

Receipt (pavl)

71/9087
Wednesday, April 12, 2023
2:14 PM

पावती

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

पावती क्र.: 9950 दिनांक: 12/04/2023

मावाचे नाव: डीविवली (नवी)

इमार्गेशनचा अनुक्रमांक: कलम2-9087-2023

इमार्गेशनचा प्रकार: कुलसुधारण

सादर करणाऱ्याचे नाव: कंपनी / राशिका कन्स्ट्रक्शन कंपनी तर्फे भागीदार श्री. विठ्ठल धीरुळा मराठे

नोंदणी फी

रु. 100.00

इस्त हानाळणी फी

रु. 320.00

पुढांची संख्या: 16

एकूण:

रु. 420.00

उपपत्ती मुळ वस्तु, संश्लेषित रिट, घुची-२ अडाले
2:27 PM ह्या वेळेत दिलेले.

Joint Sub Registrar Kalyan 2

(सही) श्री. बी. सी. खोसले
सह. मुख्य निबंधक खर्च २,
कल्याण जिल्हा, २

बाजार मूल्य: रु. 1/-

श्रीवदना रु. 1/-

घरामेले मुद्रांक मूल्य: रु. 500/-

1) वेपकाचा प्रकार: DHC रकम: रु. 320/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 1204202302322 दिनांक: 12/04/2023

बँकचे नाव व पत्ता:

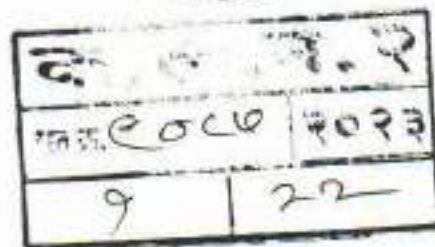
2) वेपकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH000470078262324E दिनांक: 12/04/2023

बँकचे नाव व पत्ता:

मुळ वस्तु परत मिळाले.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1204202302322	Date 12/04/2023
Received from Saptshrung CHS LTD Through Mr Jayesh N Shah , Mobile number 9619700787, an amount of Rs.320/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Kalyan 2 of the District Thane.	
Payment Details	
Bank Name IBKL	Date 12/04/2023
Bank CIN 10004152023041202166	REF No. 2828304012
This is computer generated receipt, hence no signature is required.	





CHALLAN
MTR Form Number-6



GRN	MH000470078202324E	BARCODE	11/04/2023-18:55:39		Form ID	48(7)	
Department Inspector General Of Registration			Payer Details				
Stamp Duty			TAX ID / TAN (If Any)				
Type of Payment Registration Fee			PAN No.(If Applicable)		ABDFR2279J		
Office Name KLN2_KALYAN 2 JOINT SUB REGISTRAR			Full Name		MS RADHIKA CONSTRUCTION COMPANY		
Location THANE					THROUGH ITS PARTNER GIRISH S MARATHE		
Year 2023-2024 One Time			Flat/Block No.		OLD SURVEY NO 20 NEW SURVEY NO 65		
Account Head Details		Amount in Rs.	Premises/Building		HISSA NO 5 SAPTASHRUNG CHS		
0030046401 Stamp Duty		500.00	Road/Street		DEVI CHOWK, SHASTRI NAGAR		
0030063301 Registration Fee		100.00	Area/Locality		DOMBIVALI WEST		
			Town/City/District				
			PIN		4 2 1 2 0 2		
			Remarks (If Any)				
			PAN2=AACA5544E-SecondPartyName=SAPATASHRUNG CHS				
			LTD-GA=47146500-Marketval=47146500				
Total		600.00	Amount in		Six Hundred Rupees Only		
			Words				
Payment Details INDIAN OVERSEAS BANK			FOR USE IN RECEIVING BANK				
Cheque/DD Details			Bank CIN	Ref. No.	02700452023041160400 202304110846587		
Cheque/DD No.			Bank Date	RBI Date	11/04/2023-18:57:39 Not Verified with RBI		
Name of Bank			Bank-Branch		INDIAN OVERSEAS 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.

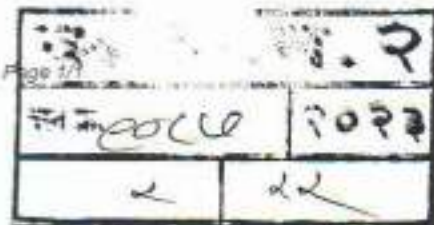
Mobile No.:

9819669315

खट्टर चालन कोषक दुसऱ्या निबंधक कार्यालयात नोंदणी करण्याच्या दस्त्यासाठी खट्टर चालन नमूना खाली.



Arish



Print Date 11-04-2023 09:57:40

IRREVOCABLE POWER OF ATTORNEY

THIS Power of Attorney is made and executed on 22nd April 2023 at Dombivali by and between

TO ALL TO WHOM THESE PRESENTS SHALL COME: WE, SAPTASHRUNG CO-OPERATIVE HOUSING SOCIETY LTD., Pan NO. AACAS5544E having address at Devi Chowk, Shashtri Nagar, Dombivali (West), District - Thane represented by and through its office bearers namely:

- 1) Chairman Mr. JAYESH NATVARLAL SHAH, Aged 60 Years, Indian Inhabitant having address at Flat No. 3, Saptashrung Co-operative Housing Society Ltd., having address at Devi Chowk, Shashtri Nagar, Dombivali (West) 421202, District - Thane
- 2) Secretary MR. PRABODH MUKUND NAIK, Aged 54 Years, Indian Inhabitant having address at Flat No.4, Jivanshanti CHS, Pandit Dindayal Road Dombivali West 421202 District - Thane

Hereinafter referred as the "Executants" or "principal"

And

M/s. RADHIKA CONSTRUCTION COMPANY, a partnership firm, Pan no. having its address at RP-26, near Ganpati Visarjan Talao, MIDC, Dombivali (East) District- Thane- 421203, through its partner:

- (1) Shri. GIRISH SHRIKRISHNA MARATHE, Age about 38 years, Occupation: Promoter Builder
- (2) Shri SHRIKRISHNA RAMCHANDRA MARATHE Age about years 67 Occupation: Promoter Builder

Hereinafter referred to as "Agent/s" or "Attorney"

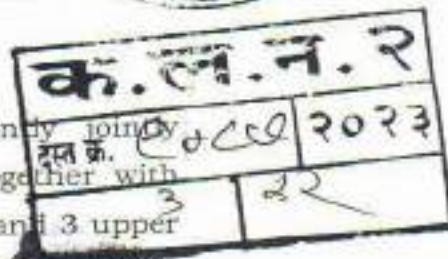
WHEREAS: -

WHEREAS the principal is well and sufficiently jointly entitled to all that piece and parcel of land together with existing structure of building comprising ground and 3 upper floors having 16 residential premises being self-contained,

Jayesh N Shah

(initial)

P. N. K.



standing thereon and popularly known as Saptashrung Co-operative Housing Society Ltd. Lying, being and situate at non-agricultural plot, bearing survey No. 20 Hissa No.5, area admeasuring 833 Sq. Meters lying, being and situate at Village- Navi Dombivli, Dombivli (W), Taluka Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation, and within registration District Thane, Sub-District Dombivli, and bounded as follows: -

East: S.No.20, Hissa No.4 & Partly S.No.20, H.No.3.

West: Private Access Road and beyond that S.No.113.

North: By Survey No.20, H No. Part.

South: By Scheme Road.

and as more particularly described in the Schedule of Property hereunder written (hereinafter called and referred to for sake of brevity as the Said Property);

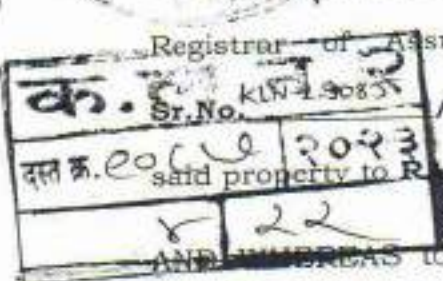
AND WHEREAS, **RADHIKA CONSTRUCTION COMPANY** a partnership firm duly registered under the provisions of The Indian Partnership Act having its present partners as follows:

- (a) Shri SHSRIKRISHNA RAMCHANDRA MARATHE
- (b) Shri. GIRISH SHRIKRISHNA MARATHE,
- (c) Mrs. RADHIKA SHRIKRISHNA MARATHE

AND WHEREAS the Principal is desirous of redeveloping above mentioned said property by demolishing the existing structure and constructing new multistoried building; and therefore, the principal has executed the redevelopment agreement dated 12th / April / 2023, and registered with the Office of Joint Sub-

Registrar of Assurances, Kalyan, on 12th / April / 2023, at 12th / April / 2023 and assigned redevelopment rights of the said property to **RADHIKA CONSTRUCTION COMPANY**

AND WHEREAS to enable the said **RADHIKA CONSTRUCTION COMPANY** to redevelop the said property by demolishing the existing construction of the said Building commonly known as



Jayesh N Shah (with a circular stamp containing the word 'with')

[Signature]

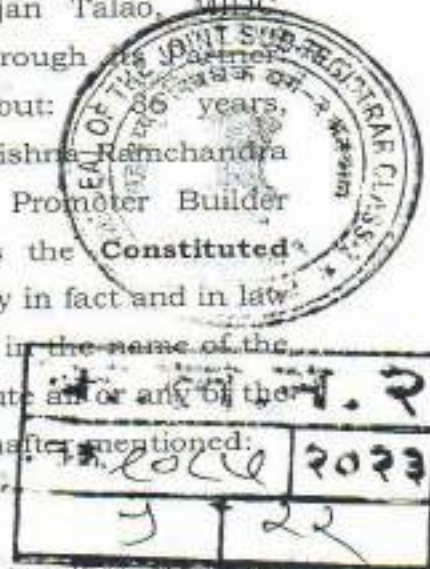
Saptashrung society and in order to facilitate the work of construction of new building thereon having Residential /Commercial Premises/shop/unit/apartment in accordance with plans sanctioned by Kalyan Dombivali Municipal Corporation,

AND WHEREAS to enable the Radhika Construction Company to redevelop the said property. We are executing this Irrevocable Power of Attorney in their favor of the above-mentioned agents who will act independently and severally for and on our behalf and in our name to do all following and ancillary acts, deeds and things relating to development/ redevelopment of the said property in terms of the redevelopment agreement dated ...12th April 2023

NOW KNOW YOU ALL AND THESE PRESENTS WITNESSETH THAT, WE Saptashrung Co-op. Hsg.Soc., through its Office Bearers duly authorized vide Resolution passed in the A.G.M./S.G.M. dated 10/1/2021 **(1) JAYESH NATVARLAL SHAH**, and **(2) MR. PRABODH MUKUND NAIK**, (hereinafter for brevity's sake referred to as the **Executants/ Principal**) do hereby nominate, constitute and appoint **RADHIKA CONSTRUCTION COMPANY**, a partnership firm, having its address at RP-26, near Ganpati Visarjan Talao, MIDC Dombivali (East) District- Thane- 421203, through Shri. Girish Shrikrishna Marathe, Age about 36 years, Occupation: Promoter Builder and Shri Shsrikrishna Ramchandra Marathe Age about 67 years, Occupation: Promoter Builder (hereinafter for brevity's sake referred to as the **Constituted Attorney/ Agent**) to be true and lawful Attorney in fact and in law of the Executants, to act for and on behalf and in the name of the Executants to do, carry out, perform, and execute all or any of the following acts, matters, deeds, and things hereinafter mentioned:

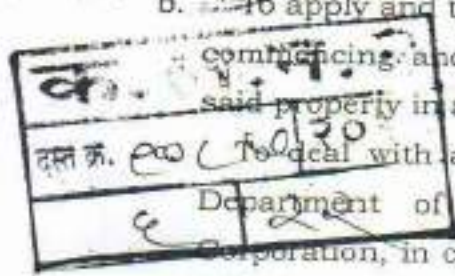
- 1) To apply in our name and on our behalf to all concerned Competent Authorities for grant of permission to develop/ redevelop / construct the said property by demolishing the

Jayesh N Shah *Prabodh* *Girish*



existing structure thereon and constructing the new building as per the terms of the Redevelopment Agreement and sanctioned plan and for that purpose to sign all applications and other deed, documents, affidavits/s, Bonds papers.

- 2) To apply to the Competent Authority under the law for grant of permission to develop the said property by demolishing the existing old structure therein and constructing the new building in its place as required in consonance with provisions of law and for that purpose to sign all applications and other papers, to appear before the Authority concerned and to give them all the papers and information as required and to do all acts and things necessary for the purpose of obtaining necessary permissions under the law.
- 3) To deal with and correspond with the Kalyan Dombivali Municipal Corporation, Dombivali Division and Development Authority, including the Authority appointed under provision of Maharashtra Regional and Town Planning Act, 1966 and Rules framed thereunder and all other officers and local Authorities and/or State Government and / or Central Government and its departments in respect of the said property and the general redevelopment thereof and in particular the following viz:-
 - a. To apply and to obtain sanction of building plans for validation and/or revision of the plans sanctioned or to be sanctioned, with alterations and additions, as the Attorneys may desire. Such modification shall be informed by the Developer to the society.
 - b. To apply and to obtain commencement certificate for commencing and completing the construction of the said property in all aspects.
 - c. To deal with and correspond with the Assessment Department of the Kalyan Dombivali Municipal Corporation, in connection with the assessment of the said property and fixation of retable value.

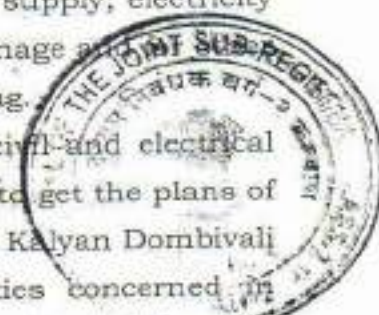


Jayesh N Shah

(Aish)

[Signature]

- d. To appear and represent the society before all concerned Authorities and parties as may be necessary in connection with the proper and effective Redevelopment of the said property ; and
 - e. To do all other acts and matters in connection with or relating to or touching the demolition, redevelopment, construction, completion and occupation of the building/s on the said property.
 - f. to apply and receive completion and occupation certificate/ part occupation certificate, plinth checking certificate of the building/s to be constructed on the said property.
- 4) To enter upon the said property of the said society for the purpose of carrying out the construction work as aforesaid.
 - 5) To sign all applications, forms, papers undertakings, indemnities, authorities terms and condition etc. as well as pay for all fees, deposits and other amount under whatsoever head of account any of such authorities and to receive back the same and pass valid receipts and to take and give oral and written statement before any such authorities or persons whomsoever, as may from time to time to be required by the authorities concerned.
 - 6) To apply for and obtain permission of water supply, electricity Power Energy consumption, laying down drainage and amenities as are generally required for building.
 - 7) To appoint Architects, R.C.C. consultants, civil and electrical engineers or experts and other professionals to get the plans of the proposed new building sanctioned by the Kalyan Dombivli Municipal Corporation, and other authorities concerned in respect of the new building proposed to be constructed thereon, so as to exhaust the full Floor Space Index permissible in respect of the said property under the present development Rules, and stated in the plans, before they are submitted to the Municipal Corporation for approval.
 - 8) To accept in the name of society service of any writ or summons or order legal process and to appear in any court and



10		22	
10		22	

Handwritten signature: Jayesh A Shah

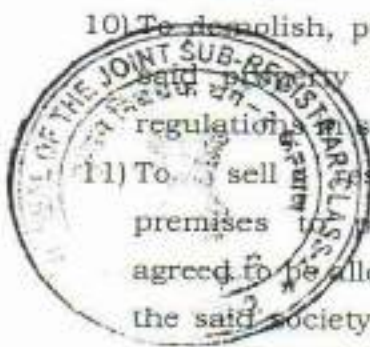
before all courts, Magistrates or Judicial or any officers whatsoever as by the said Attorneys shall be thought advisable and to commence any action or other proceeding in any court of Justice or Authority and the same action or proceeding to prosecute or discontinue or become non-suited therein and to settle, said attorneys shall think fit and if the said attorneys shall see cause and also to take such other lawful ways and means or the recovering or getting in such money or other thing whatsoever which shall by the said attorney be conceived to be do owing, belonging payable to the society by any person firm or body corporate and also to appoint any solicitor and / or Advocate of Lawyer or Counsel to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in the name of the society or in the name of the said Attorneys by informing the Society.

- 9) To sign, verify and execute complaints, written statements, counter-claims, appeals, reviews, applications, affidavits, authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions appeals and proceeding of any kind whatsoever, in any court of law or Equity whether or original, Appellate, Testamentary or Revision Jurisdiction or Judicial Authority established by lawful authority.

- 10) To demolish, pull down, construct, reconstruct, redevelop the said property in accordance with the prevailing rules and regulations in such manner as Attorneys may deem fit.

- 11) To sell residential/commercial/shops/units/apartments/ premises to prospective purchasers, other than premises agreed to be allotted to and in favour of existing 16 members of the said society, in the building to be constructed on the said property and without affecting the right title interest of the society or its existing 16 members in any manner whatsoever under use and occupation thereof. To allot premises to and in favour of the society for its use and occupation for purpose of office.

- 12) To allot / sale covered parking spaces/slots in terms of Redevelopment Agreement and for that purpose to sign and



क. न. ३	२०९३
२२	

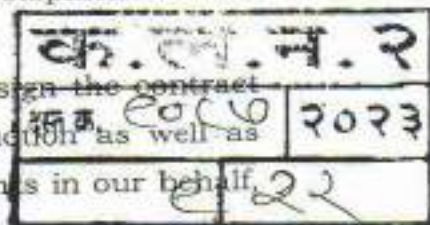
for Jayesh N Shah

(Signature)

(Signature)

execute all necessary assurance, writing, letters, agreements as it may be required under the law.

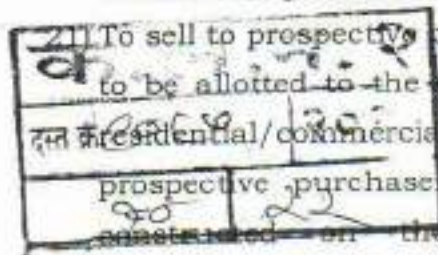
- 13) To apply and to purchase TDR of any other property from any owner/suitable TDR holder and to obtain premium FSI from appropriate authority and to get its effect to use the same on the said property from KDMC. As also any floor space area in form of transfer of development rights and /or development rights certificate from KDMC in respect of any other property to be utilized on the present property at the option of our attorney who is developer. As also to apply for and obtain floor space area in lieu of area covered space/s or other permissible structures.
- 14) To submit from time to time building plan/s and to get the plans approved/revised from KDMC with all available TDR and to complete all procedure, formalities and technicalities for getting and using and utilizing the said TDR on the said property and to pay the requisite charges to KDMC and to give affidavits undertaking or to execute any agreements with KDMC and/or with the TDR owner to sign the same and if required and to registered the same agreement with registering authority and to remain present and represent us before the registrar to comply all the formalities same to be informed to the managing committee of the society.
- 15) To appear and represent us either by itself or any other person/s as may be necessary in connection with the redevelopment/ construction of the building/s on the property before all concerned authorities as may be required from time to time and subject to the terms of redevelopment agreement in order to carry out and for beneficial redevelopment of the property.
- 16) To enter into oral or written agreement and sign the contract with the contractor or contracts for construction as well as contracts for labor and to sign such agreements in our behalf but without making us liable for the payments of any other amount or any of the consequences, liabilities arising from such agreements.



Joint Jayesh N Shah *(Signature)*

- 17) To apply for and obtain and receive return of moneys paid and/or deposit or which may be deposited with the relevant authorities/ corporation and to sign receipt for the purpose.
- 18) To apply for and obtain occupation and completion certificate from the Municipal Corporation after the building is completed in all respect.
- 19) To assign and transfer any specific work to other person and/or officer working under the Attorney only as per the terms and conditions of the Redevelopment Agreement to ease the redevelopment work and to execute power of Attorney and register the same in the name of such person and/or officer for assigning specific work/portion relating to this redevelopment work and /or sale of residential premises constructed on the said Property except the premises to be allotted to existing 16 members of the society, which the Attorney is entitled to sale and/or to sign such agreements and to register the same.
- 20) To decide and fix the costs of the flats/offices/commercial premises/shops/units/apartment except residential premises agreed to be given to the 16 members, in the building to be constructed on the said property as per Agent's discretion, choice and desire and to sell, transfer said units in the building to the intended purchaser by receiving appropriate consideration from them and keep it for the Agent/attorney, to execute agreement for sale with intended purchaser, to register the agreement with registering authority, to remain present before registering authority to receive consideration from intended purchaser/s to submit requisite documents to sub-registrar of registration, to give no objection of intended purchasers for mortgage of their Apartment/flat/residential or commercial premises/unit/shops against the loan etc.

21) To sell to prospective premises purchaser/s other than the flats to be allotted to the existing 16 members of the society, the residential/commercial/shop/unit/apartment/ premises to the prospective purchasers thereof in the said building to be constructed on the said property at the price of Developer/attorney and to keep proceeds for themselves.

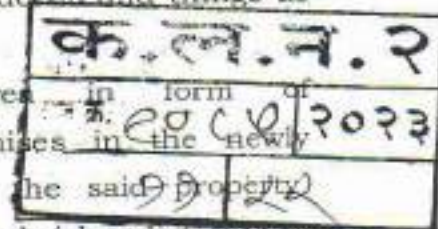


penk
Jayesh A Shah

unish

[Signature]

- 22) To enter into agreements with the prospective premises purchaser/s upon terms and conditions to be mutually agreed to by and between the parties in consonance with the provisions of the Maharashtra Ownership Flats (Regulation of the promotion of Construction, sale, management and transfer) Act, 1963 and/or Real estate (Regulation and Development) Act, 2016 or law of land prevailing at the material time.
- 23) To execute from time to time all the writing, agreements, deeds, etc., on or in any other manner of the Apartment/units/premises constructed on the said property.
- 24) To lodge all the documents, writing, etc., referred hereinabove and/or generally in respect of the said property for registration as may be required from time to time before the concerned sub-registrar of assurance and to admit execution thereof.
- 25) To do all acts, things, deeds, etc., as referred in clauses of this present in respect of the said property as also the redevelopment thereof and/or rights authorities, benefits directly and/ or indirectly attached to the said property and which we could do ourselves.
- 26) To pay all the municipal and other taxes relating to the said property due and payable from the date of execution and / or registration of the agreement for redevelopment and handing over actual possession of the said property whichever is later until the completion of the building and obtaining the completion certificate from Kalyan Dombivli Municipal Corporation.
- 27) To amalgamate the said property with the adjoining property belonging to the Shashank Co-op Hsg Soc Ltd., and to redevelop a said property alongwith the plot of land so amalgamated, and perform all such acts, deeds and things as may be necessary in respect thereof.
- 28) To raise loan by mortgaging area in form of flats/apartments/shops/commercial premises in the newly constructed building to be erected on the said property excluding area/flats promised to be allotted / handed over to the existing 16 members of the society with any bank, NBFC, financial Institute and raise funds by mortgaging the same and



Jayesh N Shah *(Signature)* *(Signature)*

use such fund in redevelopment of the said project and enter into such agreements, documents, paper, writing and execute the same and also to register such agreement, document, paper, writing deed before concerned officer/authority as the case may be and sign the same as Attorney Holder of the Society.

29) AND WERE HEREBY DECLEAR that this power of attorney is given in favour of the said attorney and accordingly the said attorney/s shall be entitled to exercise independently of each other's the powers conferred upon them.

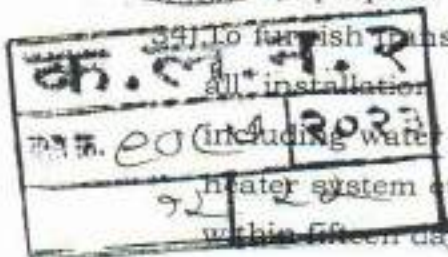
30) To ratify and confirm all such acts, things deeds or proceeding as may lawfully be done in the name of society by virtue of the power of attorney hereby given and the same shall be binding on the society and be in full force and effect.

31) To substitute and appoint from time to time one more Attorney or Attorneys under him with limited powers and such substitute or substitutes at pleasure to remove and another or others to appoint.

32) To furnish certified true copies of all original documents, deeds, Permissions, Plans, Specification Plans, RCC plans including elevation plans, insurance policy to the society till the plans finally approved and sanctioned by Kalyan Dombivali Municipal Corporation.

33) To furnish original documents such as commencement certificate, completion certificate, true deeds, and all such documents, if any, obtained from the various authorities, and also original purchase bill/receipts of appliance, instruments and accessories, designs of concealed work of electrical wiring, gas lines, water lines, pipe fitting from outside to inside of the flat/other premises shall be made available to the society by the Developers.

34) To furnish transfer/handover all warranties and guarantees for all installation including lift and other mechanical devices (including water pump, generator, security system, solar water heater system etc., provided by the manufacture to the society within fifteen days from the receipts.



Jayesh N Shah

(Signature)

(Signature)

35) To strictly observe and adhere to the provisions of (i) The Maharashtra Ownership Flats (Regulation and Promotion of Construction Sale Management, Transfer) Act, 1963, and rules 1964 framed thereunder (ii) Maharashtra Regional Town Planning Act, 1966 and rules (iii) Maharashtra Municipal Corporation Act, (iv) Real Estate (Regulation and Development) Act, 2016 as it may be applicable and law of the land. The society further clarify as under:-

- (a) This power of attorney is given in favor of the said Attorneys and accordingly the said attorney through its partners shall be entitled to exercise the powers independently of each other's the powers conferred upon them.
- (b) To ratify and confirm all such acts, things, matters and deeds or proceeding as may lawfully be done in our name by virtue of the powers hereby given and the same shall be binding on us and be in full force and effect.
- (c) The Attorneys are at liberty to delegate only limited powers granted by this Deed. Attorney/s is/are having discretion to substitute and appoint from time to time one more Attorney or Attorney under him with same or limited powers and such substitute or substitutes will be at the pleasure. The Attorney can withdraw the delegated powers at any time. If the Attorney holder grant such Power to any other attorney, they shall inform the same to the society.
- (d) To furnish certified true copies of all original documents deeds, Permissions, Plans, Specification Plans, RCC plans including elevation plans, insurance policy to the Attorney till the plans finally approved and sanctioned by Kalyan Dombivali Municipal Corporation.
- (e) To furnish original documents such as commencement certificate, completion certificate, true deeds, and all such permissions, if any, obtained from the various authorities, and also original purchase bill/receipts of appliance, instruments and accessories; designs of concealed work of electrical wiring, gas lines, water lines, pipe fitting from



क. न. २	
२०२३	२०२३
९३	२२

Jayesh Shah

(Signature)

(Signature)

outside to inside of the flat/other premises shall be made available to the Attorney.

(i) To furnish transfer/handover all warranties and guarantees for all installation including lift and other mechanical devices including water pump, generator, security system, solar water heater system etc.,

36) All acts, matters, deeds or things done or caused to be done by the Constituted Attorney in or about the exercise of powers herein contained shall be entirely done by the Constituted Attorney at its own risk, costs, charges, expenses thereof and the Executants herein shall not in any manner whatsoever be held liable and responsible for the same.

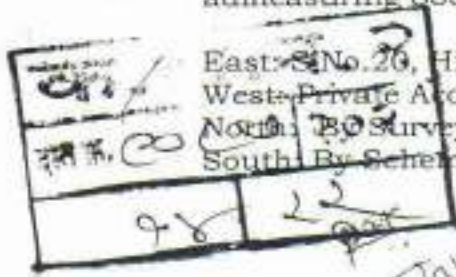
37) The Executants hereby agree and undertake to ratify and confirm all and whatever the Constituted Attorney shall lawfully do or cause to be done by virtue of these presents.

Redevelopment Agreement is registered on 12/4/2023 at serial number KLN-2-9085-
Stamp duty Rs. 23,57,500 Paid. And Registration Charges Rs. 30,000
.Paid which is the part and parcel of this Deed.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(The said property)

All the property being the piece or parcel of land together with existing structure of building comprising ground and 3 upper floors having 16 residential premises being self-contained, standing thereon and popularly known as Saptashrung Co-operative Housing Society Ltd. Lying, being and situate at non-agricultural plot, bearing survey No. 20 Hissa No.5, area admeasuring 833 Sq. Meters and bounded as follows: -



East: S.No. 20, Hissa No. 4 & Partly S.No. 20, H.No. 3.
West: Private Access Road and beyond that S.No. 113.
North: Survey No. 20, H No. Part.
South: By Scheme Road.

Jayesh N Shah

(Signature)

(Signature)

IN WITNESS WHEREOF we have here unto set out respective hands at Kalyan this 12th day of April 2023

SIGNED, SEALED AND DELIVERED

By the within named **Society**
Saptashrung Cooperative Housing
Society Ltd. Represented by and
Through its office bearers namely
The Chairman,
Mr. JAYESH NATVARLAL SHAH, and



Jayesh Natvarlal Shah

The Secretary,

MR. PRABODH MUKUND NAIK,



In pursuance to resolution no.
Passed on _____ by the
General Body Meeting of the said society

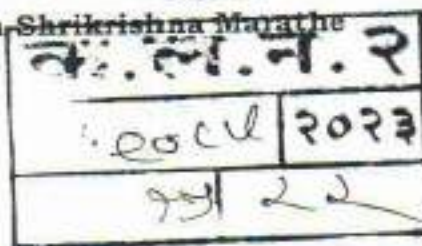
IN THE PRESENCE OF

- 1) Mrs. Prajakta R. Tole
- 2) Miss Swapna S. Gogavekar



SIGNED, SEALED AND ACCEPTED

By the within named **Developer**
M/s. Radhika Construction Co.
Represented by and through its partners namely
Shri. Girish Shrikrishna Marathe



For RADHIKA CONSTRUCTION CO.

Girish

PARTNER

Shri. Shrikrishna Ramchandra Marathe
IN THE PRESENCE OF

- 1) Mr. Prajakta R. Tole
- 2) Miss Swapna S. Gogavekar

Prajakta

Swapna



PARTNER

For RADHIKA CONSTRUCTION CO.



भारत सरकार
Ministry of Identification, Government of India
Government of India

आधार कार्ड / Aardhar Card / Document No: 11542046103027

नाम / Name: प्रबोध मुकुन्द नाईक
Prabodh Mukund Naik
609, Ayazkhani CHS, Parel, District: West
Mumbai-400006
Maharashtra 400006

पिन कोड / PIN Code: 400006

आधार क्रमांक / Your Aadhaar No.:
3482 0051 0739

आधार - सामान्य माणसाचा अधिकार

आधार कार्ड / Aardhar Card / Document No: 11542046103027

नाम / Name: प्रबोध मुकुन्द नाईक
Prabodh Mukund Naik
पिन कोड / PIN Code: 400006
Mumbai-400006
Maharashtra 400006

आधार क्रमांक / Your Aadhaar No.:
3482 0051 0739

आधार - सामान्य माणसाचा अधिकार



[Handwritten signature]



व.स.नं. २	
क्र. २०८५	२०२३
१६	२२

क.रा. नं. २	
ज.स. १०८८	२०२३
१८	२२



માझे આધાર, માझી ઓલ્લખ

फॉन
फॉन २-०१: श्रीमूर्तिमंडल लेखक
विहारी रोड, अटोमैप गेट, सिविक
हस्पिटल जवळ, विराटपूर पेट्रोल
पंप समोर, काठमाडौं, न्युवाडा,
नेपाल, एमिड, पोरी बॉलेरी,
काठमाडौं ४२२००४

Address:
Flat No-37, Chitramulnandan
Society, Dindori Road, Near
Salunah Maternity Hospital, Opp
Resistance Petrol Pump, Kalnagar,
Mhasul, Nashik, Nashik, Mar
Colony, Maharashtra, 422004

7609 9039 2026



क.ल.न.२	
वस्तु क्र. ९०८७	२०२३
१८	२२



भारत सरकार
Unique Identification Authority of India
Government of India

नोटिफिकेशन क्रमांक / Enrollment No: 1104/20815/46911

To,
श्रीकृष्ण रामचंद्र मारोडे
Shrikrishna Ramchandra Marathe
S/O: Ramchandra Marathe
RM- 67, Buzhile
S. P. Road
Behind Axis Hospital/Dudma Nagar, MDC, Durgam East
Kalyan
Dombivli (E), Kalyan Thane
Maharashtra 421200
9819952073

Ref: 609 / 24K / 402001 / 410079 / P



BH578964559FT



आपसा आधार क्रमांक / Your Aadhaar No. :

2846 5101 7004

आधार - सामान्य माणसाचा अधिकार



श्रीकृष्ण रामचंद्र मारोडे
Shrikrishna Ramchandra Marathe
जन्म लिंग / DOB : 21/05/1981
पुरुष / Male



2846 5101 7004

आधार - सामान्य माणसाचा अधिकार

[Handwritten signature]



व.सं.न.२	
दि. २०/०५/२०२३	
१८	२२

71/9087
बुधवार, 12 एप्रिल 2023 2:14 म.नं.

बसत घोषणा भाग-1

कलम 2 20/22
बसत क्रमांक: 9087/2023

बसत क्रमांक: कलम 2 / 9087/2023

आकार मूल्य: रु. 01/-

बीबलता: रु. 01/-

परमनेने मुद्रांक शुल्क: रु. 500/-

डु. नि. सह. डु. नि. कलम 2 बाबे कार्यालय

अ. सं. 9087 वर वि. 12-04-2023

रोजी 2:06 म.नं. या. हुजर केला.

पावली: 9950

पावली दिनांक: 12/04/2023

सावरकराबाबे नाव: कंचनी / स राधिका कल्पकान कंपनी ठरें भागीदार श्री. गिरीश श्रीकृष्ण मराठे

मोहणी की

रु. 100.00

बसत हाताळणी की

रु. 320.00

पुढाची संख्या: 18 + E

पावली क्र. 10338

एकूण: 420.00

बसत हुजर कायनाबाबी वही:

(सही) जी. वी. सातदिवे
सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. २

मुद्रांक शुल्क: रु. 500/- देणारा असेल (१) त्यामुळे कोणतीही स्वाक्षर मागवता किंवा भाग अधिकार धिळत असेल तेव्हा

मिळता अ. 1 12 / 04 / 2023 02 : 06 : 56 PM ची वेळ: (सादरीकरण)

मिळता अ. 2 12 / 04 / 2023 02 : 07 : 36 PM ची वेळ: (फी)

(सही) जी. वी. सातदिवे
सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. २

प्रतिज्ञा पत्र

सदर उल्लेखित मोहणी क्रमांक १२०८ दिवस १२०८ अंतर्गत तरतुदीनुसार मोहणीचा दाखल केला आहे. वस्तुस्थितीत संपूर्ण माजकूल, निष्पादक सार्वत्री, सादरीकरण बाबत कोणतेही कायदेबाबत दाखल झालेला, येवता कायदेबाबत दाखल झालेला निष्पादक सार्वत्री संपूर्णपणे दाखल झालेला. तसेच सदर हाताळणी पत्रांतून राजस्वसंग्रह/वेदरासंग्रह यांच्या कोणत्याही कायदे/नियम/परिचयक यांचे उल्लेखन होत नाही.

देणार सही

देणार सही

सही

Pras
Jayashankar





दस्तावेजचा भाग-2

कलन 29/12/23
दस्तावेज क्रमांक: 9087/2023

12/04/2023 2:19:01 PM

दस्तावेज क्रमांक: कलन 2/9087/2023
दस्तावेज प्रकार: कुलमुखापारपत्र

अनु क्र.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	छायाचित्र	अंगठ्याचा दस्त
1	नाम: सलधुंग सि.एच.एस. लीमीटेड वॉर्क बेअरमन श्री, अर्पेत मडवराजाल पत्ता: प्लॉट नं. 1, माळा नं. 1, इमारतीचे नाव: सलधुंग सि.एच.एस. लीमीटेड ज्योति नं. बेबी ब्रीक, रोड नं. शाळी नगर, महाराष्ट्र, ठाणे. पिन नंबर: CCPPS3379R	कुलमुखापार देणार वर्ग :- स्वाधरी:- <i>Jyotsna</i>		
2	नाम: सलधुंग सि.एच.एस. लीमीटेड वॉर्क सेक्टर प्रबोध मुकुंद नाईक पत्ता: प्लॉट नं. 1, माळा नं. 1, इमारतीचे नाव: सलधुंग सि.एच.एस. लीमीटेड ज्योति नं. बेबी ब्रीक, रोड नं. शाळी नगर, महाराष्ट्र, THANE. पिन नंबर: AAAPN1021C	कुलमुखापार देणार वर्ग :- स्वाधरी:- <i>Shankar</i>		
3	नाम: कंपनी / स राधिका कन्स्ट्रक्शन कंपनी वॉर्क भागीदार श्री, विरीक बीकृष्ण मराठे पत्ता: प्लॉट नं. बार पी 28, माळा नं. जवळ गणेश विमर्जन तलाव, इमारतीचे नाव: राधिका कन्स्ट्रक्शन कंपनी, ज्योति नं. मिनाप नगर, रोड नं. डोंबीवली पूर्व, महाराष्ट्र, THANE. पिन नंबर: ABDFR2279J	पॉवर ऑफ अटॉर्नी होल्डर वर्ग :- स्वाधरी:- <i>Abhishek</i>		
4	नाम: मेघना राधिका कन्स्ट्रक्शन कंपनी वॉर्क भागीदार श्री, बीकृष्ण रामचंद्र मराठे पत्ता: प्लॉट नं. बार पी 28, माळा नं. जवळ गणेश विमर्जन तलाव, इमारतीचे नाव: राधिका कन्स्ट्रक्शन कंपनी, ज्योति नं. मिनाप नगर, रोड नं. डोंबीवली पूर्व, महाराष्ट्र, ठाणे. पिन नंबर: ABSPM4192P	पॉवर ऑफ अटॉर्नी होल्डर वर्ग :- स्वाधरी:- <i>Meena</i>		

ग्राहक दस्तऐवज करत देणार दस्तावेजात कुलमुखापारपत्र आ दस्त देवज करत दिव्याचे कडव करवात.
वेळ: क्र.3 ची वेळ: 12 / 04 / 2023 02 : 09 : 32 PM

वेळ:-

जर इतर दुय्यम निबंधक यांच्या शोधणीचे असुन दस्तऐवज करत देण-यांना स्वकीय: ओळखतात, व त्यांची ओळख पटविताने

अनु क्र. पत्रकाराचे नाव व पत्ता

1 नाम: adv. प्रमोद रोहित टोडे
वय: 34
पत्ता: डोंबीवली पूर्व
पिन नंबर: 421201

छायाचित्र

अंगठ्याचा दस्त

स्वाधरी



वेळ: क्र.4 ची वेळ: 12 / 04 / 2023 02 : 12 : 21 PM

Joint Sub Registrar Kalyan-2

(सही) जी.बी. सावरदे

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Def	Def no	Deface Date
सह. दुय्यम निबंधक वर्ग 2, कल्याण क्र. 2								
1	MS RADHIKA CONSTRUCTION COMPANY THROUGH ITS PARTNER GIRISH S MARATHE	eChallan	02700452023041150409	MH000470078202324E	500.00	SD	0000255259202324	12/04/2023
2		DHC		1204202302322	320	RF	1204202302322D	12/04/2023
3	MS RADHIKA CONSTRUCTION COMPANY THROUGH ITS PARTNER GIRISH S MARATHE	eChallan		MH000470078202324E	100	RF	0000255259202324	12/04/2023

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

9087/2023

Know Your Rights as Registrars

Verify Scanned Document for correctness through thumbnail (4 pages on a slide) printout after scanning.

Get print immediately after registration.

For feedback, please write to us at feedback.karta@gmail.com



क.ल.न.२	
दस्तावेज क्र. ८०५५	२०२३
२२	२२

प्रमाणित करण्यात येते की,
द.क्र. ८०५५/२०२३ मध्ये
.....२२..... पाने आहेत.
पुस्तक.....१..... द.क्र. ८०५५
१४/२०२३ मध्ये नोंदला.


सह-सुब्यक्त निबंधक वर्ग २
कलपाण क्र. २
दिनांक १४/२०२३