ठाणे ४	
दस्त क्र. ६३९५	२०१४
४२	८३



ठाणे ४
दस्त क्र. ४३९५ | २०१४
७३ | ८३

श्रीमती के. डी. चावंडे

मुद्रांक विक्रेती
लायसन्स नं. ११/१६
दुकान नं. ७, नवरंग अपार्टमेंट, केबिन रोड, भाईंदर (पूर्व), जि. ठाणे.

पावती क्रं. 675 पावती दिनांक 27-5-2005

अनुक्रमांक	मुद्रांक विकत घेणाऱ्या व्यक्तिचे नांव पत्ता	मुद्रांक							विक्री केलेल्या एकूण मुद्रांकांची किंमत
		१०	२०	५०	१००	५००	१०००	५०००	
13731 13745	manoj M. purohit				15				1500/-
एकूण									1500/-

स्वाक्षरी
स्टॅम्प व्हेंडर
के. डी. चावंडे

सह-दुय्यम निबंधक ठाणे-४ यांची मुद्रा
Seal of The Joint Sub Registrar, Thane-4
Thane.
ठाणे.

THANE - 4

टनन-४
८०१४/२००५
११/१३

ठ न न ४

दस्त क्र. ४३९५ | २०१४

४६ | ८३

टनन4

दस्त क्र 4014/2005

9493

31/05/2005 दुय्यम निबंधकः

11:21:44 am ठाणे 4

दस्त गोषवारा भाग-1

दस्त क्रमांक : 4014/2005

दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नावः सुरेश हरीश पाटील पत्ताः घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नावः - ईमारत नं: - पेठ/वसाहत: - शहर/गावः गोडदेव भाईदर पु. तालुकाः - पिन: - पॅन नम्बर: -	लिहून देणार वय 40 सही		
2	नावः मनोज मोटाजी पुरोहित पत्ताः घर/फ्लॅट नं: ए/6 गल्ली/रस्ता: - ईमारतीचे नावः सुजाता शॉ. सेंटर ईमारत नं: - पेठ/वसाहत: - शहर/गावःभाईदर पु. तालुकाः - पिन: - पॅन नम्बर: -	लिहून घेणार वय 42 सही		

दस्त क्र. 8394

84 03

THANE - 4

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ठाणे.

ठाणे ६	
दस्त क्र. ४३९५	२०१६
८५	८३

5	



दस्त गोषवारा भाग - 2

टनन4

दस्त क्रमांक (4014/2005)

93193

दस्त क्र. [टनन4-4014-2005] चा गोषवारा
बाजार मुल्य :1 मोबदला 1 भरलेले मुद्रांक शुल्क : 100

पावती क्र.:4013 दिनांक:31/05/2005
पावतीचे वर्णन
नांव: सुरेश हरीश पाटील

दस्त हजर केल्याचा दिनांक :31/05/2005 11:15 AM
निष्पादनाचा दिनांक : 30/05/2005
दस्त हजर करणा-याची सही :

100: नोंदणी फी
260: :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी 8324
360: एकूण

दु. निबंधकाची सही, ठाणे 4

दस्ताचा प्रकार :48) मुखत्यारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 31/05/2005 11:15 AM
शिक्का क्र. 2 ची वेळ : (फ़ी) 31/05/2005 11:20 AM
शिक्का क्र. 3 ची वेळ : (कबुली) 31/05/2005 11:21 AM
शिक्का क्र. 4 ची वेळ : (ओळख) 31/05/2005 11:21 AM

दस्त नोंद केल्याचा दिनांक : 31/05/2005 11:21 AM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात.
1) अनिल- लोढा ,घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: लीना अपार्ट
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:भाईदर प.
तालुका: -
पिन: -
2) केनेट- ग-या ,घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: शांतीगंगा अपार्ट
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:भाईदर पू.
तालुका: -
पिन: -

प्रमाणित करण्यात येते की, या दस्तामध्ये एकूण ... 23 ... पाने आहेत

दुय्यम निबंधक ठाणे क्र. ४

पुस्तक क्रमांक — २१ —
2098 क्रमांकावर नोंदला.

(वि. अ. रा. रोकडे)
दुय्यम निबंधक ठाणे क्र. ४.
तारीख: 31 मे 2005

दु. निबंधकाची सही
ठाणे 4

सह. दुय्यम निबंधक ठाणे-४ यांची मुद्रा
Seal of The Joint Sub Registrar, Thane-4
Thane.
ठाणे.

ठाणे ४
दस्त क्र. ४३५४ २०१६
४८ ४३

दुय्यम निबंधक: ठाणे 4

दस्तक्रमांक व वर्ष: 4014/2005

Tuesday, May 31, 2005
11:33:25 AM

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म
Regn. 63 m.e

दस्त क्र. 6394

गावाचे नाव : नवघर

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपटट्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे)	मुखत्यारनामा मोबदला रु. 1.00 बा.भा. रु. 1.00
(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	(1) वर्णना मौजे नवघर डब्ल्यु वॉर्ड,खुली जागा 1)सर्व्हे नं जुना- 235/10, नविन-31/16-क्षेत्र-710 चौ.मी, 2) सर्व्हे नं- जुना- 233/7, नविन-25/7- क्षेत्र-1340 चौ.मी.
(3)क्षेत्रफळ	(1)
(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा	(1)
(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता	(1) सुरेश हरीश पाटील, घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: गोडदेव भाईंदर पू.; तालुका: -; पिन: -; पॅन नम्बर: -.
(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता	(1) मनोज मोटाजी पुरोहित; घर/फ्लॅट नं: ए/6; गल्ली/रस्ता: -; ईमारतीचे नाव: सुजाता शॉ. सेंटर; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: भाईदर पू.; तालुका: -;पिन: -; पॅन नम्बर: -.
(7) दिनांक करून दिल्याचा	30/05/2005
(8) नोंदणीचा	31/05/2005
(9) अनुक्रमांक, खंड व पृष्ठ	4014 /2005
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु 100.00
(11) बाजारभावाप्रमाणे नोंदणी	रु 100.00
(12) शेरा	

सह. दुय्यम निबंधक ठाणे-४ यांचा मुद्रा
Seal of The Joint Sub Registrar, Thane-4
Thane.
ठाणे.

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दस्त क्र. ६३९५

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100 Rs.



महाराष्ट्र MAHARASHTRA

C 468708

मुद्रांक प्रमुख लिपिक
कोषागार कार्यालय, ठाणे.
24 MAY 2005

ठाणे (प.).
अनुक्रमांक 13741
नाव ...
हस्ते ...
दिनांक ... 27 MAY 2005
कायसन्स नं ...

स्टॅम्प व्हेंडर
(सौ. के. डी. पांचाळे)

IRREVOCABLE GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, SURESH HARISHCHANDRA PATIL, adult, Indian inhabitant, residing at Village Bhayandar, Taluka and District Thane, SEND GREETINGS

सह दुय्यम निबंधक ठाणे-४ यांचेसाठी मुद्रा
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Thane.
ठाणे.

WHEREAS I as well as 1) SHRI MADAN HARISHCHANDRA PATIL, 2) SHRI GHANSHYAM HARISHCHANDRA PATIL, 3) SMT. MANDA RADHAKR SHNA BHOIR, 4) SMT. BHANUMATI DNYANOBHA

PATANE, 5) SMT. ANUSAYA PARSHURAM GAURATKAR, 6) SMT. LADKUBAI KRISHNA PATIL, 7) SHRI GURUNATH KISHAN PATIL, 8) SMT. NALINI JANARDHAN KINI, 9) SMT. TARA GANESH MADKE, 10) SHRI BHARAT PRAVIN PATIL, 11) SHRI BABULAL DATTATRAY PATIL, 12) SHRI SUDHAKAR DATTATRAY PATIL, 13) SMT. LATA PRABHAKAR PATIL, 14) SMT. ASHA YASHWANT PATIL, 15) SMT. CHANDA JAYWANT PATIL, 16) SMT. BHAMI JANARDHAN PATIL, 17) SMT. LAXMIBAI JANARDHAN THAKUR, 18) SMT. PRABHABAI RAGHUNATH PATIL, 19) SMT. PREMABAI PANDURANG PATIL, 20) SHRI SURESH PANDURANG PATIL, 21) SMT. MANJA PANDURANG PATIL, 22) SHRI BALWANT NANA THAKUR, 23) SMT. PRABHA BABAN, 24) SMT. [illegible] RAMESH PATIL, 25) SHRI JINENDRA RAMESH PATIL, 26) SHRI PRAKASH PANDURANG PATIL, 27) SHRI BHANUDAS PANDURANG PATIL and 28) SMT. USHA HARESHWAR, were the joint owners of land bearing Old Survey No.235, New Survey No.31, Hissa No.10, admeasuring 859.1 sq. yards, i.e. equivalent to 710 sq. meters and Old Survey No.233, New Survey No.25, Hissa No.7, admeasuring 1621.4 sq. yards, i.e. equivalent to 1340 sq. meters situate, lying and being at Village Navghar, Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane, more particularly described in the Schedule hereunder written (hereinafter referred to as the "SAID PROPERTIES").

AND WHEREAS by a Deed of Release, dated 15th April, 2005, registered in the Office of Sub-Registry, Thane under Sr. No.TNN10/2227-2005 on 16th April, 2005, the said 1) SHRI MADAN HARISHCHANDRA PATIL, 2) SHRI

GHANSHYAM, HARISHCHANDRA PATIL, 3) SMT. MANDA RADHAKRISHNA BHOIR, 4) SMT. BHANUMATI DNYANOBHA PATANE, 5) SMT. ANUSAYA PARSHURAM GAURATKAR, 6) SMT. LADKUBAI KRISHNA PATIL, 7) SHRI GURUNATH KISHAN PATIL, 8) SMT. NALINI JANARDHAN KINI, 9) SMT. TARA GANESH MADKE, 10) SHRI BHARAT PRAVIN PATIL, 11) SHRI BABULAL DATTATRAY PATIL, 12) SHRI SUDHAKAR DATTATRAY PATIL, 13) SMT. LATA PRABHAKAR PATIL, 14) SMT. ASHA YASHWANT PATIL, 15) SMT. CHANDA JAYWANT PATIL, 16) SMT. BHAMI JANARDHAN PATIL, 17) SMT. LAXMIBAI JANARDHAN THAKUR, 18) SMT. PRABHABAI RAGHUNATH PATIL, 19) SMT. PREMABAI PANDURANG PATIL, 20) SHRI SURESH PANDURANG PATIL, 21) SMT. MANJA PANDURANG PATIL, 22) SHRI BALWANT NANA THAKUR, 23) SMT. PRABHA BABAN, 24) SMT. RANJANA RAMESH PATIL, 25) SHRI JINENDRA RAMESH PATIL, 26) SHRI PRAKASH PANDURANG PATIL, 27) SHRI BHANUDAS PANDURANG PATIL and 28) SMT. USHA HARESHWAR released, relinquished and gave up their undivided right, title, interest and share in the said properties in my favour.

AND WHEREAS by virtue of the said registered Deed of Release, dated 15th April, 2005, I became the absolute owner of the said properties and accordingly my name has been recorded in the 7/12 Extract of the said properties by Mutation Entries No.584 and 585, dated 19/4/2005.

AND WHEREAS in the premises aforesaid, I am absolutely seized and possessed of and/or well and sufficiently entitled to the said properties, more

particularly described in the Schedule hereunder written.

AND WHEREAS I hereby represent that save and except me, nobody else has any right, title and interest in respect of the said properties in any manner whatsoever.

AND WHEREAS by an Agreement for Sale cum Development, dated 27th May, 2005, I have agreed to sell the said properties, more particularly described in the Schedule hereunder written, to SHRI MANOJ MOTAJI PUROHIT, at the price and on the terms and conditions therein contained.

AND WHEREAS in order to enable the said SHRI MANOJ MOTAJI PUROHIT to deal with and/or develop the said properties, more particularly described in the Schedule hereunder written, it has become necessary on my part to execute these presents in favour of SHRI MANOJ MOTAJI PUROHIT and accordingly I am executing these presents in favour of the said SHRI MANOJ MOTAJI PUROHIT as hereinafter appearing;

NOW KNOW ALL MEN THESE PRESENTS WITNESSETH THAT I, the abovenamed executor do hereby irrevocably nominate, constitute and appoint SHRI MANOJ MOTAJI PUROHIT to be my lawful attorney in fact and at law, for me and on my behalf and in my name, to do all or any of the following acts, deeds, things and matters hereby conferred;

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दस्त क्र. ४३९५
४६ ४३

To get the said properties surveyed by any Surveyors, Architects or T.I.L.R. Authorities and upon such survey being done to execute Deed of Rectification, Supplemental Agreement or any other writing or writings confirming the variation of the area if any of the said properties and to do all necessary acts, matters and things including submitting such documents as may be necessary for rectification and to get the area accordingly altered with all authorities including Revenue and Municipal Corporation.

2. To apply for and obtain the necessary permission for conversion of the user of the said properties from agricultural to non-agricultural use or purpose and to sign to execute and deliver all the papers, writings, deeds, documents, guarantees, undertaking, etc. for the purpose to the authorities concerned.

3. To submit and make and or to follow up any applications made to the Competent Authority under the Urban Land (Ceiling and Regulations) Act, 1976 to obtain the sanction for the development of the said property.

4. To make application to the Electricity Board or other concerned authorities for obtaining light and power connections during the course of construction and/or for permanent connections and completion of buildings on the said properties and for the purpose

aforesaid to execute in my name and on my behalf all papers, applications, specifications, undertakings and writing in favour of electricity board and/or other concerned authorities.

5. To submit the application to the Cement Controller and Steel Controller authorities or other statutory authorities for obtaining the supply of cement in connection with the construction and to obtain permit or permit for me from the Government of Maharashtra, Collector and other Public Bodies or authorities or steel Controller or Cement Controller or any other appropriate authority in all matters connected with the construction on the said property.

6. To appear in my name for and on my behalf before the Assessor and Collector of Municipal Rates and Taxes or any of their assistants in respect of the said properties and the buildings to be constructed thereon for property taxes and other taxes or levies payable to the Corporations and to make an application before local authorities or officers for the assessment of the said properties and the building to be constructed thereon for the property taxes and other taxes for the purposes aforesaid to sign all applications and writings and to make or arrive at any arrangement compromise or settle with the officers or authorities in respect of the assessment of the amount of property taxes and to commence, institute and prosecute all actions, suits, papers and proceedings against such

local authorities and officers in the appropriate Court or Courts and authorities and authorities for fixation of value and the assessment resulting there from and for that purpose to sign and execute affidavits and other proceedings and to settle their fees which would be borne and paid by my said Attorney only.

7. To sell, transfer, assign and/or develop the said properties and to execute agreements, conveyance and other documents pertaining to the said properties and to admit the execution before the Sub-Registrar to receive purchase price and to issue receipt thereof.

8. To apply if necessary to the controller or any other statutory authority either under provisions of Bombay 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 properties and to do such further acts, deeds, matters and things which may be necessary for the same.

9. To apply if necessary to the Collector any other statutory authority either under provisions of Bombay Tenancy and Agricultural Land Act, 1948 or Maharashtra Land Revenue Code or under any other statutory act to obtain sanction of sale of the said properties in favour of the said Purchasers or their nominees and for the purpose to do such further acts, deeds, matters and things which may be necessary for the same.

10. To apply to the controller or any other statutory authority either under the provisions of Bombay Tenancy and Agricultural Lands Act, 1948 or Maharashtra Land Revenue Code or under any other statutory Act, to obtain N.A. assessment order of the said properties and for that purpose to do such further acts, deeds, matters, and things which may be necessary for the same if such N.A. assessment is found to be more regarding or concerning the said property.

11. To make all necessary applications to such authorities as may be applicable to obtain such further orders which may be necessary for the complete and absolute development of the said properties under provisions of Maharashtra Land Revenue Code and/or Bombay Tenancy and Agricultural Lands Act and /or Essential Commodities Act and/or under Urban Land (Ceiling and Regulations) Act 1976, Town Planning Authorities and/or under any other statutory acts which may be necessary.

12. To make necessary applications to enter my name in the Property Card Registers as well as in the Register of all other Revenues Records if already not there and for that purpose to sign and submit all necessary applications, forms, letters before the concerned Government and Semi-Government Authorities and to do all such acts, deeds, matters, and things for the same which may be necessary.

13. To file all necessary appeals, applications, revision applications and/or Writ Petition and/or such other legal proceedings either in the High Court or before any other Courts and/or Land Revenue Authorities against any of the orders passed by any of the authorities under the provisions of Maharashtra Land Revenue Code and/or Bombay Tenancy and Agricultural Lands Act and/or Essential Commodities Act and/or under Urban Land (Ceiling and Regulations) Act 1976, Town Planning Authorities or any other judicial or quasi judicial authorities regarding and/or concerning the said properties and every part thereof and/or under any other provisions of statutory act and to engage Advocate, Lawyers, Solicitors, Architects and such other professional as may be necessary and to give such instructions to them as may be necessary.

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

15. To get the layout and/or sub-division sanctioned in respect of the said properties and to approach all Government Authorities including the authorities under Urban Land (Ceiling and Regulations) Act, 1976 and the Municipal Authorities for the said purpose.

16. To make and prepare and/or cause to be made and prepared and submit all plans for amalgamation of the said properties with any other land or lands adjoining the said property.

17. To carry out the terms and conditions of such sub-division and/or amalgamation and/or layout.

18. To make, prepare and submit all plans for the construction to be put up thereon, specifications, maps and designs and/or make amendments, variations, alterations and modifications from time to time for the purpose of construction of the building or buildings as my Attorney may deem fit to all authorities concerned including the Mira Bhayandar Municipal Corporation or Municipal or Local Bodies, Collector, Government of Maharashtra.

19. To get the amalgamation, layout, sub-divisions, plans specifications, maps, designs, etc. sanction with such amendments, variations, alteration and modifications, from time to time as my Attorney may deem fit and proper from all authorities concerned including the Municipal or Local Bodies, Collector, Government of Maharashtra.

20. To make, execute, swear, declare, register and advertise all necessary documents, declarations, affidavits, applications, petitions, plans, written statements and writings and for the purposes set out herein and to appear and represent me before all and every Court or Courts, Magistrates, Government Authorities, Municipal, Town Planning, Excise, Akbari, Revenue, Railway, Police, Tax, Finance, Electricity, Registration and other concerned or competent

authorities or officer or officers whatsoever and to make applications, petitions, representations or appeals and to swear, defend and plead to all matters before them touching and concerning the said properties and the construction thereon.

21. To apply for and obtain from the Competent Authorities under the provisions of the Urban Land (Ceiling and Regulations) Act, 1976, any permission for development of the said property.

22. To apply for and obtain necessary D.P. remark certified copy of the T.I.L.R. record and all the other remarks/records which may be necessary for the complete development of the said properties and/or obtain all the necessary orders permission 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 Village or Talati and to do all further acts, deeds, matters and things which may be necessary.

23. To apply for and obtain all the necessary permission and/or order under the relevant provisions of Urban Land (Ceiling and Regulations) Act, 1976 and/or N.A. permission and/or conversion of the said properties into residential zone and/or any other zone and for the complete development of the said properties

and for the aforesaid purpose to sign and execute and submit all necessary letters, papers, writings, applications, to any of the Government, Semi-Government concerned departments and to do all further acts, deeds, matters and things which may be necessary.

24. To sign and execute for me and on my behalf the Deed of Conveyance or other documents and other assurances to convey the said properties in favour of the ultimate transferee/s as my said Attorney may deem think fit and proper and to do all acts, deeds, matters and things and to execute such further writings as may be required and/or necessary for the purpose of completing the transfer of the said properties and the registration of conveyance or any other documents.

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

26. To present and admit the execution of the Conveyance Deed or other final documents of the said properties and for the purpose of registration of the same to declare, affirm, sign and file necessary applications, form, papers, and letters under the Urban Land (Ceilings and Regulation) Acts, or other acts in the relevant offices of the Sub-Register of Assurances and to get the necessary entries in Index II in the record of relevant office of Sub-Registrar of Assurances and for the purpose aforesaid to do such

other acts, deeds, matters and things as may be necessary in respect of the said property.

27. 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 me and to follow up such applications and to obtain necessary orders from the competent authority under any of the provisions of the said act for the development of the said properties and for the purpose aforesaid to sign and execute and submit all necessary letters, papers, writings, applications to any of the Government, Semi Government concerned departments and to do all further acts, deeds, matters and things which may be necessary.

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

29. To negotiate with the adjoining owners of the said properties for the purpose of obtaining proper access and/or right of way for the said properties 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 my said Attorney may deem, fit and proper for all or

any of the aforesaid purpose to do such further acts, deeds, matters and things as may be necessary.

30. To enter my name in 7/12, 6/12 and 8 A Extracts and in the Property Register Card and in all other relevant land revenue records of the said properties if my name is already not recorded in any of the above Extracts and/or records and for the purposes aforesaid, to sign, submit and execute all necessary applications, papers, writings to the relevant office of the said revenue records and to follow up such applications and to obtain the final orders passed by the relevant land revenue authorities and to do such further acts, deeds, matters and things for the purpose of finally inserting my name in the land revenue records/extracts of the said property.

31. To enter upon occupy and enjoy the said property, commence, carry on and complete the construction of the proposed building on the said properties 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 either by himself or through any of his building contractor, Sub-contractor or any other agent or any of their nominee or nominees and for that purpose to engage the service of the Architect, Engineers, Labourers, Workers and to pay them necessary fees, charges, wages as the case may be and to apply for and obtain No Objection Certificate, Building Completion Certificate or such

other certificates 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 application, forms, letters and to do such acts, deeds, matters and things which may be necessary for the same.

32. To sell the flats/shops and other premises in the buildings to be constructed on the said properties to the prospective purchasers thereof and to receive the consideration price from the prospective purchasers and to appropriate the same for himself.

33. To execute an Agreement for Sale, Deeds and/or any other documents pertaining to the flats/shops and other premises in the building to be constructed on the said properties and to register the same before the Registrar/Sub-Registrar and any other authorities and to admit the execution thereof.

34. In case of acquisition of the said properties or any part thereof to represent me in acquisition proceedings and also to oppose the said proceedings if my Attorney is of the opinion that the said proceedings are against my interest.

35. In case of enforcement of any Town Planning Scheme in the area, to represent me in the proceedings and to receive the final plots allotted to me in any scheme.

36. To represent before and to deal with the correspondence with Municipal Corporation, all Revenue Authorities under Maharashtra Land Revenue Code, the Government of Maharashtra Collector, Competent Authority and any other officer, Authority or Town Planning Authorities, Mira Bhayandar Municipal Corporation and Regional Development Authority, Maharashtra Electricity Board etc. or any other officer, Authority or authorities.

37. To pay all taxes, rates, charges, expenses and all other outgoings in respect of the said property.

38. To deposit any amount required to be deposited with the authorities concerned including the Municipal, etc. to apply for and obtain refund of any amount so deposited and to give receipt for the same.

39. To form and to get registered any Co-operative Society under the Maharashtra Co-operatives Societies Act or a Limited Company Act 1965 or a condominium of Apartment of owners or any organisation of the Purchasers of the flats, shops, tenements, etc. in the building to be constructed on the said properties and for that purpose to correspond with and/or appeal before the Registrar or the Assistant Registrar or Deputy Registrar of the Co-operative or any other office or authority concerned.

40. To represent me in any suit or proceedings relating to the said properties and for that purpose to accept service of any writ of summons or other legal proceedings or notice and to commence any suit, action or other proceedings in respect of the said properties and to prosecute or discontinue of compromise the same on such terms and conditions as my Attorney shall deem fit and proper and also to prefer appeal/appeals against any order passed therein and also to appoint and engage Advocates, Solicitors and Legal Advisors and to remove them and to appoint in their place other Advocates, Solicitors or Legal Advisors and to pay them such fees and remuneration as my Attorney shall deem fit and proper and for that purpose to sign, execute, deliver and file all necessary Vakalatnamas, Written Statements, Affidavits, Appeals and such other documents and papers and writings as may be necessary and/or advised.

41. To apply to the authorities concerned including Town Planning Authority inter-alia Mira Bhayandar Municipal Corporation for seeking F.S.I. available on the said properties including F.S.I. in respect of any area forming the portion of the said properties reserved under the development plan of the Mira Bhayandar Municipal Corporation and to that effect to avail development rights certificate as well as Transfer of Development Rights (T.D.R) in respect of the said properties and to that effect to make sign,

execute, subscribe any application, writing, declaration, affidavit, bonds, etc. on my behalf.

42. To surrender and/or hand over the said properties or any portion of the said properties to the authorities concerned including the Mira Bhayandar Municipal Corporation and/or Town Planning Authority and in lieu thereof to avail compensation awards or any other benefits arising thereof.

43. To assign the benefits of the said properties including benefits of T.D.R., D.R.C. to the person or persons of his choice and to receive the consideration price thereof and appropriate the same for himself.

44. To consume the available F.S.I. on the said properties including T.D.R. and D.R.C. to be granted by the planning authority in respect of the said properties either on the said properties or on any other property or properties as the case may be.

45. All costs, charges and expenses of and incidental to any act, deeds, matters and things done or caused to be done by my said Attorney in or about or by virtue of the power and authorities herein contained shall be borne and paid and provided for by my said Attorney and/or the Purchasers and I shall not be responsible for the same or for any acts, deeds, matters and things done or committed or omitted to be done by my said Attorney.

46. This Power of Attorney shall remain Irrevocable and same shall not be revoked by me.

47. The powers herein contained or any of them may be exercised by the said Attorney personally or through substitute or substitutes and the Attorney is hereby authorised to appoint and/or remove any substitutes or agents so appointed at his pleasure on such terms and conditions as said Attorney may deem fit and proper.

48. AND GENERALLY to do and cause to be done all acts, deeds, matters and things as my said Attorney shall think fit and proper for the purpose of development of the said properties as amply and effectually as I myself could have done if personally present.

49. AND I MYSELF agree and undertake to allow, ratify and confirm all and whatever my said Attorney shall lawfully do or cause to be done in the premises aforesaid by virtue of these presents.

IN WITNESS WHEREOF I have hereunto set my hands to this Power of Attorney this _____ day of May, 2005.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land bearing Old Survey No.235, New Survey No.31, Hissa No.10, admeasuring 859.1 sq. yards, i.e. equivalent to 710 sq.

meters and Old Survey No.233, New Survey No.25, Hissa No.7, admeasuring 1621.4 sq. yards, i.e. equivalent to 1340 sq. meters situate, lying and being at Village Navghar, Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane.

SIGNED SEALED AND DELIVERED)
by the withinnamed EXECUTOR)
SHRI SURESH HARISHCHANDRA PATIL,)
in the presence of .....)
1. .....)
2. .....)

Explained, Interpreted and
Identified by me.

BEFORE ME

ADVOCATE

ON IDENTIFICATION BY ADVOCATE/WITNESS
THE SIGN/S OR T1/S OF THE PART Y/S
ARE ATTESTED BY
29-5-2005
S. K. TRIVEDI
NOTARY GOVT OF INDIA.

Manoj-235



कुलमुखत्यार पत्राचे घोषणापत्र

दस्त क्र. ७३५४

03 | 03

मी, श्री/श्रीमती/- ..... मनोज मोटवानी .....

याद्वारे घोषित करतो/करते की, दुय्यम निबंधक, ठाणे ..... यांच कार्यालयात ..... वरील दिलेल्या ..... या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री/श्रीमती/सौ ..... वरील दिलेल्या ..... व इतर यांनी दिनांक ..... रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादित करुन कबुली जबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहुन देणार यानी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा कुलमुखत्यारपत्र लिहुन देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असुन, उपरोक्त कृती करण्यास मी पुर्णत: सक्षम आहे. सदरचे कथन चुकीचे आढळुन आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

कुलमुखत्यारपत्राचे घोषणापत्र लिहुन देणार

मी/आम्ही सदर कुलमुखत्यारपत्राच्या सत्यतेविषयी संपुर्ण चौकशी केली आहे व तशी खात्री करुन घेतलेली आहे.

ठिकाण:-

दिनांक:-

कुलमुखत्यारपत्र लिहुन घेणार

Seal of The Joint Sub Registrar, Thane-2 ठाणे


दस्त क्र. 8394
2018
08
13


सह. दुय्यम निबंधक ठाणे-४ यांची मुद्रा
Seal of The Joint Sub Registrar, Thane-4
Thane
ठाणे



घोषणापत्र / शपथपत्र

मी/आम्ही खालील सही करणार मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, म. रा. पुणे यांचे दि. ३०.११.२०१३ रोजीचे परिपत्रक वाचून असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजामधील मिळकत हि फसवणूकदारे अथवा दुबार विक्री होत नाही. याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणारे/कुलमुखत्यारधारक हे खरे असून याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेऊन आलो आहे.

सदर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रकियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक / वारस हक्कदा/कब्जेदार हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P. A. Holder) लिहून देणार हे ह्यात आहेत व उक्त कुलमुखमुखत्यारपत्र अद्यापही अस्तीत्वात आहे व ते आजपावतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहोत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीत इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व कुलमुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहून आम्ही आमच्या आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारा समक्ष निष्पादित केलेला आहे.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पूरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणबाबत कोणत्याही मा. न्यायालय/शासकीय कार्यालयाचा मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी / आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजवजामधील मिळकतीचे मालक / कुलमुखत्यारधारक यांची मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही. याची आम्हास पूर्ण पणे जाणीव आहे.

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणूक/बनावटीकरण/संगनमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/ आम्ही घोषणापत्र / शपथपत्र लिहून देत आहोत. भविष्यात मी/आम्ही नोंदविण्यात आलेल्या व्यवहारात कायद्यानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/बुडविली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहोत. याची आम्हास पूर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रकीयामध्ये कोणत्याही प्रकारचे गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात वरीलप्रमाणानुसार कोणतेही गुन्हे घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंड संहिता १९६० मधील नमूद असलेल्या ७ वर्षाच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला/आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

लि.देणार

लि. घेणार


दस्त क्र. 8394
2022


Thane.

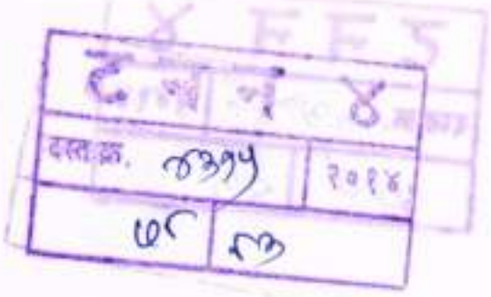
ठाणे ४
दस्त क्र. ७३९५ | २०१४
८८ | ८३

आयकर विभाग
INCOME TAX DEPARTMENT

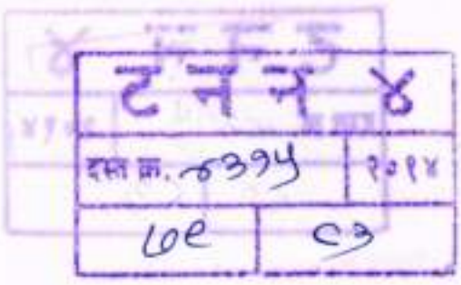
भारत सरकार
GOVT. OF INDIA



Seal of The Joint Sub Registrar, Thane

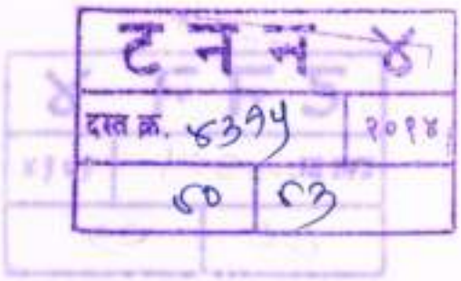



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
PANKAJ MANOJ PUROHIT
MANOJ MOTAJI PUROHIT
07/12/1989
Permanent Account Number
AUTPP2090A
Signature


टनन ४
दस्त क्र. ७३५५
२०१४
७e
८३


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ARJUN MANOJ PUROHIT
MANOJ MOTAJI PUROHIT
09/10/1987
Permanent Account Number
ANXPP8321K
Signature


Seal of The Joint Sub Registrar, Thane-V
ठाणे


ठाणे ४
दस्त क्र. ४३९५ २०१४
८० ८३


Seal of The Joint Sub Registrar, Thane-4
Thane.

76/4315
सोमवार,21 जुलै 2014 12:40
म.नं.

दस्त गोषवारा भाग-1

टनन4 ८१ ·८३
दस्त क्रमांक: 4315/2014

दस्त क्रमांक: टनन4 /4315/2014

बाजार मुल्य: रु. 36,09,000/- मोबदला: रु. 5,77,867/-

भरलेले मुद्रांक शुल्क: रु.2,16,700/-

दु. नि. सह. दु. नि. टनन4 यांचे कार्यालयात
अ. क्रं. 4315 वर दि.21-07-2014
रोजी 12:39 म.नं. वा. हजर केला.

पावती:6719 पावती दिनांक: 21/07/2014

सादरकरणाराचे नाव: **मनोज मोटाजी पुरोहीत - -**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1660.00
पृष्टांची संख्या: 83	
एकुण:	31660.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar,Thane 4

Joint Sub Registrar,Thane 4

दस्ताचा प्रकार: खरेदीखत

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 21 / 07 / 2014 12 : 37 : 30 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 21 / 07 / 2014 12 : 38 : 20 PM ची वेळ: (फी)

21/07/2014 12 44:36 PM

दस्त गोषवारा भाग-2

टनन4 ८२-८३

दस्त क्रमांक:4315/2014

दस्त क्रमांक :टनन4/4315/2014

दस्ताचा प्रकार :-खरेदीखत

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मनोज मोटाजी पुरोहीत - - पत्ता:प्लॉट नं: शॉप नं.६/अ , माळा नं: -, इमारतीचे नाव: सुजाता शॉपीग सेंटर , ब्लॉक नं: -, रोड नं: भाईन्दर पूर्व ता. जि. ठाणे. , महाराष्ट्र, ठाणे. पॅन नंबर:AAFPP3574P	लिहून घेणार वय :-53 स्वाक्षरी:-		
2	नाव:सुरेश हरिश्चंद्र पाटील यांचे कु.मु. म्हणून मनोज मोटाजी पुरोहीत - - पत्ता:प्लॉट नं: शॉप नं.६/अ , माळा नं: -, इमारतीचे नाव: सुजाता शॉपीग सेंटर , ब्लॉक नं: -, रोड नं: भाईन्दर पूर्व ता. जि. ठाणे. , महाराष्ट्र, ठाणे. पॅन नंबर:AAFPP3574P	लिहून देणार वय :-53 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत खरेदीखत चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:21 / 07 / 2014 12 : 40 : 18 PM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:पंकज पुरोहीत - - वय:24 पत्ता:ओ/६, सुजाता शॉपीग सेंटर, भाईन्दर पूर्व ता. जि. ठाणे. पिन कोड:401105 स्वाक्षरी		
2	नाव:अर्जुन पुरोहीत - - वय:26 पत्ता:ओ/६, सुजाता शॉपीग सेंटर, भाईन्दर पूर्व ता. जि. ठाणे. पिन कोड:401105 स्वाक्षरी		

सह. दुय्यम निबंधक ठाणे ४ यांची मुद्रा
Seal of The Joint Sub Registrar, Thane-4
Thane-

शिक्का क्र.4 ची वेळ:21 / 07 / 2014 12 : 41 : 05 PM

शिक्का क्र.5 ची वेळ:21 / 07 / 2014 12 : 41 : 26 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar,Thane 4

Summary-2(दस्त गोषवारा भाग - २)

EPayment Details.

sr.	Epayment Number	Defacement Number
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4315 /2014

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दस्त क्र. ४३९५	२०१४
८३	८३

Sub Registrar, Thane-4 ठाणे-४ दुय्यम निबंधक ठाणे

प्रमाणित करण्यात येते की,
दस्त क्र ४३९५/२०१४ मध्ये
..... ८३ ..... पाने जोडले.
सदर दस्त पुस्तक २-ई वर नोंदला

दुय्यम निबंधक ठाणे क्र. ४
दि. 29/10/2014

Index-2(सूची - २)

21/07/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 4

दस्त क्रमांक : 4315/2014

नोंदणी :

Regn:63m

गावाचे नाव : 1) नवघर

(1)विलेखाचा प्रकार	खरेदीखत
(2)मोबदला	577867
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	3609000
(4) मू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन :, इतर माहिती: मौजे नवघर येथील जु.स.नं.२३३, न.स.नं.२५, हि.नं.७, एकूण क्षेत्र १३४० चौ.मी. पैकी ५३०.६४ चौ.मी. खुली जमीन.((Survey Number : 25/7 ;))
(5) क्षेत्रफळ	1) 530.64 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सुरेश हरिशचंद्र पाटील वांचे कु.मु. म्हणून मनोज मोटाजी पुरोहीत - - वय:-53; पत्ता:-प्लॉट नं: शॉप नं.६/अ , माळा नं: -, इमारतीचे नाव: सुजाता शॉपीग सेंटर , ब्लॉक नं: -, रोड नं: भाईन्दर पूर्व ता. जि. ठाणे. , महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AAFPP3574P
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मनोज मोटाजी पुरोहीत - - वय:-53; पत्ता:-प्लॉट नं: शॉप नं.६/अ , माळा नं: -, इमारतीचे नाव: सुजाता शॉपीग सेंटर , ब्लॉक नं: -, रोड नं: भाईन्दर पूर्व ता. जि. ठाणे. , महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AAFPP3574P
(9) दस्तऐवज करुन दिल्याचा दिनांक	19/07/2014
(10)दस्त नोंदणी केल्याचा दिनांक	21/07/2014
(11)अनुक्रमांक,खंड व पृष्ठ	4315/2014
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	216700
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक वर्ग-२
ठाणे क्र. ४

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.