392/1186 पावती Original/Duplicate

Monday,January 16 ,2023 नोंदणी क्र. :39म

3:35 PM Regn.:39M

पावती क्र.: 1263 दिनांक: 16/01/2023

गावाचे नाव: नवघर

दस्तऐवजाचा अनुक्रमांक: टनन8-1186-2023

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मे.अरिहंत रियल्टी चे भागीदार विरेन राजकुमार मुथा - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 600.00
पृष्ठांची संख्या: 30	
एकूण:	रु. 700.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
3:54 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 8
सह दुय्यम निबंधक वर्ग-२
ठाणे क्र-८

बाजार मुल्य: रु.0 /-

मोबदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1601202304644 दिनांक: 16/01/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013784444202223E दिनांक: 16/01/2023
बँकेचे नाव व पत्ता:

मुळ दस्त मिळाला

CHALLAN
MTR Form Number-6

GRN	MH013784444202223E	BARCODE		Date	16/01/2023-12:28:56	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	THN8_THANE NO 8 JOINT SUB REGISTRA	Full Name	MS ARIHANT REALTY
Location	THANE		
Year	2022-2023 One Time	Flat/Block No.	NEW SURVEY NO.22 HISSA NO. 8
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	500.00	Road/Street	VILLAGE - NAVGHAR, TALUKA
0030063301 Registration Fee	100.00	Area/Locality	NAVGHAR
		Town/City/District	
		PIN	4 0 1 1 0 5
		Remarks (If Any)	
		SecondPartyName=MS INDERS INFRA~	
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

DEFACED ₹600.00 DEFACED

THE SEAL OF THE JOINT SUB-REGISTRAR THANE-8 सह दुय्यम निबंधक ठाणे-8 जिल्हा ठाणे DIST-THANE

दि न न .-८
9९८ 19-30

Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	03006172023011600431	5105816821
Cheque/DD No.		Bank Date	RBI Date	16/01/2023-12:29:56	Not Verified with RBI
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 0000000000

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 दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Nidhi

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-392-1186	0006847039202223	16/01/2023-15:35:06	IGR120	100.00
2	(iS)-392-1186	0006847039202223	16/01/2023-15:35:06	IGR120	500.00
			Total Defacement Amount		600.00

Print Date 16-01-2023 03:36:30

CHALLAN
MTR Form Number-6

GRN	MH013784444202223E	BARCODE	Date	16/01/2023-12:28:56	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	THN8_THANE NO 8 JOINT SUB REGISTRA	**Full Name**	MS ARIHANT REALTY
Location	THANE		
Year	2022-2023 One Time	**Flat/Block No.**	NEW SURVEY NO.22 HISSA NO. 8
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030046401 Stamp Duty	500.00	**Road/Street**	VILLAGE - NAVGHAR, TALUKA
0030063301 Registration Fee	100.00	**Area/Locality**	NAVGHAR
		Town/City/District	
		PIN	4 0 1 1 0 5
		Remarks (If Any)	SecondPartyName~MS INDERS INFRA~
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

THE SEAL OF THE JOINT SUB-REGISTRAR THANE-8 DIST-THANE सह दुय्यम निबंधक ठाणे-8 जिल्हा ठाणे

994 12-30 २०२३

Payment Details	PUNJAB NATIONAL BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	03006172023011600431	5105816821
Cheque/DD No.		Bank Date	RBI Date	16/01/2023-12:29:56	Not Verified with RBI
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 0000000000

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 दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Print Date 16-01-2023 12:29:58

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1601202304644	**Date**	16/01/2023
Received from , Mobile number 0000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Thane 8 of the District Thane.			
Payment Details			
Bank Name	SBIN	**Date**	16/01/2023
Bank CIN	10004152023011619379	**REF No.**	301698280101
This is computer generated receipt, hence no signature is required.			

THE SEAL OF THE JOINT SUB-REGISTRAR THANE-8 * DIST-THANE * सह दुय्यम निबंधक ठाणे-8 यांचे मुद्रांक जिल्हा ठाणे

दस्त क्र. -6
दि. 13-30
जाने २०२३

IRREVOCABLE POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME We, M/s. INDERS' INFRA, a Partnership Firm constituted under the provision of the Partnership Act, 1932, having its registered office address at G/A, Sunder Dham, Jambli Galli, Borivali (W), Mumbai- 400 092, through its authorised Partner **Mr. InderjitSingh Chadha** (hereinafter referred to as the "**EXECUTOR / OWNER**") do hereby **SEND GREETINGS:-**

WHEREAS:-

(A) By virtue of Agreement for sale cum Development dated 16th/01/2022, duly registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-8 / 1185 /2022, Dated 16th/01/2022 (hereinafter referred to as the **"Said Agreement"**), We the Executor herein have sold, transferred and assigned unto and in favour of **M/s. ARIHANT REALTY,** a Partnership Firm constituted under the provision of the Partnership Act, 1932, having its registered office address at Shop No. 18, Venkatesh Heights, Maheshwari Bhavan Road, New Fire Brigade of MBMC, Bhayander (W), Thane- 401101, through its authorized Partner **1) Mr. Viren Rajkumar Mutha & 2) Mr. Sumit Bhupendrakumar Mutha** and **3) Ms. Nidhi Dilip Kataria** hereinafter referred to as the **"PURCHASER",** and purchased the Development rights / FSI alongwith the appurtenant land bearing Old Survey No. 229, New Survey No. 22, Hissa No. 8, admeasuring area 1390.3 Sq. Meters situated and lying at Village-Navghar, Taluka & District: Thane, Within the limit of Mira-Bhayandar Municipal Corporation, along with FSI in/of Building No. 1 consist of Stilt +12th upper floor however the same will be extended upto 18 upper floor as per new UDCPR-2020, viz. as per MBMC Plan (i.e., 2520.95 Sq. meters (equivalent to 27135.50 Sq. ft) and Building No. 1A consist of Ground + 2 upper Floors, to be constructed on said land as per sanctioned plan by Mira Bhayander Municipal Corporation vide Commencement Certificate Number MNP/NR/3794/ 2021-22 dated 09.02.2022 appurtenant to the said Land. The schedule property mentioned hereinunder for the consideration and upon the terms and conditions more particularly set out therein, hereinafter to be referred as **"the said Property"**.

(B) By virtue of the said Agreement, the Purchaser has become entitled

to the Development rights, seized and possessed of the said Property.

(C) In order to enable the Purchasers to undertake all and every activity and tasks with respect to the development of the said Property, We have executed this present at the request of the Purchaser, agreed to execute this irrevocable Power of Attorney i.e. jointly, Individually and/or severally in favour of **1) Mr. Viren Rajkumar Mutha & 2) Mr. Sumit Bhupendrakumar Mutha** and **3) Ms. Nidhi Dilip Kataria** being Partners of the M/s. Arihant Realty for the purpose of doing various, acts, deeds, things and matters including as stipulated herein at his costs, expenses, risks and responsibility.

(D) The said Agreement has been duly stamped with the stamp duty payable as required under the Bombay Stamp Act, 1958 and will be treated as main / principal document and this Power of Attorney be treated as incidental and/or subsidiary document and stamped accordingly.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT, We **M/s. INDERS' INFRA,** do hereby irrevocably appoint, nominate, and constitute, jointly, Individually and/or severally to **Mr. Viren Rajkumar Mutha and/or 2) Mr. Sumit Bhupendrakumar Mutha** being Partners of the M/s. Arihant Realty (the "**Attorney/s**") to be the true and lawful attorney for us and on our behalf to do all acts, deeds, matters and things in connection with the said Property including as follows viz.

1. Subject to the full and final payment as agreed under the said Agreement the Attorney shall be entitled to sign, execute, present, admit and lodge the Indenture of Conveyance Deed in favour of Society / Federation and/or all other deeds, documents, agreements and writings for the purpose of completing the conveyance and transfer of our right, title and interest in the said Property in favour of the Society / Federation for registration before the appropriate office of the Sub-Registrar of Assurances and to appear and present before him/them and/or to attend and remain present whenever called upon before the office of the Sub-Registrar of Assurances on our behalf.

2. To represent us and appear on our behalf and/or to represent us before various concerned authorities of Government, Semi-Government including Land Revenue Authorities, City Survey Authorities, Talathi, Mamlatdar, circle officer, Tahsildar, Sub-Divisional Officer, Additional Collector, Collector, Mira Bhayandar Municipal Corporation (MBMC), MSEB, Adani, TATA or any other officer/authority empowered by the law in that behalf so as to get the names of the Purchaser being recorded, mutated and entered in the records of the said concerned authorities including in 7/12 Extracts, Mutation Entries, Akar phod patrak and Akar band patrak, P.R. Cards, House Tax, Collector, S.D.O., Talathi, etc. For the said purpose to do and perform various acts, deeds, things and matters and sign, execute, affirm and declare all such writings, proceedings, objections, affidavits, representations, petitions, reference, appeal, revisions, reviews etc. as may be necessary and deem fit and proper by our Attorney and to apply for any permission, consent or authority required from any authority whatsoever under any existing or future laws enacted by the Central or State Government or any local authority for permission or sanction to effectively transfer and vest the said Property or any part thereof with construction standing thereon to and in the name of the Purchaser.

3. To obtain the 7/12 extracts, mutation entries, gut books, akar phod patrak, akar band patrak, property register card, sanad, etc. in respect of the said Property.

4. To represent us and appear on our behalf before the concerned Sub-Registrar of Assurances at Thane and all other officers appointed and authorized under the provisions of Indian Registration Act and other concerned statutes to obtain and get the Conveyance and lodge for registration all other documents, deeds, writings, including deed of confirmation, deed of rectification, modification, undertakings, affidavits, etc. either signed and executed by me and/or signed and executed by our Attorney in respect of the said Property and get the same duly registered in the name of the Purchaser. For the said purpose to do and perform all such acts, deeds, things and matters and to sign, execute and admit execution of all such deeds, documents, writings, representations, undertakings, affidavits, indemnity, Deed of Confirmation, Correspondences,

Appeals, Revisions, Reviews etc. and submit file and forward the same to the concerned authorities as our Attorney may deem fit and proper.

5. To take all effective steps for development of the said Property as the Attorney may deem fit and proper.

6. To apply and obtain any permission or No-objection, so necessary for the sale or assignment of the development rights of the said Property from the concerned authorities.

7. To deal and correspond with municipal and other concerned local authorities for obtaining necessary permissions sanctions or orders for development of the said Property as may be permissible in accordance with development regulations from time to time in force.

8. To make and prepare and/or cause to be made and prepared and submit all such plans, specifications and designs and/or any alterations in the existing plans and/or specifications, as may be necessary required and advisable, to concerned planning authority and/or Municipal Corporations and/or Government of Maharashtra and/or local bodies and to engage the service of any Architects, Engineers or any other persons or a party as may be necessary or advisable.

9. To develop the said Property to its fullest extent possible in accordance with the rules and regulations for the time being. To use Floor Space Index (F.S.I.) of any other property / plot of land by way of transferable development rights or otherwise on the said Property by constructing additional building/s and for the purpose to deal and correspond with all concerned departments / authorities get N.O.C., permissions, orders and sanctions as may be necessary and for the purpose to sign and execute all necessary applications, forms, affidavits, declarations, indemnities, undertakings, etc.

10. To represent us and appear on our behalf before the concerned authorities including Collector for its permission under Maharashtra Tenancy and Agricultural Land Act, MHADA, Additional Collector,

Commissioner, Ministry of Revenue etc. appointed under the provisions of Maharashtra Land Revenue Code, or any other concerned statutes and to make sign and submit all applications, forms, representations, review, appeal, objections, disputes, reply, affidavits, and other documents/ proceedings as may be required to be filed or submitted before the said concerned authorities so as to apply for and obtain all such permissions, orders, approvals, sanctions, certificates, NOC, etc. as may be required in respect of the said Property for effectual use, occupation, possession, enjoyment, development, transfer, assignment, sale, etc. as also to get our names and the name of the Purchaser recorded, mutated, entered in the concerned records of the said authorities as our Attorney may deem fit and proper.

11. To represent us and appear on our behalf before the concerned authorities including of acquisition or requisition authorities under the Land Acquisition Act, Development authorities, town planning authorities, MBMC, so as to either object to the reservations on the said Property and to get the same released from reservations or to submit to such reservations and apply for and obtain in the name of the Purchaser or any of them all the benefits compensation, either in terms of money or development right, TDR, etc. as may be permissible by the said concerned authorities and to use, utilize, consume, and exploit the same to their own benefits or to deal with the same in favour of any other persons on such terms as our Attorney may deem fit and proper. For the said purpose to do and perform all such further and other acts, deeds, things and matters and sign and execute all such deeds, documents, writings, applications, forms, undertaking, affidavits, etc. as our Attorney may deem fit and proper.

12. To club, amalgamate the said Property or any part or portion thereof with any other adjoining property belonging to the Purchaser or their nominee or nominees or any other persons as also to divide and/or sub-divide the said Property and for the said purpose to make, sign and submit all such applications, forms, plans, schemes, writings, representation, documents, etc. and apply for and obtain all permissions, sanctions, certificates, NOC, Order, layout scheme, approval etc. as our Attorney may desire.

13. To make sign and submit necessary applications, forms, etc. to the concerned authorities including land revenue authorities namely city survey authorities, SLR, SDO, DILR, City Survey Office, Tahsildar, Talathi and Circle etc. so as to get the said Property surveyed demarcated etc. and apply for and obtain survey report, remark, plans etc. and to get the land revenue and City Survey Records duly corrected, rectified, amended and modified and on such rectification etc. being done, to make sign, submit and execute documents, deeds, and get the same duly registered from the concerned registration authorities as our Attorney may desire.

14. To represent us and appear on our behalf before the concerned officers including Commissioner, Assistant, Deputy or Additional Commissioner and all other concerned authorities of MBMC, Town Planning and Land Development Authorities for the sub-division and amalgamation of the said Property if permissible and also for getting access to the said Property by getting permission for construction of road or otherwise and for the said purpose to do and perform all such acts, deeds, things or matters and sign execute affirm and declare all such writings, proceedings, objections, affidavits, representations, petition, reference, appeal, revisions, reviews etc. as may be necessary and deem fit and proper by our Attorney.

15. To represent us and appear on our behalf before the concerned development authority, MBMC was also the other concerned authorities of Government, Semi-Government so as to either hand over and surrender possession of the portion of the said Property falling under set back/road widening and claim all the benefits, advantages, compensation etc. as may be permissible and granted in lieu thereof or to take such steps so as to remove cancel or delete the said reservations of setback/road widening. For the said purpose to do and perform various acts, deeds, things and matters and/or sign and execute all such representations, documents, applications, forms, writings, objections, complaint etc. as our Attorney may deem fit and proper.

16. To manage and look after the said Property and take all appropriate steps for the protection thereof including against encroachment and

unauthorized occupancy and for the said purpose take and adopt proceedings, if any, deemed fit or proper by our Attorney.

17. (a) To take or enter into possession receipt of the profit and income of the said Property.

(b) To pull down, rebuild or repair all or any such structures as occasion may require and to do every other act and thing for the improvement of the same or any part thereof.

(c) To pay, settle, adjust, and allow accounts, claims and demands for assessment and other outgoings in respect of the said Property.

(d) To make allowances to and arrangement / settlement with all or any of the occupants in occupation for the time being on the said Property and to take all actions required for smooth development of the said Property.



18. To make and prepare and/or cause to be made and prepared all, plans, specifications, maps, designs, including for lay out, sub-division, amalgamation, construction, reconstruction, additions, alterations, relocation of the reservations, repair, renovation, modifications, amendments, variation and/or to submit the same to appropriate authorities including the Collector, Municipality, Town Planning, MBMC, Competent Authority under Urban Land (Ceiling & Regulations) Act, 1976 and to get the same sanctioned from such authorities and for that purpose to do all acts, deeds, things and matters and sign and execute all papers, applications, documents, deeds, declarations, undertakings, assurances, etc.

19. To apply for and obtain return of any document or other paper of or relating to the said Property or filed in any proceedings relating to the said Property in any Court or Tribunal or with any other authority and for that purpose to sign and execute any application, affidavit, receipt, or any other documents.

20. To take and adopt proceedings against trespassers and/or unauthorized occupants on any part of the said Property and negotiate settlements with them and/or re-house or rehabilitate them

in the said Property or any other property or remove them therefrom either by settlement or through court actions and for that purpose appoint any Advocate / Pleader.

21. To deal and correspond with the MSEB, Adani, TATA or such other electricity company for obtaining electric connections for the said Property (including making or putting up a sub-station) and/or any construction already standing thereon or to be constructed on the said Property and for that purpose to sign all letters, applications, undertakings, terms and conditions, etc. as may from time to time be thought necessary or as may be required by the concerned authorities.

22. To apply for an order for conversion and/or change of the user of the said Property as may be permitted by the laws, rules, regulations, bye-laws, statutes governing the same and to sign, execute and to deliver all the papers, writings, deeds, documents, guarantees, undertaking etc. for the purpose to the authorities concerned.

23. To initiate necessary steps or proceedings for the change of present zoning of the said Property or any part or portion thereof; to any other zone/s before all concerned authorities/bodies having jurisdiction over and/or against the said Property.

24. To deal with the Assessment Department of the MBMC and to dispose of and deal with all matters in connection with the assessment of any construction on the said Property.

25. To pay, settle, adjust, deduct and allow all accounts, claims and demands for assessment and other outgoings in respect of the said Property.

26. In case of enforcement of any town planning scheme in the area, to represent us before the Town Planning Authorities and all other concerned authorities in the proceedings and receive compensation thereof and/or final plots allotted to us in any scheme.

OF THE JOINT SUB-REGISTRAR THANE 5 DIST-THANE

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27. To insure the said Property against damages, fire, tempest, riots, civil commotion, floods, earthquakes, or otherwise as our Attorney may think fit and proper.

28. To engage watchman and any other security personnel for safeguarding the said Property during the further development and to pay their wages, salaries and other emoluments.

29. To enter into, execute, sign, seal and deliver, acknowledge and perform any contract, agreement, deed, writing, entrustment or document or other assurances or thing of and relating to the said Property or any part thereof which may in the opinion of the Attorney be necessary or required to be entered into, made sign and seal, execute, deliver and perform for effectuating all or any of the purposes aforesaid and for all or any of the purpose of these presents.

30. To appear before the Registrar or Sub-Registrar of Assurances or any officer or officers for the time being appointed under the law relating to the registration to receive deeds, documents and assurances for registration and to lodge and/or admit execution of all deeds, documents and assurances executed signed sealed and delivered to us on our behalf or in our favour and to take necessary and proper proceedings for the acknowledgement and registration of the same.

31. To represent and appear on our behalf and represent our interest before Collector and/or Superintendent of Land Revenue, District Deputy Collector and Assessor and Collector of Municipal Rates and Taxes and other public executives or revenue or other officers or authorities, Mira Bhayandar Municipal Corporation, Competent authority and any other officer, Town Planning authorities, Regional Development Authority, Maharashtra Electricity Board etc.

32. To make applications and representations to the concerned Land Revenue and City survey authorities including Collector, Tahsildar, City Survey Officers, Deputy or Assistant Collector Divisional Officers, Talati, Municipal Authorities etc. for survey, demarcation of the said Property and for construction of compound wall thereon. For the said purpose our said Attorney is/are entitled and authorized to sign

execute and submit all such forms, applications, writings, representations, affidavits, undertakings, declarations etc. and pay and deposit all such requisite fees, premiums, deposits and other charges payable for the said purpose.

33. To apply for and obtain necessary permission/approvals No Objection Certificate, sanctions, authorities, documents, records, certified copies etc. from the Government of Maharashtra and/or any other public authority and/or from the Tahsildar, Talathi, and City Survey Office in respect of the said Property and for that purpose sign and execute all such necessary application, undertakings, letters, writing etc. in our name and on our behalf and submit the same to the said authorities.

34. To pay all such taxes to Government, N.A. Taxes, rates, charges, expenses, penalty, nazrana and other outgoings to various authorities for Government and/or Semi-Government including Land Revenue authorities MBMC as may be levied or payable in respect of the said Property or any part thereof.

35. To commence, carry, defend, prosecute to take actions, correspondence or other legal proceedings in all courts, including High Court, Metropolitan Magistrate Court, Land Revenue authorities, Collector, Talathi, Tahsildar, Charity Commissioners or any other court or courts concerning any of our rights in respect of the said Property by or against any person, persons, authorities of Government or Semi-Government and to sign, declare, affirm and execute such of the other papers and writings, Vakalatnama, authority letters as may be necessary in that behalf and also to instruct engage and appoint advocates, solicitors, or Architect to represent us before such authorities.

36. To make, swear, sign, execute, declare and affirm all plaints, written statements, applications, petitions, appeals, revisions, review, applications, objections, affidavits and other necessary documents, writings etc. and to appear before any Judge, Registrar, Revenue or town planning or other officer empowered by law to hear any suit applications or proceedings or any other inquiry relating to any of the

SEAL OF THE JOINT SUB REGISTRAR THANE-8 DIST-THANE
9964 193-30 2023

matters affecting us or in which we may be interested or concerned in respect of the said Property.

37. To commence, institute, carry on, defend, oppose, prosecute, withdraw, compromise, settle or take all actions or other legal proceedings, touching any of the rights, interest, share or title or in any such actions or proceedings in respect of or touching the said Property and to be party to any action, suit, complaint etc. pending or which may hereafter be filed including Appeals and Revisions whether Civil, Criminal, Original or Appellate and also including all proceedings before the City Civil Court, High Court or any other Court. For the said purposes our Attorney is/are entitled to do and perform all such acts, deeds, things and matters and sign, execute, affirm and declare all such declaration and correspondence proceedings writings etc. as they may be fit and proper at their absolute discretion and at their costs.

38. To file any appeals, revisions, applications, petitions or other proceedings in the Appellate Court, or other superior court or the High Court or the Supreme Court against any such decrees or orders in such suits, petitions, complaints or other legal proceedings.

39. To apply if necessary to the Controller or any other statutory authority either under the provisions of Maharashtra Tenancy and Agricultural Land Act, 1948 or Maharashtra Land Revenue Code or under any other statutory act to obtain N.A. permissions of the said Property and to do such further acts, deeds, matters and things which may be necessary for the same.

40. To appoint Architects, R.C.C. specialists, Engineers, Surveyors etc.

41. To apply for and obtain all necessary D.P. Remarks, T.I.L.R. Record and all other remarks/records which may be necessary for the complete development of the said Property and/or to obtain all necessary orders and permissions which may be passed by the Local authority for the development of the same. For all or any of the aforesaid purpose to sign, execute and submit all necessary letters, papers, writings, applications to any of the Government, Semi-government or other concerned department including Tahsildar or

Talathi and to do all further acts, deeds, matters and things which may be necessary.

42. To apply for and obtain certificates under the provisions of the Income Tax Act in respect of the deed of conveyance and/or any other documents of the said Property and to do all acts, deeds, matters and things necessary for obtaining such certificate for registration and for transferring the said Property to the ultimate transferee/s.

43. To sign necessary forms, returns, applications and representation under any tax, statutes and to appear before any tax authority on our behalf.

44. To file and submit all necessary forms under section 6 (1) or any other relevant provisions of the Urban Land (Ceiling and Regulations) Act, 1976 if not already filed by us and to follow such application and to obtain necessary orders from the competent authority under any of the provisions of the said act for the development of the said Property and for the purpose aforesaid to sign execute and submit all necessary letters, papers, writings, applications to any of the Government, Semi Government and concerned department and to do all further acts, deeds, matters and things which may be necessary.

45. To make necessary applications to the concerned Local Government / Semi-Government, Land Revenue Department in order to obtain proper right of access and/or right of way on or to the said Property and to do all such further acts, deeds, matters and things which may be necessary for the aforesaid purpose.

46. To negotiate with the adjoining owners of the said Property for the purpose of obtaining proper access and/or right of way on the said Property and for the said purpose to enter into such agreement and/or writings and/or understanding with the adjoining owners incorporating therein such terms and conditions as our said Attorney may fit proper for all or any of the aforesaid purpose to do such further acts, deeds, matters and things as may be necessary.

47. To enter upon, occupy and enjoy the said Property and to commence, carry on and complete construction of the proposed buildings on the said Property consisting of residential flats, shops, garages or such other units as may be permitted by the local authorities or any other statutory bodies or authorities or through any of building contractor, Sub-contractor and for that purpose to engage the service of the Architect, Engineers, Labourers, Workers and to pay necessary fees, charges, wages as the case may be and to apply for and obtain No Objection Certificate, Building Completion Certificate or such other Certificate and/or permission either from the Municipal Corporation or any other statutory bodies or authorities and to obtain such certificates to make and sign such applications, forms, letters and to such acts, deeds, matters and things which may be necessary for the same.

49. To utilize the entire Floor Space Index ("FSI")/Floor Space Area ("FSA") and transferrable development rights ("TDR") available as regards the said Property. The Attorney shall be the full owner of the present FSI/FSA and TDR. If any FSI and TDR is available in the future, then the Attorney(s) shall have the full right and authority to use, consume and/or sell and dispose of the same at its own desire and discretion.

50. To avail the benefits of TDR regarding the said Property and for the said purpose to utilize the floor space area of any other plot on the said Property or to transfer the present and/or future floor space area available on the said Property to any other plot and for any other purposes aforesaid, including for the purchase of Development Rights Certificate ("DRC") to pay the prescribed fees thereof and to sign and submit all the necessary papers/documents for any of the aforesaid purposes.

51. To negotiate, obtain and use TDR or Floating FSI in the said Property subject to prevailing laws or rules or regulations from time to time.

52. To assign the benefits of the said Property including benefits of T.D.R., D.R.C. to the person or persons of choice and to receive the consideration price thereof and appropriate the same for themselves.

53. To prepare, sign and submit and obtain plan and/or any revision of the development plan of the said Property from the local municipal corporations and also apply and obtain any revisions or amendments thereof, from time to time.

54. To apply and obtain any further or additional permissions, no objections or sanctions from all concerned authorities/bodies for carrying out any development work of the said Property or the benefits arising of the said Property.

55. To secure such necessary Environment Clearance permission, as any be required and also the necessary clearance from Civil Aviation Ministry for completion of the entire Project. To sign, apply, submit, and obtain for the necessary sanctions and/or approval for Environment Clearance permission and Civil Aviation Ministry.

56. To raise the fund for construction of the buildings on the said Property by obtaining loan from any Financial Institution or Banks or any other Organization or Association.

57. To make necessary application to such Financial Institution, Banks or any other organization for obtaining loan and to sign such application on behalf of the said Firm or otherwise.

58. To mortgage and/or create any charge on the said Property or on flats or any other premises in the buildings under construction, to secure the repayment of loan to such Financial Institution.

59. To sign and execute Mortgage Deed and such other Deeds for creating encumbrances either on the said Property or in respect of the flats and other premises in the buildings under construction either by way of mortgage, lease, lien and/or any other charge over the said Property.

60. To sign and execute and to file necessary forms and/or give all such necessary undertakings, writings, declarations, and indemnities as may be required for mortgaging the said Property.

61. To repay the said Loan to such financial institution and to collect the proper receipt to that effect and also to get redeemed the mortgage of the said Property as well as flats if any and to remove any other encumbrances if any created either over the said Property or in the flats and other premises in the buildings to be constructed on the said Property.

62. To sign, execute and make on my/our behalf all such deeds, declarations, documents, writings, applications, letters and correspondences as may be required for mutating / updating our names as co-owners and the name of the Purchaser as the owner of the said Property as specified in the Schedule hereunder written in the records of the Collector, SDO, Tahsildar, Talathi, Circle, the Government of Maharashtra, the MBMC and all other competent and concerned authorities as may be required in that regard.

63. If due to any change or amendment in any existing statute or law and/or any new statute or law being passed, the said Property or any part/s thereof is/are affected in any manner, then to comply with the provisions of such law / statute in all respects as regards the said Property, and to do and perform all acts, deeds, things and matters required thereunder in respect of the said Property, including to sign, execute, affirm, verify, file and/or register all statements, forms, returns and other papers, writings and documents as may be required, and to apply for and obtain all necessary approvals, permissions, sanctions, exemptions, orders, clearances and no objection certificates and other certificates in respect of the said Property and/or the development and construction work to be carried out thereon and/or in respect of the sale, transfer, and disposal thereof or any part/s thereof.

64. AND IT IS HEREBY declared that this Power of Attorney is coupled with the consideration and therefore shall not be revocable by us and shall remain durable in nature.

65. To substitute and appoint from time to time one or more attorneys under our Attorney hereunder with the same or limited powers and at pleasure to remove and discharge such substitutes or substitute and to appoint another or others as the Attorneys may deem fit and

proper. If the Attorney(s) thinks fit and proper, they shall be entitled to appoint such substitute with irrevocable powers conferring such powers as they may think fit and proper and in such event such power of attorney shall not be revocable, subject to realization of the Payment as per said Agreement. Since the power granted is coupled with the consideration for the said property under the said Agreement.

66. To do other acts, acts, deeds, things, and matters which may be necessary to be done or made for rendering these presents valid and effectual to all intents and purposes.

67. **AND GENERALLY,** to do and execute all other acts, deeds, things and matters whatsoever in relation to the said Property and affairs herein either particularly or generally described as amply and effectually to and intents and purpose as we would have done if personally present.

68. **AND IT IS HEREBY DECLARED** that all costs, charges and expenses of and incidental to any acts, deeds, matter and things done or caused to be done by our Attorney in or about the exercise of the powers herein contained, shall be borne and paid by our Attorney(s) alone without claiming any reimbursement and the Attorney(s) shall be responsible for the same and shall indemnify and keep us indemnified and forever rendered safe and harmless from and against any claim or demand or the payment of the aforesaid costs, charges and expenses and from said against any loss and damage that may be caused to us by reason of our Attorney(s) doing or causing to be done any acts, deeds, matters or things by virtue of these presents.

THE SEAL OF THE JOINT SUB-REGISTRAR DIST-THANE

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69. AND we hereby agree and undertake to ratify and confirm all and whatsoever by our said Attorney(s) or his substitute/s shall lawfully do or caused to be done by virtue of these presents.

IN WITNESS WHEREOF, we have set and subscribed our hands at Thane on this 16th day of JAN. 2022

SCHEDULE OF THE PROPERTY REFERRED TO

All that pieces and parcel alongwith the appurtenant Land bearing Old Survey No. 229, New Survey No. 22, Hissa No. 8, admeasuring area 1390 Sq. Meters situated and lying at Village-Navghar, Taluka & District: - Thane, Within the limit of Mira-Bhayandar Municipal Corporation, alongwith FSI in/of Building No. 1 consist of Stilt +12th upper floor however the same will be extended upto 18 upper floor as per new UDCPR-2020, viz., as per MBMC Plan (i.e., 2520.95 Sq. meters (equivalent to 27135.50 Sq. ft) and Building No. 1A consist of Ground + 2 upper Floors, to be constructed on said land as per sanctioned plan by Mira Bhayander Municipal Corporation vide Commencement Certificate Number MNP/NR/3794/ 2021-22 dated 09.02.2022 appurtenant to the said Land.

IN WITNESS THE PARTIES HAVE PUT THEIR HANDS AND SEALS THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

SIGNED SEALED AND DELIVERED]
By the withnamed "EXECUTOR / OWNER"]
M/s. INDERS' INFRA]
through its authorised Partner]
Mr. InderjitSingh Chadha]



IN THE PRESENCE OF WITNESS:

1. Dilip

2.

THE SEAL OF THE JOINT SUB-REGISTRAR OF ASSURANCES-8 THANE-8 DIST-THANE

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SIGNED SEALED AND ACCEPTED]
By the withnamed "ATTORNEY/S"]
Partners of the M/s. ARIHANT REALTY]
1) Mr. Viren Rajkumar Mutha]



2) Mr. Sumit Bhupendrakumar Mutha]



3) Ms. Nidhi Dilip Kataria]



IN THE PRESENCE OF WITNESS:

1. Dicip.

2.

Nidhi

THE SEAL OF THE JOINT SUB-REGISTRAR DIST-THANE

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABZFA4016E

नाम/ Name
ARIHANT REALTY

निगमन /गठन की तारीख
Date of Incorpation/Formation
01/08/2022

28062022

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

FKQPM4689L

नाम/ Name
VIREN RAJKUMAR MUTHA

पिता का नाम/ Father's Name
RAJKUMAR AMICHAND MUTHA

जन्म की तारीख
Date of Birth
21/08/2003

हस्ताक्षर / Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUMIT B MUTHA

BHUPENDRA KUMAR

12/06/1993

Permanent Account Number
BOWPM3155F

Signature





THE SEAL OF THE JOINT SUB-REGISTRAR
DIST-THANE

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BHWPK3098J

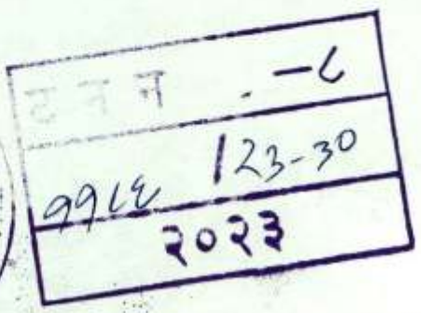
नाम / Name
NIDHI DILIP KATARIA

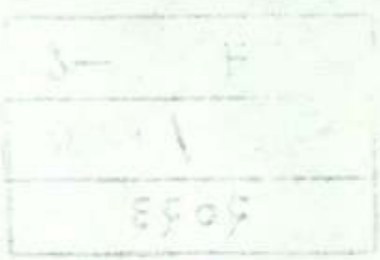
पिता का नाम / Father's Name
DILIPKUMAR BABULAL KATARIA

जन्म की तारीख
Date of Birth
05/09/2000

हस्ताक्षर / Signature


THE SEAL OF THE JOINT SUB-REGISTRAR THANE-8
सह दुय्यम निबंधक ठाणे-8
जिल्हा ठाणे
DIST-THANE


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भारत सरकार
GOVERNMENT OF INDIA



दिलीप बाबूलालजी कटारिया
Dilip Babulalji Kataria
जन्म तारीख/DOB: 23/02/1973
पुरुष/ MALE

2241 5630 0271

माझे आधार, माझी ओळख

Dilip



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार

पता:
ए/302,वेंकटेश कृपा, बालाजी कॉम्प्लेक्स, नियर फ्लायओवर ,भाईंदर वेस्ट, 150 फीट रस्ता, ठाणे, ठाणे,
महाराष्ट्र - 401101

Address :
A/302,Venkatesh Krupa, Balaji Complex, Near Flyover ,Bhayandar West, 150 Feet Road, Thane, Thane,
Maharashtra - 401101

Generation Date: 16/02/2016

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947, Bengaluru-560 001

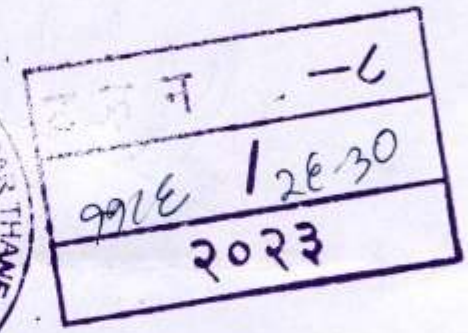

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
INDER'S INFRA
23/09/2012
Permanent Account Number
AAEFI0795G

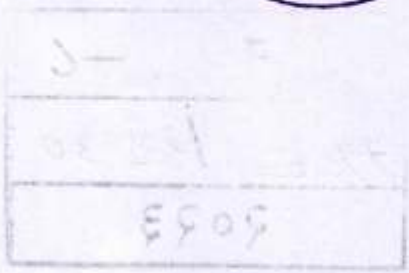







THE SEAL OF THE JOINT SUB-REGISTRAR THANE-8
सह दुय्यम निबंधक ठाणे-8 यांची मुद्रा
जिल्हा ठाणे
DIST-THANE


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1/2630
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भारत सरकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम/ Enrolment No.: 1325/12799/02036

To
राजेश पुरषोत्तम पटेल
Rajesh Purshottam Patel
103, Ram Granth Apartment
B.S.E.S Tower Road
Indralok Phase-3
Bhayandar East
Bhayander East
Thane Maharashtra - 401105
9867377802

Download Date: 24/02/2018

Generation Date: 12/08/2017

Signature Not Verified

QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No.:

5125 0549 8470

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India



राजेश पुरषोत्तम पटेल
Rajesh Purshottam Patel
जन्म तिथि/DOB: 23/12/1981
पुरुष/ MALE

5125 0549 8470

मेरा आधार, मेरी पहचान

Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं |
- पहचान का प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करें |
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है |

INFORMATION

- **Aadhaar** is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है ।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा ।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

SEAL OF THE JOINT SUB-REGISTRAR THANE-8 • DIST. THANE •

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DCE 120-30
२०२३

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
१०३, राम ग्रंथ अपार्टमेंट, बी.एस.ई.एस टॉवर रोड, इंदलोक फेस-३, भायंदर पूर्व, ठाणे, महाराष्ट्र - 401105

Address:
103, Ram Granth Apartment, B.S.E.S Tower Road, Indralok Phase-3, Bhayandar East, Thane, Maharashtra - 401105

QR Code with Photograph

5125 0549 8470

www.uidai.gov.in

R L Patel

392/1186
सोमवार,16 जानेवारी 2023 3:35 म.नं.

दस्त गोषवारा भाग-1

टनन8 21/30
दस्त क्रमांक: 1186/2023

दस्त क्रमांक: टनन8 /1186/2023

बाजार मुल्य: रु. 00/- मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. टनन8 यांचे कार्यालयात

अ. क्रं. 1186 वर दि.16-01-2023

रोजी 3:32 म.नं. वा. हजर केला.

पावती:1263 पावती दिनांक: 16/01/2023

सादरकरणाराचे नाव: मे.अरिहंत रियल्टी चे भागीदार विरेन राजकुमार मुथा - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 600.00
पृष्ठांची संख्या: 30	
एकुण:	700.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar, Thane 8

Joint Sub Registrar, Thane 8

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 16 / 01 / 2023 03 : 32 : 29 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 16 / 01 / 2023 03 : 34 : 16 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा 1908 अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस सादर केलेला आहे. दस्तातील संपुर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि दस्तातील सत्यता, वैधता संबंधकारांनी संमतीने केले निष्पादक व कबुलीदारक हे संपुर्णपणे जबाबदार राहतील.

लिहून घेणार
1.
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लिहून घेणार
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THE SEAL OF THE JOINT SUB-REGISTRAR THANE-8 सह दुय्यम निबंधक ठाणे - ८ जिल्हा - ठाणे DIST-THANE

दस्त गोषवारा भाग-2

टनन8 27/30
दस्त क्रमांक:1186/2023

16/01/2023 3 50:39 PM

दस्त क्रमांक :टनन8/1186/2023
दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे.अरिहंत रियल्टी चे भागीदार विरेन राजकुमार मुथा - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं.18,वेंकटेश हाईटस,महेश्वरी भवन रोड,न्यू फायर ब्रिगेड ऑफ एमबीएमसी,भाईंदर पश्चिम, महाराष्ट्र, ठाणे. पॅन नंबर:	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-20 स्वाक्षरी:-		
2	नाव:मे.अरिहंत रियल्टी चे भागीदार सुमित भूपेंद्रकुमार मुथा - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं.18,वेंकटेश हाईटस,महेश्वरी भवन रोड,न्यू फायर ब्रिगेड ऑफ एमबीएमसी,भाईंदर पश्चिम, महाराष्ट्र, ठाणे. पॅन नंबर:	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-30 स्वाक्षरी:-		
3	नाव:मे.अरिहंत रियल्टी चे भागीदार निधी दिलीप कटारीया - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं.18,वेंकटेश हाईटस,महेश्वरी भवन रोड,न्यू फायर ब्रिगेड ऑफ एमबीएमसी,भाईंदर पश्चिम, महाराष्ट्र, ठाणे. पॅन नंबर:	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-22 स्वाक्षरी:-		
4	नाव:मे.इंदर्स इन्फ्रा चे भागीदार इंद्रजीतसिंग चड्ढा - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सुंदर धाम,जांभळी गल्ली,बोरीवली पश्चिम, महाराष्ट्र,मुम्बई पॅन नंबर:AAEFI0795G	कुलमुखत्यार देणार वय :-43 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:16 / 01 / 2023 03 : 49 : 07 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात.

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:दिलीपकुमार बाबूलाल कटारीया - - वय:49 पत्ता:भाईंदर पश्चिम पिन कोड:401101	स्वाक्षरी		
2	नाव:राजेश पुरषोत्तम पटेल - - वय:41 पत्ता:भाईंदर पूर्व पिन कोड:401105	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:16 / 01 / 2023 03 : 49 : 37 PM

शिक्का क्र.5 ची वेळ:16 / 01 / 2023 03 : 49 : 53 PM नोंदणी पुस्तक 4 मध्ये

Joint Sub Registrar Thane 8

THE SEAL OF THE JOINT SUB-REGISTRAR THANE-8 सह दुय्यम निबंधक ठाणे ८ जिल्हा - ठाणे DIST-THANE

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS ARIHANT REALTY	eChallan	03006172023011600431	MH013784444202223E	500.00	SD	0006847039202223	16/01/2023
2		DHC		1601202304644	600	RF	1601202304644D	16/01/2023
3	MS ARIHANT REALTY	eChallan		MH013784444202223E	100	RF	0006847039202223	16/01/2023

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

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प्रमाणित करण्यात येते की,
मूळ दस्तास एकूण 30 पाने आहेत
पुस्तक क्र. 9 [illegible]
9916 क्रमांकावर नोंदवला

सह दुय्यम निबंधक वर्ग-२, ठाणे क्र-८
तारीख 16 माहे 1 सन २०२३

THE SEAL OF THE JOINT SUB-REGISTRAR THANE-8 सह दुय्यम निबंधक ठाणे-8 जिल्हा ठाणे DIST-THANE

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