedestrians.
- Network of cycle track in entire Township area of minimum width of 3 meter shall be provided without clashing with the vehicular traffic, to the extent possible.
- It may be permissible for Project Proponent/s, to realign the Regional Plan / Development Plan Roads, and earlier existing roads passing through the project area, without changing the entry and exit points of such roads.
- All the Regional Plan / Development Plan Roads and all the Main / Arterial / Ring Roads, shall always be open for general public, irrespective of the fact that, they resides in the project or not.

General Note for Amenities (a) to (h):

- The requirements prescribed above for items (a) to (f) are by considering FSI proposed for the project is only 1.0. If the FSI proposed is increased or decreased then the only built up area requirement shall be increased or decreased proportionately.
- The requirements prescribed above for items (g) are for Master Layout area **up to & inclusive** of 200 Ha. It shall be increased proportionately and may be proposed at one or more locations, as per requirements.



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7.4 Residential Activities :-

Sr. No.	Particulars	Area	Built-up Area
i	Residential Activities (including lands required for social housing, infrastructure such as water storage, drainage and garbage disposal, etc.)	The land excluding the land required for purposes as shown 7.3 (a) to (h).	Remaining built-up area subject to minimum 60% of the total proposed Basic Residential FSI.

7.5 Share of Local/Planning Authority-

The Integration of Integrated Township Projects included in the Local/Planning Authority, an area @ 2% of the gross area shall be earmarked and shall be handed over free of cost to the respective Authority for Development of the City Level Facilities.

For determining eligibility of ITP, the above 2% area shall be considered in area calculation. This area shall not contain area under hill slopes, and shall be accessible by major road. Base FSI of such 2 % land shall be made available to the applicant on remaining land.

8. Development Control Regulations :-

For those aspects which are not covered under this regulation, the prevailing provisions as prescribed in the Standardised Development Control and Promotion Regulations for Development Plan in Maharashtra or DCPR of respective authorities shall apply *mutatis-mutandis*. The provisions of MoEF CRZ notifications amended from time to time shall also be applicable.

However where in prevailing DCR of the respective authority the maximum height of building is not mentioned in such cases the maximum height shall be allowed subject to provisions of Maharashtra Fire Prevention and Life Safety Measures Act, 2006 and any restriction imposed by Chief Fire Officer.

9. Social Housing :-

9.1 The Master Layout Plan shall provide sufficient space for construction of small tenements for persons from EWS and LIG categories (hereinafter referred to as the "Social Housing Component"), as a social responsibility with FSI as mention in Clause No. 9.3. Out of this Social Housing Component 25 % FSI shall be utilised exclusively for construction of EWS tenements and remaining 75 % FSI may be used for LIG tenements. Out of the total tenements constructed as Social Housing component, one third (1/3rd) tenements shall be kept for Rental Housing tenements which will be disposed on Rent only by the project Proponents.

9.2 Social Housing tenements shall be constructed with area as specified by the MHADA for EWS and LIG category respectively.

9.3 The minimum Social Housing component shall be constructed at 15% of the Residential basic FSI of the area available for Residential Development as prescribed in Clause 7.4 (hereinafter referred to as the "Social Housing component").

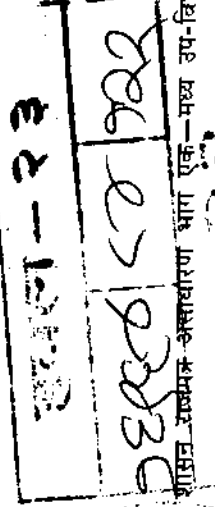
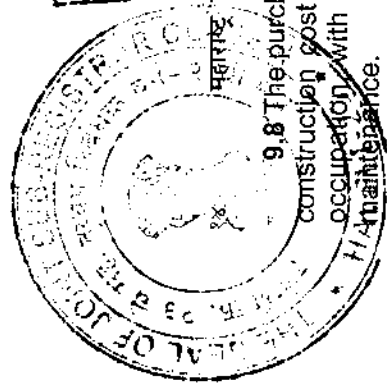
9.4 Social Housing tenements shall be constructed as per the general and special specifications prescribed by concerned unit of MHADA for their projects.

9.5 The Project Proponent/s, after getting commencement certificate of Social Housing component as mentioned above shall immediately intimate to MHADA regarding the numbers of Social Housing Component to be disposed by them to the allottee. Upon such intimation, MHADA within a period of six months, from the date of receipt of such intimation after following procedure of lottery system shall prepare the list of the allottee from the district as far as possible and forward it to the Project Proponent/s. The project proponent shall dispose of such housing tenements to the allottee at the construction cost mentioned in ASR applicable of the year of disposal plus 25% additional cost. Out of this 25% additional cost, 5% shall be paid to MHADA towards administration charges.

Provided that if the MHADA is unable to provide the list of the allottee as mentioned above or the allottee fails to deposit the amount within specified time limit then the project proponent shall dispose of such social housing tenements in the market at the construction cost in ASR applicable to the land of the year of disposal plus 20% additional cost.

9.6 Every Occupation Certificate for the regular tenements shall be granted only alongwith the Occupation Certificate in proportionate with Social Housing component.

9.7 Amalgamation of such Social Housing tenements shall not be permitted in any case.



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9.8 The purchaser of tenement under social housing shall deposit an amount equivalent to 10% of the construction cost of tenement, as prescribed in Annual Statement of Rates prevailing at the time of occupation, with the Project Proponent/s as one-time maintenance deposit for onsite infrastructure maintenance.

9.9 The Project Proponent/s shall maintain the premises and common spaces outside the building/s of social housing including concerned all basic infrastructure and amenities, in good condition in the same manner with the maintenance of remaining area of the project.

9.10 The purchaser of tenement under social housing shall have to pay all the government taxes, duties like stamp duty, GST etc. and also the fees charged for use of common amenities at actual, to the Project Proponent/s, as per the requirement, from time to time.

10 Liability of Project Proponent/s :-

10.1 The entire project shall be an integrated one with all facilities within the boundaries of such project. All the on-site infrastructure i.e. internal roads, approach road, street lights, water supply and drainage system shall be mandatory and constructed / maintained in future by the Project Proponent/s. Proposed internal roads and Open Spaces in the layouts shall be used only for ITP.

10.2 The Development Plan Roads & Reservations which are included in ITP shall be Developed by project proponent and after development made available to the general public. The reservations may be allowed to shift within 500 mt. (within Township Area only) in consultation with Director of Town Planning M. S. Pune.

10.3 It shall be the responsibility of the Project Proponent/s to develop and maintain all the infrastructure in good condition till handing over to the appropriate authority.

The project proponent may collect periodical contribution or raise corpus funds for the maintenance of infrastructure from the purchasers of tenements or statutory bodies of the purchasers of tenements formed by the developer for this purpose.

Provided that, the Project Proponent/s shall handover the infrastructure, for maintenance purpose, only after the completion of the project, to the Urban Local Body or appropriate authority, when constituted in the area comprised by the project along with the unutilized corpus fund collected for maintenance of common infrastructure.

10.4 Project Proponent/s shall mandatorily provide facilities for making the Township SMART -

(i) For the people residing in the project area, an efficient and timely public transportation system up to the nearest public transportation station/hub/depot/stand. He shall develop **it himself** or tie with Government / Semi Government or private transport agency for such efficient public transportation. The number of buses and trips will be decided by MSRTC / Local Transport Authority.

(ii) Continuous unobstructed footpath of minimum 2 m. width on either sides of all street / roads of width ROW 12 m. or more and of a lesser width for roads / Streets of ROW less than 12 m.

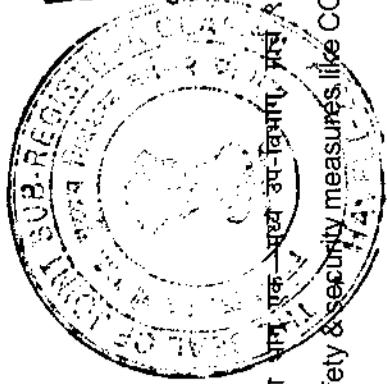
(iii) Dedicated and physically segregated bicycle track with a width of 3 mt. or more, should be provided for entire Township Area.

(iv) Pedestrian friendly pathways, encouragement to non-motorized transport, intelligent traffic management, non-vehicle street / zones, smart parking, energy efficient street lighting visible improvement in the area i.e. replacing existing overhead electric wiring with underground wiring, encroachment free public areas,

(v) Arranging generation of power through non-conventional energy sources like solar, wind and other shall be mandatorily provided with at least 10% of total requirement of common physical infrastructure of the project;

(vi) To provide energy management by adopting advanced technology like installing Solar Water Heating System, Solar Lamps/Lights in common areas, LED Lamps, auto-operated street lights, solar pumps, etc. all external lighting shall be of LED, Solar Water Heating System, Solar Lamp shall be compulsorily provided;

(vii) To provide effective water management by adopting water harvesting techniques like rain water harvesting, recycling of used water, metered water supply to the users under project, double plumbing pipeline. The recycled water shall be used for flush system, gardening, carwash and industrial use;



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(viii) To provide effective safety & security measures like CCTV surveillance at strategic locations, centralized control room, etc.;

(ix) Arranging smart and fast internet/broad band connectivity to all residences, e-governance online system for grievance redressed;

(x) Encouraging and providing platform for citizens participations in decision making about public community issues.

(xi) Arranging real time environmental monitoring i.e. air pollution, noise pollution etc. shall be observed;

(xii) Encouraging and providing platform for e-DCR for building plans with BIM, 3-D maps on GIS of the utility services network and properties in the city, central command, control and emergency response center for all infrastructure facilities. Project Proponent/s shall also provide urban design concept plans along with Master Plan;

(xiii) It shall be obligatory on the part of Project Proponent/s to provide the infrastructure and green building norms that are necessary as per the guidelines as may be laid down by the Government, under the policy of development of 'Smart City' from time to time;

(xiv) Ensure that the buildings have at least 3 star ratings from GRIHA.

10.5 Project Proponent/s shall also mandatorily provide for :-

(a) Water Supply - Safe and potable drinking water at the rate of 90 liters per capita per day, exclusive of requirement of water for firefighting and gardening purposes. The storage capacity of the same shall be at least 1.5 times of the actual required quantity as determined by expected population (Resident and Floating) and other uses. The Project Proponent/s would be required to develop proper internal distribution with double pipe plumbing for reuse of treated water at appropriate places and maintenance system along with smart metering and shall specially undertake rain water harvesting, groundwater recharging and waste water recycling within the project.

Provided that, the Project Proponent/s should not use groundwater as a source of water, to meet the above requirement.

(b) Drainage and Garbage Disposal :- The Project Proponent/s shall make suitable and environment friendly arrangements for the disposal and treatment of sewage and solid waste generated in the project at source, as per the norms of the Maharashtra Pollution Control Board. The Project Proponent shall provide zero discharge in ITP for solid as well as liquid waste.

The Project Proponent/s should provide facilities for water conservation by different means such as Rain Water Harvesting, Recycling of Waste Water, etc. and also set-up, in the project area itself, the Solid Waste Management Project (SWMP) with a sufficient capacity for processing of 100% garbage and solid waste.

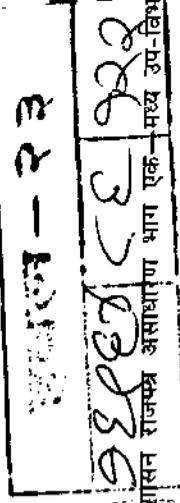
(c) Power :- The Project Proponent/s shall ensure continuous and quality power supply for the project area. The Project Proponent/s may draw the power from any existing supply system or may go in for arrangement of captive power generation with the approval from the concerned authority. If power is drawn from any existing supply system, the Project Proponent/s shall, before commencement of development, procure a firm commitment of power for the entire Township from the power supply company.

11 Occupancy Certificate :-

11.1 Application for obtaining the Occupancy Certificate for buildings in project, in full or part shall be submitted by Project Proponent/s to the respective Planning Authority. Such application shall be accompanied by -

- (a) All the relevant documents alongwith coloured Google Earth / Bhuvan /Drone survey image showing the area under Master Layout Plan;
- (b) Documents showing compliance of the conditions prescribed while according sanctions from time to time;
- (c) Appropriate declaration/s and undertaking/s made by the Project Proponent/s and his technical personnel's;
- (d) Any other requirement as may be prescribed by the Planning Authority.

11.2 On receipt of application as prescribed under Clause 11.1, the Planning Authority shall forward the same to the concerned officer as stipulated in the proviso to clause no. 12.4 for technical consultation, within 10 working days.



11.3 The concerned officer shall send his remarks to the Commissioner/Chief Officer within one month from the receipt of proposal or receipt of reply from the Project Proponent/s in respect of any requisition made by him, whichever is later.

4.1.4 The Planning Authority shall grant Occupancy Certificate or reject the application giving specific reason within fifteen days from the receipt of reply from the concerned officer.

12. General Stipulations :-

12.1 Development of basic infrastructure and amenities shall be completed by the Project Proponent/s to the satisfaction of the Collector either for whole or as per phases, of the project.

12.2 It shall not be mandatory for the Project Proponent/s to provide Amenity Space, inclusive housing as otherwise required as per regulation of Regional Plan / Development Plan, if any.

12.3 The Project Proponent/s shall plant indigenous trees at the rate of at least 150 trees per ha. and maintain it properly. The certificate to that effect issued by the Deputy Conservator of Forest or an Officer nominated by him for this purpose shall be produced by Project Proponent/s at the time of application for Final Occupation Certificate under Clause 11.

12.4 All the powers and functions that are supposed to be exercised by the Authority under this regulation shall be exercised by the Chief Officer / Chief Executive Officer of the concerned Planning Authority wherever applicable, excepting the powers to grant Letter of Intent under Clause-5 of this regulation.

Provided that, before grant or refusal to the Master Layout Plan, the Chief Officer / Chief Executive Officer of the Authority shall, consult the, concerned Divisional Joint Director of Town Planning as prescribed in Clause-6.3 and 6.4, if the Planning Officer posted in such Authority is below the rank of Joint Director of Town Planning, and to the concerned branch office of Town Planning as prescribed in Clause-6.6 and 11, if the Planning Officer posted in such Authority is below the rank of Assistant Director of Town Planning.

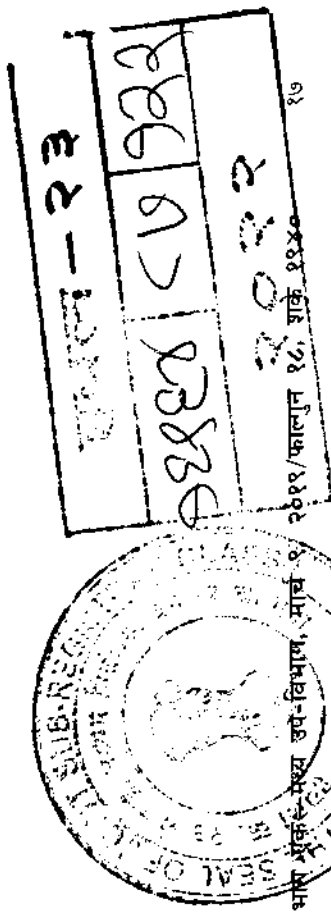
12.5 All the amounts of scrutiny fees, charges, premium etc. payable to the Government shall be deposited with the concerned Branch office of the Town Planning. In circumstances described in proviso of Clause 1 above, 50% of such amount shall be deposited with the concerned Branch office of the Town Planning, and 50% to the concerned Planning Authority.

12.6 The Project Proponent/s shall submit a bank guarantee of an amount equal to the 15% of estimated development cost required for development of the basic Physical infrastructure such as roads, water supply, drainage & garbage disposal, Trunk installations for power supply, fire brigade station & fire engines. Such development cost be worked out as per respective phases taking into consideration the phased programme for development of infrastructure with amenities under project as submitted and as required under clause 6.1. Certificate regarding estimated development cost shall be produced by the respective Architect of the project. If Bank Guarantee as mentioned above is submitted then separate security deposit shall not be insisted by the authority.

12.7 The Project Proponent/s shall construct and maintain the Fire Station building & Infrastructure at their cost. The project proponent shall post well-trained staff at fire station as per the recommendations of the Director of Fire Services, Maharashtra State / Chief Fire Officer of the concerned Authority, or the cost of staff appointed by Chief Fire Officer for this purpose shall be borne by the Project Proponent. The amount of all expenditure on such staff shall be the responsibility of the Project Proponent/s. After completion of fire station and as per requirement such fire brigade/station shall be handed over to the nearest respective authority on the terms and condition decided by the respective authority and project proponent.

12.8 Developer shall complete the Special Township Project within 10 years or such period as allowed by the Government from the approval to the master plan. Developer shall develop and maintain all infrastructures (internal street light, roads etc.) up to the completion of the STP project. Within such period, the concession in property tax levied by the respective Planning Authority shall be **66%** of normal rate as prescribed under the Maharashtra Municipal Council, Nagar Panchayat and Industrial Town ship Act, 1965 or Maharashtra Municipal Corporation Act. Such property tax shall be levied after the actual possession or issuing of Occupancy Certificate whichever is earlier.

Respective Planning Authority shall provide mandatory provisions like Birth and Death Registration Certificate etc. for the same period in such STP. Provided that the utilities like fire brigade, police station/ chawki etc. shall be handed over to the nearest respective Authority **at the** terms and condition decided by the respective authority.



महाराष्ट्र शासन राजपत्र असाधारण भाग प्रकट-मेधा उप-विभाग, मुंबई

12.9 Licensing to the Project Proponent/s - The respective Authority shall provide licenses to the Project Proponent/s for telephone Connection, power and other utilities in the Township area as per existing rules and regulations. After granting the license from the respective Authority, the project proponent/s shall provide utilities in the Township area as per the conditions laid down by the respective authority.

12.10 It shall be mandatory for the Project Proponent/s to provide **appropriate width of road as per existing width or as per easement rights** to the land not owned by the project proponent which is surrounded by the Township Area.

13. Special Concessions :-

13.1 Deemed conversion for Non-Agricultural (N.A.) Use :- The lands under approved Master Layout Plan shall be considered as deemed N.A. No separate permission shall be required under the provisions of Maharashtra Land Revenue Code, 1966. The amount of nonagricultural assessment shall be exempted to the extent of 50% of the normal rate for the land under Integrated Township Project.

13.2 Grant of Government land:- The Government land/s, if surrounded or adjacent by the lands owned by the Project Proponent/s, may preferably be granted to the Project Proponent/s, as per the rules and regulations to that effect, by the Revenue and Forest Department of the State Government. Maximum 10% of the total area under township shall be allowed to be included in such Township.

13.3 Concession in Stamp Duty:- For the purchase of land by project proponent for Township area or for the first transaction from Project Proponent/s to Purchaser of any unit under any user from approved Master Layout Plan or subsequent building plan under this Regulation, concession of 50% of stamp duty as otherwise required under the Mumbai Stamp Act, shall be granted. This concession will be available only at one stage i.e. either at the time of land purchase or at the time of sale of units. Also, if the project proponent assigns the rights to his own subsidiary companies for the running of the Amenities in such Township project as per the approved plan in such cases concession of 50 % of stamp duty as otherwise required under the Mumbai Stamp Act, shall be granted.

13.4 Exemption in payment of Development Charges:- 50 % of the amount of Development Charges under sub-section (3) of Section 124F of the said Act shall be exempted for institution use or, change of use of any land or building or, development of any land or building, proposed for project undertaken by a Project Proponent/s under this Regulation.

13.5 Relaxation from Mumbai Tenancy and Agriculture Land Act:- The condition that, only the agriculturist will be eligible to buy the agriculture land shall not be applicable to the Project Proponent/s for purchasing agriculture land for Integrated Township under this Regulation.

13.6 Exemption from Ceiling for holding agriculture land:- The limit for holding agriculture land, stipulated in the Maharashtra Agricultural Lands (Ceiling and Holdings) Act, 1961 shall not be applicable to the Project Proponent/s for development of Integrated Township Project under this Regulation.

13.7 Exemption from scrutiny fee:- The amount of scrutiny fee shall be exempted to the extent of 50% of the normal rate for building permission under Integrated Township Project.

13.8. Exemption from royalty on minor minerals:- The amount of royalty on minor minerals as per the Maharashtra Minor Mineral Extraction (Development and Regulation) Rules shall be exempted to the extent of 50% for the earth which is extracted while developing the land within Township area and fully exempted if the said excavated material is used in the same project.

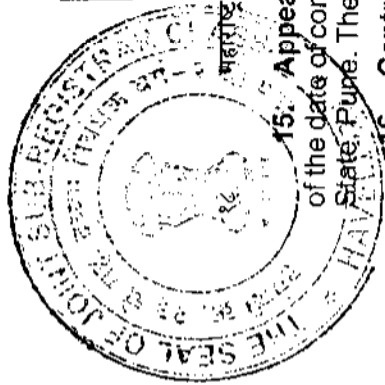
14. Transition Policy :-

14.1 It shall be permissible for the Project Proponent/s, to whom Special Township Project has already been granted location clearance and / or LOI or the project is ongoing wherein part Occupancy Certificate is granted before 26th December 2016 to -

(a) Continue such Special / Integrated Township Project under the erstwhile regulations under which LC is granted without considering these regulations.

(b) If the project proponents wish to develop Township according to this regulations then he may apply for grant of Letter of Intent or Master Layout Plan as the case may be wherever required, under this regulation.

14.2 If in case as described in Clause 14.1(b), the construction of the project is ongoing and the Occupation Certificate, either in fully or partly has granted or not been granted, it shall be permissible for the Project Proponent/s to choose an option to prefer this regulation subject to payment of premium as prescribed in Clause 7.1 and 7.2. In such cases premium shall be calculated on balance area which shall be the difference of FSI permitted as per earlier regulation and that being availed as per this regulation.



शुद्धी - २३

१९९८/८८/१२२

महाराष्ट्र शासन - स्वायत्तता भाग एक - मध्य उप-विभाग, मार्च ९, २०१९/फाल्गुन १८, शके १९४०

15. **Appeal :** - Anyone aggrieved by an order passed under prevailing byelaws may within forty days of the date of communication of the order prefer an appeal to the Director of Town Planning, Maharashtra State, Pune. The appeal shall be decided within 60 days.

16. **Control by the State Government** - Director of Town Planning M.S Pune is authorised on behalf of Government to monitor the Township Project and submit his report once in six months to Government.

17. Government may relax any provisions from this regulation considering the site condition of the particular project.

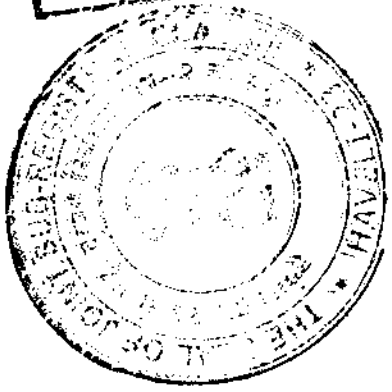
18. Read the concern Planning Authority / Special Planning Authority constituted under relevant Acts instead Collector, wherever applicable.

19. The rate of premium mentioned in the Regulation No.7.1.2 and 7.2.2 can be revised by the Government from time to time.

By order and in the name of the Governor of Maharashtra,

R. M. PAWAR,

Under Secretary to Government.



आयकर विभाग = २३	१३४३६	२०२२
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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

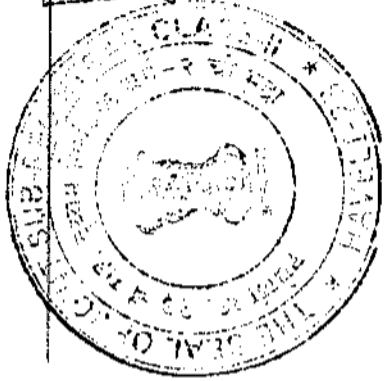
CITY CORPORATION LIMITED

09/10/2003

Permanent Account Number

AACCC2820K

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOV. OF INDIA

ANIRUDDHA P DESHPANDE

PRADYUMNA VASANT DESHPANDE

29/03/1960
Permanent Address Number

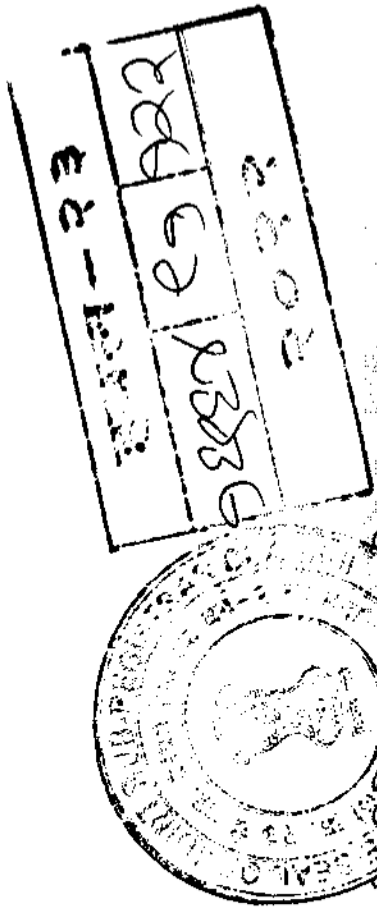
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Aniruddha P. Deshpande
Signature



28052007

Aniruddha P. Deshpande



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार

Unique Identification Authority of India
Government of India



E-Aadhaar Letter

नोंदणी क्रमांक./Enrolment No.: 2017/90106/09767

Aniruddha Pradyumna Deshpande (अनिरुद्ध प्रद्युम्न देशपांडे)

S/O: Pradyumna Deshpande, D 301 / 1 Modilbaug,
Ganeshkhind Road, Near Agriculture College,
Shivajinagar, Pune, Pune City, Pune,
Maharashtra - 411005

सूचना

- आधार ओळखीचे प्रमाण आहे, नागरीत्वचे नाही.
- ओळखीचे प्रमाण ऑनलाईन ऑथेंटिकेशन द्वारा प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

4000 7133 4138

तुमचा आधार क्रमांक/ Your Aadhaar No.:



Validity unknown
Digitally signed by ANIRUDDHA PRADYUMNA DESHPANDE
IDENTIFICATION AUTHORITY OF INDIA
Date: 2015.08.17 17:04:42 IST

आधार-सामान्य माणसाचा अधिकार

1547
1800 300 547
www.udaai.gov.in

WWW

www.udaai.gov.in

- आधार देशभरात मान्य आहे.
- आधार सारी आपण एकदाच नामांकन नोंदणीची आवश्यकता आहे.
- वृत्त्या आपल्या सध्याचा मोबाइल नंबर व ई-मेल पत्ता नोंदवा. यामुळे आपल्या विभिन्न सुविधा प्राप्त करण्यासाठी मदत मिळेल.

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अनिरुद्ध प्रद्युम्न देशपांडे
Aniruddha Pradyumna
Deshpande
जन्म तारीख/DOB: 29/03/1960
पुरुष / MALE



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
वडिलाचे/आईचे नाव: प्रद्युम्न
देशपांडे, डी 301 / 1
मोदीबाग, गणेशखिंड रोड,
अग्रीकल्चर कॉलेज जवळ,
शिवाजीनगर, पुणे, पुणे
शहर, पुणे,
महाराष्ट्र - 411005

Address:
S/O. Pradyumna Deshpande, D 301 /
1 Modilbaug, Ganeshkhind Road,
Near Agriculture College,
Shivajinagar, Pune, Pune City,
Pune,
Maharashtra - 411005



4000 7133 4138

4000 7133 4138

आधार-सामान्य माणसाचा अधिकार Aadhaar-Aam Admi ka Adhikar



भारत 227977
GOVERNMENT OF INDIA



मिनल सुजय ठाकरे
MINAL SUJAY THACKER
DOB: 04.12.1982
Gender: Female



5737 7859 5539

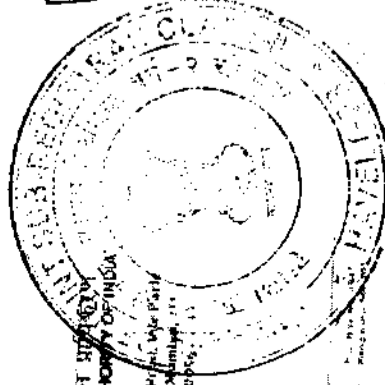
आधार - आम आदमी का अधिकार



भारतीय विश्व गृहवासी प्रमाणिका
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार कार्ड पर दी गई जानकारी
सर्वोच्च न्यायालय, नई दिल्ली
400002

Address:
Nizami 387, 1st & 2nd Floor, 1st Floor
(West), Mumbai, Maharashtra, 400059



आधार कार्ड - 23		
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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MINAL SUJAY THACKER
ASHOK DEVRAJ GUNDECHA

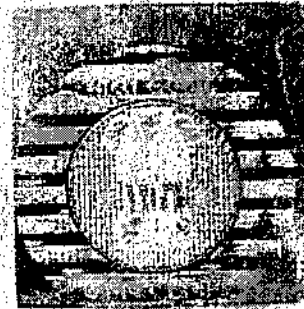
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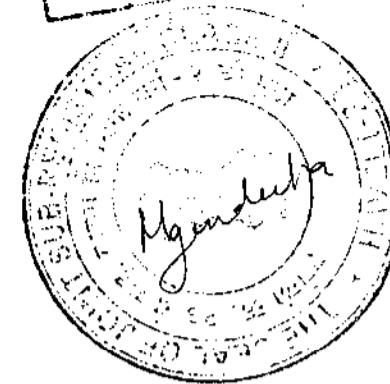
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M. Thacker

Signature



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Page: 03 of 03

पावती

पावती क्र. 355

दिनांक 11/06/2010

गावाचे नाव हवेली

दस्तावेजाचा अनुक्रमांक हवल3 - 05743 - 2010

दस्तावेजाचा प्रकार गुवतारकस

सादर करणाऱ्याचे नाव: सिटी कॉर्पोरेशन लि. तर्फे संचालक श्री अनिरुद्ध प. गु. देसाय

नॉटणी फी	100.00
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सज्ज्यात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (6)	220.00
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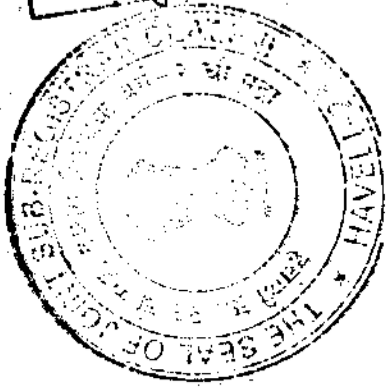
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मोबदला: 0 रु.

भरतसे मुद्रांक शुल्क: 500 रु.

सह मुख्यम निबंधक वर्ग-२
हवेली व गुणे



हवेली - २३

05/06/2010

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भारतीय नै र आधिक

भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

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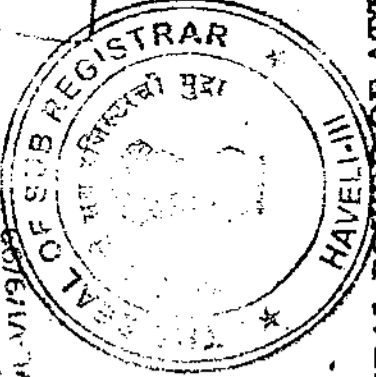
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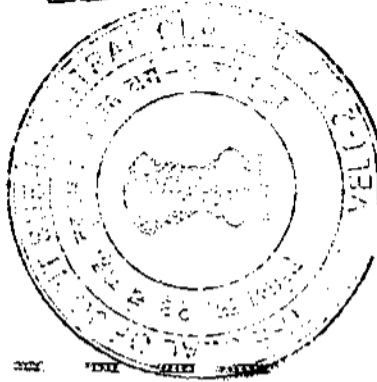
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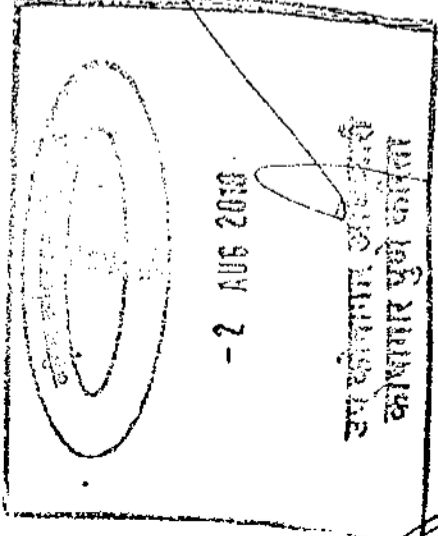


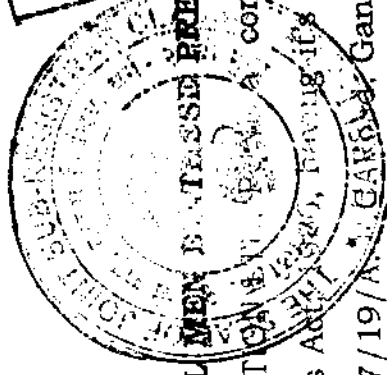
GENERAL POWER OF ATTORNEY

THIS GENERAL POWER OF ATTORNEY IS MADE AND EXECUTED
THIS 11th DAY OF August 2010, AT PUNE



हवल - 2
98888 04 982
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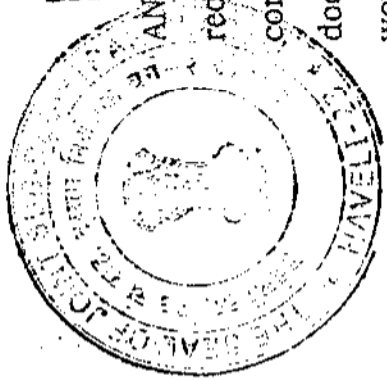
KNOW YE ALL MEN BY THESE PRESENT THAT, We M/s CITY COOPERATION, a company registered under the Companies Act, 1929, having its registered office at City Chambers, 917/19/A, GANESHWADI, Pune-411004 through its Managing Director **Shri. Aniruddha Pradyumna Deshpande**, Age-50 Years, Occupation- Business, R/at- D 301, 1 Modibaug, Ganeshkhind Road, Pune-400016.

Do hereby appoint and constitute **Mr. Pravin Chandrakant Jadhav**, Age: 28 years, Occ. Service, R/o- S. No. 203, Sadestaranali, Ganesh Nagar, Hadapsar, Pune- 411028 my Attorney to represent me before the sub-registrars of all Haveli Offices in Pune District, at all times as may be necessary, and to present before them for registration of Agreements, Development Agreements, Correction Deeds, Power of Attorneys, Confirmation Deeds, Joint Venture Agreements, Cancellation Deeds, Agreement to sell, Sale Deeds, Agreement to Lease, Lease deed, Deed of Assignment, Affidavits, Forms and all other deeds incidental thereto. by whatsoever name would have been executed and signed by me on behalf of Company pertaining to lands at village Sadesatranalli, Hadapsar, Manjari and Mundhawa at Taluka Haveli District Pune etc.

AND to admit my signature of execution of all the said documents i.e. Development Agreements, Correction Deeds, Power of Attorneys, Confirmation Deeds, Joint Venture Agreements, Cancellation Deeds, Agreement to sell, Sale Deeds, Agreement to Lease, Lease Deed, Deed of Assignment, Affidavits, Forms and all other incidental deeds and documents and to do any act, deed or thing as may be necessary to complete the registration of all above mentioned documents and after their due registration to give proper receipt and discharge of the same.

8408/2/2
202





AND generally to do all acts and things, as shall be required to be done for the presentation, admission and completion of registration process of all above mentioned documents, deeds, affidavits forms etc. as if the said act would have been done by me on behalf of Company.

AND I do hereby agree and declare that the acts done by my said Attorney shall be valid and binding on me, which I undertake to ratify and confirm, whenever required.

IN WITNESS WHEREOF, I have signed this General Power of Attorney on this 11th day of August, 2010 at Pune.

Aniruddha Pradyumna Deshpande

[Signature]

Authorised Signatory for
City Corporation Ltd, Pune
EXECUTANT

Witnessess.

1. Sign: *[Signature]*
Name: Sunil K. Shinde
Address: Kaleba Peth
Pune - 411 011

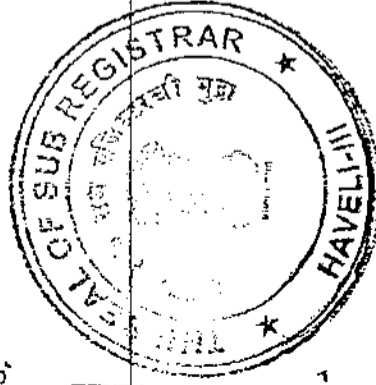
Mr. Pravin Chandrakat Jadhav

[Signature]

I accept the powers.

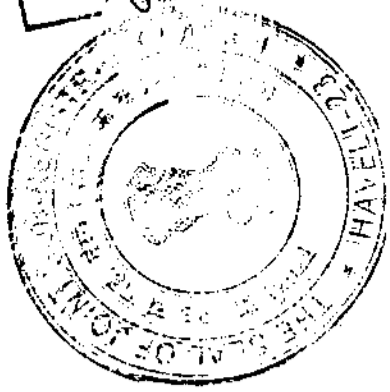
Power of Attorney Holder

2. Sign: *[Signature]*
Name: Pradeep Gangrade
Address: Hadasar, Pune - 28.



[Signature]
4084 3/2
2020

हवेली-३३
१८३४३६
२०२०



आयकर विभाग
INCOME TAX DEPARTMENT
SWARNIL GAUTAM WANTED
GAUTAM MAHARAJ WANTED

08/07/2020
Permitted to sign only
BQIP/2020/22

Signature

भारत सरकार
GOVT OF INDIA



03062010



हवेली-३३
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२०२०

11/08/2010 दुय्यम निबंधक:

4:26:39 pm इवेली २ (हवेली)

दस्त क्रमांक : 5743/2010

दस्तावा प्रकार : मुखत्यारनामा

नु क्र. पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा दसा

नाम: मिटी कंजारेसन नि. तर्फे संचालक श्री. अनिरुध्द

रि. पुणे देणार

1

प्रमुख संचालक

पत्ता: घर/फ्लॅट नं. को. 401.1 भावेली भाग पश्चिमखिंड रोड

पुणे 16

मालकी/रक्कम

ईमारतीचे नाव

ईमारत नं.

पेटा/कसाबत

शहर/गाव

सही: *K. K. Pandey*

नाम: श्री. प्रविण बद्रकांत जाधव

लिहून देणार

2

पत्ता: घर/फ्लॅट नं. साईसतलान्की हउपस पुणे 28

मालकी/रक्कम

ईमारतीचे नाव

ईमारत नं.

पेटा/कसाबत

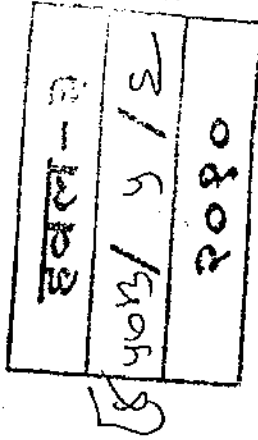
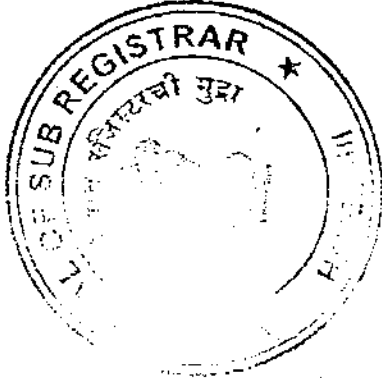
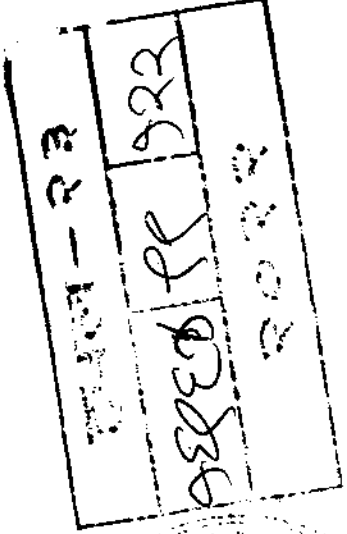
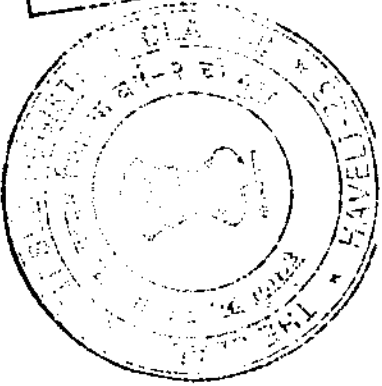
शहर/गाव

मालकी

पिन नमबर

[Signature]

71838 - 17823





द्वितीय भाग - 2

५२५३

दस्तावेज संख्या (5743/2010)

1810000 2 0106 040 10 000 0 0000

संस्कृत-भाषा-विभाग, दिल्ली विश्वविद्यालय

THE UNIVERSITY OF CHICAGO

2022-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-105

[illegible]

1. Introduction

दस्तावेजों पर आधारित प्रमाणों के बिना ही सशस्त्र सं. १९७२ का काम कर दिया जाता है।
 जिस विचार का उपयोग भी किया गया है। (कोणत्याही सीतनी)
 वास्तव में, अखिल आंदोलन का नाम प्रवर्तक के बिना, अखिल आंदोलन है।

शुद्धता नं. : सी. सं. : (आ. सं. सं.) : 11/08/2010 9:11:34 AM

शुक्रवाक्य ५: २: ५१ (५१) ११/०३/२०१० ०४:२५:०५

मिळकू न : ए. व्हा : (मूल्या) 11/04/2010 04:28:43

Accepted: 27 May 2010
 Published online: 17 October 2010

Page 4 of 100
11/08/2010 04:27 PM

31100000

दृष्ट्वा त्रैलोक्यं पाद्या अंजलीं च दृष्ट्वा असौ निवेदी

महर्षिगणः सर्वभूतानां च त्वं श्री ओम्कार गणवितात.

श्री गुरुदेव ! श्रीगणेशाय नमः ।

11/1/2011

2000

2000

1. The first part of the document is a title page. It contains the title "THE HISTORY OF THE UNITED STATES OF AMERICA" and the author "BY JAMES MADISON".

100

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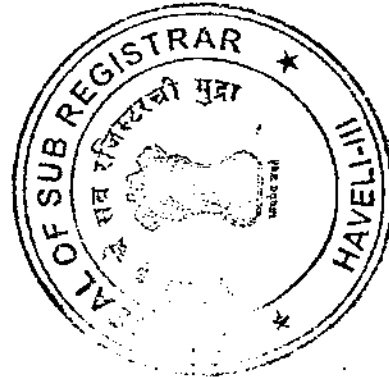
~~Handwritten signature and date: 10/10/10~~

प्रमाणीत करण्यात वंते की,
दस्तावेज एकूण ६००० पाने आहेत.

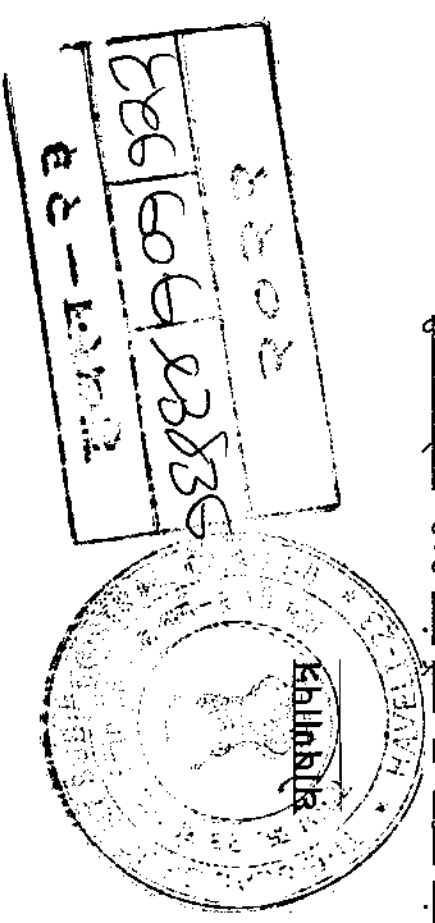
सह दुयम स्थिक जिली क. २

जय
-वहिले नंबरचे पुरतकाळे
P. P. B. नं. 1 नोंदला

सह दुयम निबंधक हवेली का. व.
दिनांक: १५/८/१९५९



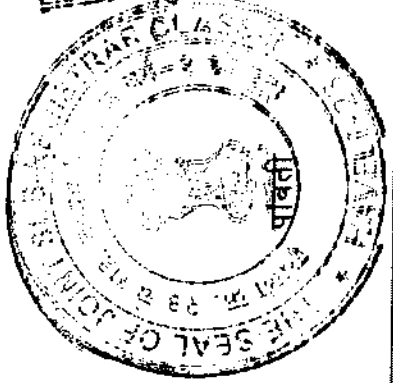
२०४०	३/३/१९७८	हवेली - ३
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मी श्री. प्रविण चंद्रकांत जाधव, रा. सर्व्हे नंबर २०३, साडेसतरानळी, गणेशनगर, हडपसर पुणे ४११०२८, या द्वारे घोषित करतो की, दुय्यम निबंधक हवेली क्र.२३, पुणे यांचे कार्यालयात लिज डिड या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. या दस्तावर सिटी कॉर्पोरेशन लि. तर्फे व्यवस्थापकीय संचालक म्हणून श्री. अनिरुद्ध प्रद्युम्न देशपांडे यांनी सही केलेली आहे. सदर दस्त नोंदणीस सादर करणेसाठी तसेच नोंदणी प्रक्रिया पूर्ण करणेसाठी मला कुलमुखत्यारपत्र दिनांक ११/०८/२०१० नोंदणी क्रमांक ५७४३/२०१० अन्वये श्री. अनिरुद्ध प्रद्युम्न देशपांडे यांनी अधिकार दिलेले असून सदरचे कुलमुखत्यारपत्र त्यांनी रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्ति कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिल. याची मला जाणीव आहे.

दिनांक : २६/०७/२०२२

(प्रविण चंद्रकांत जाधव)



322/10599

Monday, July 04, 2022

11:09 AM

गावाचे नाव विलेपार्ले

दस्तावेजाचा अनुक्रमांक: बंदर-1-10599-2022

दस्तावेजाचा प्रकार : कुलमुखत्यारपत्र

मादर करणाऱ्याचे नाव: मितल सुजय ठडकर

मोदणी फी
दस्त दानाळणी फी
पुण्याची मंड्या: 12

परकूण:

रु. 340.00

आपणान मूल दस्त, श्वतान प्रिद, मुकी:- अदाजे
11:28 AM द्या वेळेत मिळाले.

वाजार मूल्य: रु. 1/-

मेप्रचन: रु. 0/-

मर्यादे मुद्राक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रकम: रु. 240/-

डीडी/धनादेशांगी ऑर्डर क्रमांक: 0207202201346 दिनांक: 04/07/2022

बँकचे नाव व गना:

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

डीडी/धनादेशांगी ऑर्डर क्रमांक: MH004404867202223E दिनांक: 04/07/2022

बँकचे नाव व गना:

Mgunde

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 04/07/2022

Name of Branch

Scroll No., Date

90/10/2022

with RBI

Department ID:

NOTE:- This challan is valid for deposit only in Sub Registrar office only.

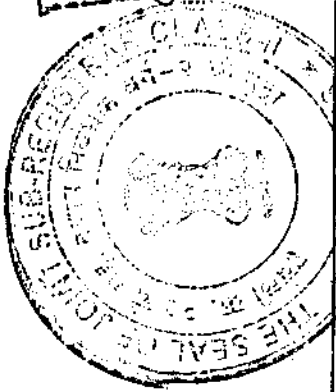
सदर चलान केवल दफ्तरी कार्यालय मध्येच देण्यात यावे अन्यथा अमान्य ठरेल.

आदी.



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UsrId	Defacement Amount
1	(IS)-322-10599	0002220*14202223	04/07/2022-11:09:13	IGR186	100.00
2	(IS)-322-10599	0002220*14202223	04/07/2022-11:09:13	IGR186	500.00
Total Defacement Amount					600.00



2022-23
9288908922
2022

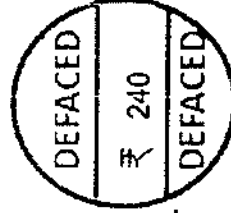


Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0207202201346	Receipt Date	04/07/2022
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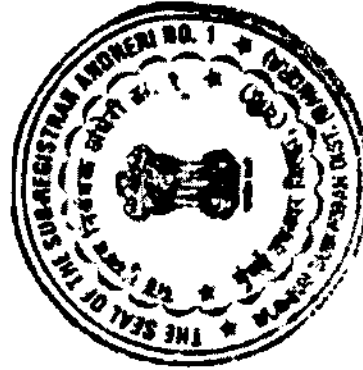
Received from Minal Sujay Thacker, Mobile number 9819019738, an amount of Rs.240/-, towards Document Handling Charges for the Document to be registered on Document No. 10599 dated 04/07/2022 at the Sub Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District.



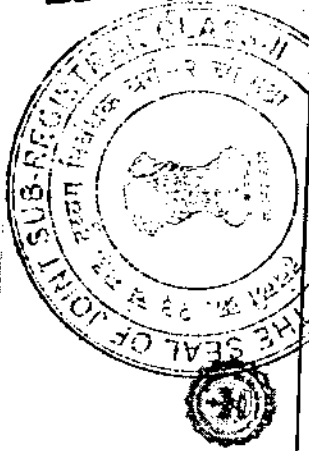
Payment Details

Bank Name	sbiepay	Payment Date	02/07/2022
Bank CIN	10004152022070201251	REF No.	202218371696517
Deface No	0207202201346D	Deface Date	04/07/2022

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



2022-23
9092
2022



CHALLAN 033	
98888904	922
MTR Form Number-6	



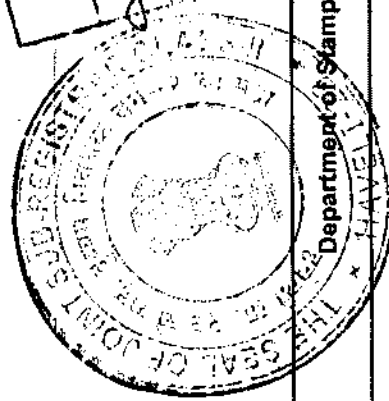
GRN	MH0045086708223E	BARCODE	Date		01/07/2022-15:24/24	Form ID	48(f)
Department	Inspector General of Registration		Payer Details				
Stamp Duty			TAX ID / TAN (If Any)				
Type of Payment Registration Fee			PAN No. (If Applicable)				
Office Name	BORIJT SUB REGISTRAR ANDHERI NO 1		Full Name				
Location	MUMBAI		MINAL SUJAY THACKER				
Year	2022-2023 One Time		Flat/Block No.				
Account Head Details			Premises/Building				
Amount In Rs.			NIRANT				
0030045501	Stamp Duty		500.00				
0030063301	Registration Fee		100.00				
Road/Street			VILE PARLE WEST				
Area/Locality			MUMBAI				
Town/City/District			MUMBAI				
PIN			4 0 0 0 5 6				
Remarks (If Any)			SecondPartyName=AJIT VITHOBA BHATKAR-CA=0-Marketval=0				
Amount In			Six Hundred Rupees				
Words			600.00				
Total			600.00				
Payment Details			PUNJAB NATIONAL BANK				
Cheque/DD Details			FOR USE IN REGISTERING BANK				
Cheque/DD No.			Bank CIN	Ref. No.	03006172		
Name of Bank			Bank Date	RBI Date	01/07/2022-15:24		
Name of Branch			Bank Branch	PUNJAB NATIONAL BANK			
Scroll No. , Date			Not Verified with Scroll				

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

Mobile No. : 9818353838
Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document, and.

JOYED	
2022	

2022-23
9819019738
2022



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	0207202201346
Date	02/07/2022

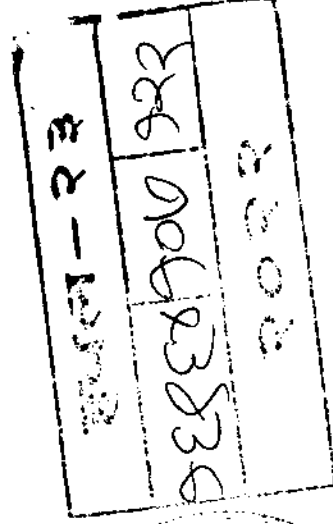
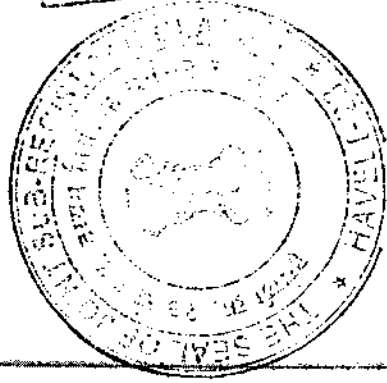
Received from Minal Sujay Thacker, Mobile number 9819019738, an amount of Rs.240/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District.

Payment Details		
Bank Name	sbiepay	Date
Bank CIN	10004152022070201251	REF No.
		202218371698517

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



2022-23
9819019738
2022



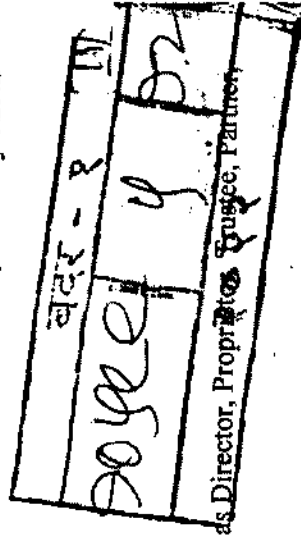
POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I,
MINAL SUJAY THACKER (Pan No. AHMPG1958J), an adult, Indian Inhabitant, having
address at Nirant 387, situated at S. V. Road, Vile-Parle (West), Mumbai 400 056, do hereby SEND

GREETINGS:

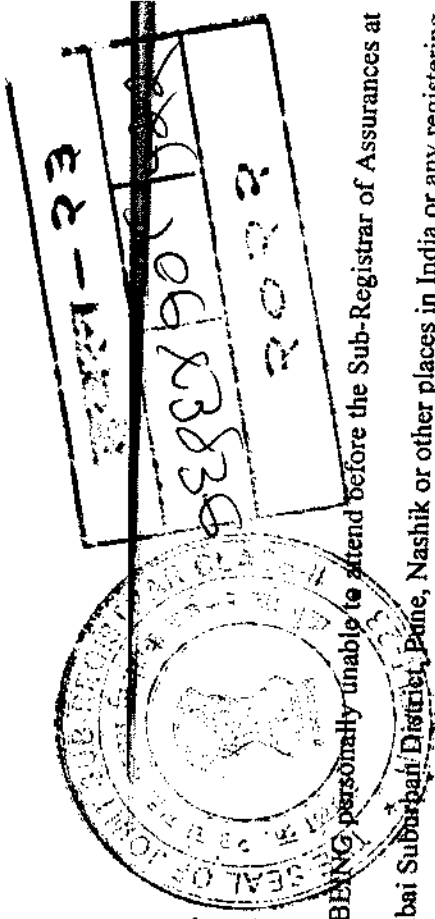
WHEREAS:

I am required to sign various documents in my capacity as Director, Proprietor, Trustee, Partner,
Member of A.O.P. and companies.



AND WHEREAS, Some of the documents/ Agreement/ Lease Deed/ Leave and License
Agreement/ Agreement for Sale / Sale Deed/ Rectification Deed are required to be lodged for
registration before the Sub-Registrar of Assurances at Mumbai city, Mumbai Suburban District,
Pune, Nashik, or other places in India or any registering authority appointed under the Indian
Registration Act for the time being in force having the jurisdiction and I am required to attend the
Sub-Registrar and admit execution thereof.

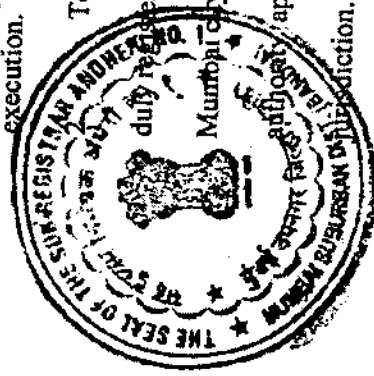
Mysudha & [Signature]



AND WHEREAS BEING personally unable to attend before the Sub-Registrar of Assurances at Mumbai city, Mumbai Suburban District, Pune, Nashik or other places in India or any registering authority appointed under the Indian Registration Act for the time being in force having the jurisdiction to lodge such documents/ Agreement/ Lease Deed/ Leave and License Agreement/ Agreement for Sale / Sale Deed/ Rectification Deed and admit execution thereof, I am desirous of appointing some proper person to represent myself for the purpose hereinafter set forth.

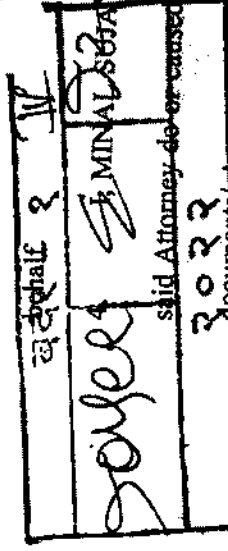
NOW KNOW YE AND THESE PRESENTS WITNESS THAT I, MINAL SUJAY THACKER, do hereby nominate and constitute and appoint MR. AJIT VITHOBA BHATKAR (PAN: AELPB2540M), an adult, Indian Inhabitant, presently residing at Flat no. 102, C wing, Kohinoor Nandan, Zадgaon Nakka, Maghi Ganpati, Ratnagiri 415612 to be my "TRUE AND LAWFUL ATTORNEY" (hereinafter referred to as "the said Attorney") for me and on my behalf and in my name to do the following acts, deeds, matters and things that is to say:

1. To present and lodge for registration in the office of the Sub-Registrar of Assurances which is signed & executed by me at Registrar of Assurances and Sub Registrar Office, at Mumbai city, Mumbai Suburban District, Pune, Nashik, or other places in India or any registering authority appointed under the Indian Registration Act for the time being in force having the jurisdiction in relation to registration of documents/ Agreement/ Lease Deed/ Leave and License Agreement/Agreement for Sale / Sale Deed, Rectification Deed executed by me to admit execution.

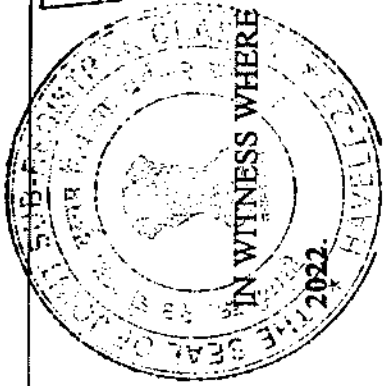


To receive and sign and execute the receipts and other papers to collect the documents duly registered in the office of the concerned Registrar of Assurances and Sub Registrar Office, at Mumbai city, Mumbai Suburban District, Pune, Nashik, or other places in India or any registering authority appointed under the Indian Registration Act for the time being in force having the jurisdiction.

3. To present me before the government, semi government Collector, Tehsildar, Municipal Corporation, Mhada, society and/or any other local/private authorities to attend all matters on my



MINAL SUJAY THACKER, hereby agree to ratify and confirm all whatsoever my said Attorney do or caused to be done by virtue of these presents, with respect to admission of



2022-07-01	922
------------	-----

IN WITNESS WHERE I have put my hand on this Power of Attorney on the 01st day of July,



SIGNED AND EXECUTED by the

Within named "Executant"

MS. MINAL SUJAY THACKER

In the presence of Jinal

Prastha

Minal



Signature of Constituted Attorney
MR. AJIT VITHOBA BHATKAR

Jinal

WITNESSES:

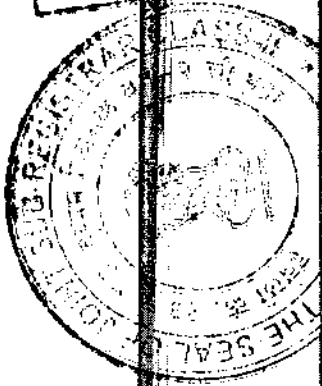
1. Ms. Jinal Mehta
504, Sunil Apt., Gajanan Colony Road,
Goregaon West, Mumbai 400104
2. Ms. Dipti Tambe
B-303, Solitaire 2, Shree Prastha,
Nallasopara West, Palghar 401203

Jinal

Dipti



2022-07-01	922
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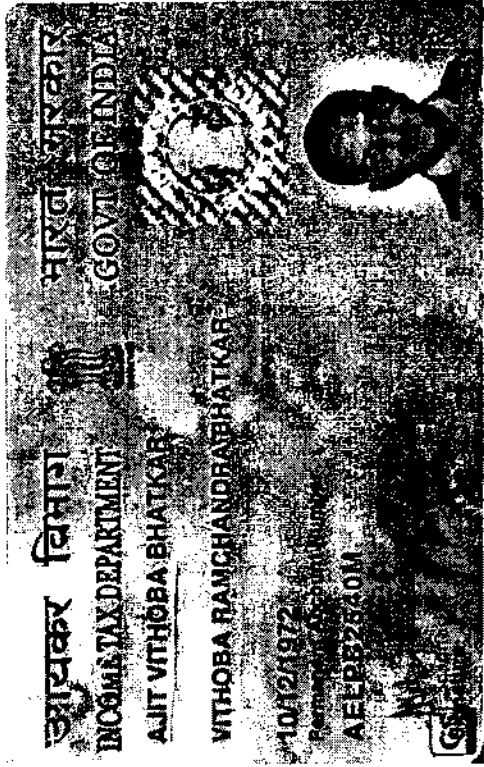
बदर - २३

२६०६१०८८८८

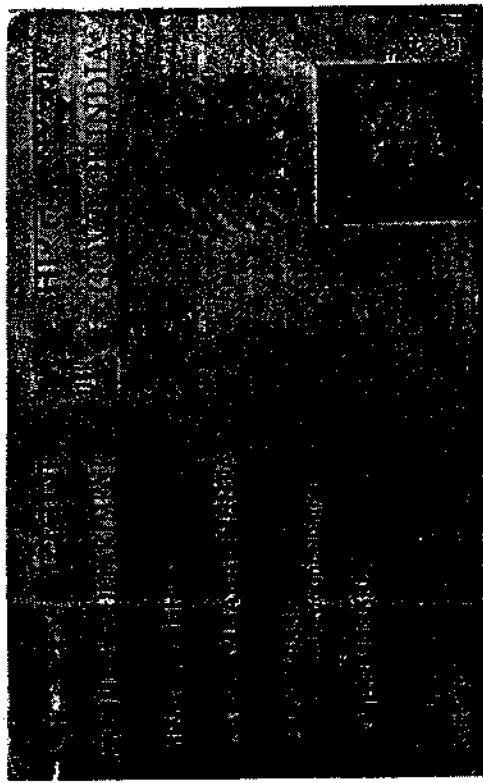
२०२३



Handwritten signature



Handwritten signature and a circular stamp



Handwritten signature

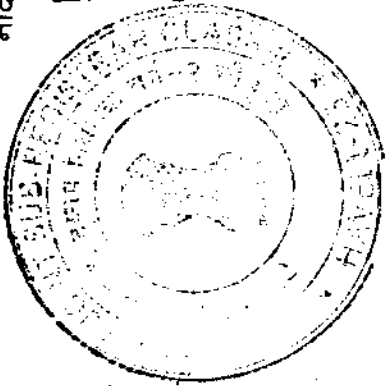


बदर - २
२०१०८



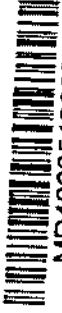
भारत सरकार
Unique Identification Authority of India

नोंदविण्याचा क्रमांक / Enrollment No.: 0000/00307/44864

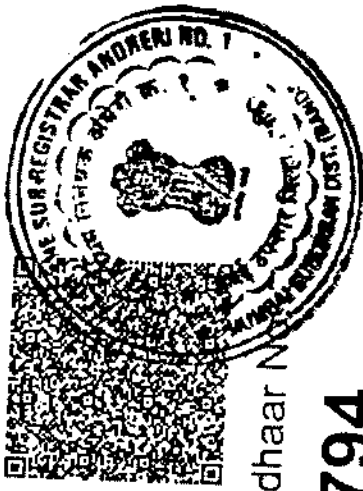


क्रमांक - २३	
अजित विठोबा भाटकर	०९७३१११२२३
Ajit Vitthoba Bhatkar	
C/O, २०२२	
Flat No. 102, C Wing, Kothnoor Nandan Zadgaon Naaka	
Manghi Ganpati Ratnagiri	
Zadgaon	
Ratnagiri	
Ratnagiri	
Maharashtra 415612	
9833878113	
49295426	
MD492954262FH	

49295426



MD492954262FH



आपला आधार क्रमांक / Your Aadhaar No.

2030 0973 0794

माझे आधार, माझी ओळख



भारत सरकार

अजित विठोबा भाटकर

Ajit Vitthoba Bhatkar

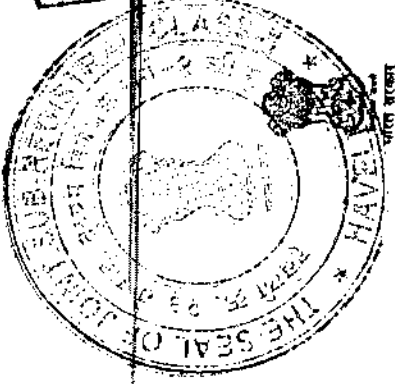
जन्म तारीख / DOB : 10/12/1972

पुरुष / Male

क्रमांक - २३	०९७३१११२२३
2030 0973 0794	

2030 0973 0794

CS माझे आधार, माझी ओळख

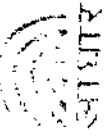


सुरक्षा-२३

११२१२३

०६४६०

२०२२



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1081/21012/00346

To,

मीनल सुजय ठाकरे

MINAL SUJAY THACKER

NIRANT 387,

S. V. ROAD,

Vile Parle (West)

Mumbai Mumbai

Maharashtra 400056

9820029231

03/02/2012

Ref. 68 / 04C / 84272 / 84467 / P



UE128342351IN



आपला आधार क्रमांक / Your Aadhaar No.

5737 7859 5539

आधार - सामान्य माणसाचा अधिकार



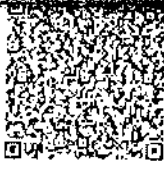
भारत सरकार
GOVERNMENT OF INDIA

मीनल सुजय ठाकरे

MINAL SUJAY THACKER

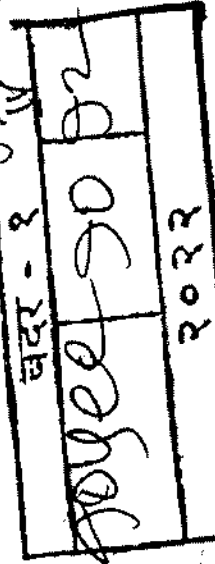
जन्म वर्ष / Year of Birth : 1985

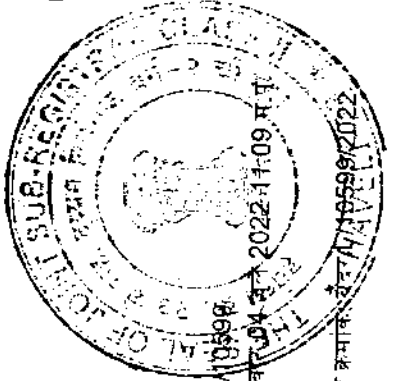
स्त्री / Female



5737 7859 5539

आधार - सामान्य माणसाचा अधिकार





दस्तावेज - २३	
९८८०	९९३९२२
दस्त गोपकाय मसुदा	

नदर
दस्त क्रमांक: 10599/2022

वाट्टार मूल्य: रु. 01/-

मोवदला: रु. 00/-

अगलेवे मुद्रांक शुल्क: रु. 500/-

डु. नि. मद्र. डु. नि. वदरग १ यांचे कार्यालयाल

अ. क्र. 10599 वर दि. 04-07-2022

रोंजी 11:07 म.प. वा. दजरा केला.

पावती: 11810

पावती दिनांक: 04/07/2022

मारगराणांचे नाव: मिनल सुजय ठक्कर

नॉरणी की

रु. 100.00

दस्त हाताकणी की

रु. 240.00

पुटांची मख्या: 12

दस्त देज करणाऱ्याची मही:

एकुण: 340.00

Mgundecha

Signature

दुय्यम निबंधक, अंधेरी-1

ह. दुय्यम निबंधक, अंधेरी क्र. १

सहजुय्यम निबंधक, अंधेरी क्र. १

Signature
सह. दुय्यम निबंधक, अंधेरी क्र. १

मुद्रांक शुल्क: ६ जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून @ त्यामुळे कोणतीही स्थावर मालमना विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 04 / 07 / 2022 11 : 07 : 48 AM ची वेळ: (मादरीकरण)

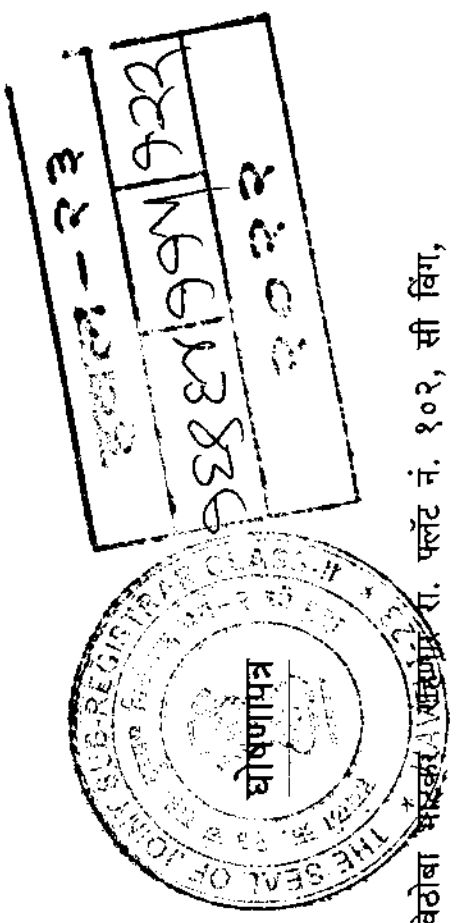
शिक्का क्र. 2 04 / 07 / 2022 11 : 08 : 49 AM ची वेळ: (फी)



वदर - १ IV	
90yee	99 92
२०२२	

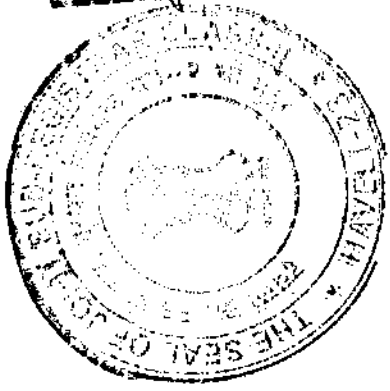
चा प्रकाशः : अन्तर्मन्त्रागमः

Stamm Nutrilife® Rejuvenation Fuel 100% Natural Instant Handling Charge!



食

(श्री. अजित विठोबा भाटकर)
कुलमुखत्यारधारक



22-1-22

226306103830

2202

भारत सरकार
GOVT. OF INDIA

भारत सरकार
GOVT. OF INDIA

भारत सरकार
GOVT. OF INDIA

भारत सरकार
GOVT. OF INDIA

आयकर विभाग

INCOME TAX DEPARTMENT

AJIT VITHOBA BHATKAR

VITHOBA RAMCHANDRA BHATKAR

10/12/1972

Permanent Account Number

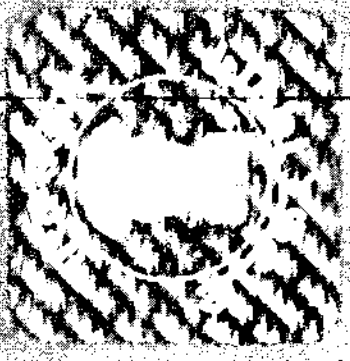
AELPB2540M

[Signature]

Scanned with
CamScanner

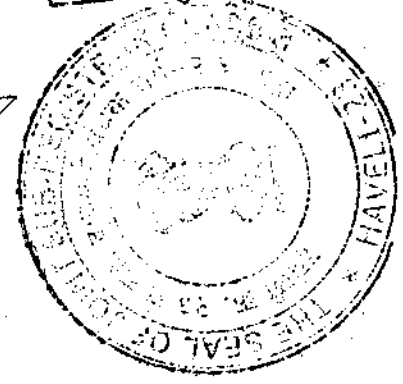


भारत सरकार
GOVT. OF INDIA



12032013

[Signature]



Page No.	23
Date	08/09/2022
Page No.	2022



भारत सरकार
Unique Identification Authority of India

नॉदविण्याचा क्रमांक / Enrollment No.: 0000/00307/44864

To
अजित विठोबा भाटकर
Ajit Vithoba Bhatkar
C/O,

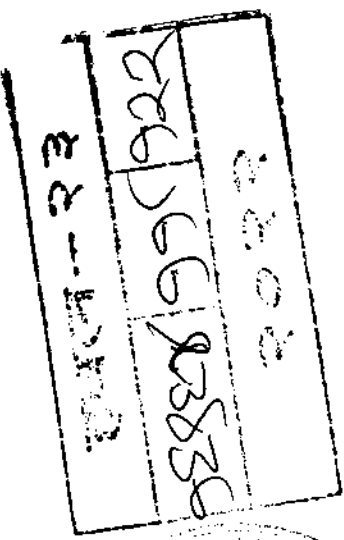
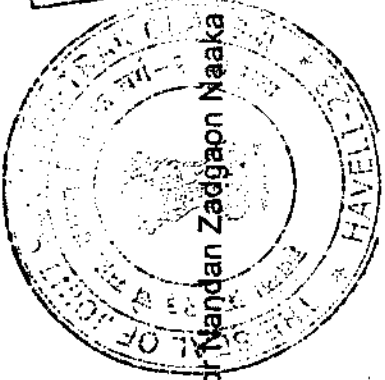
Flat No.102, C Wing, Kohinor Nandan Zadgaon Naaka
Maghi Ganpati Ratnagiri
Zadgaon
Ratnagiri
Ratnagiri

Maharashtra 415612
9833878113



MD492954262FH

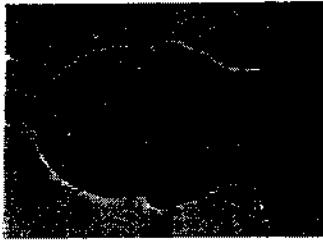
49295426



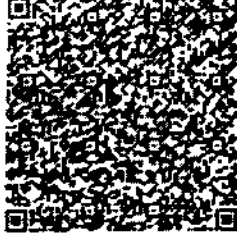
आपला आधार क्रमांक / Your Aadhaar No. :

2030 0973 0794

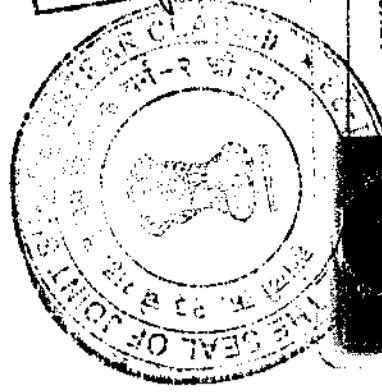
माझे आधार, माझी ओळख



अजित विठोबा भाटकर
Ajit Vithoba Bhatkar
जन्म तारीख / DOB : 10/12/1972
पुरुष / Male



2030 0973 0794



23-1-23

2383

2022

ADVOCATE

BAR COUNCIL OF
MAHARASHTRA & GOA

HIGH COURT, BOMBAY

Q. 2267 3371/ 2265 6567

NAME : Dipti Shirish Kajwadkar

RESIDENCE Tal-Malegaon, Dist-Nasik.

ROLL No.: Mah/3306 / 2007

ENROLLED ON : 2/8/2007

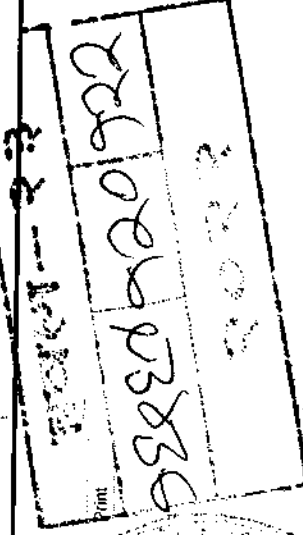
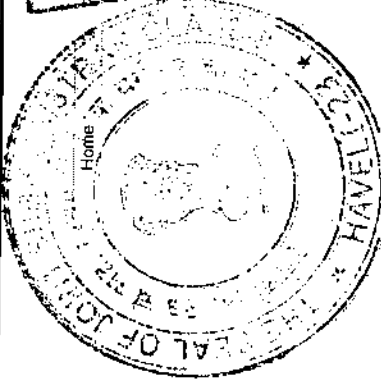
DATE OF BIRTH : 23/10/1984

SECRETARY

Dipti Shirish Kajwadkar

Secretary

Valuation ID : 202207265062		मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)		26 July 2022, 03:11:58 PM हवल23													
मूल्यांकनाचे वर्ष :		2022		पुणे													
जिल्हा		तालुका		तालुका : हवेली विभागाचे नाव : (वि.क्र.30) हडपसर (पुणे महानगरपालिका)													
उपमूल्य विभाग :		30/469-अॅमेनोरा नगर वसाहत		पाईपलाईन लस्त्यालगतची दोन्ही बाजूचे क्षेत्र (वाढीव हदद)													
क्षेत्राचे नाव :		Pune Municipal Corporation															
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर <table border="1"> <thead> <tr> <th>खुली जमीन</th> <th>निवासी सदनिका</th> <th>कार्यालय</th> <th>दुकाने</th> <th>औद्योगिक</th> <th>मोजमापनाचे एकक</th> </tr> </thead> <tbody> <tr> <td>29370</td> <td>75560</td> <td>97980</td> <td>134420</td> <td>0</td> <td>चौ.मीटर</td> </tr> </tbody> </table>						खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	29370	75560	97980	134420	0	चौ.मीटर
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक												
29370	75560	97980	134420	0	चौ.मीटर												
मिळकतीचे क्षेत्र		500 चौ.मीटर		Layout Plot													
Applicable Rules :																	
1) 500चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100% मूल्य दर =29370/- 500चौ.मीटर क्षेत्रासाठी मूल्य = 300 * 29370 = 14685000/-																	
जमीनीचे एकावित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य = 14685000 + 0 = Rs.14685000/- = ☐ एक करोड सहाचाळीस लाख पंध्याऐशी हजार /-																	



524/16964

मंगळवार, 26 जुलै 2022 4:22 म.नं.

दस्त गोपवारा भाग-1

हवल23 929/922
दस्त क्रमांक: 16964/2022

दस्त क्रमांक: हवल23 /16964/2022

बाजार मुल्य: रु. 1,46,85,000/- मोबदला: रु. 30,00,000/-

भरलेले मुद्रांक शुल्क: रु.6,61,000/-

दु. नि. सह. दु. नि. हवल23 यांचे कार्यालयात

अ. क्र. 16964 वर दि.26-07-2022

रोजी 4:17 म.नं. वा. हजर केला.

पावती: 18123

पावती दिनांक: 26/07/2022

सादरकरणाचे नाव: सिटी कॉर्पोरेशन लि. तर्फे व्यवस्थापकीय संचालक श्री. अनिरुद्ध प्रद्युम्न देशपांडे तर्फे कबुलीजबाबासाठी कु. सु. म्हणून श्री. प्रवीण चंद्रकांत जाधव

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2500.00

पृथांची संख्या: 125

एकुण: 32500.00

दस्त हजर करणाऱ्याची सही:

Jt. Sub Registrar Haveli 23

Jt. Sub Registrar Haveli 23

दस्ताचा प्रकार: लीजडीड

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

शिका क्र. 1 26 / 07 / 2022 04 : 17 : 39 PM ची वेळ: (सादरीकरण)

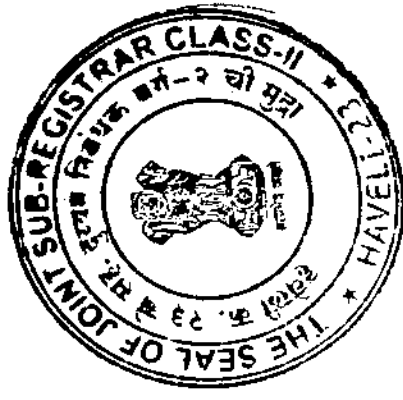
शिका क्र. 2 26 / 07 / 2022 04 : 19 : 38 PM ची वेळ: (फी)

प्रतिज्ञापत्र

आम्ही लिहून देणार व लिहून घेणार
सत्य प्रतिज्ञेवर लिहून देतो की मदार दस्तास
जोडलेली एक कागदपत्रे ही असतील व खरी
असून ती खोटी व हनायट आढळून आल्यास
नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये
होणाऱ्या कायदाहीत आम्ही जबाबदार राहू.

लिहून घेणार

लिहून देणार

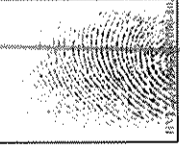


दस्त गोपवारा भाग-2

हवल23
दस्त क्रमांक: 16964/2022

26/07/2022 4 57:42 PM

दस्त क्रमांक :हवल23/16964/2022
दस्ताचा प्रकार :-लीजडीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा उमा
1	नाव:मिठी कॉर्पोरेशन लि. तर्फे व्यवस्थापकीय मंचालक श्री. अनिरुद्ध प्रद्युम्न देशपांडे तर्फे कवुलीजवावामाठी कु. मु. म्हणून श्री. प्रवीण चंद्रकांत जाधव पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: सिटी चेंबर, 917/19ए, एफ. सी. रोड, पुणे, महाराष्ट्र, पुणे. पॅन नंबर: AACCC2820K	भाडेकरू वय :-40 स्वाधर्मी-		
2	नाव:मिठीवाई देवराज गुंडेचा फौंडेशन तर्फे विश्वमन मीनल ठडकर तर्फे कवुलीजवावामाठी कु. मु. म्हणून श्री. अजित विठोबा भाटकर पत्ता:प्लॉट नं. -, माळा नं.: पहिला मजला, , इमारतीचे नाव: अशोक राज बिल्डिंग, ब्लॉक नं. -, रोड नं.: विंग नं. एच. एस. व्ही. रोड, गोरगाव पश्चिम, सुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर: AACTM6334M	मालक वय :-53 स्वाधर्मी:		

वरील दस्तऐवज करून देणार तथाकथीत लीजडीड चा दस्त एवज करून दिल्याचे कबुल केतात.
शिक्षा क्र.3 ची वेळ: 26 / 07 / 2022 04 : 55 : 20 PM

ओळख:-

संदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितान

अनु क्र. पक्षकाराचे नाव व पत्ता

- नाव:वकील दिप्ती निखिल थाबरे
वय:37
पत्ता:393 दत्तवाडी, पुणे
पिन कोड:411030

छायाचित्र



अंगठ्याचा उमा



शिक्षा क्र.4 ची वेळ: 26 / 07 / 2022 04 : 55 : 49 PM

Jt. Sub Registrar Haveli 23

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	METHIBAI DEVRAJ GUNDECHA FOUNDATION	eChallan	02202292022072506855	MH005497215202223E	661000.00	SD	0002761482202223	26/07/2022
2		DHC		2507202213767	500	RF	2507202213767D	26/07/2022
3		DHC		2507202213729	2000	RF	2507202213729D	26/07/2022
4	METHIBAI DEVRAJ GUNDECHA FOUNDATION	eChallan		MH005497215202223E	30000	RF	0002761482202223	26/07/2022

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

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पहिले नंबरचे पुस्तकाचे
९२४०४ नंबरची नोंदना.

सह. दुय्यम निबंधक (बा-२) हवेली क्र. २३
दिनांक २६/७/२०२२

