



SALE DEED

THIS SALE DEED IS MADE AND EXECUTED AT PUNE ON THIS th DAY OF JULY IN THE YEAR 2026;

BY

MR. OMKAR APPASAHEB BHOSALE,
(PAN: CFYPB7709E),
[Aadhaar No. 2225 5735 0271],
Age: 29 years, Occupation: Business,
R/at: Bhosale Vasti, A/p: Charholi, Tal: Haveli, Dist: Pune, Pin Code 412105,
hereinafter referred to as “**VENDOR / OWNER**” (which expression unless it be repugnant to the context or meaning thereof shall mean and include his legal heirs, executors, administrators, representatives and assigns)

..... PARTY OF THE FIRST PART;
IN FAVOUR OF

1] MR. DILIP PANDURANG PATOLE,
(PAN: ASYPP8499N),
(Aadhar No. 5101 3092 3409),
Age: 61 years, Occu: Service,

2] MR. AJINKYA DILIP PATOLE,
(PAN: DDNPP2436L),
(Aadhar No. 5242 0597 5928),
Age: 30 years, Occu: Service,

R/at: Sr. No. 212/10, Navjyot Chowk, Behind Phuge Building, Dighi Road, Bhosari, Pune- 411039

hereinafter referred to as “**PURCHASERS**” (which expression unless it be repugnant to the context or meaning thereof shall mean and include his/her/their legal heirs, executors, administrators, representatives and permitted assigns)

.....PARTY OF THE SECOND PART;

WHEREAS

- A. The Vendor / Owner herein is the sole owner, possessor and otherwise well and sufficiently entitled to all that piece and parcel of the land bearing Gat No. 379/2/4/2 (Old Survey No. 428/2+4/2) admeasuring about 2,589 sq. mtrs. of Village: Charholi Budruk, Taluka: Haveli, District: Pune [hereinafter referred to as the “**said Land**”].
- B. The Vendor / Owner has engaged Anil G. Surana and Mrunal A. Surana, Advocates, who have issued Search and Title Report dated 01/04/2025 *inter alia* confirming that the Vendor / Owner is owner and is well & sufficiently entitled to the said Land. Copy of the aforesaid Search and Title Report dated 01/04/2025 issued by Anil G. Surana and Mrunal A. Surana, Advocates, is annexed hereto.

- C. The Vendor / Owner herein decided to develop the said Land with an intention to implement a scheme of providing non-agricultural plots to any prospective purchaser/s. Accordingly, the Vendor / Owner carried out development of the said Land by obtaining non-agricultural use permission, preparing of layout, getting the same sanctioned from governmental authorities, carrying out work of internal roads, fencing, laying of drainage pipe lines, laying of pipe lines for water alongwith water meters, installing of electricity lines with electric meters for each plot etc.
- D. The Moujini of the said Land was carried out by the Director of Settlement and Land Records, Taluka Haveli on 11/02/2025 and the K-Prat thereof was issued under the letter dated 19/03/2025 bearing outward No. 901 issued by the Director of Settlement and Land Records, Taluka Haveli. Copy of the aforesaid letter dated 19/03/2025 and the K-Prat is annexed hereto.
- E. Pursuant to making of application, the **क्र.जमीन/एनए/एसआर/३६१/२०२५** has vide Order dated **25/09/2025** granted permission for the non-agricultural use - residential. Copy of the aforesaid Order dated **25/09/2025** is annexed hereto.
- F. Pursuant to submitting plan of plotted layout on the said Land for approval, the Pimpri Chinchwad Municipal Corporation has granted commencement certificate dated 17/09/2025 bearing reference No. BP / Layout / Charholi / 125 / 2025 and post completing the scheme of plotted layout on the said Land, the Pimpri Chinchwad Municipal Corporation has sanctioned the plotted layout on the said Land vide completion certificate dated 26/11/2025 bearing reference no. BP / Kavi / Charholi / 156 / 2025. Copy of the completion certificate dated 26/11/2025 together with the copy of the sanctioned layout of the said Land dated 26/11/2025 is enclosed herewith.
- G. As per the sanctioned layout of the said Land dated 26/11/2025, there are total 18 (Eighteen) plots and certain area of the said Land is reserved for open space admeasuring 2589 sq. mtrs. and certain area is shown under internal road as well as under 6.10 mtrs. wide pathways. The area of the said Land which is shown under the open space, internal roads and pathways on its sanctioned layout dated 26/11/2025 is hereinafter referred to as the “**Common Area**” and the same shall be jointly used and possessed by each purchaser / owner of the aforesaid 18 (Eighteen) plots. The Vendor/Owner has become entitled to some portion of one of aforesaid 6.10 mtrs. wide pathway on account of Irrevocable Without Consideration Right of Way Agreement dated 26/04/2024.
- H. The Vendor / Owner, for just, sufficient and necessary reasons, is desirous of selling to prospective purchasers (i) the ownership (with absolute & exclusive possession) of each of the aforesaid 18 (Eighteen) plots together with (ii) the ownership of pro rata area in the said Common Area [which shall be jointly used and possessed by each purchaser / owner of the aforesaid 18 (Eighteen) plots] together with (iii) the right to use and construct the present permissible area (*after taking requisite permissions from governmental authorities*) on each of the aforesaid 18 (Eighteen) plots in accordance with the sanctioned layout of the said Land dated 26/11/2025.

- I. The Purchasers being desirous of purchasing (i) the Ownership (with absolute & exclusive possession) of **B-PLOT 18** admeasuring **108.28 sq. mtrs.** together with (ii) the ownership of undivided area admeasuring **66.009 sq. mtrs.** in the said Common Area [which shall be jointly used and possessed by each purchaser / owner of the aforesaid 18 (Eighteen) plots] together with (iii) the right to use and construct **174.29 sq. mtrs.** of built-up area (being the present permissible area) after taking requisite permissions from governmental authorities on the said **B-PLOT 18** (aforesaid (i), (ii) & (iii) hereinafter jointly referred to as the “**said Property**”) approached the Vendor / Owner to purchase the same. The **B-PLOT 18** is earmarked in red colour ink on the sanctioned layout plan dated 26/11/2025 of the said Land, which is annexed hereto.
- J. The Purchasers have demanded from the Vendor / Owner, inspection of all title documents, 7/12 extracts, mutation entries, approvals, permissions including the non-agricultural permission, sanctions, plans, certificates including commencement & completion certificates etc. in respect of the said Land and the plotted development implemented thereon. The Vendor / Owner has given inspection as aforesaid and the Purchasers shall not demand inspection of the same documents again in future.
- K. The Purchasers have also satisfied themselves about the (i) title of the Vendor / Owner and (ii) as well as the plotted development implemented thereon.
- L. The Vendor / Owner doth hereby declare, represent and warrant to the Purchasers as under:
- i. The Vendor / Owner is the sole and absolute owner of the said Land duly standing in his own name and the Vendor / Owner is absolutely entitled to use, enjoy, occupy and possess the said Land and to enjoy all incidental rights thereto;
 - ii. The Vendor / Owner has clear, free and marketable title to the said Land and has good and exclusive right, full power and absolute authority to sell, transfer and dispose off the said Property without any impediment or prohibition and no other person has or have made any direct and/or indirect claim in the right, title and interest (possessory or occupancy or otherwise) or demand of any nature whatsoever in respect of the said Property;
 - iii. Neither the predecessors in title nor anyone else have made any claims/demands in respect of the said Property in any manner whatsoever or disputed the ownership or title of the Vendor / Owner to the said Land and/or the said Property nor is the said Property subject to any restrictive covenant preventing the Vendor / Owner from selling & transferring the said Property to the Purchasers as contemplated herein;
 - iv. The said Property or any part thereof are free from all or any encumbrances including any mortgage, charge, license, tenancy, lease, lien of any nature whatsoever and/or from any third party rights created by the Vendor / Owner and that no other person or persons has/have any right, title, interest, claim or demand of any nature whatsoever into or upon the said Property, by way of sale, lien, inheritance, succession, mortgage, charge, gift, trust, tenancy, lease, leave and license or otherwise;

- v. The Vendor / Owner has duly observed all the rules and regulations of the Pimpri Chinchwad Municipal Corporation and has not committed any breach of any rules and regulations in respect thereof and has paid up to the financial year 2024-25 the municipal taxes, non-agricultural charges and other outgoings payable by him in respect of the said Land;
- vi. Neither the Vendor / Owner and/or anyone on his behalf has entered into any agreement, memorandum of understanding or arrangement, oral or in writing creating third party rights in respect of the said Property. Similarly, Neither the Vendor / Owner and/or anyone on his behalf executed a power of attorney or has accepted any token money or earnest deposit from any third party in respect of the said Property;
- vii. No litigation is pending in any Court of law or before any authority/ies concerned pertaining to or in relation to the said Property, nor have the Vendor / Owner received or been served with any order, decree, order of injunction or attachment before or after judgment, prohibitory orders, writ of summons from any Court of law or any other judicial authorities nor has the Vendor / Owner received or been served with any notice, circular, notification or otherwise from any person or persons, authority or authorities of Government, Semi-Government, public or local bodies nor the Vendor / Owner apprehends any of the above, whereby the rights of the Vendor / Owner are affected or by reason whereof the Vendor / Owner is prevented from selling, transferring and/or dealing with the said Property;
- viii. Till date no income tax, wealth tax, sales tax, goods and services tax or other direct or indirect taxation proceedings including any proceedings initiated under the Income Tax Act, 1961 whether for recovery or otherwise are initiated by any taxation authorities or local authorities or are pending or adjudicated or threatened against the Vendor / Owner whereby the said Property or any part thereof is in any way affected and/or jeopardized today or will be affected and/or jeopardized anytime in future;
- ix. The said Land is purchased out of the self-acquired funds of the Vendor / Owner and not out of HUF funds of the Vendor / Owner or otherwise and that no other persons or minors are interested in the said Land or any part thereof;
- x. There are no claims or charges or liabilities of any nature whatsoever in respect of the said Land and no notice, letter, order or demand has been received from any statutory authority/body or otherwise in respect of any amounts/taxes etc. being due or outstanding or for having committed breach of any provision rules or regulations statutory or otherwise, in respect of the said Land and/or the plotted scheme implemented thereon;
- xi. The layout of the said Land including the plots thereon is in accordance with the duly sanctioned plan and no notice for any unauthorized / irregular construction has been received by the Vendor / Owner;
- xii. The Vendor / Owner has not committed or omitted to do any act, deed, matter or thing whereby peaceful possession, occupation and enjoyment of the said Property has been prejudicially affected or encumbered in any manner whatsoever;
- xiii. The Vendor / Owner has not deposited the title documents pertaining to the said Property with any party/ies, financial

institutions/bank/s as security or to create an encumbrance or charge on the said Property or otherwise;

- xiv. No notice, letter or correspondence has been received from any authority including, without limitation, the Collector of Stamps, the registration authorities, etc. in respect of the prior title documents pertaining to the said Land not being duly stamped and registered and/or in respect of any claims, arrears, demands, etc. towards stamp duty and/or registration charges in respect of any of the title documents in respect of the said Land and that in the event any notice, letter or correspondence is received for the same at any point in time in future from any authority including, without limitation, the Collector of Stamps, the registration authorities, etc. in respect of the prior title documents pertaining to the said Land not being duly stamped and registered, then it shall be sole liability and responsibility of the Vendor / Owner to discharge the same without any recourse to the Purchasers.
- M. After completing all the necessary process, the Vendor / Owner agreed to sell the said Property to the Purchasers.
- N. The Parties are entering into this Deed for recording the terms and conditions agreed for the sale - purchase of the said Property, which are appearing hereinafter.

NOW THEREFORE THIS DEED WITNESSETH AND IT IS HEREBY AGREED, CONFIRMED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The Parties hereby agree, declare and confirm that the recitals recorded hereinabove shall form an integral and operative part of these presents as if the same were reproduced herein verbatim.
2. The Vendor / Owner herein doth hereby sells, transfers, assigns & conveys unto the Purchasers and the Purchasers doth hereby purchases and acquires from the Vendor / Owner, free from all encumbrances and claims of any nature whatsoever, (i) the ownership (with absolute & exclusive possession) of **B-PLOT 18 admeasuring 108.28 sq. mtrs** from and out of the land bearing **Gat No. 379/2/4/2 (Old Survey No. 428/2+4/2)** admeasuring about **2,589 sq. mtrs. of Village: Charoli Budruk, Taluka: Haveli, District: Pune** (hereinafter referred to as the “**said Land**” and more particularly described in the **First Schedule**) together with (ii) the ownership of undivided **area admeasuring 66.009 sq. mtrs.** in the Common Area [defined herein below] which shall be jointly used and possessed by each purchaser / owner of the aforesaid **18 (Eighteen) plots** together with (iii) the right to use and construct **174.29 sq. mtrs.** of built-up area (being the present permissible area) after taking requisite permissions from governmental authorities on the said **B-PLOT 18** (aforesaid (i), (ii) & (iii) hereinafter jointly referred to as the “**said Property**” and more particularly described in the **Second Schedule**), for a lumpsum consideration of **Rs. 50,63,472/- (Rupees Fifty Lakh Sixty Three Thousand Four Hundred And Seventy Two Only)** (hereinafter referred to as the “**Total Consideration**”). The area of the said Land which is shown under the open space, internal roads and pathways on the sanctioned layout **dated 26/11/2025** and which shall be jointly used and possessed by each purchaser / owner of the aforesaid 18 (Eighteen) plots is

hereinafter referred to as the “**Common Area**”. **The B-PLOT 18 admeasuring 108.28 sq. mtrs.** is earmarked in red colour ink on the sanctioned layout plan **dated 26/11/2025** of the said Land, which is annexed hereto.

3. As per the instructions of the Vendor / Owner, the Purchasers have paid the Total Consideration to the Vendor / Owner in the following manner :-
- a. The Purchasers have paid a sum of Rs. **2,00,000/- (Rupees Two Lakh only)** via Cheque bearing No. **095414** dated **30/05/2026**, drawn on **SBI Bank, Rajgurunagar** Branch to the Vendor / Owner; **and**
 - b. The Purchasers have paid a sum of Rs. **27,13,472/- (Rupees Twenty Seven Lakh Thirteen Thousand Four Hundred And Seventy Two Only)** via Cheque bearing No. dated, drawn on **Bank**, ... Branch to the Vendor / Owner; **and**
 - c. The Purchasers have paid a sum of Rs. **21,50,000/- (Rupees Twenty One Lakh Fifty Thousand Only)** via DD bearing No. dated, drawn on **Punjab National Bank**, ... Branch to the Vendor / Owner;

Date	Name	Amount	Type	Particulars
30/05/2026	Omkar Bhosale	2,00,000/-	Cheque	SBI Bank
.....	Omkar Bhosale	27,13,472/-		
.....	Omkar Bhosale	21,50,000/-	DD	Punjab National Bank
Total 50,63,472/-	Rupees Fifty Lakh Sixty Three Thousand Four Hundred And Seventy Two Only			

4. The Purchaser have taken the loan from **PNB Housing Finance Limited** of **Rs. 21,50,000/-** and the details of the cheque have mentioned bove.
5. Upon execution hereof, the Vendor / Owner herein has handed over actual, physical, vacant and possession of the said Property to the Purchasers and the Purchasers herein has received the same.
6. The Purchasers hereby further covenant, agree and undertake that:
- 6.1 He / She / They shall follow the all the rules and regulations of the Pimpri Chinchwad Municipal Corporation including but not limited

to the terms and conditions imposed under the non-agricultural permission dated 25/09/2025 as well as the completion certificate dated 26/11/2025;

- 6.2 He / She / They shall be bound by the terms and conditions of the Irrevocable Without Consideration Right of Way Agreement dated: 26/04/2024 and shall not be entitled to oppose / withdraw from the same under whatsoever grounds;
- 6.3 He / She / They shall cause no inconvenience to any of the plot owners / holders / occupiers on the said Land and/or neighbouring lands on any ground whatsoever and shall stay in harmony and peace with them;
- 6.4 He / She / They shall undertake construction work strictly only after obtaining requisite permissions from the governmental authorities and after making suitable arrangements for water, drainage, electricity, etc.;
- 6.5 He / She / They shall not encroach upon any part of the said Land including Common Areas on any ground whatsoever and shall at all times restrict his / her / its exclusive possession to the said **B-PLOT 18** only;
- 6.6 The use and occupation of the said Common Areas shall be jointly with owners / holders / occupiers of the 18 (Eighteen) plots and that possession of the said Common Areas shall be first handed over to the owners / holders / occupiers who shall hand it over to the association or society of the plot owners / holders / occupiers on the said Land (which may be formed by the Vendor / Owner);
- 6.7 Until the sale of the last of the 18 (Eighteen) plots and/or until the formation of association or society of the plot owners / holders / occupiers on the said Land, the Vendor / Owner shall be entitled to frame rules and regulations governing the management of the plotted development and the Purchasers will follow the same;
- 6.8 He / She / They shall be bound to become a member of the association or society of the plot owners / holders / occupiers on the said Land that may be constituted or registered in due course by the Vendor / Owner and/or by all the plot purchasers of the said lay-out and further be bound to subscribe, to accept and abide by the rules and regulations of such association or society, as the case may be;
- 6.9 The Vendor / Owner shall be entitled to give the name to the plotted development / colony as “**ANJANEYA PARK**” and the Purchasers and/or the association or society of the plot owners / holders / occupiers so to be formed shall not change the said name for any reason whatsoever;
- 6.10 He / She / They shall on or before the due dates, without any delay or demur, pay non-agricultural assessment, Governmental / Semi-Governmental charges, municipal taxes, cesses, if any from the date of execution of this deed. For sake of clarity, he / she / they agree that he / she / they shall be liable to bear and pay proportionate non-agricultural assessment, Governmental / Semi-Governmental charges, municipal taxes, cesses, if any for the Common Area;
- 6.11 He / She / They shall without any delay or demur bear and pay the Goods and Service Tax, if any applicable on account of the present transaction and on account of any failure to pay and/or delay in making payment of such Goods and Service Tax, the Purchasers alone shall be liable for the penalty and interest due and payable on such Goods and Service Tax;

- 6.12 He / She / They shall use the subject plot only for residential purposes;
- 6.13 The Vendor / Owner shall have a right to use the said Common Area jointly with other purchasers of the plots in the plotted development on the said Land;
7. The Vendor / Owner hereby further covenants, agrees and undertakes that:
- 7.1 It shall render full co-operation to the Purchasers for the purpose of updating its name and share in the said Land in the records maintained by the governmental authorities without claiming any additional consideration. Needless to mention all the charges, costs and expenses required for the aforesaid purpose shall be borne and paid by the Purchasers alone;
- 7.2 It shall have no right, title and interest in the said Property and/or any benefit arising therefrom including any additional FSI generating from the **B-PLOT 18** on account of change in the development control regulations;
- 7.3 Pursuant to sell, transfer and conveyance of the last of the 18 (Eighteen) plots from the plotted layout on the said Land, it shall have no right, title and interest in the said Land and/or any benefit arising therefrom including any additional FSI generating from the said Land on account of change in the development control regulations;
- 7.4 The Purchasers shall be entitled to hold, occupy and enjoy the said Property forever without any interference by or from the Vendor / Owner or from any person lawfully claiming by, through, under or in trust for them;
8. The Vendor / Owner doth hereby declares, represents, covenants and assures to the Purchasers that it shall save, defend and indemnify and keep the Purchasers saved, defended and indemnified from and against all costs, loss, charges, claims, expenses, actions, demands, suits, proceedings, judgments, orders, penalties, damages and liabilities that may be suffered or incurred by the Purchasers on account of any of the representations or covenants made by the Vendor / Owner being found to be false and/or misleading and/or incorrect and/or incomplete and/or on account of any defect in title of the Vendor / Owner to the said Property and/or on account of claims made for amounts due on account of taxes, dues, outgoings etc. outstanding and payable in respect of the said Land and/or in the event any demand or claims for stamp duty, registration charges along with interest/penalties thereon are levied by any competent authority on any previous title documents in respect of the said Land.
9. The Purchasers doth hereby declare, represent, covenant and assure to the Vendor / Owner that it shall save, defend and indemnify and keep the Vendor / Owner saved, defended and indemnified from and against all costs, loss, charges, claims, expenses, actions, demands, suits, proceedings, judgments, orders, penalties, damages and liabilities that may be suffered or incurred by the Vendor / Owner as the case may be on account of breach of any of the clauses of this Deed.
10. Each Party shall bear their respective taxes in respect of the transaction contemplated in the present Deed.

11. The stamp duty and registration charges in respect of this Deed shall be borne and paid by the Purchasers alone. The Purchasers shall alone bear and pay the charges, fees, expenses etc. required for formation of association or society of the plot owners / holders / occupiers of the said Land.
12. This Deed records all the material terms of the transaction contemplated herein and is intended to be binding upon the Parties. The Parties hereto acknowledge, declare and confirm that this Deed represents the entire and only agreement between themselves regarding the subject matter hereof and shall supersede all prior negotiations, discussions, correspondence and other writings, if any, that may be exchanged or executed between the Parties prior to the execution hereof.
13. This Deed cannot be modified, amended or supplemented except by a document in writing signed by both the Parties hereto.
14. The Parties hereto agree that the Courts at Pune only shall have exclusive jurisdiction in respect of all matters whatsoever arising out of these presents.
15. A sum of **Rs.**/- has been paid as stamp duty on the present Deed by the Purchasers. Further a sum of Rs./- has been paid towards the registration charges. The Parties shall simultaneously with the execution hereof remain present for registration with the Sub-Registrar of Haveli and admit execution hereof and do all such acts, deeds and things as are required to duly register this Deed in accordance with the Indian Registration Act, 1908 and the original thereof shall be retained by the Purchaser.

FIRST SCHEDULE
(Description of the said Land)

All those pieces and parcels of land bearing Gat No. 379/2/4/2 (Old Survey No. 428/2+4/2) admeasuring about 2,589 sq. mtrs. of Village: Charoli Budruk, Taluka: Haveli, District: Pune within the local limits of Pimpri Chinchwad Municipal Corporation and is bounded on or towards as below:

EAST	:	379/2/4/2 - Anjaneya Park (Phase Three)
WEST	:	Survey No-379/8-Anjaneya Park (Phase One)
SOUTH	:	Survey No-376-Manoj Tapkir
NORTH	:	9 Meter Road

SECOND SCHEDULE
(Description of said Property)

- (i) the Ownership (with absolute & exclusive possession) of **B-PLOT 18** admeasuring **108.28 sq. mtrs** together with (ii) the ownership of undivided area admeasuring **66.009 sq. mtrs.** in the said Common Area [which shall be jointly used and possessed by each purchaser / owner of the aforesaid 18 (Eighteen) plots] together with (iii) the right to use and construct **174.29 sq. mtrs.** of built-up area (being the present permissible area) after taking requisite permissions from governmental authorities on the said **379/2/4/2/प्लॉट नं./18.**

EAST	:	B-Plot 01
WEST	:	6 Meter Internal Road
SOUTH	:	B-Plot 17
NORTH	:	9 Meter Internal Road



पिंपरी चिंचवड महानगरपालिका

पिंपरी पुणे ४११ ०१८

बांधकाम परवानगी विभाग व अनधिकृत

बांधकाम नियंत्रण विभाग

क्र. बीपी/कावि/च-होली/१५६/२०२५

दिनांक - २६/११/२०२५



विषय - रेखांकन पूर्णत्व दाखला

मौजे च-होली येथील स.नं. ३७९/२/४/२ पै या भुखंडावर श्री. ओमकार आप्पासाहेब भोसले यांचे ला.आर्कि. मे.पाटील अँड बुगडे असो. यांना रेखांकन करण्यास इकडील कार्यालयीन आदेश मुळ रेखांकन परवानगी क्र.बीपी/लेआऊट/च-होली/१२५/२०२५ दि.१७/०९/२०२५ अन्वये परवानगी देण्यात आलेली होती. वरील परवानगी प्रमाणे अर्जदार यांनी प्रत्यक्ष जागेवर रस्ते, पाणीपुरवठा वाहिनी, जलनिस्सारण वाहिनी, पथदिवे, सीमाभित, कुंपन, इत्यादी काम पूर्ण केलेबाबत अर्जदार यांचे ला.आर्कि. मे.पाटील अँड बुगडे असो. यांचे दि. ११/२०२५ रोजीचे पत्र इकडील कार्यालयास सादर केले आहे. तसेच अर्जदार यांनी उप अधीक्षक, भूमी अभिलेख, हवेली यांचेकडील दु.वि.शे./मो.र.नं.०३९२०२/२०२५ दिनांक १२/११/२०२५ अन्वये कायम हद्दी दर्शविणारा मोजणी नकाशा सादर केलेला आहे.

अंतिम भुखंड रेखांकनाचे वर्णन

अ.क्र.	तपशील	क्षेत्र (चौ.मी)
१	सुविधा क्षेत्र (Amenity Space Area)	--
२	मोकळी जागा (Open Space)	२८१.५५ चौ.मी.
३	अंतर्गत रस्ता (Internal Road)	६९८.९९ चौ.मी
४	विद्यमान रस्ता	--
५	एकुण रेखांकन भुखंड क्षेत्र भुखंड क्र. प्लॉट १ ते प्लॉट २३	१६०८.४६ चौ.मी.
एकुण रेखांकन क्षेत्र	-----	२५८९.०० चौ.मी.

अट-१) सदर भुखंडामधील सर्व अंतर्गत रस्ते हे सार्वजनिक वापराकरीता राहतील व सदरबाबत कोणालाही मज्जाव करता येणार नाही.

सदरचे पत्र अर्जदार यांचे मागणीवरून आज दि. २६/११/२०२५ रोजी देण्यात येत आहे.

सुभाक्षि

कार्यकारी अभियंता

बांधकाम परवानगी व अनधिकृत

बांधकाम नियंत्रण विभाग

पिंपरी.चिं.म.न.पा.

प्रत- १) ला आर्कि. मे.पाटील अँड बुगडे असो.

सुभाक्षि



PIMPRI CHINCHWAD MUNICIPAL CORPORATION

APPENDIX 'D-2'

FORM FOR TENTATIVE APPROVAL OR DEMARCATION
OF LAND SUB-DIVISIONS LAYOUT



BUILDING PERMISSION DEPARTMENT

No. BP/Layout/Charholi/125/2025

Date: 17/09/2025

To

M/s Mr. Omkar Appasaheb Bhosale

Sir

with reference to your application No. 103325260009342 dated 26/08/25 For the land sub-division approval, under Section 18/44 of The Maharashtra Regional and Town Planning Act 1966, read with Section (*) Act to carry out development work in respect of land bearing Plot No. B Revenue S No. 379/2/4/20 Cat No. Charholi Khasara No. Charholi /City Survey No. Charholi Final Plot No. Charholi Mauje Charholi is inform you that, land sub division layout tentatively and recommended for demarcation, subject to the following condition.

1. You will get the land sub-division layout demarcated on the site by the land Records Department and submit the certified copy to that effect for final approval.
2. It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply line, culverts, bridges, street lighting etc and hand it over to the authority has to carry out all the development work.
3. If you wish that the Authority has to carry out these development works, then you will have to deposit the estimated expenses to the Authority in advances, as decided by the Authority.
4. You will have to handover the amenity space to the Authority before approval of final layout as per Regulation No. 3.5 (applicable in case Where owner is not allowed develop)
5. The Permission does not entitle you to develop the land which does not vest in you.

अट नदर भूखंडागधील सर्व अंतर्गत रस्ते हे सार्वजनिक वापराकरिता राहतील व सदरदाखल कोणताही नज्बाव करता येणार नाही.

Deputy Engineer

PCMC Pimpri - 411 018

Executive Engineer

PCMC Pimpri - 411 018

City Engineer

PCMC Pimpri - 411 018

Copy to -1) Architect M/s Patil & Buiade Associates

2) Hon Collector or his representative

3) Owner - Mr. Omkar Appasaheb Bhosale

4) Bhumi Abhilekh Office / City Survey Office

अपर तहसिलदार पिंपरी-चिंचवड ता.हवेली.जि.पुणे

पिंपरी-चिंचवड नववर्ग विकास प्राधिकरण कार्यालयाची नविन प्रशासकीय इमारत निगडी पुणे-४११ ०४४

क्र.जमीन/एनए/एसआर/ ३६१/२०२५

पुणे दिनांक: २५/०९/२०२५

प्रति,

ग्राम महसूल अधिकारी चन्होली बु
ता.हवेली, जि.पुणे



विषय:- अंतिम विकास योजनाक्षेत्रांत समाविष्ट केलेल्या जमीनीसाठी जमीन वापरातील रुपांतरित तरतूद कलम ४२ व अन्वये जमीनीच्या दर्शविलेल्या भू-वापरानुसार जमीन वापराच्या रुपांतरण करणेबाबत.

मौजे चन्होली बु ता.हवेली येथील जमिन स.नं ३७९/२/४/२ पैकी मंजूर रेखांकन २५८९.०० चौ.मी क्षेत्रास लेआऊट प्रयोजनार्थ.

संदर्भ:- १) श्री ओंकार आप्पासाहेब भोसले रा. चन्होली बु ता. हवेली जि. पुणे यांचा दिनांक १७/०९/२०२५ रोजीचा अर्ज.

२) महाराष्ट्र शासन, महसूल व वनविभाग यांचेकडील दि.०५/१/२०१७ रोजीची अधिसूचना व शासन परिपत्रक क्र.एनए-२०१७/प्र. क्र.११५/टी-१ दि.१९/८/१७

मौजे चन्होली बु ता.हवेली येथील जमिन स.नं ३७९/२/४/२ पैकी मंजूर रेखांकन २५८९.००

चौ.मी क्षेत्रास लेआऊट प्रयोजनार्थ आकारणी करून मिळणेबाबत संदर्भित क्र.१ अन्वये अर्जदार श्री ओंकार आप्पासाहेब भोसले रा. चन्होली बु ता. हवेली जि. पुणे यांनी प्रकरण अकृषिक परवानगीसाठी विनिश्चिती करून मिळणेकामी या कार्यालयाकडे प्रकरण सादर करण्यात आलेले होते. अर्जदार यांनी केलेल्या विनंतीच्या अनुषंगाने आगाऊ बिनशेतसारा शासन जमा करणेबाबतच्या मिळकतीचे वर्णन खालीलप्रमाणे आहे.

१	जमिन मालकांचे नाव	सर्वे नंबर / गट नंबर	७/१२ प्रमाण क्षेत्र (चौ.मी.)	बिनशेती करावयाचे क्षेत्र (चौ.मी.)
२	श्री ओंकार आप्पासाहेब भोसले रा. चन्होली बु	३७९/२/४/२ पैकी	२५८९.००	२५८९.०० चौ.मी
३	एकुण		२५८९.००	२५८९.०० चौ.मी.
४	अर्जदार यांनी रेखांकनात नकाशात समाविष्ट केलेले क्षेत्र			२५८९.०० चौ.मी.
५	(-) रस्त्याखालील बाधित क्षेत्र व इतर आरक्षित क्षेत्र			०.०० चौ.मी.
६	यापूर्वी अकृषिक परवानगी घेतलेले क्षेत्र			०.०० चौ.मी.
७	बिनशेती करावयाचे निव्वळ क्षेत्र			२५८९.०० चौ.मी.
८	बिनशेती वापराचे प्रयोजन		लेआऊट	२५८९.०० चौ.मी.
	एकुण			२५८९.०० चौ.मी.

अर्जदार यांना या कार्यालयाकडील पत्र क्र.जमीन/एनए/एसआर/३६१/२०२५, दिनांक २३/०९/२०२५ अन्वये खालीलप्रमाणे बिनशेतीसारा शासन जमा करणेबाबत अर्जदारास कळविण्यात आलेले होते.

अ.क्र.	प्रयोजन	लेआऊट
१	बिनशेती आकारणी क्षेत्र चौ.मी.मध्ये	२५८९.००
२	बिनशेती आकारणीचा दर (प्रति चौ.मी.)	०.३९
३	बिनशेती क्षेत्रावरील वार्षिक आकारणी	१००९
४	रुपांतरीत कराची रक्कम	५०४८/-
५	वसूल करावयाची एकुण रक्कम रुपये	६०५७/-

वरीलप्रमाणे अर्जदार यांनी आकारणी क्षेत्र २५८९.०० चौ.मी. या लेआऊट प्रयोजनार्थ ०.३९ या दराने वार्षिक आकारणी रक्कम रु. १००९/- व रुपांतरीत कर ५०४८/- असे एकुण रक्कम रुपये ६०५७/- एवढी रक्कम चलन क्रमांक MH००९१७०७३८२०२५२६U दिनांक २५/०९/२०२५ रोजी शासकीय कोषागारात जमा करून चलनाच्या प्रती या कार्यालयास अर्जदार यांनी सादर केलेले आहेत. तसेच मिळकतीवरील रेखांकन नकाशास पिंपरी चिंचवड महानगर पालिका यांचेकडील पत्र क्र. बी.पी लेआऊट/ चन्होली /१२५/२०२५ दि. १७/०९/२०२५ अन्वये दिलेल्या प्राप्त प्रमाणपत्राची व रेखांकन नकाशाची प्रत सादर केलेली आहे.

सबब आपणांस याद्वारे कळविणेत येते की, विषयांकित जमिनीच्या गाव नमुना नं.७/१२ व गाव नमुना नं.२ मध्ये अकृषिक झाल्याची नोंद (बिनशेतीकडे क्षेत्र २५८९.०० चौ.मी लेआऊट प्रयोजनार्थ) क्षेत्राची नोंद घेणेसाठी चलनाची व रेखांकन नकाशाची प्रत सोबत जोडली आहे. सदरची नोंद गाव दफ्तरी घेणेत येऊन दुरुस्त अधिकार अभिलेखाची प्रत अर्जदारास उपलब्ध करून घेणे आवश्यक आहे व केलेल्या कार्यवाहीचा अहवाल दुरुस्त अधिकार अभिलेखासह या कार्यालयास सादर करावा.

(जयराज देशमुख)

अपर तहसिलदार

पिंपरी चिंचवड, ता.हवेली, जि.पुणे

प्रत:-१) श्री ऑंकार आप्पासाहेब भोसले रा. चन्होली बु ता. हवेली जि. पुणे

२) कार्यकारी अभियंता बांधकाम परवानगी व अनधिकृत बांधकाम नियंत्रण विभाग पिंपरी चिंचवड महानगरपालिका पिंपरी पुणे-१८



(जयराज देशमुख)

अपर तहसिलदार

पिंपरी चिंचवड, ता.हवेली, जि.पुणे

