CHALLAN

MTR Form Number-6

GRN	MH016507098202229E	BARCODE		Date	09/03/2023-15:07:32	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	KLN2_KALYAN 2 JOINT SUB REGISTRAR	Full Name	C K Developers
Location	THANE		
Year	2022-2023 One Time	Flat/Block No.	Survey no 2/2/A
		Premises/Building	
		Road/Street	Village Vasundri
		Area/Locality	Kalyan
		Town/City/District	
		PIN	4 2 1 6 0 5
		Remarks (If Any)	SecondPartyName=Anna Dsouza and other~

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	500.00
0030063301 Registration Fee	100.00
Total	600.00

Amount In Words: Six Hundred Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023030957748	CKW3581552
Cheque/DD No.		Bank Date	RBI Date	09/03/2023-15:24:08	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
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 documents.

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

Mobile No. 9999999999

Print Date 09-03-2023 03:08:11

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, 1)Mrs. Anne D'souza. Aged 79 years, (Pan AKZPD3049B), Residing at 41, Lovely Home Apartments, 9, Captain Prakash Pethe Marg, Cuffe Parade, Mumbai 400 005 (Permanant residence 1216 St. Monet Drive, 75038 USA)

2)Mrs. Cynthia Michelle Lewis. Aged 30 years, (Aadhar No. 371414906215 Pan AKIPL4240R), Residing at First Floor, Sea Glimpse, Walton Road, Near Electric House Colaba, Mumbai 400001.

3)Mrs. Flavia Rubina Lewis. Aged 32 years, (Aadhar No. 937209166565 Pan AJFPL4037Q), Residing at First Floor, Sea Glimpse, Walton Road, Near Electric House Colaba, Mumbai 400001.

4)Mrs. Anita Barnabas Lewis. Aged 60 years, (Aadhar No. 506485417970 Pan AAFPL1920K), Residing at First Floor, Sea Glimpse, Walton Road, Near Electric House Colaba, Mumbai 400001.

5)Mr. David Lewis. Aged 78 years, (Aadhar No. 712141477105 Pan AAZPL1407F), Residing at _____

JOINT SUB-REGISTRAR CLASS-2

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DO HEREBY SEND GREETINGS :

WHEREAS we are herein are absolute well and sufficiently entitled to landed property bearing Survey No. 2/2/A, lagwad Area admeasuring 0-22-5 H.R.P, Pot kharaba Area admeasuring 0-01-50 H.R.P, Aakar 2-25 paise, situated at Village Vasundri, Tal. Kalyan, Dist. Thane more particularly described in the schedule hereunder written (hereinafter called and referred to as the " SAID PROPERTY "for the sake of brevity).

AND WHEREAS by and under the Agreement For Sale dated 16/03/2023 We have granted the right to develop the said property to M/s. C K Developers, a registered Partnership Firm having office at Vasundri, Tal. Kalyan, Dist. Thane (Pan-) through its partners 1)Mr. Tahir Nisar Kungle, age about 42 years, Residing at Raya, Tal. Kalyan, Dist. Thane and 2)Mr. Govind Ganesh Choudhari, age about 45 years, Residing at Danbav, Post. Falegaon, Tal. Kalyan, Dist. Thane at and for the price / consideration and on the terms and conditions therein contained to the agreement.

AND WHEREAS by and under the said agreement we are agree to grant Power of Attorney for the purpose of effectual Sale, development and/or construction of the said property, hereinafter referred to as the said property, accordingly we are executing the same.

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH THAT We are do hereby nominate, constitute and appoint M/s. C K Developers, a registered Partnership Firm having office at Vasundri, Tal. Kalyan, Dist. Thane (Pan-) through its partners 1)Mr. Tahir Nisar Kungle,

. . . . 3.

age about ____ years, Residing at Raya, Tal. Kalyan, Dist. Thane and 2)Mr. Arvind Choudhari, age about ___ years, Residing at Danbav, Post. Falegaon, Tal. Kalyan, Dist. Thane as our Constituted Attorney in our name and on behalf of us to do the following acts, deeds, things, matters viz. :-

1. TO deal and, correspond with the Gram Panchayat, Town planning office, collector office, Kokan Bhavan etc. including all its departments of a officers or any other authority in connection with or relating to the or touching to the said immoveable property described in the SCHEDULE hereunder written to carry out the following acts, deeds, things, matters, namely:-

(a) TO apply for and obtain the sanction of the building plans in addition with sanction future amendments, alterations or additions as may be requried by the said attorney.

(b) TO deal and correspond with the assessment department of the al revenue i.e.Gram Panchayat, Town planning office, collector office, Kokan Bhavan etc. and to dispose of and deal with all the matters in connection with or relating to the property described in the SCHEDULE hereunder written.

(c) TO apply for and obtain the occupation and/or completion certificate in respect of the building/s to be constructed and completed on the aforesaid property.

2. FOR any of the purpose mentioned hereinabove to sign all applications, papers, undertakings, affidavits, indumnify, terms and conditions as may be from time to time required by the Gram Panchayat, Town planning office, collector office, Kokan Bhavan etc. as his own costs.

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3. TO deal and correspond with the M.S.E.D.Co.Ltd. for and obtaining electric connection making or putting up a substation and/or correspond with the water department/ gram panchayat for obtaining water connection in respct of or relating to the said immoveable property described in the SCHEDULE hereunder written and for that purpose to signed, letters, applications undertaking etc., as may be required from time to time.

4. TO pay the necessary deposits to be paid to the Gram Panchayat, Town planning office, collector office, Kokan Bhavan etc. or any other concerned authority also to apply for refund thereof and to receive the same as and when occassion arises.

5. TO pay all outgoings in respect of the said property and obtain the discharges in respect of the same.

6. TO employ and/or engage Architect/s, Engineears, Advocate/s, Clerk/s, Servent/s and/or discharges such Architects, Engineears, Advocates, Clerks, Contractors, Servants and to do all acts deeds, matters, things herein contained.

7. TO make application for water connection, electric supply and other incidental requirement which may be requried for the purpose of develoment of the aforesaid property.

8. TO appear on behalf of us in our name and to represent our interest before the Survey Authorities, talathi office, Tahasildar, all Land Revenue Authorities, Collectors, Assessors of the govt. rates and taxes, Town Planning Authorities,

....5.

Collectors, Commissioners of police, and revenue Officer for the renewal of building permission and also to appear before any public or government officer/s.

9. TO apply and obtain from the Town plannning department and/or any of the department and the occupation certificate and also refund/s of any amount that have been paid or which may be as deposit or otherwise and to pass the effective receipts for the same.

10. TO sign and file undertaking as may be necessary to the Gram Panchayat, Town planning office, collector office, Kokan Bhavan etc. and such other approprite authorities to do such further acts, deeds, matters, etc. as may be necessary or requried for the purpose of effectually carrying out the purpose and intent of the POWER OF ATTORNEY and the aforesaid purpose of sanction of layout etc.

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11. TO commence, carry out, complete and/or cause to be commenced, completed construction work at their own costs on the said property described in the SCHEDULE hereinunder written in accordance with the sanctioned or amended or altered plans and specifications and so far as the construction work is concerned to see that all applicable rules and regulations which are made by the Government and/or Town Planning authorities for the time being are strictly observed.

12. TO pay all taxes, rates, charges, expenses and other outgoing in respect of the said property more particularly described in the SCHEDULE hereunder written.

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13. TO start the construction work of the said property to complete the same to enter into agreement for sale of flats/ units and other premises with persons or body corporate at the price which the Purchaser/Developers may think proper and appropriate on OWNERSHIP BASIS with the prospective purchasers and to execute and register the same. To receive any amount of earnnest money/regular instalment and to pass the effective receipts for the same.

14. IN connection with the develoment of the aforesaid property to commence, prosecute, institute, defend, oppose, negotiate for settlement and settle and appear and represent me/us in all actions and legal proceedings, and also to represent me/us in appeal and revision proceedings whether civil and/ or criminal in all applications petitions in any court as also in proceedings before all the officers and to issue to accept services of writs or summons and to do all, acts, things, as may be necessary and also thought fit to refer to the arbitration, abandon execute, and submit to judgement or decree or become non-suited in any action or proceedings to the generality of the foregoings and to appear before the court proceedings and to attend all meetings before the officers of court or the other government or semi-govt., authorities.

15. TO sign, verify, apply, declare, plaint, petitions, written statements, replies, affidavits, declaration, memorandum of appeal, applications, complaints, representations in court etc., for the aforesaid purpose.

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16. TO convey the said property or any part thereof the Purchaser and/or their nominees and of the purchasers of the said premises and of the building in the said property and for that purpose to sign, execute and to do in my/our name and on my/our writings, documents, conveyances etc., PROVIDED HOWEVER, it is specifically agreed by the said attorney/s that this POWER TO CONVEY shall be exercised only after the OWNER'S are in full receipts of the price/ consideration towards the property as mentioned in the Agreement. To admit the execution of the said Deed of Conveyances before the Sub-registrar or assurances in my/ our name and on my/our behalf.

17. TO correspond with all the body corporate and/or otherwise including Government or Semi-Government bodied and Gram Panchayat, Town planning office, collector office, Kokan Bhavan etc., and make applications etc., in respect of the same or any matter pertaining to the said immoveable property.

18. IN case of enforcement of any Town Planning Scheme in the area to represent me/us in the proceedings and/or the final plots to be allotted to me/us in all the schemes only to the extent of the said property more particularly described in the SCHDULE hereunder written.

19. TO obtain the transfer of development rights premium on the said property and to get the same sanctioned from the Town planning office, collector office, Kokan Bhavan etc. and for that purpose to represent before the concerned authorities and for that purpose to enter into agreement with

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intending persons and for acquiring the Transfer of Sale Rights, Development Rights and to sign and execute agreements, writings and documents incidental therto, to lodge the said documents for registration at the office of Sub-Registrar of Assurance, admit the execution thereof and in pursuance to acquisition of the Transfer of Sale Rights, Development Rights to use, utilise and consume the same on the said property for construction of additional floors, to sell the same to intending purchasers and appropriate the sale proceeds thereof as the Attorney may deem fit and proper.

20. TO pay the primium chages and ancellary charges to the concern authority and to get the same sanctioned from the concern authority.

21. TO registered the said scheme to the Real Estate Regulation Authority and strictly follow the rules and regulation in the Real Estate Act, 2016 and Maharashtra Rules, 2017.

22. After obtaing complition certificate from concern authority, builder will formed the co-op.housing society of all the unit holder and the convey the said land proerty in favour of the said society.

23. IN general to do all other acts, deeds, matters, things whatsoever of about my/our estates, property and affairs herein either particularly or generally to do all intents and purpose as if we could do in our own property person.

24. ALL cost, charges, expenses of and incidental to acts, deeds, matters, things done or executed or caused to be done by my/our attorney in or about the exercise of powers herein

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contained shall be borne and paid and provided by my/our attorney and shall indemnify and keep harmless from and against the payment of the aforesaid costs, charges expenses and from and against any losses and damages that may be caused to me/us by reason of my/our attorney doing or causing to be done any acts, deeds, matters, things by virtue of these presents.

25. AND I / We hereby for myself/ourselves and for my/our heirs, executors, administrators agree and undertake to allow, ratify and confirm all and whatsoever my/our attorney or any substitute and/or substitute acting under him/them shall or purported to do or cause to be done by virtue of these presents.

THE JOINT SUB-REGISTRAR CLASS-2 OF THE सह दुय्यम निबंधक वर्ग-२ कल्याण
क.दु.नि.२
दस्त क्र. ६३० २०२४
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SCHEDULE

ALL THAT PIECE & PARCEL OF Agricultural Land lying and situate at Village Vasundri, Taluka Kalyan, Dist Thane bearing :-

Survey No.	H R P	Pot Kharaba	Aka
2/2/A	0-22-50	0-01-50	2-25

Sale Area 24 Are

The said property is bounded as under :-

East : Land belonging to Tahir Kungle

West : Land belonging to Wahid Mustafa Pawale

South : Land belonging to Husain Muya Subhan Kungle

North : Mumbai corporation

THE JOINT SUB-REGISTRAR CLASS-2 OF THE
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IN WITNESS WHEREOF We have set and subscribed our hand and seal to this POWER OF ATTORNEY this 10 day of March, 2023.

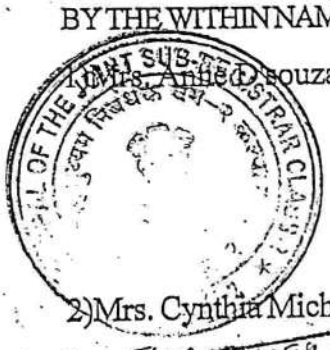




SIGNED SEALED AND DELIVERE

BY THE WITHIN NAMED

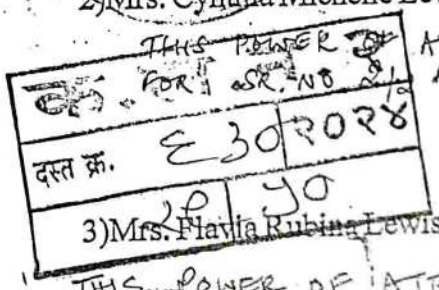
1)Mrs. Annie D'souza,





2)Mrs. Cynthia Michelle Lewis,

THIS POWER OF ATTORNEY IS GIVEN ONLY FOR SR. NO 2/A





3)Mrs. Flavia Rubina Lewis,

THIS POWER OF ATTORNEY IS GIVEN SR.NO. 2/2A





4)Mrs. Anita Barnadis Lewis

This Power of Attorney is given only for S.No. 2A



5)Mr. David Lewis

THIS POWER OF ATTORNEY IS GIVEN ONLY FOR S. No 2/2A

In the presence of

Executent

....11.

RAHUL RICHARD



SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED

M/s.C K Developers

though its partner

1)Mr. Tahir Nisar Kungle



2)Mr.Arvind Ganesh Chaudhari

Herein referred to as

(Power of Attorney Holder)

Wiutness:-

1. संजय आंबो भालेकर कल्याण

2. T.S.H KHO BEE

JOINT SUB-REGISTRAR CLASS-2 KALYAN-2

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SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 KALYAN-2

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10/03/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2
दस्त क्रमांक : 5731/2023 .
नोंदणी :
Regn:63m

गावाचे नाव : वासुंद्री

(1)विलेखाचा प्रकार	खाडेखत
(2)मोबदला	2000000
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटेदाकार आकारणी देतो की पटटेदार ते नमुद करावे)	2000000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :, इतर माहिती: , इतर माहिती: मौजे वासुंद्री सर्वे नंबर 2/2/ए,क्षेत्र 0-22-50 हे. आर.प्रति,पोट खराबा क्षेत्र 0-01-50 हे. आर.प्रति,आकार 2-25 पैसे((Survey Number : 2/2/A ;))
(5) क्षेत्रफळ	1) 0.2400 हेक्टर , आर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-ऐन डिसूझा.(एन डिसूझा) - - वय:-79; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 41, लव्हली होम अपार्टमेंट, 9, फॅण्ड्रा प्रकाश पेठे मार्ग, कफ परेड, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400005 पॅन नं:-AKZPD3049B 2): नाव:-सिंमिया मिरोल सुईस - - वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पहिला मजला, सी गर्लिम्पस, वॉल्टन रोड, इमेरिट्रा हाउस कुलाबा जयळ, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AKIPL4240R 3): नाव:-मेलेहिया क्रिना सुईस - - वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पहिला मजला, सी गर्लिम्पस, वॉल्टन रोड, इमेरिट्रा हाउस कुलाबा जयळ, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AJFPL4037Q 4): नाव:-अनिता बनेडीस सुईस - - वय:-60; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AWFPL1920K 5): नाव:-डेव्हिड सुईस - - वय:-78; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कुलाबा, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAZPL1407F
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सी के डेव्हलपर्स तर्फे भागीदार ताहीर तिसार कुंगळे - - वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वासुंद्री तालुका कल्याण, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421605 पॅन नं:- 2): नाव:-सी के डेव्हलपर्स तर्फे भागीदार अरविंद गणेश चौधरी - - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वासुंद्री तालुका कल्याण , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421605 पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	10/03/2023
(10)दस्त नोंदणी केल्याचा दिनांक	10/03/2023
(11)अनुक्रमांक,खंड व पृष्ठ	5731/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	120000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	20000
(14)शेरा	

सह दुय्यम निबंधक वर्ग २
कल्याण क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (i) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other [illegible] mentioned in sub-clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

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दस्त क्र. ५७२ | २०२३
१४ | २१