



सत्यमेव जयते

**GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS**

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

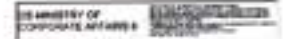
I hereby certify that REDCLIFFE LIFETECH PRIVATE LIMITED is incorporated on this Thirtieth day of January Two thousand twenty-one under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U85100UP2021PTC140992.

The Permanent Account Number (PAN) of the company is **AAKCR7631M** *

The Tax Deduction and Collection Account Number (TAN) of the company is **MRTR08855A** *

Given under my hand at Manesar this First day of February Two thousand twenty-one .



Digital Signature Certificate
Shri VIKRAM SINGH

For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

REDCLIFFE LIFETECH PRIVATE LIMITED

No. H-55, 3rd Floor,, Sector 63,, Noida, Gautam Buddha Nagar, Uttar
Pradesh, India, 201301



* as issued by the Income Tax Department

524/7700

पावती

Original/Duplicate

Wednesday, April 06, 2022

नोंदणी क्र.: 39म

12:13 PM

Regn.: 39M

पावती क्र.: 7916 दिनांक: 06/04/2022

गावाचे नाव: सोहगांव

दस्तऐवजाचा अनुक्रमांक: हवल23-7700-2022

दस्तऐवजाचा प्रकार: भाडेपट्टा

सादर करणाऱ्याचे नाव: असवानी प्रॉपर्टीज तर्फे अधोराईस पार्टनर मनोज असनदास असवानी - लेसॉर/मालक - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 360.00

पृष्ठांची संख्या: 18

एकूण:

रु. 30360.00

आपणास मूळ दस्त, खंबनेल प्रिंट, सूची-२ अंदाजे

12:30 PM ह्या वेळेस मिळेल.

Jt. Sub-Registrar Haveli 23

बाजार मूल्य: रु.8519904.96 /-

मोबदला रु.240000/-

भरलेले मुद्रांक शुल्क: रु. 107000/-

सह. दुय्यम निबंधक वर्ग-२
हवेली क्र. २३, पुणे

1) देयकाचा प्रकार: DHC रकम: रु.360/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0504202214268 दिनांक: 06/04/2022

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH015994370202122E दिनांक: 06/04/2022

बँकेचे नाव व पत्ता:

मुळ दस्त परत मिळाला

ZQJlpL

4/6/2022



सूची क्र.2

दुय्यम निबंधक मह. दु. नि. हवेली 23

दल क्रमांक : 7700/2022

नोदणी :

Regn:63m

06/04/2022

गावाचे नाव : सोहगांव

- (1) विन्यायाचा प्रकार भाडेपट्टा
 (2) नोंदवतना 240000
 (3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्ट्याकार आकारणी देणे की पट्टेदार ते वसूल करावे) 8519904.96



- (4) भू-सापत, पोट्टिम्ला व घरक्रमांक (असनवाम) 1) पालिकेचे नाव: पुणे म. न. पा. इतर वर्णन : इतर माहिती: , इतर माहिती: पुणे महानगरपालिका गाव वीजे सोहगाव विमान नगर वाली स. न. 199+204+205 206/1, 209/1, प्लॉट नं. 45/बी, करम्यान्डिन्ग सिटी सर्वे नं. 199, वा मिलकतीवरील असवानी वेवमें वी विंग मधील, पहिल्या मजल्यावरील ऑफिस नं. 1, वाली कार्पेट क्षेत्र 1050 चौ. फूट. हि मिलकत. ((C.T.S. Number : 199 ;))
- (5) क्षेत्रफळ 1) 1050 चौ.फूट
- (6) आकारणी किंवा जुदी देण्यात असेल तेव्हा.
- (7) दस्तऐवज करण देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायानयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. 1) नाव:- रेडक्लिफ साईकल प्रा. लि. (रेडक्लिफ नॅम्स) तर्फे अधोराईज सिव्हररी मुनीम सिंग रावत - नेसी - - वय:- 44, पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: एक 55, वॉ प्लॉट, सेक्टर 63, इलेक्ट्रॉनिक सिटी, नोएडा 201301., उत्तर प्रदेश, गौतम बुद्धा नगर, पिन कोड:- 201301 पिन नं:- AAKCR7831M
- (8) दस्तऐवज करण घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायानयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता 1) नाव:- असवानी प्रॉपर्टीज तर्फे अधोराईस पार्टनर मनोज असनदाम असवानी - नेसांर/पालक - - वय:- 54, पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 1, असवानी वेवमें, स. न. 206/1, 209/1, प्लॉट नं. 45/बी, करम्यान्डिन्ग सिटी सर्वे नं. 199, विमान नगर, पुणे 411014., महााराष्ट्र, पुणे. पिन कोड:- 411014 पिन नं:- AAIFA5942K
- (9) दस्तऐवज करण दिव्याचा दिनांक 31/03/2022
- (10) दस्त नोंदणी केल्याचा दिनांक 06/04/2022
- (11) अनुक्रमांक, खंड व पृष्ठ 7700/2022
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 107000
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000
- (14) भेरा

मह. दुय्यम निबंधक वर्ग-२

हवेली क्र. २३, पुणे

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना 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	ASWANI PROPERTIES TH ITS PARTNER MANOJ ASANDAS ASWANI	eChallan	02202292022033107809	MH015994370202122E	107000.00	SD	0000112217202223	
2		DHC		0504202214268	360	RF	0504202214268D	
3	ASWANI PROPERTIES TH ITS PARTNER MANOJ ASANDAS ASWANI	eChallan		MH015994370202122E	30000	RF	0000112217202223	

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





हवेल-२३		
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Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0504202214268 Receipt Date 06/04/2022

Received from ASWANI PROPERTIES, Mobile number 9960966044, an amount of Rs.360/-, towards Document Handling Charges for the Document to be registered on Document No. 7700 dated 06/04/2022 at the Sub Registrar office Joint S.R.Haveli 23 of the District Pune.



Payment Details

Bank Name sbiepay	Payment Date 05/04/2022
Bank CIN 10004152022040513148	REF No. 202209568506305
Deface No 0504202214268D	Deface Date 06/04/2022

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

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0504202214258	Date 05/04/2022
Received from ASWANI PROPERTIES, Mobile number 9960966044, an amount of Rs.560/- towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office S.R. Haveli 1 of the District Pune.	
Payment Details	
Bank Name sbiepay	Date 05/04/2022
Bank CIN 1000415202204051314E	REF No. 202209568506305
This is computer generated receipt, hence no signature is required.	



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हवल-२३

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GRN MHD15294370202122E	BARCODE	Date 31/03/2022-17:02:51	Form ID 36
Department Inspector General Of Registration Type of Payment Stamp Duty Registration Fee		Payer Details TAX ID / TAN (If Any) PAN No. (If Applicable)	
Office Name HVL23_HAVELI 23 JOINT SUB REGISTRAR		Full Name ASWANI PROPERTIES TH ITS PARTNER MANOJ ASANGAS ASWANI	
Location PUNE		Flat/Block No Office No 1, 1st Floor, B Wing, Aswani Chambers.	
Year 2021-2022 One Time		Premises/Building S No 199 204 205 206/1	
Account Head Details 0230045401 Stamp Duty 0230063301 Registration Fee		Amount in Rs.	Road/Street Corresponding CTS No 199 Village Lonagan, Vinan Nagar Area/Locality Pune Town/City/District PIN 411 014
		Remarks (If Any) SecondPartyName+REDCLIFFE LIFETECH PVT LTD REDCLIFFE LABS-	
Total		Amount In	One Lakh Thirty Seven Thousand Rupees Only
		Words	1,37,000.00
Payment Details BANK OF INDIA Cheque-DD Details		FOR USE IN RECEIVING BANK Bank CN Ref. No 02202292022033107809 129947078 Bank Date RBI Date 31/03/2022-17:02:51 Not Verified with RBI Name of Bank Bank Branch BANK OF INDIA Name of Branch Scrut No. Date Not Verified with Scrut	

Department ID: 9960766044
 NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोट - चालन कोवल दस्तावेज निलंबित कार्यालय वरवीं निलंबित दस्तावेजी लागू आहे. कोवली न कार्यालय दस्तावेजी सधे चालन लागू नाही.

A. Manoj

Sub



हवेली-२३	
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This lease deed is made at Pune on 30th day of March, 2022 by and between,

Aswani Properties Through its Authorised Partner Mr. Manoj Asandas Aswani, Office at 1, Aswani Chambers S.No. 206/1, 209/1, PL 45/B, Corresponds city S.No 199 Viman Nagar, Pune-411014 hereinafter called the Lessor of Property; (which expression shall mean and include unless repugnant to the context thereof his heirs legal representatives, executors and assignees etc.) of the first part.

AND

Redcliffe Lifetech Private Limited (Redcliffe Labs) a Company incorporated under the Companies Act 2013, having its Registered Office at H55, 3rd Floor, Sector 63, Electronic City, Noida-201301, through its authorised signatory **Mr. Sunil Singh Rawat, Designation: Senior Manger -Project** (duly authorized vide board resolution, dated-20/04/2021) herein called the Lessee (which expression shall mean and include, unless repugnant to the context thereof, his heirs, administrators, legal representatives, executors and assignees etc.) of the Second part.

- A. The Lessor has represented to the Lessee that they have ownership and possession rights to lessee property situated at Office No: 1, an area admeasuring about 1050 sq.ft. Carpet, First Floor, B Wing, Aswani Chambers, S.No. 199+204+205 206/1, 209/1, Plot No. 45/B, Corresponding city S.No 199 Village Lohgaon Pune 411014, within the limits of Pune Municipal Corporation, Pune, India, comprising of LEASE DEED. The Lessor has provided a copy of all the necessary documents to the Lessee in support of his claim.
- B. The Lessor has represented to the lessee that he is competent to let the said premises of lease for use by lessee for the purpose of carrying out medical business activities including operations of Clinical Lab in the demised premises.
- C. The Lessor has agreed to grant the said premises on lease to the lessee on Monthly charges and lessee has agreed to take the above said portion i.e. on lease to be used for the purpose of business activity.
- D. The Lessor has Leased a Carpet Area of 1050 SQ.FT. Approx at First Floor to the lessee for the commercial purpose and lessee will entitle to use the said premises and Lessor will not disturb the lessee in day to day activities.

NOW THIS LEASED AGREEMENT WITNESSED AS UNDER

1. The Lessor has granted the said premises to the lessee as on Leased for the period of 5 years and 1 month, which may be extended later on, on mutual agreement. The Lessor and the Lessee agreed a lock in period of 3 years or 36 months in this lease deed. The lessee will use the said premise and shall have no right on any other part of the building. This lease deed is not liable to termination / violation by either party during LOCK IN period 3 years.
2. That the lease deed is effective from 01/04/2022 for a period of 5 years and 1 month expires on 30/04/2027 with a lock in period of 3 years, and fitout period of one month.
3. That the monthly charges for the above said agreed premises has been agreed to be Rs.80,000/- plus GST. Monthly lease amount is to be paid on or before 10th day of each English calendar month. The monthly lease amount will be increased after every 12months of last paid monthly lease amount by 5 %.



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Whenever applicable, TDS is to be deducted by the Lessee from the monthly service charges due. The TDS so deducted is to be deposited with the Government against the PAN provided by the Lessor so that it reflects in Lessor Form 26AS on quarterly basis of a particular Financial Year, for the quarters ending June, September, December and March respectively of that Financial Year. If TDS amount is not reflecting in our 26AS for any quarter/year, the Lessee has to pay the TDS amount so deducted but not deposited along with the Leased Amount without any TDS deductions for all subsequent months of the agreement.

5. The commencement of monthly Leased for the premises shall commence 30 days after the handover of the property.
6. That the lessee will pay an amount equivalent to three months interest free refundable security Rs 2,40,000/- (Rupees Two Lakh Forty Thousand only) to the Lessor prior to signing of Lease Deed through NEFT/RTGS which is to be kept by Lessor for the entire Lease period and will be paid back to Lessee after the expiry of lease period the lessee hands over the said premises to the Lessor, in case the lessee defaults the lock in period then the lessor is having the right to forfeit the interest free refundable security deposit. Any pending payments including Lease premium may be adjusted from the Security Deposit subject to mutual agreement between the Parties and remaining amount will be refunded within 30 days of the exit.
7. The Lessee shall use the common facilities such as main gate security, staircase, staircase lighting, water pump, sanitation, drainage, common area housekeeping etc. with Lessor & other tenants occupants of the building. The cost for such maintenance is included in the monthly lease amount paid by the Lessee. This maintenance includes maintenance of water, common area electricity and, security guards, common area plantation and maintenance, plumbing maintenance, electrical maintenance, common area electricity, site manager and other equipment installed by Lessor in the premises covered under lease deed. The License for the medical activity to be obtained by the Lessee.
8. Lessor will provide fixed electricity load of 18-20 KWA. The Lessor will also provide space for DG Setup. The electricity Shall be paid by Lessee as per consumption.
9. The Lessee shall handover the premises to the Lessor at the time of vacating of the demised premises in proper and sound condition with normal wear and tear of the demised premises.
10. That the Lessor shall not be responsible for the safety of goods machines, equipment or any other material articles belonging to the lessee or any other person content with or visiting the Lessee nor shall the Lessor be liable for any loss or damage or injury to the property lying at the time in or around the said premises by reason of theft, fire, pilferage etc. Hence the lessee must get its materials insured against fire, theft, pilferage etc.
11. That the Lessor or their authorized representative shall be at liberty to inspect the premises within working hours' day or night with a prior notice of 24 hours and the lessee shall have No Objection for the same.

[Handwritten signature]

[Handwritten signature]



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12. That the Lessee shall not assign, sub-assignment, mortgage, assign or sub-lease by any other rights or interest, the part or whole of the said premises to anybody during the Lease period.
13. The Lessee shall not keep any hazardous items good etc. in the said premises which is prohibited by the law. The Lessee shall not carry out any antisocial activity prohibited under the prevailing Act of law.
14. The Lessee shall not to claim any right or any kind of nature whatsoever in the said leased premises or any part thereof save & except to use the same as a bare Lessee
15. That the Lessee will be responsible of day-to-day maintenance of his portion of the building and is expected to keep it in good conditions. Lessee is not entitled to make any change of use or any alternations in existing structure of the building or add any structure without written permission of the Lessor.
16. That the lessee shall abide by the rules and regulations as per Local authority and local bodies association. LESSEE also shall abide all rules and regulation as per constitution of India, LESSEE shall only use this premises for the lawful activities any kind of activity which is unlawful in nature of constitution them the lessor has all right to get their premises vacated. The LESSOR doesn't bear any kind of responsibility to the business of LESSEE.
17. That the lessee and Lessor shall abide by all the terms of this agreement. This agreement can be terminated under unavoidable circumstances due to causes beyond the reasonable control of the Party invoking this provision, including but not limited to acts of God including but not limited to storm, floods, cyclone, earthquake and other natural calamity, pandemic and epidemic, acts of civil or military authorities, riots or civil disobedience, terror attacks, wars, strikes or labour disputes (other than those limited to the affected Party) (each, a "Force Majeure Event"), such Party's non-performance or delayed performance shall be excused and the time for performance shall be extended accordingly provided that the Party immediately takes all reasonably necessary steps to resume full performance.
18. That this lease deed can be terminated by either party giving three months' notice or monthly lease amount in advance. But the termination can take place only after completion of LOCK-IN period of 3 years.
19. It is hereby expressly agreed and declared that neither this lease deed nor anything contained herein shall be deemed to create interest or estate in favour of the Lessee in the said leased premises either as tenant or otherwise it being the express intention of the parties that the relationship between the Lessor and the Lessee shall always be that of the Lessor and the Lessee and not that of a LANDLORD and a TENANT.
20. It being the express intention of the both the parties that this is purely a Lease Deed, and nothing herein contained shall constitute any tenancy or sub tenancy between the Lessor and the Lessee.



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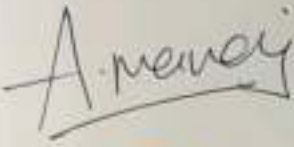



That Lessee fails to comply to any of the terms mentioned in this Agreement, Lessor shall offer one month to Lessee to correct the default and in the event of failure of the part of Lessee, the Lessor shall terminate this Agreement by giving two months' notice to the Lessee and the Lessee shall be liable to hand over the vacant and peaceful possession back to the Lessor.

22. Upon the expiry of the initial term and if renewed, upon expiry of renewed term or sooner determination of this Agreement or the renewed term the Lessee shall deliver vacant possession of the said premises by removing all the belonging and physically hand over the said premises to the Lessor in the same condition as that at the time of possession and clear all the dues payable as per this Lease Deed.
23. That, any medical waste arises from the business should be disposed off at the cost of Lessee. It is the responsibility and liability that no nuisance/hindrane/encumbrance be arises near by the said property and disturb near-by neighbours.
24. That in case of any dispute or difference may arise between the parties hereto out of or under or in connection with this agreement or as to its construction meaning and/or effect or as or to the rights and liabilities of the parties here under the same shall be adjudicated by Arbitration. Such arbitration shall be conducted in accordance with the provision of the Indian Arbitration Conciliation Act 1996 including any statutory modifications thereof, if any. The venue of such arbitration shall be Pune, India. In case of Arbitration, the Lessor and Lessee shall have the power to appoint one arbitrator each and to refer the matter for adjudication. The expense & cost of arbitration shall be borne by both the parties equally.
25. It is the responsibility of the Lessor that they had obtained all the necessary documents with regards to commercial use only of the demised premises. Lessee shall obtain licenses for the purpose of carrying out medical business activities including but not limited for the operations of Clinical Lab in the demised premises. If the aforesaid approvals/licenses is absent, the agreement will be terminated with immediate effect.
26. The PAN numbers of the parties are as under:
- | | PAN No.: | GST No.: |
|--|------------|-----------------|
| 1. Lessor: Aswani Properties | AAIFA5942K | 27AAIFA5942K1Z6 |
| 2. Lessee: Redcliffe Lifetech
Private Limited
(Redcliffe Life Diagnostics) | AAKCR7631M | 09AAKCR7631M1ZP |
27. The stamp duty, registration charges and other miscellaneous expenses payable for registration of the Lease Deed shall be borne by the LESSEE and the LESSOR equally, i.e., the LESSEE shall pay 50% (fifty per cent) and the LESSOR shall pay the balance 50% (fifty per cent). The LESSOR agrees to do all such acts necessary to enable the LESSEE to register this Lease Deed.






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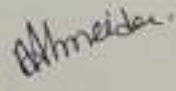
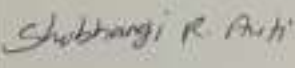
IN WITNESS WHEREOF the Parties hereto have duly executed this Agreement as of the date and the place first above written.

		
	<p>L.H. Thumb Impression</p>	

M/s Aswani Properties
 Through its Authorised Partner
 Mr. Manoj A Aswani

"THE LESSEE"		
<p>For REDCLIFFE LIFETECH PRIVATE LIMITED</p>  Authorised Signatory		
<p>Signature</p>	<p>L.H. Thumb Impression</p>	<p>Photograph</p>

On behalf of
 Redcliffe Lifetech Private Limited (Redcliffe Life Diagnostics)
 Senior Manger -Project
 Mr. Sunil Singh Rawat

"WITNESSES"	
<p>1 Nancy Almeida B/2-8 Chanchrakula Heights Hadapsar Pune -</p>	
<p>2 Shubhangi Rujesh Auti D-103, Parijat Hsg Soc, Bopodi, Pune - 411003</p>	
<p>Name and Address</p>	<p>Signature</p>

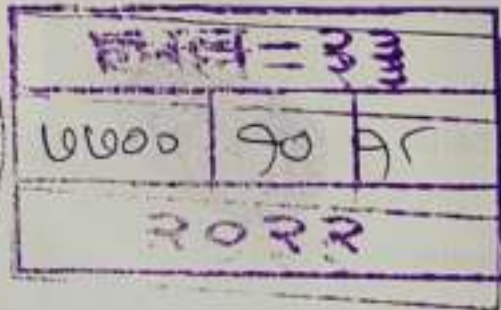
RECEIPT

Received a sum of Rs. 2,40,000/- (Rupees Two Lakhs Forty Thousand only) vide INF*INFT*/026931345831 of ICICI Bank; as a security deposit without any interest, and the same will be returned on termination or repossession of the above said premises after deducting dues if any.

I Confirm,

For Aswani Properties

A. Manoj
Partner





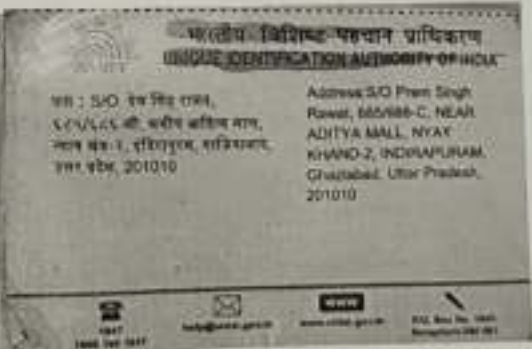
हवल-२३
 0000 99 AR
 २०२२



Amanoj



Amanoj



Sud

Date: 30th March 2022

To
The Authority,
Pune

Dear Ma'am/Sir,
Subject: Letter of Authorisation



हवल-२३		
७७००	१५	१५
२०२२		

We hereby authorise **Mr. Sunil Singh Rawat, Senior Manager Project**, holding Aadhar Card bearing No: 6251-2087-6762 on the behalf of **M/s Redcliffe Lifetech Private Limited** having registered office at No. H-55, 3rd Floor, Sector 63, Noida Gautam Buddha Nagar Gautam Buddha Nagar UP 201301, to sign, execute all the related documents in the connection of Pune Lab and to do any act deed or things as may be necessary to complete the registration & license agreement in the manner required by the law.

All the acts committed by the above authorized representatives shall be treated as if these acts were committed by the entity.

Thanking You,

For on the behalf of
Redcliffe Lifetech Private Limited


Ashish Kumar Dubey
Director
DIN: 08208093



मुल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Transaction ID (संक्र.सं.)	202204062087		06 April 2022, 11:38:44 AM		
मुल्यांकन कर वर्ष जिल्हा मुल्य विभाग एच मुल्य विभाग बांधीव तालुका	2021 पुणे ता.नु.क्र. हवेली विभागाचे नाव (विक्र.28) लोहगाव (पुणे महानगरपालिका) 28/423-विमाननगर Pune Municipal Corporation	सर्व्हे नंबर /न. मू. क्रमांक	सि.टी.एम. नंबर:199		
वार्षिक मुल्य दर ठरवण्यानुसार मुल्यदर रु. सुपी जखीव 30/1/90	जि.का.सी. संदर्भिका 75230	कार्यालय 90950	दुकाने 121430	औद्योगिक 0	मोजक्यापेक्षाचे एकक ची मीटर
बांधीव होवणे साहिली बांधकाम होव(Builder Up) बांधकामाचे वर्गीकरण प्रत्यक्ष मूल्या	117.096ची मीटर 1-अथ नी सी आहे	मिळकतीचा सापर. मिळकतीचे वय	कार्यालय/व्यावसायिक 11 to 20वर्ष	मिळकतीचा प्रकार मुल्यदर/बांधकामाचा दर	बांधीव Rs 60950/-
मजला बांधकाम उभारणीयता कार्यालय/व्यावसायिक नवी Sale Type - Resale	First Sale Date - 3/8/2005 Sale/Resale of built up Property constructed after circular dt 02/01/2018				
घसा यानुसार मिळकतीचा प्रति चौ.मीटर मुल्यदर	= वार्षिक मुल्यदर * घसा-यानुसार टक्केवारी * मजला निहाय घट/वढ = (90950 * (80 / 100)) * 100 / 100 = Rs 72760/-				
A) मुल्य मिळकतीचे मुल्य	= वरील घमाली मुल्य दर * मिळकतीचे क्षेत्र = 72760 * 117.096 = Rs 8519904.96/-				
Applicable Rules	= 3				
एकत्रित अंतिम मुल्य	= मुल्य मिळकतीचे मुल्य + जहाजघाते मुल्य + मेट्रोसुद्धे मजला क्षेत्र मुल्य + जगातच बांधीव मुल्यसुली टक्केवारी + बीन मजलीचे मुल्य + बटिलन यानु तक्रारे मुल्य + धुकुन जमिनीवरील यानु तक्रारे मुल्य + इतरांनी बांधीवच्या सुद्धे जखीव मुल्य = बटिलन यानुवरी + संबंधित यानुवरी = A + B + C + D + E + F + G + H + I + J = 8519904.96 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.8519904.96/- = □ पंधरावारीशी लाख एकोणवीस हजार				



हवेली-२३
७७०० | १६१५
२०२२

524/7700

बुधवार, 06 एप्रिल 2022 12:12 म.न.

दस्त गोपबारा भाग-1

हवल23 9/9/98
दस्त क्रमांक: 7700/2022

दस्त क्रमांक: हवल23 /7700/2022

बाजार मुल्या: ₹. 85,19,905/-

पोबदला: ₹. 2,40,000/-

दरलेले मुद्रांक शुल्क: ₹. 1,07,000/-

द. ति. सह: दु. ति. हवल23 चाचे कार्यालयत

ज. क्र. 7700 वर दि.06-04-2022

गेटी 12:10 म.न. वा. हजर केला.

पावती:7916

पावती दिनांक: 06/04/2022

सादरकरणासाठीचे नाव: असवानी प्राॅपर्टीज लॉ अॅवोराईज पार्टनर
मनोज अमनदास असवानी - नेसाॅर/मालक - -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 360.00

पुटांची संख्या: 18

एकूण: 30360.00

A. Menoj

दस्त हजर करणाऱ्याची सही.

Jt. Sub Registrar Haveli 23

Jt. Sub Registrar Haveli 23

दस्ताचा प्रकार: भाडेपट्टा

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

शिळा क्र. 1 06 / 04 / 2022 12 : 10 : 05 PM ची वेळ: (सादरीकरण)

शिळा क्र. 2 06 / 04 / 2022 12 : 10 : 58 PM ची वेळ: (फी)

प्रतिज्ञापत्र

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

A. Menoj
लिहून घेणार

लिहून देणार



दस्तावेज नंबर-2

दिनांक 23/04/2022
दस्तावेज नंबर 7700/2022

12:18 PM
06/04/2022 12:14:52 PM
दस्तावेज नंबर: 7700/2022
दस्तावेज प्रकार: -आवक:

1. **व्यवसायिक साधन व पत्ता**
साधन: रेडिकल कार्पोरेट प्रा. लि. (रेडिकल सेंटर) सर्वे अभोगाईव
जिल्हातील सुवीन विंग भावरा - येदी - -
पत्ता: प्लॉट नं. - साळा नं. - इमारतीचे नंबर - ब्लॉक नं. - रोड नं.
पत्र 55, पर्व प्लॉट, सेक्टर 63, इलेक्ट्रॉनिक सिटी, बीएनए 201301,
पुणे पेटेव. सीएम बुद्रा नगर.
सर्वे नंबर: AAKCR7631M

2. **साधन: व्यावसायीक इंधनसाठी सर्वे अभोगाईव पॉइन्टर सर्वेज असावताव**
व्यावसायीक - सेक्टर/प्लॉट - -
पत्ता: प्लॉट नं. - साळा नं. - इमारतीचे नंबर - ब्लॉक नं. - रोड नं.
1. व्यावसायीक सेक्टर, व.नं. 206/1, 209/1, प्लॉट नं. 45/बी,
इलेक्ट्रॉनिक सिटी सर्वे नं. 199, विमान नगर, पुणे 411014,
पुणे पेटेव.
सर्वे नंबर: AAIFA5942X

प्राप्तकारका प्रकार
भाडेकर
रकम -44
व्यावसायीक.
[Signature]



दस्तावेज नंबर 06 / 04 / 2022 12 : 13 13 PM

दस्तावेज नंबर 06 / 04 / 2022 12 : 13 32 PM

व्यवसायिक साधन व पत्ता
साधन: रेडिकल कार्पोरेट प्रा. लि. (रेडिकल सेंटर) सर्वे अभोगाईव
जिल्हातील सुवीन विंग भावरा - येदी - -
पत्ता: प्लॉट नं. - साळा नं. - इमारतीचे नंबर - ब्लॉक नं. - रोड नं.
पत्र 55, पर्व प्लॉट, सेक्टर 63, इलेक्ट्रॉनिक सिटी, बीएनए 201301,
पुणे पेटेव. सीएम बुद्रा नगर.
सर्वे नंबर: AAKCR7631M

[Signature]
व्यावसायीक.



दस्तावेज नंबर 06 / 04 / 2022 12 : 13 32 PM

Sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ASWANI PROPERTIES TH ITS PARTNER MANOJ ASANDAS ASWANI	eChallan	02202292022033107809	MH015994370202122E	107000.00	SD	0000112217202223	06/04/2022
2		DHC		0564202214268	360	RF	0504202214368D	06/04/2022
3	ASWANI PROPERTIES TH ITS PARTNER MANOJ ASANDAS ASWANI	eChallan		MH015994370202122E	30000	RF	0000112217202223	06/04/2022

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



प्रमाणित करण्यात येते की,
या दस्तऐवजात एकूण १४ पृष्ठे आहेत
पहिले नंबराचे पुरातकाचे
नंबरी नोंदला.

[Signature]
सह. दुय्यम निवृत्त अधिकारी हवेली क्र. २३
दिनांक २१/४/२०२२

7700/2022

Verify Scanned Document for correctness before registration. Get print immediately after registration.