(10) To protect our rights, title, interest in our movable and Immovable properties and for the said purpose file any suits, cases as may be required and for the said purpose declare, affirm, sign necessary affidavits, declarations, written statements, petitions, appeals, suits etc. in our name and on our behalf.

(11) To appear before Govt. and Semi Govt., Authorities and give evidence and submit documents etc. for and on our behalf in respect of our movable and Immovable properties.

(12) To commence, prosecute or enforce or to defend, answer of oppose all actions and other legal proceedings and demands touching any of the matters aforesaid or any other matters in which We are or may hereafter be interested or concerned, and also if the said attorney shall think fit to compromise, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid.

(13) To accept notices or serve of Writ of Summons or other legal process that may be served upon us and to appear and represent us in any court of justice and before all Magistrates, Judicial or Revenue of Tenancy or other Officers whatsoever as said attorney may think advisable.

(14) To look after, manage and maintain our movable and immovable properties on our behalf, as our said attorney may deem fit and proper, in our name and on our behalf.

(15) To represent me before the local authorities, Tahsildar, Municipal, Collector, Society, MMRDA, SRA, Government, Semi Government, Office of the Registrar of Assurance, and other local authorities in all matters relating to our movable and Immovable properties in our name and on our behalf.

(16) To adjust, settle, compromise or submit to arbitration or appropriate Court of Law any accounts, debts, claims and demands, disputes and matters touching any of the matters aforesaid, or any other matters which are now subsisting or may hereafter arise.

Seal of the Sub-Registrar Aurangabad

Seal of the Joint Sub-Registrar Mumbai City

Seal of the Joint Sub-Registrar Mumbai Suburban

between me and any other person or persons or between our said attorney and other person or persons.

(17) To do and execute all or any of the acts, deeds and things in respect of our moveable and immovable property, as our Care Taker.

AND generally to do all other such act or acts, deed or deeds, matters and thing that are required to be done in respect of our movable and Immovable propertiesas if the same were done by us, if we were personally present.

AND We hereby agree and undertake TO RECTIFY AND CONFIRM all the acts, deeds, matters that are done by our said Attorney in respect of our movable and Immovable properties, by virtue of these presents shall be binding upon us.

IN WITNESS WHEREOF We, Executant have put our hands to these presents at Mumbai on this 5th day of January, 2024.

SIGNED AND DELIVERED by)

thewithinnamed "EXECUTANTS")

MR. REVANT SINGAL)

MISS. RAVIJA SINGAL)

In the presence of .....)

1. Vivek Kohli
2. Prashant Jadhav

WE ACCEPT OUR APPOINTMENT AS ATTORNEY

MRS. VINITA SINGAL

N9471767

SINGAL

REVANT

INDIAN M 06/11/2000

AMRAVATI, MAHARASHTRA

MUMBAI

16/05/2016 15/05/2026

Revat Singal

P<INDSINGAL<<REVANT<<<<<<<<<<<<<<<<<<<<<<<<<<<<

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Revat Singal

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-II ★ MUMBAI ★

EMIGRATION CHECK REQUIRED

N9471787

RAVINDER KUMAR SINGAL

VINITA SINGAL

6B,NEELIMA BUILDING,RIDGE ROAD

MALABAR HILL,MUMBAI

PIN:400006,MAHARASHTRA,INDIA

J7754960 16/05/2011 NAGPUR

B03279879 16

Seal of the Sub-Registrar No.9 ★ Aurangabad. ★

Print Date 05-01-2024 01:36:15

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05 जानेवारी 2024 1:29 म.न.

दस्त गोषवारा भाग-1

बवड2
दस्त क्रमांक: 527/2024 193

आमचे बवड2 /527/2024

₹ मुल्य: रु. 01/-

मोबदला: रु 00/-

₹ मुद्रांक शुल्क: रु.500/-

सह दु. नि. बवड2 याचे कार्यालयात

527 वर दि.05-01-2024

1 27 म.न. वा. हजर केला.

पावती:562

पावती दिनांक: 05/01/2024

सादरकरणाराचे नाव: रेवांत सिंगल - -

Rent Singal

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 280.00

पृष्ठांची संख्या: 14

हजर करणाऱ्याची सही.

एकुण: 380.00

दुय्यम निबंधक
ई शहर क्र. २

संह.दुय्यम निबंधक
मुंबई शहर क्र. २

दस्त हजार कुलमुखत्यारपत्र

6 मुद्रांक शुल्क आकारलेला नसून@ त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

7 रु. 05 / 01 / 2024 01 : 27 : 15 PM ची वेळ: (सादरीकरण)

8 रु. 05 / 01 / 2024 01 : 28 : 06 PM ची वेळ: (फी)

प्रतिज्ञापत्र

"सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे." दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे," दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीदारक हे संपूर्णपणे जबाबदार राहतील.

1. Rent Singal
2.

लिहून देणारे :

लिहून घेणारे :

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI CITY-II
MUMBAI

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Seal of the Sub-Registrar No.5
Aurangabad.

दस्त गोषवारा भाग-2

बकट2
दस्त क्रमांक:527/2024

1/2024 1 31:52 PM

क्रमांक बकट2/527/2024
चा प्रकार :-कुलमुखत्यारपत्र

अ.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:रेवात सिंगल - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 6 बी, नीलिमा बिल्डिंग, रिज रोड, मलबार हिल, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:	कुलमुखत्यार देणार वय :-23 स्वाक्षरी:-		
2	नाव:रविजा सिंगल - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 6 बी, नीलिमा बिल्डिंग, रिज रोड, मलबार हिल, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:	कुलमुखत्यार देणार वय :-24 स्वाक्षरी:-		
3	नाव:विनिता सिंगल - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 6 बी, नीलिमा बिल्डिंग, रिज रोड, मलबार हिल, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय -53 स्वाक्षरी:-		

दस्तऐवज करुन देणार तथाकथीत कुलमुखत्यारधर यांचा दस्त ऐवज करुन दिल्याचे कबुल करतात
दि.3 वी वेळ:05 / 01 / 2024 01 : 31 : 16 PM

ओळख
वर निवेदीन करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अ.	पक्षकाराचे नाव व पत्ता		छायाचित्र	ठसा प्रमाणित
1	नाव:विवेक कोहली - - वय:45 पत्ता:१३/३९० अमिन बिल्डिंग न्यू एम आई जी कॉलोनी बांद्रा पूर्व मुंबई पिन कोड:400051	स्वाक्षरी		
2	नाव:प्रशांत जाधव - - वय:43 पत्ता:कला नगर क्रमांक १/८१ सन्मैत्र कॉलोनी बांद्रा पूर्व मुंबई पिन कोड:400051	स्वाक्षरी		

प्रमाणित करणेत येते की दस्तामध्ये
एकूण.....२८.....पाने आहेत पुस्तक
क्र. २ मध्ये बयई-२/.....९२८०.....२०२४
नोंदला. - 5 JAN 2024
दिनांक.

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सह. दुय्यम निबंधक
दस्त क्रमांक. २

सह. दुय्यम निबंधक मुंबई शहर-२ २०२४

	Purchaser	Type	Verification	GRN/Pay	Amount	Pay At	Deface Number	Deface Date
1	REVANT SINGAL AND RAHUA SINGAL	eChallan	1[illegible]822	MH013430605202324P	500.00	SD	0007120562202324	05/01/2024
2		DHC		0124059806520	280	RF	0124059806520D	05/01/2024
3	REVANT SINGAL AND RAHUA SINGAL	eChallan		MH013430605202324P	100	RF	0007120562202324	05/01/2024

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

527 /2024

CIDCO

City & Industrial Development Corporation of Maharashtra Ltd.

NO.: CIDCO/ATPO/BP/WLJ/ 2024/396

Date 09/05/2024

Town Planning Officer, (New Town)
CIDCO Ltd.
Chhatrapati Sambhajinagar – 431 136

COMMENCEMENT CERTIFICATE

~~G.C.~~/Private layout.

Permission/~~Revised~~ ~~Permission~~ is hereby granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to Shri. /Smt. /M/s. Ravija Ravindra Singal in on Plot No. 01, Gut No. 57 (Part), Village- Wadgaon (K), Nagar-I, Tq And Dist. Chhatrapati Sambhajinagar. As per the approved plans and subject to the following Condition for the development work of proposed Residential / ~~R+G~~ / ~~Commercial~~ / ~~Industrial~~ Building.

Earlier Permission granted an ..... (if any)

I. No. of Building = FIVE.
II. Total Plot Area = 4893.97 Sqm.
III. Area Statement Of Building =
   A) Existing total (Gross) Built Up area = ... Sqm.
   B) Proposed Gross Built Up area = 13145.192 Sq. M.
   C) Area under staircase / Lift made free of FSI =.....Sqm.
   D) Total (Gross) Built up area (A +B) = 13145.192 Sqm.
IV. FSI consumed = 2.686 (With Basic F.S.I, Premium F.S.I. & Ancillary F.S.I.)

Seal of the Sub-Registrar Aurangabad.

01. This Certificate is liable to be revoked by the Corporation if :-
   a. The development work in respect of which permission is granted under this certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
   b. Any of the conditions subject to which the same is obtained by the application through fraud or mis-representation and the applicant and every person deriving title through or under him such an event shall be deemed to have carried out the development work in contravention of Section-43 and 45 of the Maharashtra Regional and Town Planning Act, 1966 and Corporation remains indemnified from the effects of approval or refusal of any such permission.
02. The applicant shall:-
   a. Give notice to the Corporation of completion up to the plinth level & seven days before the Commencement of the further work.
   b. Obtain a Completion Certificate from the Corporation after due completion of compound wall/fencing as per the General Development Control Regulations.
   c. Permit authorized officers of the Corporation to enter the Premises at any time for which permission has been granted for the purpose of endorsing the General Development Control Regulations and conditions this Certificate.

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d. Give written notice to Corporation regarding completion the work.

e. Install a Display Board the conspicuous place on site indicating :-

i. Name and Address the owner /developers, architect contractor.
ii. Gut Nos. /CTS No. /Ward No. /Village Name along with description of its boundaries.
iii. Order number and date of grant of development permission/redevelopment issued Planning Authority.
iv. F.S.I Permitted.
v. No. of Residential Flats and/or commercial shop with their areas.
vi. Address where copies of detailed approved plans shall be available for inspection (i) to (vi) above shall published in 2 widely circulated newspapers, one which should be in regional language.

03. The structural Designing, Building Materials, Plumbing Services, Fire Protections, Electrical Installation etc. shall be in accordance with the provisions (except for the provision in respect to Floor Area Ratio) As prescribed in the National building Code; amended from time to time by the Bureau of India Standards.
04. This Certificate shall remain valid for a period of one year for the date of its issuance.
05. The conditions of the Certificate shall be binding not only on the applicant but also on his successors and every person deriving title through or under him.
06. Certified copy of approved plan shall be exhibited on site.
07. Easement Right or the right of way on approved layout included within holding the same shall remain undisturbed.
08. The land vacated in Consequence of the enforcement of the setback rule shall form (Part) of the public street.
09. No new building or (Part) there of shall be occupied or allowed to be occupied or used or permitted to be used by any person until Occupancy Certificate has been granted by this Corporation.
10. This permission does not entitle you to develop the land which does not vest in you.
11. You should approach executive Engineer (M.S.E.D.C.) for the temporary power requirement, location of transformer etc. The permanent power connection from (M.S.E.D.C.) can be obtained only after getting the necessary Occupancy Certificate from this corporation.
12. **132** Nos. of trees shall be planted on site before obtaining Occupancy Certificate.
13. The grant of this permission is subject to the provisions of any other law for the time being in force and that may be applicable to the case e.g. Urban Land Ceiling & Regulation Act 1976 and getting building plans approved from various authorities.
14. The amount of Rs. 50,000/- Deposited with CIDCO as Security Deposit shall be forfeited either in whole or in (Part) at the absolute discretion of the Corporation for breach of any other building Control Regulations & conditions attached to the permission covered by the commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.
15. You shall provide perpetual potable water to the consumer/occupier of tenements/Units at you cost.

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Seal of the Sub-Registrar No.6 Aurangabad.

NO. CIDCO/ATPO/BP/WLJ/2024/396 Dt. 09/05/2024

16. The owner shall get the approved layout demarcated on the site by the Surveyor of the D.I.L.R Chhatrapati Sambhajinagar and shall submit to the Planning Authority (CIDCO) for records the measurement plan certified by the D.I.L.R. Chhatrapati Sambhajinagar. The demarcation of approved layout on the site shall be carried out so as not to alter / reduce the dimensions and area of the roads, open space or other reservations.
17. The owner shall provide at his own cost on his plot the following infrastructural facilities of such standard (i.e. standards relating to design, material or specifications) as stipulated by the Planning Authority:-
    a. Internal access roads along with storm drains.
    b. Channalisation of water courses and culverts, if any.
    c. The arrangement of water supply and drainage disposal shall be made by the individual Owner of the plot at his own cost.
    d. Arrangements for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area.
    e. Arrangements for collection of solid waste.
18. The owner shall permit the use of the internal access roads to provide access to an adjoining land.
19. The owner shall submit to the Planning Authority the scheme of development of 10% compulsory recreational space and develop it in accordance with the approved scheme.
20. The owner shall not further sub-divide or amalgamate plots without obtaining prior approval of the Planning Authority.
21. The owner shall observe all the rules in force regarding overhead/underground electric lines /transmission lines/utilities passing through the layout while designing the individual building and while getting the approval of the Authority.
22. Open space shown in the layout shall be kept open permanently and shall be handed over to the appropriate Authority.
23. No plot should be disposed of unless the sale permission under Section-43 of the B-T & A.L. Act is obtained from the Sub-Divisional Officer concerned, if the land under reference is a restricted tenure land.
24. No development shall be taken up unless the N. A. permission is obtained from the Collector under the provisions of M.L.R. Code, 1966.
25. If the plot is intended to be sold or otherwise disposed of by the owner, it shall be done by the owner only subject to the condition mentioned in this order and Commencement Certificate. He shall invariable make specific mention about these conditions in the conveyance to be executed by him to him proposed buyers.
26. The plinth level will be 450 mm above the nearby road level (top of camber).
27. Technical report of Executive Engineer, CIDCO about development work of roads, drainage, electrification and all other services shall be obtained prior to application for Occupancy Certificate and forwarded to the Town Planning Officer for Completion Certificate.
28. You shall abide with the conditions of any such stay or injunction granted by the competent Court for development of plot land.
29. Other conditions shall be as per forwarding letter.

Sub-Registrar Aurangabad. 6.

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30. This order is liable for cancellation on contravention or breach of any of the conditions of this order.
31. Notwithstanding anything contained in the Commencement Certificate conditions shall be Lawful for the Planning Authority to direct the removal or alternation of any structures erected or the use contrary to the provisions of this grant Planning Authority may cause the some to be carried out and recover the cost of carrying out same from the grantee/successors and every person deriving title through or under them.
32. CIDCO will not supply water for construction purpose.
33. If at any stage, it is found that the information or part of information given is false or misleading this certificate shall be considered as NULL & VOID.

5/5/24

I/C. Addl. Town Planning Officer (New Town),
CIDCO Ltd., New Chhatrapati Sambhajinagar.

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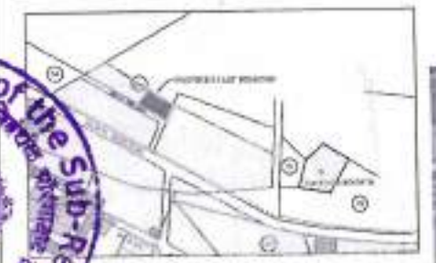
Seal of the Sub-Registrar No.6
Aurangabad.

LAY-OUT 1/1



LOCATION PLAN

LOCATION PLAN

NUZ Area

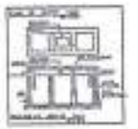
GWT

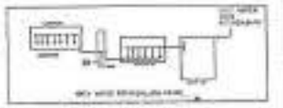
OPEN SPACE
1021.32 SQM

OTC

12.00 M WIDE ROAD

LAY- OUT PLAN
Scale :-1: 500





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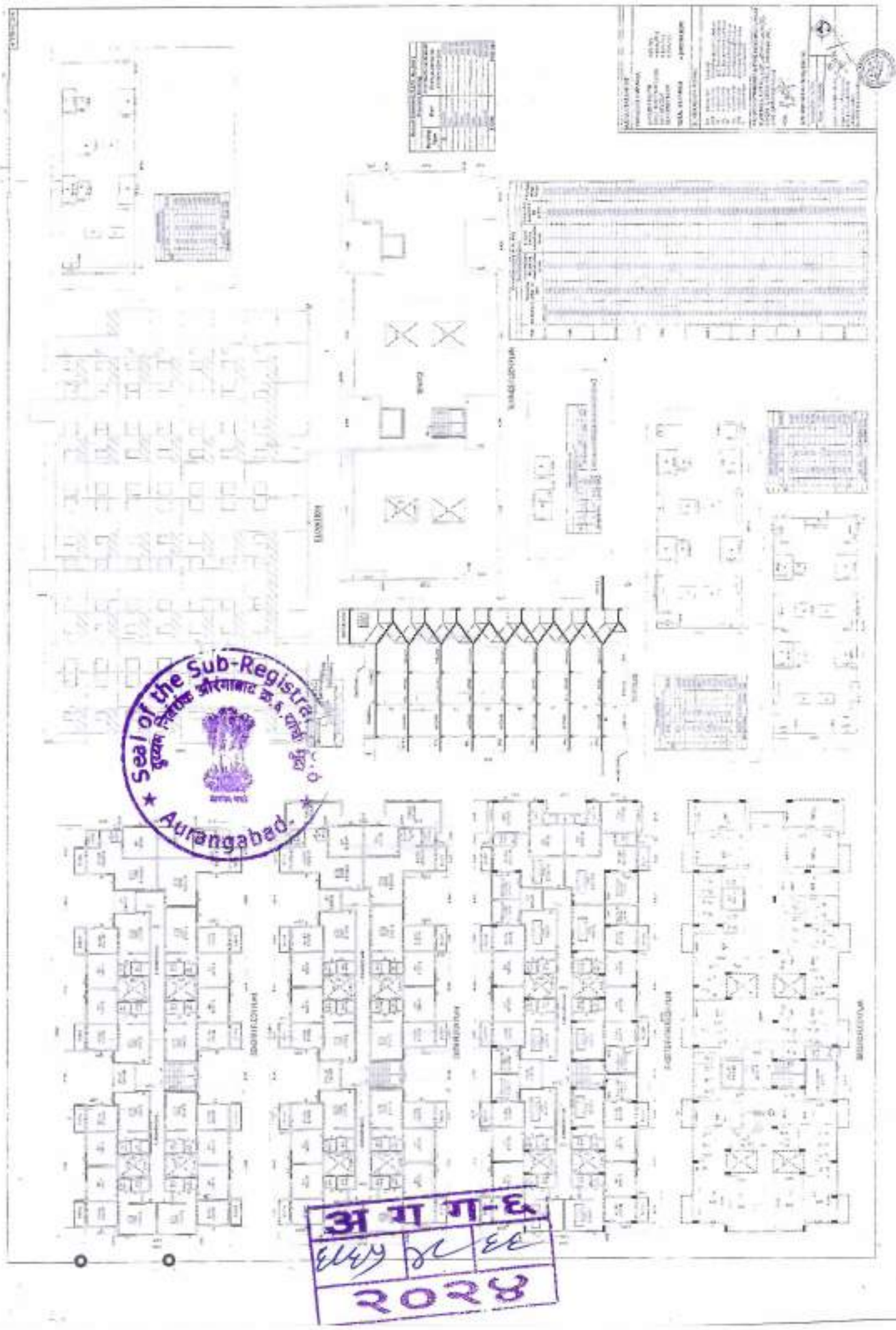
Seal of the Sub-Registrar
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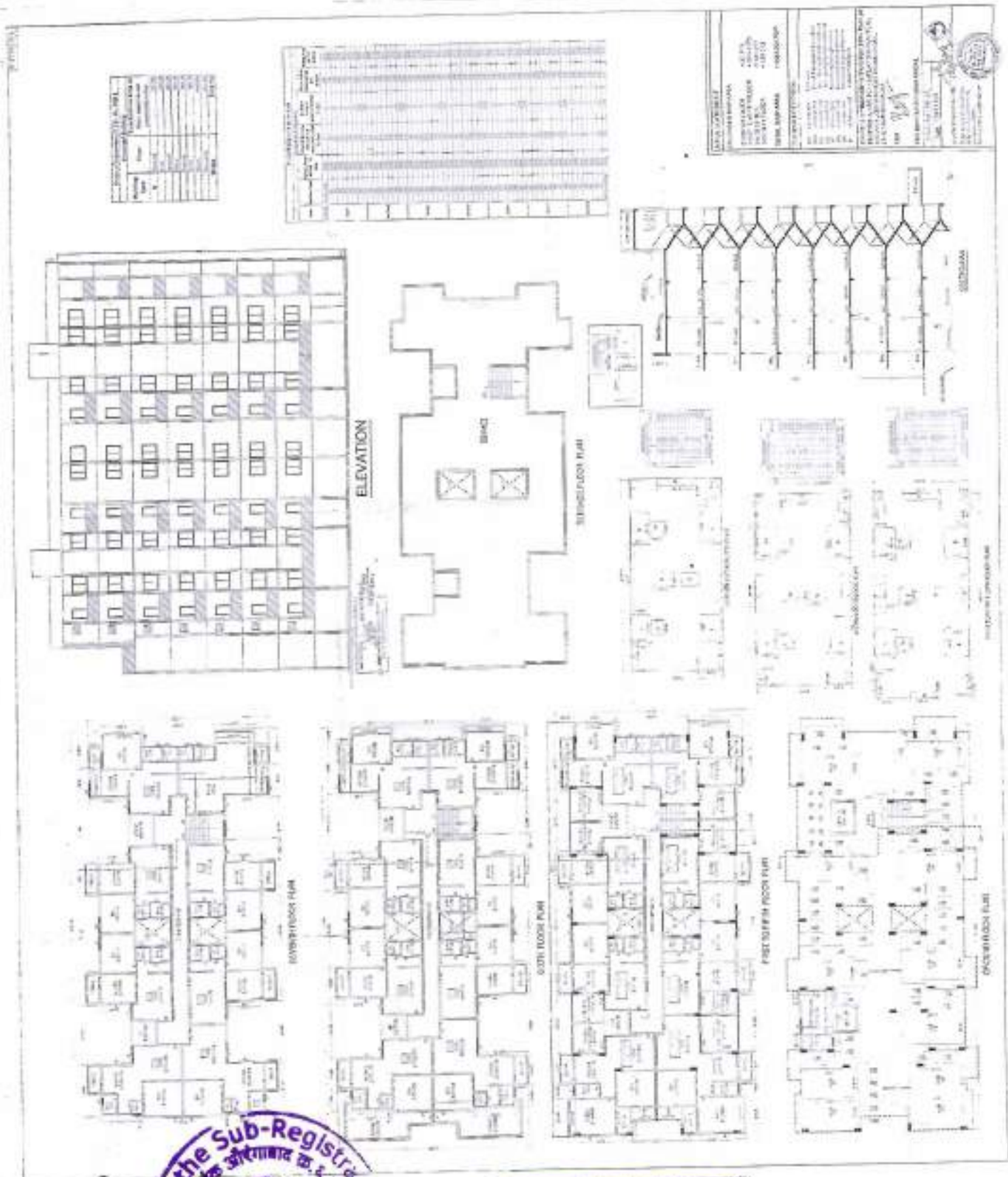

Seal of the Sub-Registrar
दुय्यम निबंधक औरंगाबाद क्र. ४ यांचे कार्यालय
Aurangabad.

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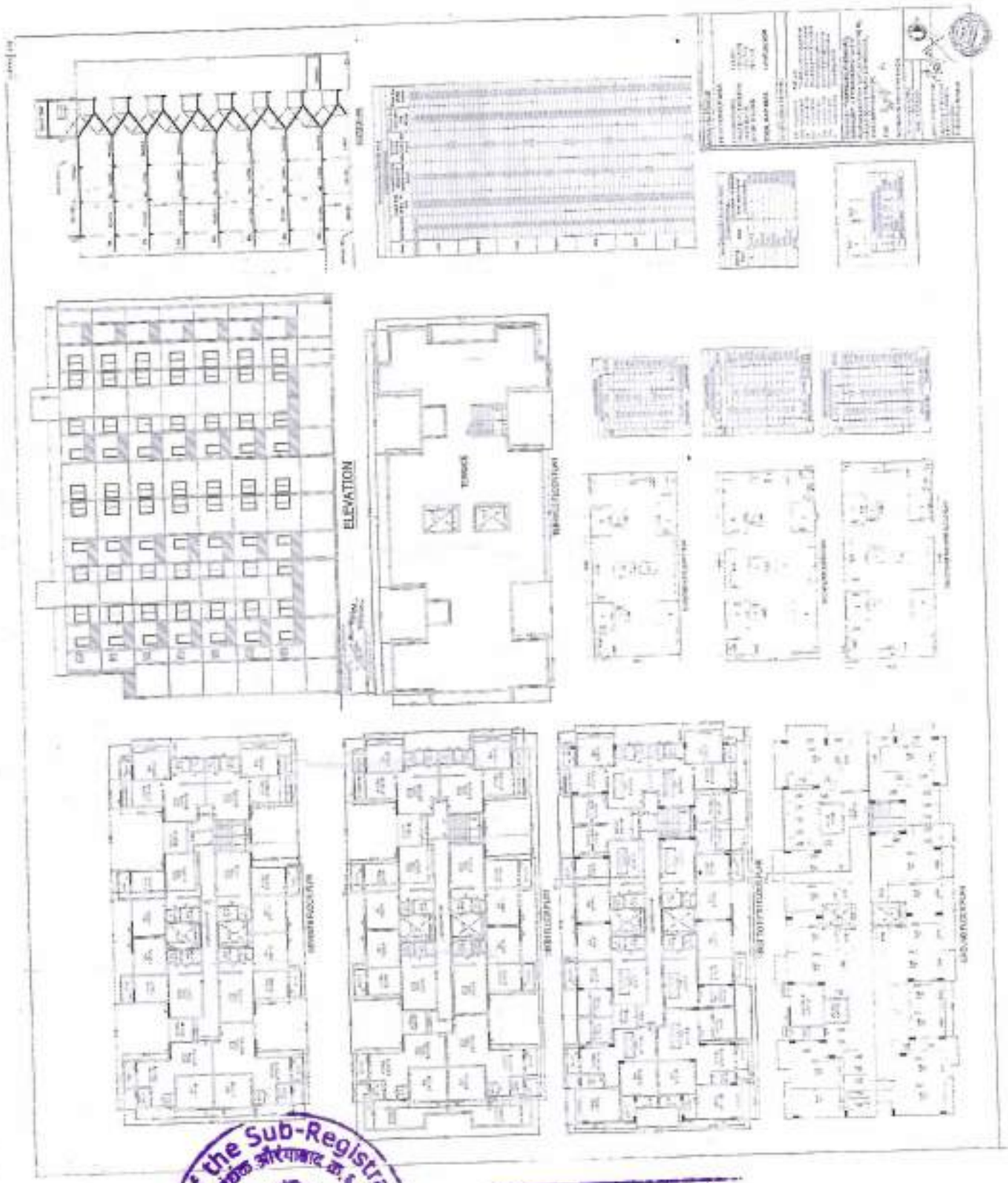

Seal of the Sub-Registrar No.6
दुय्यम निबंधक औरंगाबाद क्र. ६, यांची मुद्रा
Aurangabad.

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CIN-99999 MH 1970 SGC-014574

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

WALUJ MAHANAGAR OFFICE
Cetral Facility Building
Growth Centre, Nagar-1
Tisgaon, Tq./Dist.: Aurangabad
☎ : 0240 - 2554880 / 81

NEW AURANGABAD OFFICE
Udyog Bhavan
New Aurangabad-431003
☎: 2485321 / 22 / 23
Fax : 0240-2485324

REGD. OFFICE
"NIRMAL", 2nd Floor
Nariman Point, Mumbai-400021
☎: 22022420, 22022481, 22022579
Fax: 022-22022509

No. CIDCO/ATPO/BP/AUR(WLJ)/2024(NOC)/50 Date:-08 /04/2024.

To,
The Sub-Registrar,
Registration Office,
Chhatrapati Sambhajinagar.

Sub: **Waluj Mahanagar Project**
No Objection Certificate for **Sale of plot Nos. 01 & 02** at **Gut No. 57 (P), Village-Wadgaon (K), Waluj Mahanagar-I,** Tal. & Dist. Chhatrapati Sambhajinagar.

Ref: Application from Ms. Ravija Ravindra Singal, dtd. 25/01/2024.

The applicant, **Ms. Ravija Ravindra Singal** has applied to grant No Objection Certificate for sale of the **plot Nos. 01 & 02** at **Gut No. 57 (P), Village– Wadgaon (K), Waluj Mahanagar-I,** Tal. & Dist. Chhatrapati Sambhajinagar. The Final Layout Permission for plotted development has been granted by CIDCO, vide this office Letter No. CIDCO/ATPO/BP/AUR (WLJ)/2024(LP)/ 59 , dtd. 08/04/2024. Plot Nos. **01 & 02** are permitted for **(R2)** use.

This Layout Permission does not mean that, the title of this land is verified and certified by CIDCO.

As per the layout approved, this office has No Objection for sale of the said plots, subject to the following conditions. This NOC is NULL & VOID if the land developer fails to adhere to the following conditions:

1. All the internal infrastructure in the layout i.e. Internal Roads, Water Supply, Sewerage, Drainage, Electricity and such other facilities shall be developed by the developer/ proposed society.
2. The maintenance of internal infrastructure shall be done by the developer/proposed society.
3. All the dues towards Service Charges for the entire layout shall be paid by the developer /proposed society. Unless all the due Service charges are paid for the entire layout, individual Building Permission will not be granted to any of the plot-holders in the entire layout.
4. Use of plot should be as per UDCPR.
5. Plot shall be developed by taking prior approval from authority (CIDCO Ltd.) as per provisions of UDCPR.
6. Social facility plot shall not be used for anti-social and illegal activities.
7. Role of CIDCO is limited only for sale/re-sale NOC of plot. CIDCO is not responsible if any legal or ownership disputes arises in future after issuance of this NOC.

Seal of the Sub-Registrar, Aurangabad.

I/C. Addl. Town Planning Officer,
CIDCO Waluj Mahanagar,
Chhatrapati Sambhajinagar.

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SPECIAL POWER OF ATORNEY FOR PRESENTATION

This Special power of attorney for Presentation is executed on this 09th day of July 2024 at Mumbai By:-

Miss. Ravija Ravinder Singal
(PAN No. AAJHP 0252 L)
Age : 24 Years, Occupation : Business,
R/o. 6 B, Neelima Building, Ridge Road, Malbar Hill, Mumbai-400006,

Through GPA Holder
Mrs. Vinita Singal
Age : 54 Years, Occupation : Business,
R/o. 6 B, Neelima Building, Ridge Road, Malbar Hill, Mumbai-400006,

Passport No. U7205449

Hereinafter referred to as "**EXECUTANT**" (which expression shall, unless repugnant to the context and meaning thereof, be deemed to mean and include all their respective successors, heirs, executors, administrators and assigns etc.) of FIRST PART.

IN FAVOUR OF

1. **Mr. Rajendra Dinkarrao Pathak**
   Age : 43 Years, Occ : Service,
   R/o. Khinvasara Fort, Garkheda, Chh. Sambhajinagar
   Adhar Card No. : 4773 9298 9316

2. **Mr. Gopal Ramdas Bhingare**
   Age : 69 Years, Occ : Service,
   R/o. Khinvasara Woods, Garkheda, Chh. Sambhajinagar

Hereinafter referred to as 'the **ATTORNEY HOLDERS**' (Which expression unless repugnant to the context or meaning thereof shall deemed to include their legal heirs, successors, assigns, administrators and executors) of the Second Part

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-III

Seal of the Sub-Registrar No.6 Aurangabad.

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बबई - ३
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Page 1 of 4

Where As :-

A. The **Executant** is owner and possessor of property bearing Plot No. 1 & Plot No. 2, Gat No. 57, Village Wadgaon (Kolhati), Taluka and District Chhatrapati Sambhajinagar.

That the Executants will be signing and executing various deeds and agreement such as Agreement to Sale, Sale Deed, Development agreement, General Power of Attorney, Deed of Declaration, Lease Deed, Leave and License, Transfer Deed, Conveyance Deeds, Mortgage Deed in respect of **said Property**. Further Executants will also be signing and executing various other deeds and documents in respect to the said Land in favour of Developer / Financial Institutions and Banks, etc.

B. The attorney holder is hereby authorized to present any documents like Agreement to Sale, Sale Deed, Development agreement, General Power of Attorney, Deed of Declaration, Lease Deed, Leave and License, Transfer Deed, Conveyance Deeds, Mortgage Deed or any other documents signed or executed by Executant & on behalf Executant for registration before Sub-Registrar, Chhatrapati Sambhajingar, to admit the execution thereof and to do any act that may be necessary for the registration of said documents.

C. That, Executants due to his preoccupation and having other commitments it is not possible for her to personally remain present to remain present at the time of registration of the various deeds and agreements in respect of Plots. Therefore the Executant decided to appoint any one **attorneys,** as her constituted attorney for the purpose of presentation of Agreement to Sale, Sale Deed, Development agreement, General Power of Attorney, Deed of

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Sub-Registrar No.6

Declaration, Lease Deed, Leave and License, Transfer Deed, Conveyance Deeds, Mortgage Deed or any other documents in the name of Executants and the attorney on behalf of executants will admit execution of the said Agreement to Sale, Sale Deed, Development agreement, General Power of Attorney, Deed of Declaration, Lease Deed, Leave and License, Transfer Deed, Conveyance Deeds, Mortgage Deed or any other documents in the name of Executants and on her behalf.

D. To Lodge, present and admit the execution of the agreement to sale, final conveyance, sale Deed, Development Agreement, General Power of Attorney, Transfer Deed, Deed of Apartment, Indenture of Sale, Correction Deeds, Supplementary Agreements, Supplementary Deed, MOU, Correction Development Agreement, Lease Deed, Leave and License, Mortgage Deeds, Hypothecation Agreements, Guarantee Deed, Indemnity Deed, Correction General Power of Attorney, Declaration Deeds, etc and such other documents duly signed by the Executants. To purchase stamps, to admit the execution and registration thereof, to register the documents before the Sub-Registrar, Chhatratpati Sambahajinagar in respect of Land / Plots.

In witness whereof the executant have executed this Power of Attorney for presentation on this day mentioned first hereinabove in presence of the witnesses:

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SIGNED, SEALED & DELIVERED BY:

DEVELOPER/ BUILDER

Miss. Ravija Ravinder Singal
Through GPA Holder
Mrs. Vinita Singal

Seal of the Sub-Registrar Aurangabad.

बबई - ३
१११९२ | ६ | २६
२०२५

Mr. Rajendra Dinkarrao Pathak			
Mr. Gopal Ramdas Bhingare			
ATTORNEY HOLDERS			
WITNESS			
अमित तोणारे	Amit		
Sanjay S. Shukla			

बबई - ३
१४५९८ | ७ | २०
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THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI CITY-III

Seal of the Sub-Registrar No.6 Ahmedabad.

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450/14562
मंगळवार,09 जुलै 2024 4:53 म.नं.

वस्ल गोषवारा भाग-1

बवई3 3e/80
दस्त क्रमांक: 14562/2024

दस्त क्रमांक: बवई3 /14562/2024

बाजार मुल्य: रु. 01/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. बवई3 चांचे कार्यालयात

अ. क्रं. 14562 वर दि.09-07-2024

वेळी 4:51 म.नं. वा. हजर केला.

पावती:15730 पावती दिनांक: 09/07/2024

सादरकरणाराचे नाव: रविजा रविंदर सिंगल तर्फे कु मु विनिता रविंदर सिंगल - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 800.00
पृष्ठांची संख्या: 40	
एकुण:	900.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, मुंबई-3

सह दुय्यम निबंधक, मुंबई-3

दस्ताचा प्रकार: कुलमुखत्यारपत्र

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

शिक्का क्रं. 1 09 / 07 / 2024 04 : 51 : 45 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 09 / 07 / 2024 04 : 52 : 19 PM ची वेळ: (फी)

प्रतिज्ञापत्र

* सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत आवश्यक असलेल्या सर्व अटींची पूर्तता करून नोंदणीस दाखल केलेला आहे. * दस्तातील संपूर्ण मजकूर, निष्पादक यांची, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्तासंबंधी खात्या, देवघेव कायदेशीर बाबींसाठी वस्तू निष्पादक व आनुषंगिकता हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे :

लिहून घेणारे :

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-III
MUMBAI

Seal of the Sub-Registrar No.6
Aurangabad.

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09/07/2024 5 00:12 PM

दस्त नोंदणी भाग-2

बबई3	20/800
दस्त क्रमांक:14562/2024	

दस्त क्रमांक :बबई3 /14562/2024

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठा प्रमाणित
1	नाव:रविजा रविंदर सिंगल वर्के कु मु विनिता रविंदर सिंगल - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ५वी, गीतिमा बिल्डिंग , ब्लॉक नं: मलबार हिल, मुंबई , रोड नं: रिज रोड , महाराष्ट्र, MUMBAI. पॅन नंबर:	कुलमुखत्यार देणार वय :-54 स्वाक्षरी:-		
2	नाव:राजेंद्र दिनकरराव पाठक पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सिंचसर फोर्ट, के-पार्क, सारखेडा, छत्रपती संभाजी नगर , रोड नं: -, महाराष्ट्र, AURANGABAD. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-43 स्वाक्षरी:-		
3	नाव:गोपाळ रामदास मिसाळे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सिंचसर फोर्ट, के-पार्क, सारखेडा, छत्रपती संभाजी नगर , रोड नं: -, महाराष्ट्र, AURANGABAD. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-69 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार यांच्याकडील कुलमुखत्यारपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:09 / 07 / 2024 04 : 54 : 23 PM

ओळख:-
खालील इसम असे निवेदीत करतात की हे दस्तऐवज करुन देणा-यांना व्यक्तिश: ओळखतात, व स्वाक्षरी ओळख पटवितात

अनु क.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठा प्रमाणित
1	नाव:संजय शिंगवण , - वय:44 पत्ता:५, हैप्पी हाऊस, हातिसकर मार्ग, वरळीदेवी, मुंबई पिन कोड:400025	स्वाक्षरी		
2	नाव:अमित दिलीप डोमगिरे - - वय:34 पत्ता:एच नं ५-१ ई-७२, पदमपुरा, क्रांती चौक, औरंगाबाद पिन कोड:431005	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:09 / 07 / 2024 04 : 55 : 07 PM

शिक्का क्र.5 ची वेळ:09 / 07 / 2024 04 : 55 : 20 PM नोंदणी पुस्तक 4 मध्ये

सह. दुय्यम निबंधक,
मुंबई शहर क्र. ३,

प्रमाणित करणेत येते की दस्तामध्ये एकूण ४० पाने आहेत पुस्तक क्र. १, मध्ये बबई-३/१४५६२/२०२४ नोंदला. दिनांक. 09/07/2024

सह. दुय्यम निबंधक, मुंबई शहर-३

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MISS RAVIJA RAVINDER SINGAL ANS OTHER	eChallan	69103332024070[illegible]	MH004950861202425E	500.00	SD	0002079755202425	09/07/2024
2		DHC		0724099611870	800	RF	0724099611870D	09/07/2024
3	MISS RAVIJA RAVINDER SINGAL ANS OTHER	eChallan	MH004950861202425E		100	RF	CHA2079755202425	09/07/2024

अ ग ग-६ 09 09 2024

SD:Stamp Duty,RF:Registration Fee,HC:Handling Charges

Government of India
Rajendra Dinkarrao Pathak
Year of Birth / DOB: 25/09/1960
Male
4773 9298 9316
मेरा आधार, मेरी पहचान

Unique Identification Authority of India
4773 9298 9316
1947 help@uidai.gov.in www.uidai.gov.in

भारत सरकार
Government of India
नितेश सीताराम अग्रवाल
Nilesh Sitaram Agrawal
जन्म तारीख/ DOB: 30/04/1983
पुरुष / MALE
2391 4944 2458
माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India
पत्ता:
S/O सीताराम अग्रवाल, प्लॉट न. बी-230, एन - 1, सिडको, जळगाव रोड, ऑयस्टर शाळा जवळ, औरंगाबाद, औरंगाबाद, महाराष्ट्र - 431001
Address:
S/O Sitaram Agrawal, Plot No. B-230, N - 1, Cidco, Jalgaon Road, Near Oyster School, Aurangabad, Aurangabad, Maharashtra - 431001
2391 4944 2458
help@uidai.gov.in www.uidai.gov.in

भारत सरकार
Government of India
रामनाथ वसंत शिंदे
Ramnath Vasant Shinde
जन्म तारीख/DOB: 06/06/1980
पुरुष/ MALE
5069 0295 3708
माझे आधार, माझी ओळख

Unique Identification Authority of India
पत्ता:
S/O वसंत शिंदे, सिडको एन ई-सेक्टर 34-15, मयुरा नगर, औरंगाबाद, औरंगाबाद, महाराष्ट्र - 431003
Address:
S/O Vasant Shinde, Cidco N8 E-Sector 34-15, Mathura Nagar, Aurangabad, Aurangabad, Maharashtra - 431003
5069 0295 3708

भारत सरकार
GOVERNMENT OF INDIA
विजय कैलास शिंदे
Vijay Kailesh Shinde
जन्म तारीख/DOB: 25/08/1997
पुरुष/ MALE
Mobile No: 8999639961
5362 7855 9286
VID : 9148 7634 6515 0020
माझे आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
5362 7155 9286
VID : 9148 7634 6515 0020

Seal of the Sub-Registrar No. 6 औरंगाबाद क्र. ६ Aurangabad.

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Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0724156010616	Date	15/07/2024
Received from self, Mobile number 0000000000, an amount of Rs.1320/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Aurangabad 6 of the District Aurangabad.			
Payment Details			
Bank Name	SBIN	Date	15/07/2024
Bank CIN	10004152024071510191	REF No.	NA
This is computer generated receipt, hence no signature is required.			

Seal of the Sub-Registrar No.6 Aurangabad.

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343/6865
सोमवार,15 जुलै 2024 4:53 म.नं.

दस्त गोषवारा भाग-1

अगग6 EX/EE
दस्त क्रमांक: 6865/2024

दस्त क्रमांक: अगग6 /6865/2024

बाजार मुल्य: रु. 10,20,00,000/- मोबदला: रु. 10,20,00,000/-

भरलेले मुद्रांक शुल्क: रु.51,00,000/-

दु. नि. सह. दु. नि. अगग6 यांचे कार्यालयात

अ. क्रं. 6865 वर दि.15-07-2024

रोजी 4:52 म.नं. वा. हजर केला.

पावती:8666 पावती दिनांक: 15/07/2024

सादरकरणाराचे नाव: मे.सारा इन्फ्रास्ट्रक्चर तर्फे पार्टनर निलेश सिताराम अग्रवाल - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1320.00
पृष्ठांची संख्या: 66	
एकुण:	31320.00

दस्त हजर करणाऱ्याची सही:

Joint S R Aurangabad VI

Joint S R Aurangabad VI

दस्ताचा प्रकार: डेव्हलपमेंट अॅग्रीमेंट

मुद्रांक शुल्क: (तीन) कोणत्याही ग्रामपंचायतीच्या हद्दीतील क्षेत्रात किंवा उप-खंड (दोन) मध्ये नमूद न करण्यात आलेल्या अशा कोणत्याही क्षेत्रात.

शिक्का क्रं. 1 15 / 07 / 2024 04 : 52 : 28 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 15 / 07 / 2024 04 : 53 : 32 PM ची वेळ: (फी)

Seal of the Sub-Registrar Aurangabad.

15/07/2024 4 55:31 PM

दस्त गोषवारा भाग-2

अगग6
दस्त क्रमांक:6865/2024

दस्त क्रमांक :अगग6/6865/2024
दस्ताचा प्रकार :-डेव्हलपमेंट अॅग्रीमेंट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मे.सारा ईन्फ्रास्ट्रक्चर तर्फे पार्टनर निलेश सिताराम अग्रवाल - - पत्ता:प्लॉट नं: -, माळा नं: --, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सिडको,छत्रपती संभाजीनगर, महाराष्ट्र, औरंगाबाद. पॅन नंबर:ABJFS8495D	लिहून घेणार वय :-41 स्वाक्षरी:-		✓
2	नाव:रविजा रविंदर सिंगल तर्फे कु.मु.विनिता रविंदर सिंगल यांच्या तर्फे कबुली जबाब देणार राजेंद्र दिनकरराव पाठक - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: खिवंसरा फोर्ट,के-पार्क,गारखेडा,छत्रपती संभाजीनगर, महाराष्ट्र, औरंगाबाद. पॅन नंबर:	लिहून देणार वय :-43 स्वाक्षरी:-		✓

वरील दस्तऐवज करुन देणार तथाकथीत डेव्हलपमेंट अॅग्रीमेंट चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:15 / 07 / 2024 04 : 55 : 23 PM

ओळख:-
दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)	
1	लिहून घेणार मे.सारा ईन्फ्रास्ट्रक्चर तर्फे पार्टनर निलेश सिताराम अग्रवाल - -	15/07/2024 04:54:52 PM	निलेश सीताराम अग्रवाल M 118049484456698752	
2	लिहून देणार रविजा रविंदर सिंगल तर्फे कु.मु.विनिता रविंदर सिंगल यांच्या तर्फे कबुली जबाब देणार राजेंद्र दिनकरराव पाठक	15/07/2024 04:55:12 PM	राजेंद्र दिनकरराव पाठक M 118401202358533248	

शिक्का क्र.4 ची वेळ:15 / 07 / 2024 04 : 55 : 25 PM

Joint S R Aurangabad VI

Seal of the Sub-Registrar No.6 सह दुय्यम निबंधक औरंगाबाद क्र. ६ यांची मुद्रा Aurangabad.

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	Adj/IGR202/92/2024	IGR202-92	5100000	SD		
2		DHC		0724158010816	1320	RF	0724158010816D	15/07/2024
3		eChallan		MH005233550202425E	30000	RF	0002837101202425	15/07/2024

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

6865 /2024

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प्रमाणित करण्यात येते की सदर दस्तातेजात एकुण EE पाने आहेत
नकाचे बुकावे
नकारी नोंदवला तारीख 24/07/2024

सह.दुय्यम निबंधक वर्ग-२
औरंगाबाद क्र.६

Seal of the Sub-Registrar
सह दुय्यम निबंधक औरंगाबाद क्र. ६, वर्ग २
Aurangabad.