74/26906
Wednesday,December 07 ,2022
9:09 AM

# पावती

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

पावती क्रं.: 29819 दिनांक: 07/12/2022

गावाचे नाव: पांचपाखाडी
दस्तऐवजाचा अनुक्रमांक: टनन2-26906-2022
दस्तऐवजाचा प्रकार : इरिंकोव्हेबल पॉवर ऑफ अँटर्नी
सादर करणाऱ्याचे नाव: संदीप सुदाम पवार - -

| | |
|---|---|
| नोंदणी फी | रु. 100.00 |
| दस्त हाताळणी फी | रु. 440.00 |
| पृष्ठांची संख्या: 22 | |
| एकूण: | रु. 540.00 |

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 9:26 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 2
सह दुय्यम निबंधक वर्ग – २
ठाणे क्र. २

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

1) देयकाचा प्रकार: DHC रक्कम: रु.440/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0612202212970 दिनांक: 07/12/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011755544202223E दिनांक: 07/12/2022
बँकेचे नाव व पत्ता:

ठाणे - २
दस्त क्र.सांक2E०E/२०२२
9 - /22

# CHALLAN
## MTR Form Number-6

| | | | |
|---|---|---|---|
| **GRN** MH011755544202223E | **BARCODE** | **Date** 06/12/2022-17:36:51 | **Form ID** 48(f) |

| | | | |
|---|---|---|---|
| **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** THN5_THANE NO 5 JOINT SUB REGISTRA | | **Full Name** | SANDEEP SUDAM PAWAR |
| **Location** THANE | | | |
| **Year** 2022-2023 One Time | | **Flat/Block No.** | TIKKA NO 15 CITY SURVEY NO 91 B |
| **Account Head Details** | **Amount In Rs.** | **Premises/Building** | |
| 0030046401 Stamp Duty | 500.00 | **Road/Street** | GROUND 2ND FLOOR SUNITA SADAN |
| 0030063301 Registration Fee | 100.00 | **Area/Locality** | PANCHPAKHADI THANE W |
| | | **Town/City/District** | |
| | | **PIN** | 4 0 0 6 0 2 |
| | | **Remarks (If Any)** | |
| | | SecondPartyName=PAFILIA SPACES LLP~ | |
| | | **Amount In Words** | Six Hundred Rupees Only |
| **Total** | 600.00 | | |

| | | | | | |
|---|---|---|---|---|---|
| **Payment Details** IDBI BANK | | **FOR USE IN RECEIVING BANK** | | | |
| **Cheque-DD Details** | | **Bank CIN** | **Ref. No.** | 69103332022120619882 | 2780835804 |
| Cheque/DD No. | | **Bank Date** | **RBI Date** | 06/12/2022-17:39:13 | Not Verified with RBI |
| Name of Bank | | **Bank-Branch** | | IDBI BANK | |
| Name of Branch | | **Scroll No. , Date** | | Not Verified with Scroll | |

Department ID : Mobile No. : 9322510340

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

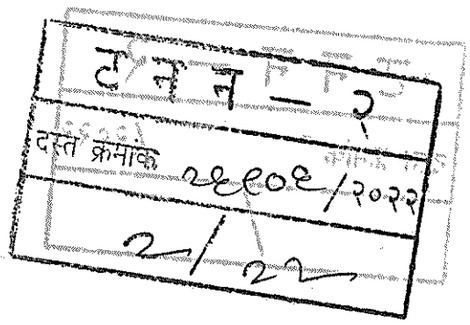
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

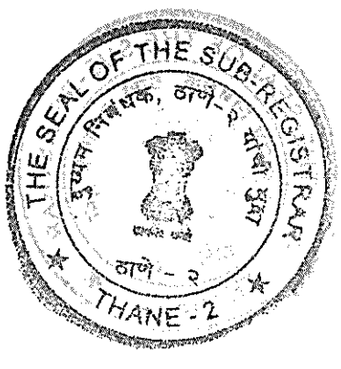
Spawar

THE SEAL OF THE SUB-REGISTRAR दुय्यम निबंधक, ठाणे-२ यांची मुद्रा ठाणे - २ THANE 2



Print Date 06-12-2022 05:39:24


ठाणे - २
दस्त क्रमांक २९०९/२०२२
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THE SEAL OF THE SUB-REGISTRAR
मुख्य निबंधक, ठाणे - २ यांची मुद्रा
ठाणे - २
THANE - 2

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ठाणे - २
दस्त क्रमांक २९०६/२०२२
3 / 22

**IRREVOCABLE POWER OF ATTORNEY**

TO ALL TO WHOM THESE PRESENTS SHALL COME, I

Sandeep Sudam Pawar Age: 71 years, Pan No.:- BHCPP3343P, Aadhar Card No.:-9312 0646 8870, presently residing at "SUNITA SADAN", Ghantali Devi Road, Naupada, Thane (West)- 400601

The owner/ landlord (which expression shall unless repugnant to the context or meaning shall deem to mean and include their respective legal heirs, administrators , executors , assignees and / or nominees , till the last survivor etc. ) which are jointly and severally refer to as **"Owner"** being party of the **FIRST PART** STATE AS HEREUNDER:-

a. I say that I am the owner of the property being non-agricultural land bearing ALL THOSE pieces and parcels of land situated at Thane City, (Panchpakhadi, Thane) presently identified as and bearing Tikka No. 15, City Survey No. 91B, admeasuring 519.5 Sq. meters (referred to as 'said property'). The said property is having Sanyog Building (under Redevelopment) to its North, Madhu-Milind Building to its South, Kanakaditya Society at its East and 6 meter wide TMC Road to its West

b. I say that the said property has a building by name Sunita Sadan which is a Ground + 2 storey structure and that the same is hereafter referred to as 'said building'. The said building came to be constructed on the said property on/around 1960 and that the Owner is presently residing in the said building. That the said building is also occupied by tenants who reside in Flat Nos. 2,3 and 6 in the said building. The said building along with the said property is more particularly

THE SEAL OF THE SUB-REGISTRAR ठाणे - २ THANE - 2

Sandeep Pawar

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described in the **First schedule hereunder written**.

c. I say that the said property was originally owned by Dr. Prabhakar Shankar Bhagwat and Shashikant Shankar Bhagwat, and that the said individuals were in the joint use, occupation, and possession of the said property. That the said property came to be purchased by Mrs. Sunita Sudam Pawar (the mother of Owner) from the aforesaid Dr. Prabhakar Shankar Bhagwat and Shashikant Shankar Bhagwat and that the same came to be purchased vide Sale Deed dated 8th May 1959 bearing Registration Number 547 of 1959 which came to be registered before the Sub-Registrar Thane.

d. That hence vide the aforesaid Sales Deed dated 8th May 1959, the said Mrs. Sunita Sudam Pawar came into use, occupation and possession of the suit property. I state that my family comprised of my mother being Mrs. Sunita Sudam Pawar, my father being Sudam@Sudamrao Balwantrao Pawar and my two sisters (who are married) Smt. Sanjita Prabhakar Parab and Smt. Shobha Chandrakant Sawant.

e. I say that my parents jointly executed a Registered Will dated 08/07/1992 bearing Registration Number 4907 of 1992 (Registered at Sub-Registrar of Assurances Thane-1). That vide the said registered will, the said property has been bequeathed to me post the death of my parents Sudam@Sudamrao Balwantrao Pawar & Smt. Sunita Sudam@Sudamrao Pawar.

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दस्त क्रमांक २९९०६/२०२२
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f. I say that the said Sudam@Sudamrao Balwantrao Pawar expired as on 15/10/2004 at Criticare Hospital, Thane. The same is recorded in the issued Death Certificate bearing Number C. 115571 as issued by the Thane Municipal Corporation. The said Smt. Sunita Sudam@Sudamrao Pawar expired as on 29/09/2011 at her home at Thane. The same is recorded in the issued Death Certificate bearing Number 0026727 as issued by the Thane Municipal Corporation.

g. I say that I had approached the Court of Civil Judge (S.D.) Thane for grant of Probate of the aforesaid Registered Will dated 08/07/1992 bearing Registration Number 4907 of 1992. I say that order dated 03/03/2017 was passed in Special Civil Suit No. 439 of 2014. It is evident from the said order that the suit came to be filed for Grant of Probate and that the same was filed before the Civil Judge (S.D.) Thane. The suit property is described in the said order as Survey No. 15, Plot No. 91B, Sheet No. 15, 519.5Sq. Meters. The said order also gives reference to the Suit Property described in Will as Survey No. 366, Hissa No. 01 Part, City Survey No. 29, Plot No. 91. That vide the said order dated 03/03/2017, Probate came to be granted pertaining to the Registered Will dated 08/07/1992 bearing Registration Number 4907 of 1992 (Registered at Sub-Registrar of Assurances Thane-1) as jointly executed by Sudam@Sudamrao Balwantrao Pawar & Smt. Sunita Sudam@Sudamrao Pawar. It is also evident that during the aforesaid proceedings for Probate, the grant of probate came to be opposed by Smt. Sanjita Prabhakar Parab and Smt. Shobha Chandrakant Sawant.

THE SEAL OF THE SUB-REGISTRAR ठाणे - २ THANE - 2

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दस्त क्रमांक २९०६ /२०२२
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h. I say that my sisters had also preferred a Suit against me being Regular Suit No. 887 of 2014. The suit was a suit seeking injunction relief pertaining to the property described as Property Bearing Survey No. 66, Hissa No.1 Part, City Survey No. 29, Plot No. 91, City Survey/Sheet No. 15/91, Plot No. 91 having building by name Sunita Sadan. The said sisters being Smt. Sanjita Prabhakar Parab and Smt. Shobha Chandrakant Sawant had also averred that the aforesaid Registered Will was made out of force. I say that the suit came to be dismissed under Order 9 Rule 3 CPC vide order dated 19/12/2018. That till date there have not been any other proceedings/claims that have been initiated by the said Smt. Sanjita Prabhakar Parab and Smt. Shobha Chandrakant Sawant against the Owner.

i. I say that hence I am well entitled to the said property and the said Sunita Sadan being the said building vide the aforesaid orders granting probate to the Will which was executed by the parents of the owners and that the same is also the case in the light of the proceedings before the Thane Court pertaining to the said property.

j. I say that the said building is an ancient structure and that the same has become weak thereby causing threat to me and the other residents in the said building.

k. I say that the building is currently occupied by tenants being Mr. Prasad Kamlakar Potnis and Mr. Achyut Govind Pandit. That the said Mr. Prasad Kamlakar Potnis is in occupation of Room No. 6 on the First Floor of the said building. That the said Mr. Achyut Govind Pandit is in use of the Room Nos. 2 and 3 on the ground floor of the said building.

THE SEAL OF THE SUB-REGISTRAR

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ठाणे – २
दस्त क्रमांक २६०६ /२०२२
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l. I say that I have assumed all responsibility of the settlement of tenants and that the tenants shall remain my tenants and furthermore the settlement if any between me and the tenant shall take place from the Share of the area (i.e. units/flats) that is allocated to me.

m. I say that I have requested the Developer to help me out in finalizing the deal with the aforesaid tenants and also to assist me in executing all necessary documents with the tenants or with any other persons that I deem fit and proper.

n. I say that as the said existing structure (said building) is now in a dangerous and dilapidated condition, after various meetings and after due deliberation, I have decided that it is desirable to demolish the structure and to reconstruct a new building by utilizing the FSI and the TDR relating to and arising out of the said property. I therefore approached the developers being PAFILIA SPACES L.L.P. for redevelopment of the said property. I say that terms came to be finalized between me and the said Developers leading to appointment of the said Developers.

o. I say that I have therefore, appointed PAFILIA SPACES L.L.P. being a Limited Liability Partnership concern , PAN ABCFP6340D, through its Designated partner, Mr. Shardul Shivajirao Pawar, having its registered address at, Office No. 01, Ground Floor, Nav-Shramdham CHS Ltd, Naupada, Thane- 400602 hereinafter and hereabove referred .to as **"Developers"** (which expression shall unless repugnant to the context or meaning shall deem to mean and include their respective legal heirs, administrators , executors , assignees , and / or

THE SEAL OF THE SUB-REGISTRAR OF ASSURANCES THANE - 2

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nominees , till the last survivor etc.) being the party of the **SECOND PART** in order to carry on the work of development as under the terms and conditions stipulated in the **Development Agreement dated** 07/12/2022 executed between me and the Developers.

p.**NOW KNOW YOU ALL AND THESE PRESENTS WITNESSES** that I Sandeep Sudam Pawar Age: 71 years, Pan No.:- BHCPP3343P, Aadhar Card No.:- 9312 0646 8870, presently residing at "SUNITA SADAN", Ghantali Devi Road, Naupada, Thane (West)- 400601 the owner/ landlord (which expression shall unless repugnant to the context or meaning shall deem to mean and include their respective legal heirs, administrators , executors , assignees and / or nominees , till the last survivor etc. ) being party of the **FIRST PART** do hereby appoint and constitute the said PAFILIA SPACES L.L.P. being a Limited Liability Partnership concern , PAN ABCFP6340D, through its Designated partner, Mr. Shardul Shivajirao Pawar, having its registered address at, Office No. 01, Ground Floor, Nav-Shramdham CHS Ltd, Naupada, Thane-400602 hereinafter referred to as **"Developers"** (which expression shall unless repugnant to the context or meaning shall deem to mean and include their respective legal heirs, administrators , executors , assignees , and / or nominees , till the last survivor etc.) being the party of the **SECOND PART** to be my true and lawful attorneys with full authority and power to do and execute all acts, deeds and things mentioned below, for me and on my behalf and in my name. The said attorneys shall be authorized as hereunder: -

1. To deal with the assessment department and/or any other concerned authorities in connection of the assessment of the said property.

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2. To appoint any competent person or persons including architects, advocates, solicitors Engineers, RCC Specialists/Consultants, Surveyors etc. for the purpose of making effective applications and representations to obtain the permission to develop the said property and to carry out development activities in accordance to the terms and conditions of **the Development Agreement dated** 07th DEC. 2022 & Registred DOC. NO. T.N.N.02-26905/2022

3. To appoint an architect and to get the plans of the proposed building sanctioned by the Thane Municipal Corporation and other authorities concerned in respect of the new building proposed to be constructed thereon, so as to exhaust the full F.S.I. which is available on the said property under the present development rules, provided that the said plans are pre-approved by us i.e the owners before they are submitted to the Municipal Corporation for approval

4. To make necessary applications, sign all papers and to appear before the Thane Municipal Corporation and other authorities as may be necessary and, to pay necessary fees and premium required for getting the plans sanctioned and to do all other acts and things as may be necessary for getting the plans of the proposed building sanctioned by the Municipal and other authorities.

5. To apply for and obtain I.O.D. and Commencement Certificate for construction of the building from the Municipal Authorities and for that purpose to sign applications and other papers, to pay

THE SEAL OF THE SUB-REGISTRAR OF ASSURANCES THANE-2

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necessary fees and all other acts and things necessary for that purpose and in that behalf.

6. To demolish the existing building or structure/s on the said property and to remove all the other material therefrom, and to sell such building material like steel and cement at the best price available and to allocate the said proceeds if any towards the construction of the new building which is to be constructed on the said property.

7. To construct a building on the said plot as per the sanctioned plans and according to specifications and other requirements of the Thane Municipal Corporation and for that purpose to employ contractors, architects, structural engineers, surveyors and other professionals as may be required in the construction of the building.

8. To display the sign board of the Developers on the site of the said property indicating thereby that the developers are entitled to carry out the development of the said property with such details as developers deem fit and proper from time to time and also in accordance with the provisions of the Real Estate (Regulation And Development) Act, 2016 (RERA) and other Rules as may be applicable.

9. To commence, carry out and complete in all respects the development of the said property including the construction of the building and infrastructure thereon under the supervision of Architects, RCC

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दस्त क्रमांक २९८७ /२०२२
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Consultants and such other experts as may be required as also obtaining of all permissions, sanctions, etc. from various authorities as may be applicable .and in accordance to the conditions of the **said Development Agreement dated** 07th Dec 2022.

10. To enter upon the said property for the purpose of carrying out the work of development for constructing the building and required infrastructure including provisions for water supply, sewerage, drainage, electric supply, telephone and other essential supplies etc. thereon. To get all such infrastructure etc. certified by the respective agencies.

11. To enter into and sign and contract with the contractor and contractors for construction as well as contractors for labour and to sign such agreements. To employ skilled, unskilled labourers, to purchase and procure construction material which includes sand, cement, steel etc. and to pay the proceeds pertaining to the said material. To do all acts as generally required to construct the new building on the said property.

12. To enter upon the said property as our licensee for the purpose of carrying on the construction work as aforesaid.

13. To apply for and obtain permission for water supply, electricity supply, laying down drainage and for other amenities as are generally required for a building. To make applications to the various authorities as may be required to procure the aforementioned necessities.

SEAL OF THE SUB-REGISTRAR ठाणे - २ THANE - 2

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14. To make necessary applications to obtain occupation and completion certificate from the Thane Municipal Corporation after the building is completed in all respects. To obtain the Completion and Occupation Certificate from the Thane Municipal Corporation and to allocate/transfer the possession of the said flats in the new building to me i.e. the owner as under the provisions of the **Development Agreement dated** 07/12/2022 and to the tenants(in accordance to the terms that shall be decided between me and the tenants) and to the other purchasers of the flats.

15. To get the building/project on the said property registered with the RERA authority as under the provisions of the Real Estate (Regulation And Development) Act, 2016 (RERA) and Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interests and Disclosure on Website) Rules, 2017 and other applicable rules as may be amended from time to time.

16. To sell the remaining flats (excluding those flats that are to be allocated me )of the said new building and as per the terms and conditions of the said **Development Agreement dated** 07/12/2022 and other premises in the said building at the best price available to the intending purchasers thereof and to enter into agreements in the prescribed form if any under the Real Estate (Regulation And Development) Act, 2016 (RERA), or otherwise with such modifications therein as may be necessary.

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17. In respect of the flats/office/shops/blocks/units and other premises excluding those flats that are to be allocated to me, the Developers shall be authorized to represent me and my interest and appear on my behalf to enter into Letter of Allotment, Agreement for Sale, Sale Deed, Agreement for Lease, Leave and License, rectification deed, cancellation deed, or any other agreement creating third party rights of whatsoever nature including lien, charge or mortgage in favour of any bank/s and or financial institution/s and to sign and execute such Agreements/Deeds with the nominees/allotees/transferees in respect of the flats/shops/office/blocks/units/ or any premises in the building to be constructed on the said property and to lodge such agreements/Deeds including Mortgage Deed for registration with the concerned Sub-Registrar of Assurances and to complete the formalities of registration of such Agreements/deeds without in any manner making us liable or responsible for observance/performance/compliance of any terms and conditions thereof

18. To negotiate with the tenants for me and to help me out in execution of the relevant and necessary documents with the tenants.

19. To get a cooperative housing society of the flat purchasers including the me i.e. said owner (as under the terms of the **Development Agreement dated** 07/12/2022) and tenants (if any in accordance to my instructions) in the said new building registered under the Cooperative Societies Act and for that purpose to get necessary forms, applications signed by all the purchasers of flats and other aforementioned parties as

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ठाणे - २
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may be applicable and to file the same with the Registrar of Cooperative Societies and to do all other acts and things necessary for registration of the society and to obtain registration certificate.

20. To engage any advocate or solicitor for the purpose of taking advice and preparation to the execution of different documents required to be executed pursuant to these powers and to pay their fees.

21. To pay all the municipal and other taxes relating to the said property payable until the completion of the building and transfer thereof to the proposed Cooperative Housing Society.

22. In General do all other acts, deeds, matters and things in respect of the development of the said property as referred herein either particularly or generally described as amply and effectually to all intents and purposes as if I could do in my own proper person in respect of the development of the said property.

23. And I do hereby declare that all the powers and authorities and discretions hereby conferred upon the Attorneys/Developers shall be available for exercise by them both during my presence/absence.

24. And I do hereby undertake to ratify whatever the Attorney, or any substitute or agent appointed by them under this Irrevocable Power of Attorney in that behalf hereinbefore contained may lawfully do or cause to be done in and by virtue of these presents

THE SEAL OF THE SUB-REGISTRAR, THANE - 3

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25. And for more effectually removing any doubt which may arise as to the true meaning of these presents or as to the construction or application of the powers hereby granted for the development of the said property, we hereby declare that the powers/and or the authority granted hereby shall not in any case be deemed to be revoked

26. And I do hereby agree and declare that acts, deeds, matters and things done, executed or performed by my said attorney jointly for the purpose mentioned herein above shall valid and binding on me to all intents and purpose as if done by me personally, which I undertake to ratify and confirm whenever require

**FIRST SCHEDULE REFERRED TO ABOVE**

ALL THOSE pieces and parcels of land situated at Thane City, (Panchpakhadi, Thane) presently identified as and bearing Tikka No. 15, City Survey No. 91B, admeasuring 519.5 Sq. meters (referred to as 'said property').

The said property is having boundaries as follows: -

a) Having Sanyog Building (under Redevelopment) to its North

b) Having Madhu-Milind Building to its South

c) Having Kanakaditya Society to its East

d) Having 6 meter wide TMC Road to its West.

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ठाणे - २
THANE - 2

That the said property has a building by name Sunita Sadan which is a Ground + 2 storey structure which came to be constructed on the said property on/around 1960.

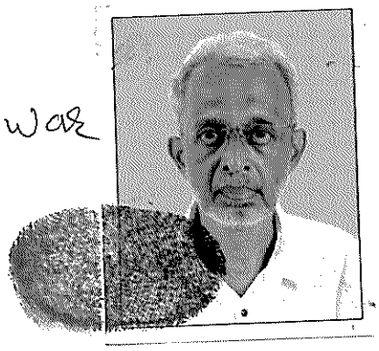
S Pawar

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दस्त क्रमांक २६०६ /२०२२
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IN WITNESS WHEREOF , both the parties have put their hands and signed on the day month and year above written.

SIGNED, SEALED & DELIVERED

Sandeep Sudam Pawar SSpawar



**BEING THE FIRST PART**

BEING THE FIRST PART

In Presence of:-

1. MSPawar

2. SSPawar

SIGNED, SEALED & DELIVERED

**BEING THE SECOND PART**

PAFILIA SPACES L.L.P.

Through its designated partner

For Pafilia Spaces LLP

Mr. Shardul Shivajirao Pawar

Designated Partner/Authorised Signatory

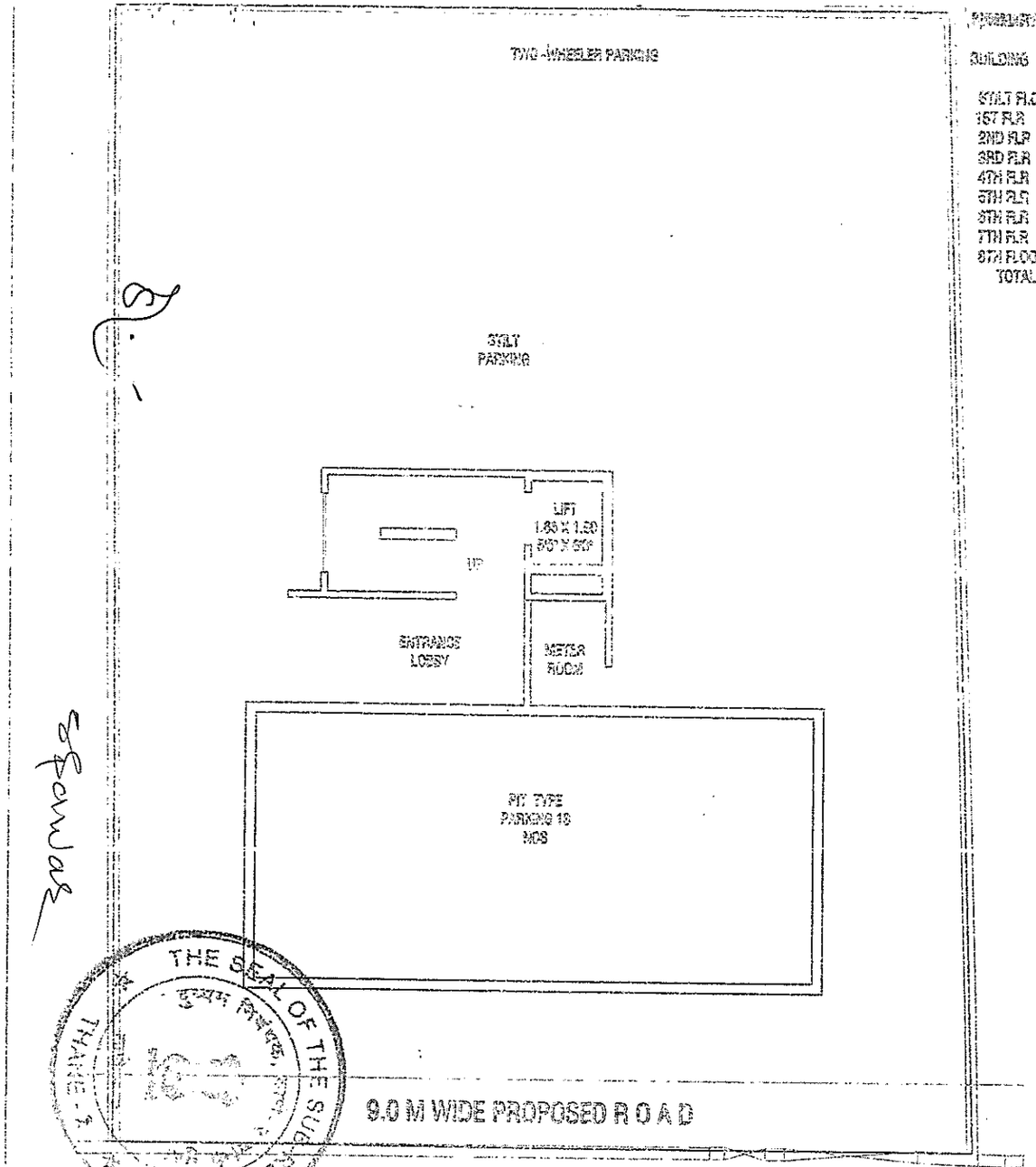


In Presence of:-

1. MSPawar

2. SSPawar

THE SEAL OF THE SUB-REGISTRAR ... THANE




STILT FLOOR PLAN

N

SUMMARY OF PROPOSED BUILT UP AREA :

BUILDING (STILT + 8TH)

| | |
|---|---|
| STILT FLOOR | 10.57 SQ.MT |
| 1ST FLR | 184.72 SQ.MT |
| 2ND FLR | 215.01 SQ.MT |
| 3RD FLR | 215.01 SQ.MT |
| 4TH FLR | 215.01 SQ.MT |
| 5TH FLR | 226.54 SQ.MT |
| 6TH FLR | 226.54 SQ.MT |
| 7TH FLR | 226.69 SQ.M |
| 8TH FLOOR | 226.80 SQ.M |
| TOTAL | 1751.18 SQ.M |

SCHEME-2

## AREA STATEMENT

| SR.NO | | DESCRIPTION | AREA (SQ.M) |
|---|---|---|---|
| 1 | a | AREA OF PLOT AS PER P.R CARD | 519.50 |
| | b | AREA OF PLOT CITY SURVEY SKETCH | 502.23 |
| 2 | | AREA CONSIDERED FOR PROPOSAL | 502.23 |
| 3 | | DEDUCTION FOR | |
| | a | AREA UNDER ROAD | 29.69 |
| 4 | | NET PLOT AREA (2-3a) | 472.54 |
| 5 | | PERMISSIBLE F.S.I | 1.10 |
| 6 | | PERMISSIBLE BUILT UP AREA BASIC F.S.I (4) X (5) | 519.49 |
| 7 | | 60% INCENTIVE F.S.I AS PER TAX ASS. YEAR 1984-85) 248.20 SQ.MT (TO BE CONFIRMED) | 129.13 |
| 8 | | ADDITIONAL F.S.I ON PAYMENT OF PREMIUM 0.50 ON (2) | 251.11 |
| 9 | a | MAX PERMISSIBLE TDR/DR =0.40 ON (2) | 200.89 |
| | | SLUM TDR (30% OF 9a) | 60.27 |
| | | NON SLUM TDR (70% OF 9a) | 140.62 |
| 10 | | TOTAL ENTILEMENT OF F.S.I PROPOSAL (6 +7 +8+9) | 1094.60 |
| 11 | | ANCILLARY AREA FSI PAYMENT OF PREMIUM 1.60 | 656.76 |
| 12 | | TOTAL PERMISSIBLE UP AREA | 1751.36 |
| 13 | | TOTAL PROPOSED BUILT- UP AREA | 1751.18 |
| 14 | | BALANCE AREA | 0.18 |

### PARKING REQUIREMENT

| | |
|---|---|
| CAR PARKING | 18 NOS |
| SCOOTER PARKING | 56 NOS |

### DESCRIPTION OF PROPOSAL

PROPOSED BUILDING ON PLOT BEARING S.T.S NO-912 TIKA NO-15 THANE

| | |
|---|---|
| DRG.NO | SCALE : NTS |
| DRAWN BY-UMESH/BABAR | DATE: 13.09.2022 |

### ARCHITECTS


Sabaar ARCHITECTS

2ND FLOOR, NAKSHATRA, A WING,
NEAR TMC, ALMEIDA ROAD,
PANCHPAKHADI, THANE (W). 400 602
PHONE - 2537 6701,TELEFAX - 2536 4700
E MAIL - sabaararchitects@yahoo.co.in


W:\SERVER\SABAAR\2020 DEVELOPERS PROJECT\PANCHPAKHADI\SCHEME-2 13-09-22

S C H E M E - 2

वसई कार्यालय २८९/२०२२
30 / 12 / 22
2

ठ न न – २

दस्त क्रमांक ९९८०६ /२०२२

१८ / २२



ठाणे – २
दस्त क्रमांक २९०९ /२०२२
१९/ 22

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AASPP3600K



नाम /NAME

SHARDUL SHIVAJIRAO PAWAR

पिता का नाम /FATHER'S NAME

SHIVAJIRAO BHAURAO PAWAR

जन्म तिथि /DATE OF BIRTH

11-07-1964

हस्ताक्षर /SIGNATURE

आयकर आयुक्त-I, पुणे
Commissioner of Income-tax I, Pune

SPawar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANDEEP SUDAM PAWAR

SUDAM BALWANT PAWAR

26/09/1950

Permanent Account Number

BHCPP3343P

Signature





21052015

MSPawar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MONICA SUDARSHAN SINGH

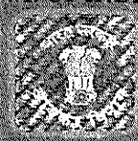
SANDEEP SUDAM PAWAR

25/01/1981

Permanent Account Number

BIQPS0862K

Signature





30112006

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SOHIL SHARDUL PAWAR

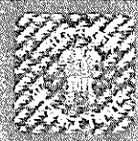
SHARDUL SHIVAJIRAO PAWAR

19/02/1991

Permanent Account Number

BQBPP1499L

Signature





22062011

THE SEAL OF THE SUB-REGISTRAR
दुय्यम निबंधक, ठाणे - २ यांचा शिक्का
ठाणे - २
THANE - 2



74/26906
वुधवार,07 डिसेंबर 2022 9:09 म.पू.

**दस्त गोषवारा भाग-1**

टनन2 2022
दस्त क्रमांक: 26906/2022

दस्त क्रमांक: टनन2 /26906/2022

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

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. टनन2 यांचे कार्यालयात
अ. क्रं. 26906 वर दि.07-12-2022
रोजी 9:05 म.पू. वा. हजर केला.

पावती:29819 पावती दिनांक: 07/12/2022

मादरकरणाराचे नाव: संदीप सुदाम पवार - -

नोंदणी फी रु. 100.00
दस्त हाताळणी फी रु. 440.00
पृष्ठांची संख्या: 22

एकुण: 540.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane 2

Joint Sub Registrar Thane 2

दस्ताचा प्रकार: इरिकोव्हेबल पॉवर ऑफ अॅटर्नी
मुद्रांक शुल्क: (48-ह) (अ) ते (ग) खेरीज@ इतर कोणत्याही प्रकरणात
शिक्का क्रं. 1 07 / 12 / 2022 09 : 05 : 17 AM ची वेळ: (मादरीकरण)
शिक्का क्रं. 2 07 / 12 / 2022 09 : 06 : 15 AM ची वेळ: (फी)

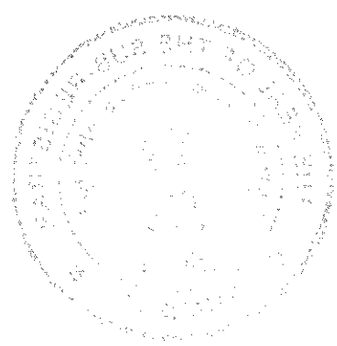
- प्रतिज्ञा पत्र -

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण मजकुर निष्पादक व्यक्ती,साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता कायदेशीर बाबी साठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन/केंद्रशासन यांच्या कोणताही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही.

वाचन करणार सही

लिहून देणार सही

THE SEAL OF THE SUB-REGISTRAR
दुय्यम निबंधक, ठाणे-२ यांची मुद्रा
ठाणे - २
THANE - 2

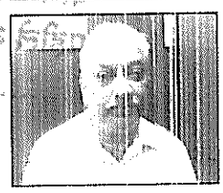


दस्त गोषवारा भाग-2

टनन2 29122
दस्त क्रमांक:26905/2022

07/12/2022 9 13:28 AM

दस्त क्रमांक :टनन2/26905/2022
दस्ताचा प्रकार :-विकसनकरारनामा

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|---|---|---|---|---|
| 1 | नाव:संदीप सुदाम पवार - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सुनिता सदन, ब्लॉक नं: घंटाळी देवी रोड, रोड नं: नौपाडा ठाणे प, महाराष्ट्र, THANE. पॅन नंबर:BHCPP3343P | लिहून देणार वय :-71 स्वाक्षरी:- |  |  |
| 2 | नाव:पॅफीलिया स्पेसेस एल एल पी तर्फे डेझिगनेटेड पार्टनर शार्दुल शिवाजीराव पवार - - पत्ता:प्लॉट नं: ऑफीस नं.01, माळा नं: तळमजला, इमारतीचे नाव: नव धर्मधाम को ऑप हौ सो लि , ब्लॉक नं: नौपाडा, रोड नं: ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:ABCFP6340D | लिहून घेणार वय :-58 स्वाक्षरी:- |  |  |

वरील दस्तऐवज करुन देणार यांनी वरील दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:07 / 12 / 2022 09 : 00 : 21 AM

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

| अनु क्र. | पक्षकाराचे नाव व पत्ता | छायाचित्र | अंगठ्याचा ठसा |
|---|---|---|---|
| 1 | नाव:मोनिका संदिप पवार - - वय:41 पत्ता:सुनिता सदन नौपाडा ठाणे पिन कोड:400602 |  |  |
| 2 | नाव:मोहित शार्दुल पवार - - वय:31 पत्ता:ऑफिस न. 1, नाव धर्मधाम सोसा, नौपाडा ठाणे पिन कोड:400602 |  |  |

स्वाक्षरी

शिक्का क्र.4 ची वेळ:07 / 12 / 2022 09 : 02 : 25 AM

शिक्का क्र.5 ची वेळ:07 / 12 / 2022 09 : 10 : 17 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 2

Payment Details.

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Usec At | Deface Number | Deface Date |
|---|---|---|---|---|---|---|---|---|
| 1 | PAFILIA SPACES L L P | eChallan | 69103332022120621224 | MH011761381202223E | 2250500.00 | SD | 0005825880202223 | 07/12/2022 |
| 2 | | DHC | 0612202213098 | 480 | RF | 0612202213098D | 07/12/2022 |
| 3 | | DHC | 0612202213052 | 2000 | RF | 0612202213052D | 07/12/2022 |
| 4 | PAFILIA SPACES L L P | eChallan | | MH011761381202223E | 30000 | RF | 0005825880202223 | 07/12/2022 |

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

26905 /2022

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2. Get print immediately after registration.

For feedback please write to us at feedback.isarita@gmail.com

| ट न न – २ |
| --- |
| दस्त क्रमांक २६९०६ /२०२२ |
| 22 / 22 |

प्रमाणित करण्यात येते कि सदर दस्त क्रं.२६९०६ मध्ये....२२..... पाने आहेत.

पहीले नंबराचे बुकात अ. नं.....

.....२६९०६.....वर नोंदला

सह. दुय्यम निबंधक ठाणे क्र. २

दि....०८/...१२.../२०२२

THE SEAL OF THE SUB-REGISTRAR
दुय्यम निबंधक, ठाणे-२ यांचा शिक्का
ठाणे - २
THANE - 2