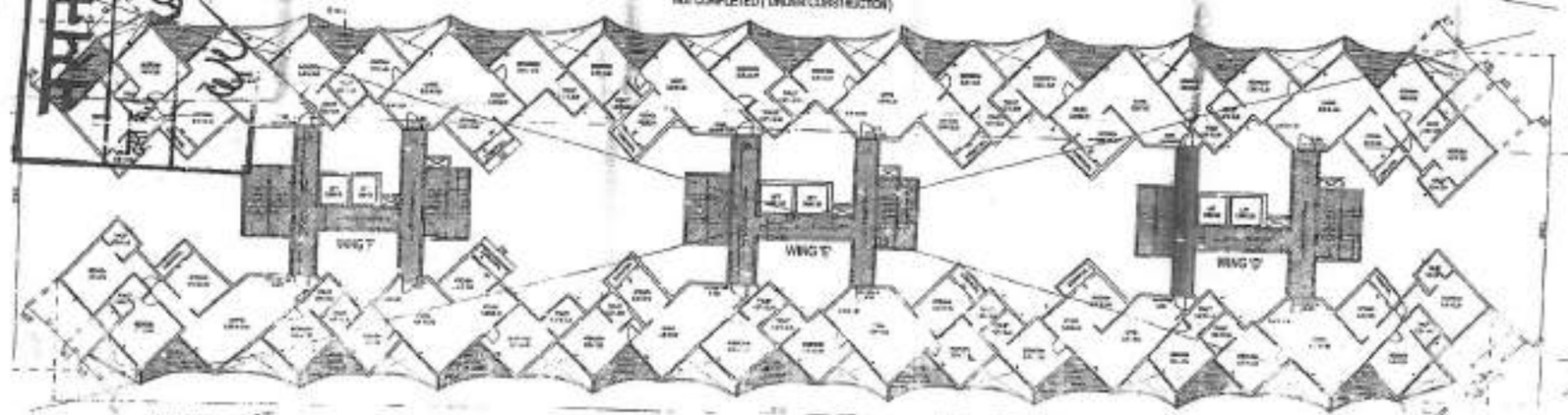
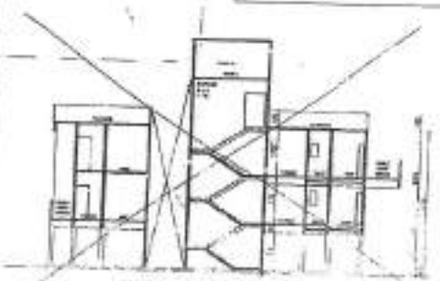
EAST ELEVATION

NOT COMPLETED (UNDER CONSTRUCTION)



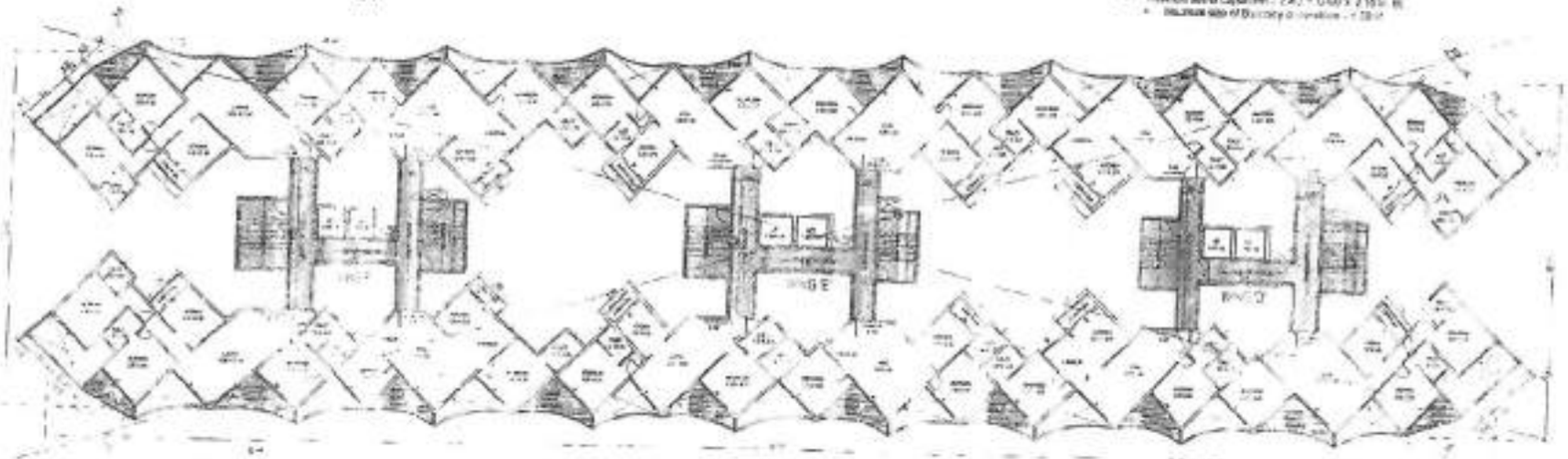
TOWER - II
TYPICAL FIRST FLOOR PLAN

NOT COMPLETED (UNDER CONSTRUCTION)



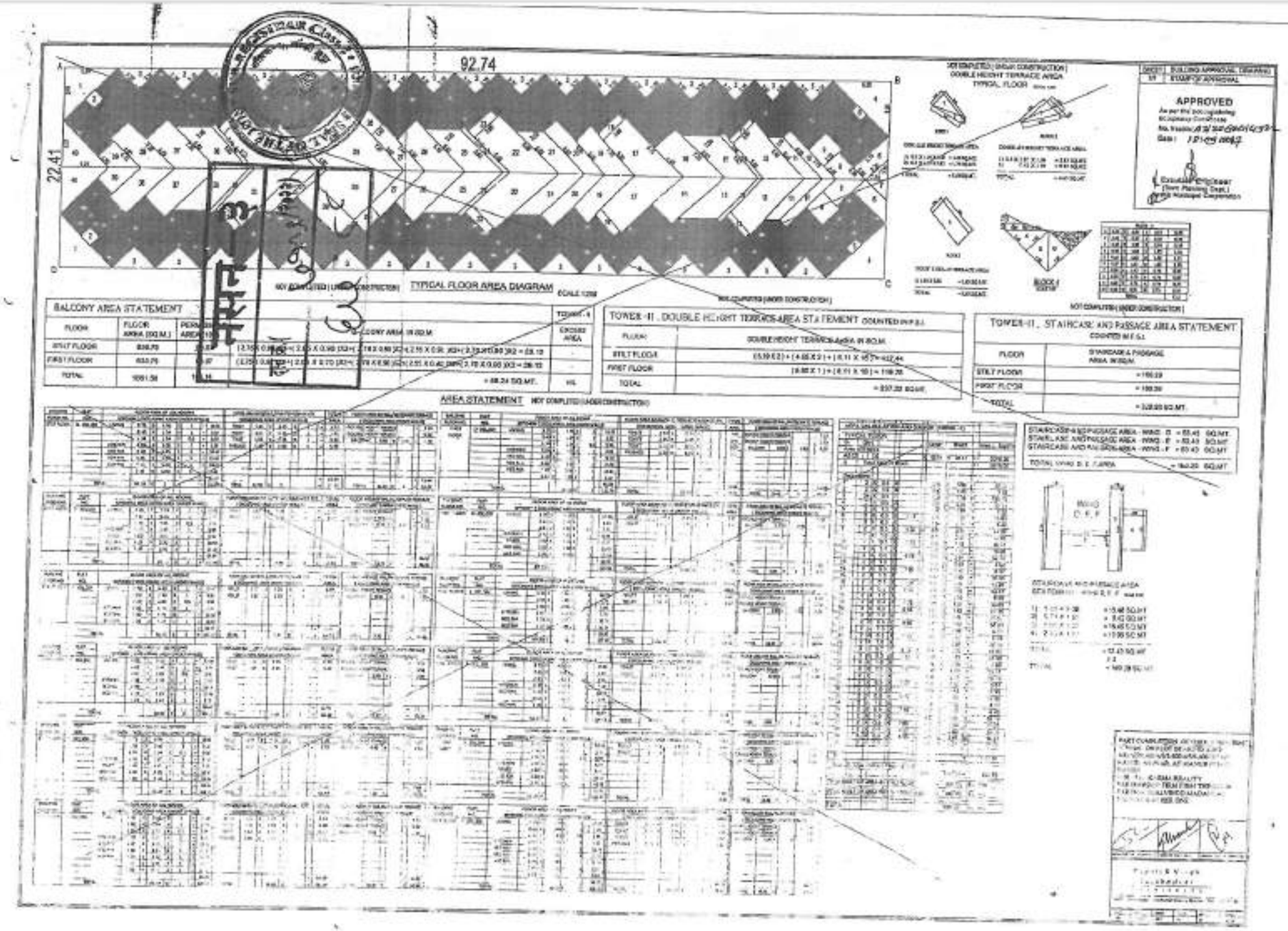
TOWER -II SECTION - AA

NOT COMPLETED (UNDER CONSTRUCTION)



TOWER - II
TYPICAL SECOND FLOOR PLAN

NOT COMPLETED (UNDER CONSTRUCTION)


92.74
22.41
TYPICAL FLOOR AREA DIAGRAM
SCALE 1:250
APPROVED
BALCONY AREA STATEMENT
TOWER-II , DOUBLE HEIGHT TERRACE AREA STATEMENT COUNTED IN F.S.I.
TOWER-II , STAIRCASE AND PASSAGE AREA STATEMENT
COUNTED IN F.S.I.
AREA STATEMENT

514/12684
Tuesday, September 28 ,2021
8:26 AM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn. :39M

पावती क्रं.: 13776 दिनांक: 28/09/2021

गावाचे नाव: ओशिवरा
दस्तऐवजाचा अनुक्रमांक: बदर18-12684-2021
दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: मेसर्स कर्मा रियल्टी चे भागीदार विनोद मदनलाल तलवार . .

नोंदणी फी	
दस्त हाताळणी फी	रु. 100.00
पृष्ठांची संख्या: 18	रु. 360.00
एकूण:	रु. 460.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
8:46 AM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.1 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 500/-

सह. दुय्यम निबंधक, अंधेरी क्र.७
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: POS रककम: रु.360/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 197807210928 दिनांक: 28/09/2021
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006764049202122E दिनांक: 28/09/202
बँकेचे नाव व पत्ता:

नसन-३
दस्त क्र.(८४५ /२०२१)
६९-८८

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON...20.10.2021

नसन-३

दस्त क्र.(७१८ /२०२१)

CHALLAN
MTR Form Number-6

GRN MH006784049202122E	BARCODE	Date 27/09/2021-18:39:34	Form ID 45(I)
Department Inspector General Of Registration		Payer Details	
Stamp Duty Type of Payment Registration Fee		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name BDR18_JT SUB REGISTRAR ANDHERI 5		Full Name	MS KARMAA REALTY
Location MUMBAI			
Year 2021-2022 One Time		Flat/Block No.	
Account Head Details	Amount In Rs.	Premises/Building	
0030045501 Stamp Duty	500.00	Road/Street	
0030063301 Registration Fee	100.00	Area/Locality	
		Town/City/District	
		PIN	4 0 0 0 5 3
		Remarks (If Any)	
		SecondPartyName=ANIL MOHAN BHUJABAL~	
Total	600.00	Amount In Words	Six Hundred Rupees Only
Payment Details INDIAN BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	02606873021092754238 / 2864109118
Cheque/DD No.		Bank Date / RBI Date	27/09/2021-18:39:52 / Not Verified with RBI
Name of Bank		Bank-Branch	INDIAN BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000
सदर चलन केवळ दुय्यम निबंध कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे . नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही .

बदर - १८ IV

9280	9	9८
२०२१		

Print Date 27-09-2021 06:39:56

नमुना-३

दस्त क्र.(७०१८ /२०२१)

CHALLAN
MTR Form Number-6

GRN MH008764049202122E	BARCODE	Date 27/09/2021-18:39:3	Form Id 48(i)
Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name BDR16_JT SUB REG STRAR ANDHERI 5		Full Name	MS KARMAA REALTY
Location MUMBAI		Flat/Block No.	
Year 2021-2022 One Time		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	
0030046001 Stamp Duty	500.00	Area/Locality	
0030063301 Registration Fee	100.00	Town/City/District	
		PIN	4 0 0 0 5 3
		Remarks (If Any)	
		SecondPartyName=ANIL MOHAN BHUJABAL~	
Total	600.00	Amount In Words	Six Hundred Rupees Only
Payment Details INDIAN BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	02508872021092754230 / 2984109116
Cheque/DD No.		Bank Date / RBI Date	27/09/2021-18:39:52 / Not Verified with RBI
Name of Bank		Bank-Branch	INDIAN BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

DEFACED 600.00 DEFACED

Department ID :
NOTE : This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents. Mobile No. : 0000000000

Defacement Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(I)-514-12684	00031980482021122	28/09/2021-08:36:19	IGR555	100.00
2	(S)-514-12684	00031900482021122	28/09/2021-08:36:19	IGR555	500.00
			Total Defacement Amount		600.00

Page 1/1

Print Date 28-09-2021 08:37:23

JOINT SUB REGISTRAR ANDHERI No. 1 ... SUBURBAN DIST. (MUMBAI)

बदर - १८ अ

92858	2	9८
२०२१		

Invoice No. BDR18/807657

Date : 28/08/2021

Name : मेसर्स कर्मा डिवलपर्स चे भागीदार विनोद मदनलाल तलवार - -

Transaction ID : 197807210124

Mobile : 8585455555

Receipt of Document Handling Charges

Payment Details

No of Pages :18

Rate Per Page :20

Amount :360

Card Details

MID :822080080129999

Batch No. : 000167

Id :MH08A070

Amount of Rs.360/-, towards Document Handling Charges for the Document u[illegible] No.12684 dated 2021 at the Sub Registrar office

H. BDR18

Deface

Invoice No. BDR18/807657 Duplicate Copy

Date : 28/08/2021

Name : मेसर्स कर्मा डिवलपर्स चे भागीदार विनोद मदनलाल तलवार - -

Transaction ID : 197807210929

Mobile : 8585455555

Receipt of Document Handling Charges

Payment Details

No of Pages :18

Rate Per Page :20

Amount :360

Card Details

MID :822080080129999

Batch No. : 000167

Id :MH08A070

Amount of Rs.360/-, towards Document Handling Charges for the Document u[illegible] No.12684 dated 2021 at the Sub Registrar office

H. BDR18

Deface

नमुना-३

दस्त क्र. ८१५ /२०२१

१९-८८

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NASIK-3

SEAL OF THE JOINT SUB REGISTRAR

SUBURBAN DIST. (BANDRA) 1

बदर - १८ II

९२६८४ | ३ | ९८

२०२१

नसन-३

दस्त क्र.(6970 /2021)

SPECIAL POWER OF ATTORNEY

THIS SPECIAL POWER OF ATTORNEY on this28TH day of September Christian year two thousand and twenty one.

TO ALL to whom these presents shall come, We

M/S KARMAA REALTY, a partnership firm, formed and registered under the provisions of Indian Partnership Act having it's office at 210, Oberoi Chambers, New Link Road, Andheri (West), Mumbai-400053, PAN - AAKFK 3038L, through its Partner,

1. MR. VINOD MADANALAL TALWAR, age - 69, occu-business, Indian Inhabitant of Mumbai presently residing at Flat No A-102, Skywalker Samarth Nagar Cross Road no 4 Lokhandwala Complex Andheri West Mumbai 400053

2. MRS. CHANDRA VINOD TALWAR, age - 63, occu-business, Indian Inhabitant of Mumbai presently residing at Flat No A-102, Skywalker Samarth Nagar Cross Road no 4 Lokhandwala Complex Andheri West Mumbai 400053

do hereby send greetings.

WHEREAS, we have commenced and completed construction of the property named "KARMAA GALAXY" A,B,C AND G WING and propose to commence further development on land bearing S.No.400A/5 1/5 TO 7/5 8, bearing Plot No.1/2/1, adm. 8118.60 sq.mtrs., of Nasnik, Tal.&Dist. Nashik more particularly described in the schedule written hereunder. We are unable to attend the office of Sub-Registrar, for admitting execution of the document signed by us.

AND WHEREAS, we are desirous of appointing **Anil Mohan Bhujabal**, as our constituted attorney to attend the office of Sub-Registrar to admit the execution of the documents signed by us.

बदर - १८

9248	४	9८

२०२१

NOW KNOW YE ALL THESE PRESENTS WITNESSETH that we do hereby nominate, constitute and appoint **ANIL MOHAN BHUJABAL**, age-40, R/o. Kanta Vadi 194, [illegible] Road, Panchvati, Nashik-422003, to be our true and lawful attorney for the purposes expressed that is to say .....

नमुना-३

दस्त क्र. 1 [illegible] 2022

To present and lodge in the office of Sub-Registrar of Assurances, and to admit the execution of the documents signed by us and to do all acts and things necessary for effectively registering the said documents.

2. And we do hereby for ourselves, our heirs, executors and administrators agree to ratify and confirm all whatsoever our said attorney shall or purport to do or caused to be done by virtue of these presents.

THE SCHEDULE OF THE SAID PROPERTY :

All that piece and parcel of the land situated at Nashik, Tal. Dist. Nashik, within Nashik Municipal Corporation and within registration and sub registration district of Nashik bearing **S. No. 400/A/5 1/5 to 7/5 8 Plot No. 1/2/1 total admeasuring 8118.60 Sq. Mtrs.** bounded as follows:-

On or towards East	:-	By S. No. 400/6
On or towards West	:-	By S. No. 400/A/5/1 part, S. No. 400/A/5/2 and 400/A/5/3+4
On or towards South	:-	By 18 Mtrs. D.P. Road
On or towards North	:-	By Area of green belt

बदर - १८ IV

२८४४ | ५ | ९८

२०२१

नसन-३
दस्त क्र.(1016 /२०२१)

IN WITNESS WHEREOF we have signed and executed these presents on this day and year in above mentioned.

Signed and delivered
by the withinamed
Executor

M/S KARMAA REALTY
through it's Partners

1. MR. VINOD MADANALAL TALWAR

2. MR. CHANDRA VINOD TALWAR

Signed and delivered
by the withinamed
Executant

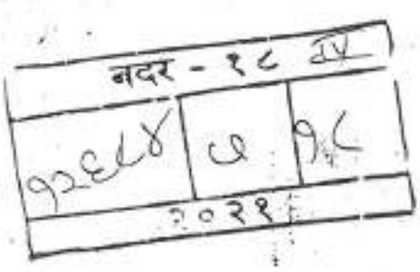
ANIL MOHAN BHUJABAL

Witnesses
1.

2.

बदर - २८
९२८४ | ८ | ९८
२०२१

JOINT SUB REGISTRAR
MUMBAI SUBURBAN DIST. (BANDRA)


नंदर - १८ IV
१२६४
७
१५
२०२१