143/67

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 HUNDRED ONE

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

NOTARY M. P. PANDEY Dombivali, Thane Maharashtra Reg. No. 9596 Exp -31 Jan 2028 GOVT. OF INDIA

NOTARY M. P. PANDEY Dombivali Thane Maharashtra Reg. No. 9596 Exp. 31 Jan 2028 GOVT. OF INDIA

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ 61AA 798789

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

FORM -'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

3 JAN 2024

Affidavit-cum-Declaration of **Ms. Shivleela Co-op-Hsg Society**, through its Flat owner **Mrs. Shardaben K. Vaghasia** through POWER OF ATTORNEY HOLDER **M/s Yogiraj Skyline Partner Mr. Ashok Shah** Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated:**13/09/2023**;

NOTARY M. P. PANDEY Dombivali Thane Maharashtra Reg. No. 9596 Exp. 31 Jan 2028 GOVT. OF INDIA

11 JAN 2024

Serial No. Date	24842 11/01/2024
Nature of document	Declaration
Whether it is to be Registered?	Yes/No
Property Description in brief	
Stamp Purchaser's Name 11 JAN 2024	For YOGIRAJ SKYLINE
If through other Person then Name & Add. & Sign.	Sudhir Kunjiraman, A/204, Darshana Palms, Dawadi, Dombivli (East) 421 203.
Name of the other Party	
Stamp Duty Amt.	Rs. 100/- Date:- 11 JAN 2

Licence No. 1206043
STAMP VENDOR
MR. AVINASH H. GUJARE

11 JA

Add. D-86, Kasturi Plaza,
Manpada Road, Dombivli (E).

ज्या कारणाराठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणाराठी
मुद्रांक खरेदी केल्यापासुन ६ महिन्यात वापरणे बंधनकारक आहे.

I, Ashok Shah Promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, I / Promoter have / has a legal title to the land on which the development of the project is proposed

OR

Plot Bearing village Dombivli S.N. 9888 To 9892 have/has a legal title to the land on which the development of the proposed project is to be carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That, the said land is free from all encumbrances.

OR

That, details of encumbrances N.A. including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/Promoter is 36 Months Dt. **31/12/2026**

4. That, seventy per cent of the amounts realized by me/Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That, I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That, I / promoter shall take all the pending approvals on time from the competent authorities.

9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 11th day of January 2024. 13 JAN 2024

Deponent

BEFORE ME
13-01-2024
M. P. PANDEY
NOTARY
GOVT. OF INDIA
13 JAN 2024

For YOGIRAJ SKYLINE

PARTNER



NOTED & REGISTERED
Sr. No. 143 Page No 067
Date 13 JAN 2024

9/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 3

दस्त क्रमांक : 13887/2023

नोंदणी :

Regn:63m

गावाचे नाव : .भा.पाथर्ली

लिखाचा प्रकार	विकसनकरारनामा
वदना	34924500
ारभाव(भाडेपटटयाच्या ेलेपटटाकार आकारणी देतो की ुल दे नमुद करावे)	32485500
मीन,गोटहिस्सा व ारत(अलन्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: मौजे ग. बं. पाथर्ली,ता. कल्याण,जि. ठाणे,येथील सि.स.नं.9888 ते 9892,मालमत्ता पत्रिकेप्रमाणे एकूण क्षेत्र 558 चौ.मी.,त्यावरील तळ + 2 मजले एकूण 12 सदनिका असलेली इमारत अविनाश चुरी मार्ग,गोपाळ नगर रोड नं.1,ऑफ. कल्याण रोड,डोंबिवली पूर्व अशी मिळकत.(अभिनिर्णय प्रकरण क्र.433/2023 अन्वये सह जिल्हा निबंधक वर्ग-1तथा मुद्रांक जिल्हाधिकारी ठाणे शहर यांनी सदर दस्त प्रमाणित करुन दिले आहे.)((C.T.S. Number : 9888 ;))
ारभाव	1) 558 चौ.मीटर
ाकी किंवा जुडी देण्यात असेल	
लिहन करुन देणा-या/लिहून ठेवणा-या ाचे नाव किंवा दिवाणी ालयाचा हुकुमनामा किंवा आदेश ल प्रतिवादिचे नाव व पत्ता.	1): नाव:-शिव लीला को-ऑपरेटिव्ह हौसिंग सोसायटी लि. तर्फे अध्यक्ष शशिकांत नारायण गोंडेगांवकर वय:-74; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: अविनाश चुरी मार्ग , रोड नं: गोपाळ नगर रोड नं.१, कल्याण रोड, डोंबिवली पूर्व, महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-ACBAS7826A 2): नाव:-शिव लीला को-ऑपरेटिव्ह हौसिंग सोसायटी लि. तर्फे सचिव हितेंद्र हिंमतभाई लखानी वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: अविनाश चुरी मार्ग , रोड नं: गोपाळ नगर रोड नं.१, कल्याण रोड, डोंबिवली पूर्व, महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-ACBAS7826A 3): नाव:-शिव लीला को-ऑपरेटिव्ह हौसिंग सोसायटी लि. तर्फे खजिनदार प्रणय चंद्रकांत ठक्कर वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: अविनाश चुरी मार्ग , रोड नं: गोपाळ नगर रोड नं.१, कल्याण रोड, डोंबिवली पूर्व, महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-ACBAS7826A 4): नाव:-शिव लीला को-ऑपरेटिव्ह हौसिंग सोसायटी लि. तर्फे कमिटी सदस्य विनायक बाळकृष्ण जोशी वय:-64; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: अविनाश चुरी मार्ग , रोड नं: गोपाळ नगर रोड नं.१, कल्याण रोड, डोंबिवली पूर्व, महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-ACBAS7826A 5): नाव:-शिव लीला को-ऑपरेटिव्ह हौसिंग सोसायटी लि. तर्फे कमिटी सदस्य मिलिंद भुपाल वडोदकर वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: अविनाश चुरी मार्ग , रोड नं: गोपाळ नगर रोड नं.१, कल्याण रोड, डोंबिवली पूर्व, महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-ACBAS7826A
लिहन करुन घेणा-या पक्षकाराचे व ाची न्यायालयाचा हुकुमनामा ल अलन्यास,प्रतिवादिचे नाव व	1): नाव:-मे. योगीराज स्कायलाईन तर्फे भागीदार सुभाष ठाणसिंग पाटील वय:-48; पत्ता:-प्लॉट नं:-दुकान नं.१, माळा नं: -, इमारतीचे नाव: आर्यन रेसिडेन्सी, ब्लॉक नं: नागेश्वर सोसायटी, डीएनसी च्या मागे , रोड नं: सुनील नगर, डोंबिवली पूर्व, महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-AACFY8307J 2): नाव:-मे. योगीराज स्कायलाईन तर्फे भागीदार अशोक जवाहर शहा वय:-49; पत्ता:-प्लॉट नं: दुकान नं.१, माळा नं: -, इमारतीचे नाव: आर्यन रेसिडेन्सी, ब्लॉक नं: नागेश्वर सोसायटी, डीएनसी च्या मागे , रोड नं: सुनील नगर, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AACFY8307J 3): नाव:-मे. योगीराज स्कायलाईन तर्फे भागीदार अदित्य विनायक आगटे वय:-35; पत्ता:-प्लॉट नं: दुकान नं.१, माळा नं: -, इमारतीचे नाव: आर्यन रेसिडेन्सी, ब्लॉक नं: नागेश्वर सोसायटी, डीएनसी च्या मागे , रोड नं: सुनील नगर, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AACFY8307J 4): नाव:-मे. योगीराज स्कायलाईन तर्फे भागीदार रसिकलाल वेलजी शहा वय:-54; पत्ता:-प्लॉट नं: दुकान नं.१, माळा नं: -, इमारतीचे नाव: आर्यन रेसिडेन्सी, ब्लॉक नं: नागेश्वर सोसायटी, डीएनसी च्या मागे , रोड नं: सुनील नगर, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AACFY8307J
ेखाचा करुन दिल्याचा दिनांक	13/09/2023
ची नोंदणी केल्याचा दिनांक	13/09/2023
ांक नोंद क्रमांक	13887/2023

(14)शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील अभिनिर्णीत दस्त ADJ NO 433
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

20रु. भारत COURT FEE Rs.20 INDIA वीस रुपये TWENTY RUPEES

सह.दुय्यम निबंधक वर्ग २ कल्याण क्र.३

NOTARY M. P. PANDEY Dombivali Thane Maharashtra Reg. No. 9596 Exp. 31 Jan 2028 GOVT. OF INDIA

सह.दुय्यम निबंधक वर्ग २ कल्याण क्र.३

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-3 Dist Thane

IRREVOCABLE POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS shall come We:

SHIV LEELA CO-OPERATIVE HOUSING SOCIETY LTD., a Co-operative Housing Society duly registered under Maharashtra Co-operative Societies Act, 1960 and bearing Registration No.TNA/KLN/HSG/2465/1988-89, having its address at Avinash Churi Marg, Gopal Nagar Road No.1, Kalyan Road, Dombivli (E)-421201, through its Office Bearers duly authorised vide Resolution passed in the S.G.M. dated 27.11.2022: **(1) MR. SHASHIKANT NARAYAN GONDEGAONKAR** (Hon. Chairman), Age Adult, **(2) MR. HITENDRA HIMMATBHAI LAKHANI** (Hon. Secretary), Age Adult, **(3) MR. PRANAY CHANDRAKANT THAKKAR** (Hon. Treasurer), Age Adult, **(4) MR. VINAYAK BALKRISHNA JOSHI** (Hon. Committee Member), Age Adult, **(5) MRS. MINAL BHUSHAN VADODKAR** (Hon. Committee Member), Age Adult, (hereinafter for brevity's sake referred to as the **Executants**) do hereby SEND GREETINGS:

WHEREAS Executants herein are fully owned and possessed of and otherwise well and sufficiently entitled to all that piece or parcel of N.A. land bearing **C.T.S. Nos.9888 to 9892**, totally admeasuring **558 Sq.Mtrs.** or thereabouts and situate at village **G.B. Patharli**, Taluka Kalyan, District, within the limits of Kalyan Dombivli Municipal Corporation, and within the Registration District Thane and Sub-District Kalyan, alongwith a building having Ground + Two Upper Floors standing thereon comprising of 12 Flats, occupied by its Members, situated at Gopal Nagar Road No.1, Off Kalyan Road, Dombivli (E), and more particularly described in the **Schedule of Property** hereunder written (hereinafter called and referred to for sake of brevity as the **Said Property**);

AND WHEREAS in pursuance of Development Agreement dated 13/09/2023, and registered with the Office of Joint Sub-Registrar of Assurances, Kalyan-3, on 13/09/2023, at **Sr.No.** 13887 **/2023**, entered into between the Executants herein and **M/S. YOGIRAJ SKYLINE**, a Partnership firm, having its office at Shop No.1, Aryan Residency, Nageshwar Society, Behind DNC School, Sunil Nagar, Dombivli (E)-421201, through its Partners: **(1) MR. SUBHASH THANSING PATIL**, Age 48 years, Occupation Business, **(2) MR. ASHOK JAWAHAR SHAH**, Age 49 years, Occupation Business, **(3) MR. ADITYA**

VINAYAK AGTE, Age 35 years, Occupation Business, **(4) MR. RASIKLAL VELJI SHAHA**, Age 54 years, Occupation Business, the Executants have granted and assigned redevelopment rights in respect of the said property to the said firm (hereinafter called and referred to for the sake of brevity as the **Said Development Agreement**);

AND WHEREAS in pursuance of the terms and conditions of the said Development Agreement, the Executants have agreed to execute an Irrevocable Power of Attorney in favour of the Developers therein to enable and facilitate the Developers to effectually carry out the work of development of the said property in accordance with the terms and conditions of the said Development Agreement;

AND WHEREAS the Executants herein are executing this Irrevocable Power of Attorney in favour of **M/S. YOGIRAJ SKYLINE**, a Partnership firm, having its office at Shop No.1, Aryan Residency, Nageshwar Society, Behind DNC School, Sunil Nagar, Dombivli (E)-421201, through its Partners: **(1) MR. SUBHASH [illegible]ANSING PATIL**, Age 47 years, Occupation Business, **(2) MR. ASHOK JAWAHAR SHAH**, Age 49 years, Occupation Business, **(3) MR. ADITYA VINAYAK AGTE**, Age 33 years, Occupation Business, **(4) MR. RASIKLAL VELJI SHAHA**, Age 54 years, Occupation Business, (hereinafter for brevity's sake referred to as the **Constituted Attorney**), thereby appointing them as their Constituted Attorney for doing, carrying out and performing several acts, deeds, matters and things and giving it powers herein mentioned to effectually carry out the work of development of the said property;

NOW KNOW YOU ALL AND THESE PRESENTS WITNESSETH THAT, WE SHIVNEELA CO-OPERATIVE HOUSING SOCIETY LTD., through its Office Bearers duly authorised vide Resolution passed in the S.G.M. dated 27.11.2022: **(1) MR. SHASHIKANT NARAYAN GONDEGAONKAR** (Hon. Chairman), **(2) MR. HITENDRA HIMMATBHAI LAKHANI** (Hon. Secretary), **(3) MR. PRANAY CHANDRAKANT THAKKAR** (Hon. Treasurer), **(4) MR. VINAYAK BALKRISHNA JOSHI** (Hon. Committee Member), **(5) MRS. MINAL BHUSHAN VADODKAR** (Hon. Committee Member), (hereinafter for brevity's sake referred to as the **Executants**) do hereby nominate, constitute and appoint **M/S. YOGIRAJ SKYLINE**, a Partnership firm, having its office at Shop No.1, Aryan



NOTARY
PANDEY
Thane
Maharashtra
Reg. No. 9596
Exp. 31 Jan 2028
GOVT. OF INDIA

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEEPS4952F



नाम /NAME

ASHOK JAWAHAR SHAH

पिता का नाम /FATHER'S NAME

JAWAHAR NANCHAND SHAH

जन्म तिथि /DATE OF BIRTH

17-03-1974

हस्ताक्षर /SIGNATURE

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

NOTARY
M. P. PANDEY
Dombivali Thane
Maharashtra
Reg. No. 9596
Exp. 31 Jan 2028
GOVT. OF INDIA