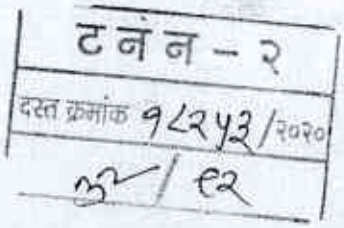

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
NARENDRA ARJAN DHANANI
ARJAN TEJUMAL DHANANI


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ASHISH NARESH PATIL
NARESH MARUTI PATIL
06/09/1990
BBTPP6527N

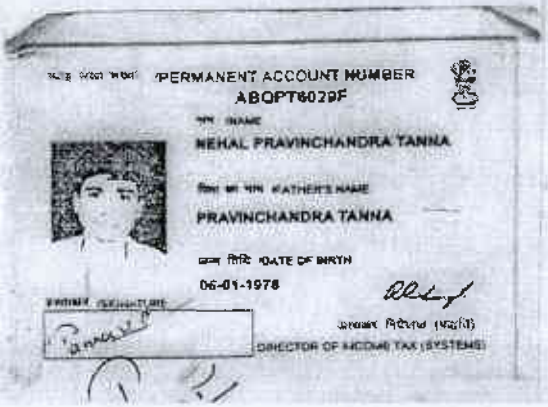

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
RAJU VASWANI
NANDLAL DHYANDAS VASWANI
12/05/1960
Permanent Account Number
AGHPV2538B
Signature


भारत सरकार
Government of India
Manisha Jagatsing Girase
जन्म तारीख/DOB: 01/06/1982
महिला/ FEMALE
7249 6877 3118
VID : 9188 7274 9091 0654
माझे आधार, माझी ओळख


भारत सरकार
GOVERNMENT OF INDIA
SHAILENDRA DADU BHORUDE
जन्म वर्ष / Year of Birth 1980
पुरुष / Male
8384 2006 9214
आधार – सामान्य माणसाचा अधिकार


टनंन - २
दस्त क्रमांक ९८२५३/२०२०
३२/ ९२


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
Permanent Account Number Card
ALHPP4227A
ROSHAN SURESH PATIL
SURESH MARUTI PATIL
21/09/1980


PERMANENT ACCOUNT NUMBER
ABQPT6029F
NAME
NEHAL PRAVINCHANDRA TANNA
FATHER'S NAME
PRAVINCHANDRA TANNA
DATE OF BIRTH
06-01-1978
DIRECTOR OF INCOME TAX (SYSTEMS)


THE SEAL OF THE SUB-REGISTRAR
ठाणे - २
THANE - 2

ठनेन - २

दस्तऐवज क्रमांक ९८२५३ /२०२०

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुरुवातीला ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि]

शेवटचा फेरफार क्रमांक : १२८५ व दिनांक : १९/०९/२०१९

गाव - भारतीक

मुद्रांक क्रमांक व तारीखमय :

मुद्रांक क्रमांक व तारीखमय	यू-चारण्या पध्दती नोंदवहीचा प्रकार - २	भोगवटादाराचे नाव
शीर्षाचे स्थानिक नाव :		

क्षेत्र एकक	हे.आर.चौ.मी	आकार	चौ.मी.	के.ज.	खाते क्रमांक
जिरायत	३१.००	[आदिनाथ नरेश पाटील		(809)	[७६], ९९९, ३८४
बागायत		[पियाला नरेश पाटील		(809)	कुळाचे नाव
तरी		[रेखा मधुसुदन गोईर		(1285)	इतर अधिकार
पडीक		[देवकीबाई अंबत पाटील		(1285)	[इतर](८०९)
इतर		[जया अशोकलाल शुटे		(1285)	[खने](८०९)
एकुण क्षेत्र	३१.००	[निर्मला दिगंबर भोईर		(1285)	यने (८०९)
पोट खराब (अ)		[पद्मजा सुरेश पाटील		(1285)	
वर्ग (ब)		[गौरांग सुरेश पाटील		(1285)	
एकुण पो.ख	००.००	[राहुल सुरेश पाटील		(1285)	
आकारणी		[मालतीबाई नरेश पाटील		(1285)	
जुडी किंवा रिमार्क		---सागाईचा क्षेत्र			
आकारणी		[आदिनाथ नरेश पाटील		(0)	
		कमल गोपीनाथ पाटील		(471)	
		---आगाईचा क्षेत्र			
		मालतीबाई नरेश पाटील		(1285)	
		पद्मजा सुरेश पाटील		(1285)	
		निर्मला नरेश पाटील		(1285)	
		आदिनाथ सुरेश पाटील		(1285)	
		राहुल सुरेश पाटील		(1285)	
		---सागाईचा क्षेत्र			

जुने फेरफार क्र. (३६३/४९६),(४०९/८८६/७०९४),(१९१९)

शेरा आणि मुद्रांक विक्रेत :

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुरुवातीला ठेवणे) नियम, १९७१ यातील नियम २९]

गाव - भारतीक

मुद्रांक क्रमांक व तारीखमय : ५०१

शेवटचा फेरफार क्रमांक : १२८५ व दिनांक : १९/०९/२०१९

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									लागवडीखाली उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		निव्वळ पिकाखालील क्षेत्र			घाटाचे क्षेत्र व इतरवेळचे क्षेत्र			दुबार पिकाखालील क्षेत्र						
		निव्वळ लागवड योग्य क्षेत्र	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे.आर चौ.मी	हे.आर चौ.मी		हे.आर चौ.मी	हे.आर चौ.मी		हे.आर चौ.मी	हे.आर चौ.मी		हे.आर चौ.मी		
२०१९-१०	अधुर्ण वर्ष	-									ओस	०.३९००		

श्री. [illegible] भरत
तलाठी [illegible]
[illegible]

THE SEAL OF THE SUB REGISTRAR ... THANE - 2

टनन - २

दस्त क्रमांक ९८२५३ /२०२०

३७ / ९२



विभाग/गाव -- पारसिक तालुका/त.भू.या.का. -- ठाणे जिल्हा -- ठाणे

भू.मापन क्रमांक / स.नं./हि.नं.	सिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार
२७८		२७८		
			४६०१.१८	सोसो

सुविधाधिकार

हस्तांतरण मुळ धारक वर्ग २००४ सोसीकडे

पहेदार

इतर धार

इतर शेरे

दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (धा) पहेदार (प) किंवा धार (धा)	साक्षांकन
२९/०६/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख, (महाराष्ट्र राज्य) पुणे यांचे कडील परिपत्रक क्रमांक / न.भू.प्र/ मि.प. अक्षरी नोंद -/२०१५ पुणे दिनांक १६/ ०२/२०१५ अन्वये मिळकत पत्रिकेवरील नमुद क्षेत्राची अभिलेखा वरुन खात्री करुन सदर मिळकतीचे अक्षरी क्षेत्र चार हजार सहाशे एक फुलांक अठ्ठाणणव शतांश चौ.मी अशी नोंद केलेली.			ह.नमुद क.१८/१८, प्रमाणे सही - २९/०६/२०१५ न.भू.अ. ठाणे

तपासणी करणारा - खरी नक्कल - ठाणे

ठाणे

दस्तऐवज

दाखल झाल्याची तारीख ..... नोंदी ..

दस्तऐवज तयार तारीख 21/3/19 शेरे .....

दस्तऐवज देण्याची तारीख 21/3/19 .....

दस्तऐवज तयार करणार .....

दस्तऐवज तपासणी करणार .....

हस्तांतर फी .....

21/3/19

उपनगर निरीक्षक
नगर भूमापन अधिकारी
ठाणे

नगर भूमापन अधिकारी ठाणे

THE SEAL OF THE SUB-REGISTRAR ठाणे - २ THANE - 2

पान न.-- 1

ठनन - २

दस्त क्रमांक १८२५३/२०२०

३८/९२



टनन - २
दस्त क्रमांक १८२५३ /२०२०
३१ / ९२

गाव नमुना ६
फेरफार नोंदवही (फेरफार पत्रक)
[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम १०]

गाव :- पारसिक तालुका :- ठाणे जिल्हा :- ठाणे

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरुप	परिणाम झालेले मुद्रांक व उपविभाग क्रमांक	अधिकाऱ्याचे नाव , आद्याक्षरी व शेरा
१२८५	नोंदीचा प्रकार : खरेदी फेरफाराचा दिनांक : २१/०८/२०१९ माहिती मिळालेचा दिनांक :- २०/०७/२०१९ वाजुस दाखल केलेल्या गट नंबर ची जमिन १)श्रीम.निर्मला दिगंबर भोईर २)दसरीबाई (जयश्री) अनंत म्हात्रे ३)जया (विजया) चंद्रकांत बुंदे ४)रेखा मधुसुदन भोईर यांचे तर्फे कुलमुखत्यारी म्हणुन रोशन सुरेश पाटील यांचेकडुन १)रोशन सुरेश पाटील २) मंजुला सुरेश पाटील ३)रोहन सुरेश पाटील ४)मालतीबाई नरेश पाटील ५)आशिष नरेश पाटील ६)प्रियंका नरेश पाटील यांनी रक्कम रु.१८०,००,००० (अक्षरी एक कोटी ऐंशी लाख मात्र) यास सहाय्यक दुय्यम निबंधक ठाणे-५ यांचेकडील नोंदणीकृत दस्त क्र.११९७७/२०१९ दिनांक १७/०७/१९ रोजी कायम खरेदीखताने विकत घेतली असे. नोंद वर्दी अर्ज व खरेदीखताचे सूची क्र.२ वरून हितसंबधितांना नोटीस बजावल्याचा दि. २२/०८/२०१९ फेरफार नोंद निर्गतीचा दि. १९/०९/२०१९ (अजीत वनशा घरत) तलाठी पारसिक साझा कळवा ता. ठाणे जि. ठाणे	१७१ एकूण :- १	१.वर्दी अर्ज पाहिला. २.मा.दु.नि.ठाणे-५ यांचेकडील दस्त क्र. ११९७७/२०१९ दिनांक १७/०७/२०१९ रोजीचे खरेदीखत दस्ताची सुची क्र. २ प्रत पाहिली. ३.खरेदी घेणार हे मौजे पारसिक स.नं. १७१ मधील सहहिस्सेदार आहेत. ४.नोटीस लागू हरकत प्राप्त नाही. ५.इतर हक्क सदरी असलेलया वने हया नोंदीस बाधा न येता नोंद प्रमाणित (रवींद्र वसंत काळे) मंडळ अधिकारी - मुंब्रा ता.: ठाणे जि.: ठाणे दि.: १९/०९/२०१९

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- २१/०९/२०१९ (नाव :- अजीत वनशा घरत)
सांकेतिक क्रमांक :- २७२१०००९४२१३१०१९००९२०१९३१५ तलाठी साझा :- कळवाता :- ठाणे जि. :- ठाणे

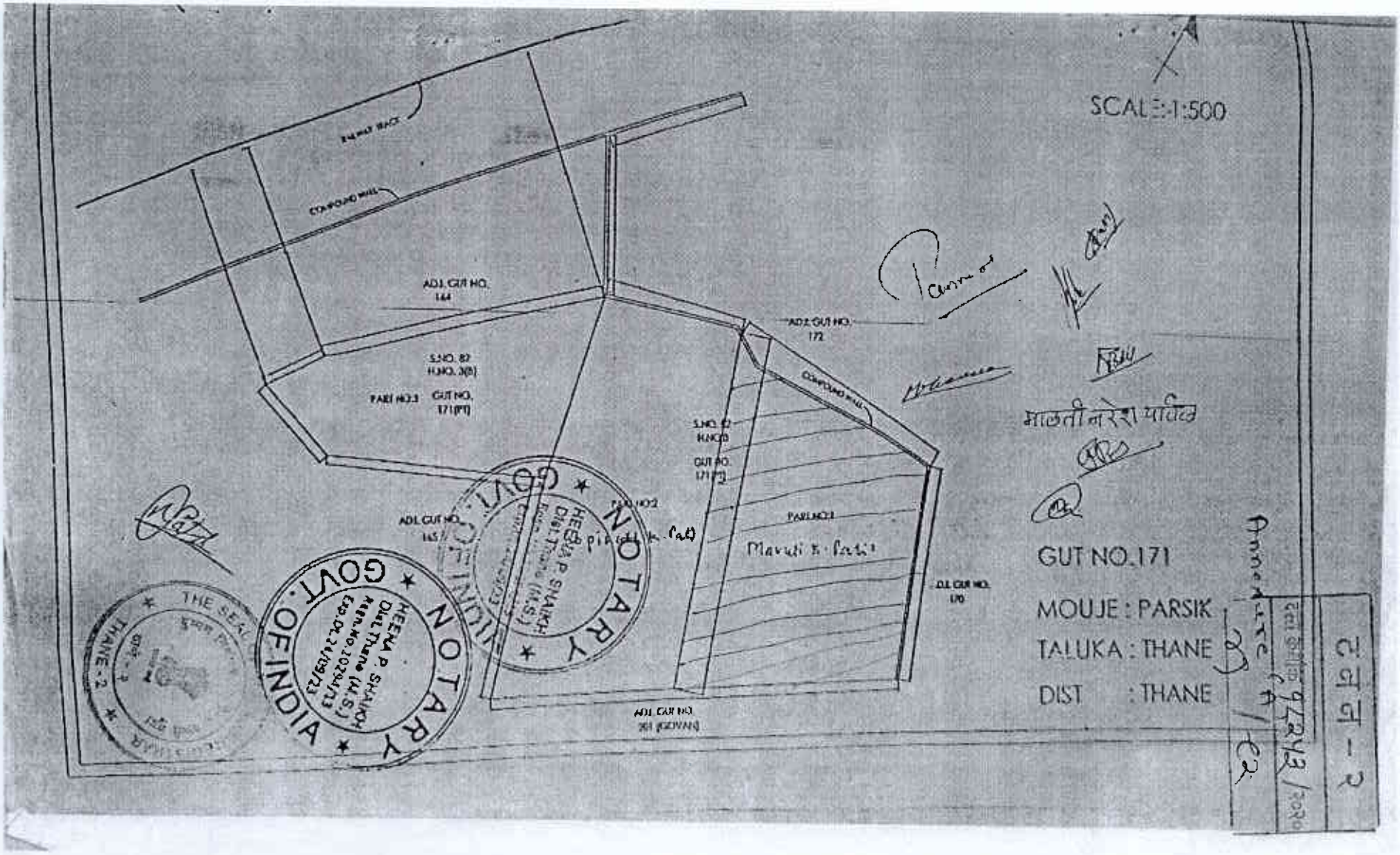
श्री. ए. व्ही.घरत
तलाठी सजा कळवा
ता2 जि.ठाणे

टनेन - २

दस्त क्रमांक १२५३ /२०२०

१० / ९२

THE SEAL OF THE SUB-REGISTRAR
उपनिबंधक, ठाणे-२ यांचा शिक्का
ठाणे - २
THANE - 2


SCALE:-1:500
COMPOUND WALL
ADJ. GUT NO. 144
S.NO. 82 H.NO. 3(B)
PARI NO.2 GUT NO. 171(PT)
ADJ. GUT NO. 172
S.NO. 82 H.NO.3
GUT NO. 171(PT)
PARI NO.2
Maruti Narsi Patil
ADJ. GUT NO. 165
ADJ. GUT NO. 170
ADJ. GUT NO. 261 (GOVAN)
GUT NO.171
MOUJE : PARSIK
TALUKA : THANE
DIST : THANE
THE SEAL OF INDIA
GOVT. NOTARY
HEENA P. SHAIKH
Dist. Thane (M.S.)
माळती नरेश पाटील
Annexure C
दस्त - २

ठाणे - २

दस्त क्रमांक १८२५३/२०२०

१०/१२



टनन - २

दस्त क्रमांक ९८२५३ /२०२०

८७ / ९२

74/9882

Monday,August 31 ,2020

2:26 PM

पावती

Original/Duplicate

नोंदणी क्र. 39म

Regn. 39M

पावती क्र.: 10870 दिनांक: 31/08/2020

गावाचे नाव: पारसिक

दस्तऐवजाचा अनुक्रमांक: टनन2-9882-2020

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मंजुला सुरेश पाटील - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 440.00
पृष्ठांची संख्या: 22	
एकूण:	रु. 540.00

आपणास मूळ दस्त ,अंदाजे 2:45 PM ह्या वेळेस मिळेल

Joint Sub Registrar Thane 2

बाजार मुल्य: रु.1 /-

मोबदला: रु.1/-

भरलेले मुद्रांक शुल्क: रु. 500/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 440/-

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003602115202021E दिनांक: 31/08/2020

बँकेचे नाव व पत्ता:

मंजुला सु. पाटील

मूळ दस्त मिळाला

THE SEAL OF THE SUB-REGISTRAR

THANE - 2

ठ न न - २

दस्त क्रमांक ९८२५३ /२०२०

९९/ ८२

CHALLAN

MTR Form Number-6

GRN	MH003602115202021E	BARCODE		Date	25/08/2020 13:34:48 Form ID 48(1)
Department	Inspector General Of Registration			Payer Details	ठ न न - २
Type of Payment	Stamp Duty / Registration Fee			TAX ID / TAN (If Any)	
				PAN No.(If Applicable)	
Office Name	THN1_HQR SUB REGISTRA THANE URBAN 1			Full Name	MANJULA S PATIL
Location	THANE				
Year	2020-2021 One Time			Flat/Block No.	AS PER
	Account Head Details	Amount In Rs.		Premises/Building	
0030046401	Stamp Duty	500.00		Road/Street	MENTIONED
0030063301	Registration Fee	100.00		Area/Locality	IN DOCUMENT
				Town/City/District	
				PIN	4 0 0 6 0 1
				Remarks (If Any)	SecondPartyName=ROSHAN S PATIL~
Total		600.00		Amount In Words	Six Hundred Rupees Only
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK	
	Cheque-DD Details			Bank CIN	Ref. No. 00103332020082513360 2625342098
Cheque/DD No.				Bank Date	RBI Date 25/08/2020-13:34:48 Not Verified with RBI
Name of Bank				Bank-Branch	IDBI 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. : 9000000000

हा दस्त फक्त दुय्यम निबंधक कार्यालय ठाणे यांच्या कार्यक्षेत्रातील दस्तासाठी लागू आहे. त्यांच्या न कार्यक्षेत्रातील दस्तासाठी सदर चलन लागू नाही.

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Print Date 25-08-2020 01:34:59

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CHALLAN
MTR Form Number-6

GRN	MH003602115202021E	BARCODE		Date	25/08/2020-13:34:23	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	THN1_HQR SUB REGISTRA THANE URBAN 1	Full Name	MANJUNA S PATIL
Location	THANE		
Year	2020-2021 One Time	Flat/Block No.	AS PER
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	500.00	Road/Street	MENTIONED
0030063301 Registration Fee	100.00	Area/Locality	IN DOCUMENT
		Town/City/District	
		PIN	4 0 0 6 0 1
		Remarks (If Any)	
		SecondPartyName=ROSHAN S PATIL~	
		Amount In Words	Six Hundred Rupees Only
	600.00		

DEFACED ₹600.00 DEFACED

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Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	9210333X020082513382	2625342098
Cheque/DD No.		Bank Date	RBI Date	25/08/2020-13:34:48	26/08/2020
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. Date		100, 26/08/2020	

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
Mobile No. 9000000000
हे चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन वापरू नये.

Validity Unknown

Digitally signed by
VIRTUAL AREA SUB
MUMBAI 02
Date: 2020.08.31
14:26:29 IST
Reason:
Location: India

Challan Defaced Detail

Sr. No.	(S)-74-9882	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-74-9882	00016853702020021	31/08/2020-14:25:58	IGI1114	100.00
2	(S)-74-9882	00016853702020021	31/08/2020-14:25:58	IGI1114	500.00
			Total Defacement Amount		600.00

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Print Data 31-08-2020 02:26:27

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POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS THAT, WE 1/ MRS. MANJULA SURESH PATIL, Age 59 Years, Occ. Housewife, **2. MR. ROHAN SURESH PATIL,** Age 30 Years, Occ. Business, both residing at Sai Raj Bunglow, Parsik Nagar, Opp. Vastu Anand, Old Mumbai Pune Road, Kharigaon, Kalwa, Thane 400 605, **DO HEREBY SEND GREETINGS :**

AND WHEREAS we are the Co-owners along with **MR. ROSHAN SURESH PATIL, MR. ASHISH NARESH PATIL, MRS. MALTHI NARESH PATIL** and **PRIYANKA NARESH PATIL** and are of and well seized and possessed of and/or otherwise well and sufficiently entitled to land admeasuring 2300 Sq. Mtrs., out of land bearing City Survey No. 278, (corresponding to Gut No. 171) of Village Parsik, Tal. &Dist. Thane, duly demarcated and apportioned , within the jurisdiction of the Sub-Registrar of Assurances at Thane and within the territorial limits of Thane Municipal Corporation. (Which property hereinafter referred to as the **"SAID PROPERTY"** and which is more particularly described in the Schedule hereunder written);

AND WHEREAS we along with **MR. ROSHAN SURESH PATIL, MR. ASHISH NARESH PATIL, MRS. MALTHI NARESH PATIL** and **PRIYANKA NARESH PATIL** are entitled to sell, transfer, convey and or assign Development Rights of the Said Property to any person or persons, purchasers, buyers, Developers, Builders, etc., as we deem fit and proper;

AND WHEREAS we along with **MR. ROSHAN SURESH PATIL, MR. ASHISH NARESH PATIL, MRS. MALTHI NARESH PATIL**

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and **PRIYANKA NARESH PATIL** have decided to deal with and dispose off and or assign, **Development Rights of the Said Property;**

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AND WHEREAS due to our household commitments, we are unable to remain personally present ourselves before the concerned Prospective Purchaser, Builders, Developers, Buyers, etc., Revenue Authorities and Registering Authorities to deal and negotiate for transfer and sale of the Said Property and or assign Development Right the Said Property and for complying, negotiating, with and completing the formalities and to admit the execution of the necessary agreement/ deeds and hence, we have decided to appoint, nominate an constitute one of the Co-owners being our blood relatives **MR. ROSHAN SURESH PATIL,** Age 38 Years, Occ. Business, residing at Sai Raj Bunglow, Parsik Nagar, Opp. Vastu Anand, Old Mumbai Pune Road, Kharigaon, Kalwa, Thane 400 605, pertaining to our share in the Said Property, as our true and lawful attorney and to arm him with all the general and incidental powers relating to the Said Property. Hence, this Power of Attorney.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT WE 1. MRS. MANJULA SURESH PATIL, Age 59 Years, Occ. Housewife, **2. MR. ROHAN SURESH PATIL,** Age 30 Years, Occ. Business, both residing at Sai Raj Bunglow, Parsik Nagar, Opp. Vastu Anand, Old Mumbai Pune Road, Kharigaon, Kalwa, Thane 400 605, **DO HEREBY NOMINATE, CONSTITUTE AND APPOINT the said MR. ROSHAN SURESH PATIL,** Age 38 Years, Occ. Business, residing at Sai Raj Bunglow, Parsik Nagar, Opp. Vastu Anand, Old Mumbai Pune Road, Kharigaon, Kalwa, Thane 400 605, pertaining to our share in the Said Property, as our true and Lawful Attorney to act, in our name and on our behalf in all the matters whatsoever relating to or pertaining to our share in the Said Property. Hence **WE HEREBY GRANT** the following powers to our Said Attorney i.e. to say,

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1. TO ENTER UPON the Said Property.

2. TO AMALGAMATE the Said Property with adjoining property or properties for the beneficial enjoyment and/or any part thereof and/or such adjoining property or for any other purposes at the sole discretion of our Said Attorney;

3. TO APPLY to the Tahasildar, Talathi, Circle Officer, City Survey Office and all other revenue authorities and to correspond with them and deal with in all the matters whatsoever relating to or touching upon or concerning the Said Property and to take all necessary steps whatsoever in respect thereof and also to make application for Sub-Division of the Said Property to the office of City Survey Office and all its Superior and Subordinate department and also to obtain necessary permission and no objection for sub division of the Said Property from the office of Town Planning, Thane Municipal Corporation and all other authorities.

4. TO APPLY to the Collector of Thane, or any other Competent Authority, for obtaining the requisite Permissions in respect of the Said Property and for that purpose to sign, execute, file and submit all the requisite applications, declarations, undertakings bonds, etc. in our name and on our behalf and to comply with all the requisite formalities in that regards, and receive the such Certificate/s, on our behalf.

5. TO APPROCH all the concerned authorities under the Urban Land (C & R) Act. 1976 for the purpose of obtaining necessary permissions, certificates, exemptions, etc. in respect of the Said Property and for that purpose to sign such applications, papers, writings, undertakings, etc. as may be required and to carry correspondence with the authorities under the said act and also prefer appeal or appeals from any order of the competent authority.

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and/or any other authority made under the provisions of the said act in connection with the Said Property.

6. TO CARRY ON Correspondence with all Concerned Authorities and Bodies including the Government of Maharashtra in all its Departments, Thane Municipal Corporation and/or Town Planning Department and other Concerned Authorities in Connection with the Said Property.

7. TO APPEAL AND REPRESENT us before and all Concerned Authorities and Parties as may be necessary in Connection with the Said Property as aforesaid.

8. TO PAY various deposits to the Thane Municipal Corporation and other Concerned Authorities as may be necessary in respect of Said Property and to claim refund of such deposits so paid by our said Attorney and to give valid and effectual receipts in our name and on our behalf in connection with the refund of such deposits.

9. TO MAKE necessary representations including filing of complaints and appeals before the Assessor and Collector, its subordinate officers, Thane Municipal Corporation and other Concerned Authorities including in the courts of small causes in regard to the fixation of value in respect of the Said Property and/or portion thereof by the Assessor and Collector and the Thane Municipal Corporation.

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10. TO GIVE necessary letters, writings and undertaking to the Municipal Corporation, Fire Brigade, Department for occupying the Said Property and/or obtaining necessary No Objection Certificate.

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(N.O.C.) from the said department in connection with the Said Property.

11. TO DO ALL other acts, deeds, matters and things in respect of the Said Property including to represent before and correspond with the local and other concerned authorities for any of the matters relating to the sanctioning of the plan, obtaining the floor space index for the construction proposed to be carried out on the Said Property and any other matters pertaining to the Said Property.

12. TO MAKE necessary applications under the Land Acquisition Act and/or to approach the Municipal Corporation to remove reservation / acquisition and/or for the purpose of getting the Said Property released from the acquisition or reservation and also for the purpose of such applications, sign, or execute such writing and undertakings as may be required and to prefer an appeal from the order of the competent authority and/or to arrive at such arrangements with the encroachers of the Said Property and to remove such encroachment, if any.

13. TO MAKE application to the Thane Municipal Corporation and other Revenue authorities for the transfer of the Said Property and/or any portions of the Said Property in favour of the Said Attorney or in the name suggested by the Said Attorney.

14. TO NEGOTIATE with the Builder/s, Developer/s, Buyer/s for the proposed sale of the Said Property and for assignment of Development Rights of the Said Property and to finalize the terms

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of transaction for getting the Said Property disposed off or for assignment of Development Rights.

15. TO Receive the possession of the proposed Flat/s, Premises, etc., from Builders/ Developers and to use and enjoy the said Flat/s, Premises along with Car Parking space in the compound of the New proposed Building.

16. TO MANAGE the said Flat/s, Premises in all respect and in respect of matters and affairs concerning or relating to or touching upon the said Flat/s, Premises and the Car Parking Space and to do every needful in all the matters as aforesaid.

17. TO NEGOTIATE with the Builder/s , Developer/s for the acquiring New Flat/s, Premises and the Car Parking Space and to finalize the terms of agreement for getting the said Flat/s, Premises in our name along with the name of our Attorney.

18. TO ENTER INTO and execute the necessary Agreement with the Builder/s, Developer/s for acquiring new Flat/s, Premises from the Said Builder/s, Developer/s and for this purpose to sign, execute, file and submit all the requisite document, papers, agreements, indentures, applications, undertaking, declarations, receipts, etc. in our name and on our behalf.

19. TO APPLY to the proposed Housing Society Ltd., for the purpose of obtaining the No Objection and/or all the purpose of obtaining the Share Certificate in our name along with the name of our Attorney and for that purpose to sing, execute, file and submit all the requisite, documents, papers, applications, undertaking, declarations, indemnities, etc. in our name and our behalf and

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further to pay the requisite taxes, charges, outgoings, fees, penalties, premiums, etc. to the said proposed Society and/or the Builder/s, Developer/s and or the other concerned authorities from the date of receiving of possession of the Said Flat/s, Premises.

20. TO DEAL and/or correspond with the Electricity Board in all the matters whatsoever relating to the supply of electricity meter in our name and of our Attorney and for this purpose to do and execute or cause to be done or executed all lawful acts, things and deeds whatsoever, in respect of the proposed Flat/s, Premises to be allotted.

21. TO DEAL and/or correspond with and appear before all the authorities, government of Semi-Government and with the Builder / Society in all the matters and affairs whatsoever in respect of the Flat/s, Premises and the Car Parking and for this purpose to sign, execute, file, submit and receive all the papers, applications, forms and documents ect. in our name and on our behalf and to initiate and/or defend any proceedings whatsoever relating to the proposed Flat/s, Premises and the Car Parking to be allotted.

22. TO DEAL and/or correspond with the Society, its members, occupiers of the adjacent Premises, and/or any other person in all the matters whatsoever relating to the proposed Flat/s, Premises as and when required and to attend the various meetings of the proposed Society viz. Annual General Meeting, Monthly meetings, etc. in our name and on our behalf and to caste vote in such meetings, in our name and on our behalf,

23. TO DEPOSIT money/s, fees etc. and to receive any compensation in respect of the sale of the proposed Flat/s, Premises to be allotted.

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Our said Attorney is hereby entitled to deposit and/or pay all the charges, taxes and/or any other payments due and payable to the Government or Semi-Government authorities and to obtain valid receipt in respect of the same, in respect of the proposed Flat/s, Premises to be allotted.

24. TO APPEAR and represent us before the Sub-Registrar of Assurances, and to execute the documents, agreement/s, deed/s and to sign the same on our behalf and in our name and to admit the execution thereof before the Sub-Registrar of Assurances, for effectually and more perfectly conveying, assuring and transferring and/or assigning the proposed Flat/s, Premises in our name and in the name of our Attorney or in the name of the proposed purchaser/s of the proposed Flat/s, Premises to be allotted to us.

25. To receive in the name of our Constituted Attorney the compensation and/or price / consideration in respect of the sale of the proposed Flat/s,. Premises to be allotted to us by Builder/s, Developer/s and to issue valid receipts for the same.

26. If our aforesaid Constituted Attorney desires to sell and/or dispose off the proposed Flat/s, Premises to be allotted to us by the Builder/s, Developer/s in any manner he deems fit and proper, to advertise for sale of the proposed Flat/s, Premises to be allotted to us by the Builder/s, Developer/s, negotiate with the prospective purchasers, enter into Agreements with such prospective purchasers, receive the price and/or consideration in respect of the proposed Flat/s, Premises to be allotted to us by the Builder/s, Developer/s in our name, give valid discharges, to lodge the Agreement for Sale before the concerned Sub-Registrar, sign on such Agreement for Sale for and on our behalf, execute the same by being personally present in the concerned Government Offices, receive the original or certified copies of such Agreement for Sale,

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handover the possession of the proposed Flats, Premises to be allotted to us by the Builder/s, Developer/s to such purchasers and to do all such acts, deeds, things and matters in respect of the sale of the proposed Flat/s, Premises to be allotted to us by the Builder/s, Developer/s.

27. TO NEGOTIATE for settlement, to compromise and/or to submit for arbitration any dispute pertaining to the proposed Flat/s, Premises to be allotted to us by the Builder/s, Developer/s and to arrive at settlement on such terms that our said attorney may think fit and proper.

28. GENERALLY to do and perform all acts, deeds and matters and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the authorities hereinbefore contained as full and effectually as we could in our person do.

29. That our Said Attorney is also hereby authorized to collect general stamp papers for the purpose of making any Agreements. Deeds, documents etc. in respect of the aforesaid Property and to do all acts, things and deeds necessary to register the said documents in respect of the aforesaid Property in the name of the proposed purchaser or in favour of Builder, Developer, etc.

30. TO ISSUE notice to any person and to issue Public Notice in Newspaper and invite objection/claims in respect of the aforesaid Property in our name and on our behalf and to issue and receive the notices, letters, applications, forms, objections, requisitions etc. in all the matters relating to or touching upon or concerned the aforesaid Property or any part thereof.

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31. TO ENTER INTO and execute the necessary Agreement, Deeds with the proposed purchaser, builders, developers, etc., and to receive the consideration either in parts or in full on our behalf and for this purpose to sign, execute, file and submit all the requisite document, papers, agreements, indentures, applications, undertaking, declarations, receipts, etc. in our name and on our behalf.

32. TO PREPARE AND SIGN any agreement/s, conveyance/s etc. on our behalf and in our name with the proposed purchaser, builders, developers, etc., and to negotiate the price, with the proposed purchaser, builders, developers, etc., of the Said Property and to settle the terms and conditions of the agreement/s, conveyance/s, deeds, etc., and to fix the monetary consideration and to give valid receipts for the sum received by our Said Attorney in our name and our behalf.

33. TO APPEAR before any Registrar, Sub-Registrar or Dy. Registrar of Assurances, or any Competent Authority and to sign and execute any agreement/s, conveyance/s, deeds etc. on our behalf and in our name and present for registration and admit execution of any agreement, Deed, Conveyance, Transfer, Assignment, Assurances, Releases, Indemnity or other instrument or writing the registration of which is compulsory and generally to do all things, necessary or expedient for registering the said deed, instrument and writings or any of them as fully and effectually as we ourselves could do.

34. To deliver the physical possession of the Said Property to the proposed purchaser, builders, developers, etc., on our behalf and to obtain the Possession Receipt from the proposed purchaser, builders, developers, etc., in our name and on our behalf.

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35. FOR US IN our name to accept service to any writ or summons or other legal process and to appear in any Courts, Magistrate or Judicial or other Officers whatsoever as by the Said Attorney shall be throughout advisable and to commence any action or other proceedings to prosecute or discontinue or become non-suited therein and to settle, compromise or refer to Arbitration any suit, action or proceeding as the Said Attorney shall think fit and conduct Arbitration Proceedings, and if the Said Attorney shall see cause and also to take such other lawful ways and means for the revering or getting in any such money or other things whatsoever which shall be the Said Attorney be conceived to be due owing belonging or payable to us by any person firm or body corporate and also to appoint any solicitor and/or Advocate or lawyer to prosecute or defend in the property aforesaid or the any of them as occasion may arise either in our name or in the name of our Said Attorney.

36. TO APPOINT, Pleaders, Solicitors, Advocates or Attorney/s or Lawyers to appear and act in any Court of justice or before any Revenue or other officer or officers or any State or Local Authority and to revoke such appointment and substitute any others in his place and stead.

37. TO SIGN, verify and execute, plaints, written statement, counterclaims, appeals, reviews, applications, affidavits, authorities and papers of every description that may necessary to be signed, verified and executed for the purpose of any suit, actions, appeals and proceedings of any kind whatsoever in any court of law [illegible] equity whether **Civil, Revenue, Tenancy or Criminal** or **otherwise** of original, appellate, testamentary or [illegible] jurisdiction or judicial authority established by lawful Attorney and

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to do all acts and appearances and applications in such court aforesaid in any suits, actions, appeals or proceeding brought or commenced and to defend, answer or oppose the same or suffer judgment or decree to be had given, taken or pronounced in any such suit, actions, appeals proceedings, and to execute decree as the Said Attorney shall be viewed or think proper and to execute decrees and also bid at the auction sales that may be held be or on our behalf under the powers reserved to us under any mortgage or charge or by any court or any officer thereof and to purchase any land hereditaments and premises at such auction sales and to sign, verify and execute any applications, affidavits, agreements or other documents.

38. TO RECEIVE from any court or any officers thereof or from any person, firm or body corporate amounts due and payable to us with others on any account whatsoever including under any deed of mortgage or deed of charge or any other instrument in respect of such investments or otherwise however and to give sign and execute all papers, receipts, releases and discharges for the same.

39. GENERALLY TO DO and perform all acts, deed, matters and things necessary and convenant for all or any of the purposes aforesaid and for giving full effect to the authorities hereinabove contained as full and effectually as we could in our person do.

40. FOR THE BETTER doing, performing and executing all the things aforesaid, we hereby future grant unto the Said Attorney full power and absolute authority to substitute and appoint in their place and stead on such terms as he shall think fit one or more Attorney to exercise all or any of the powers and authorities hereby conferred and to revoke any such appointment from time to time and so

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substitute or appoint any other or others in place of such Attorney as the Said Attorney shall from time to time think fit and proper.

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41. TO DO ALL other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purpose according to law and customs of India.

42. AND WE HEREBY declare that this Power of Attorney is given in favour of Said Attorney and we hereby especially authorize that our Said Attorney shall be entitled to exercise all/or any of the powers conferred upon him.

43. AND WE HEREBY declare that this Power of Attorney is given in favour of Said Attorney, without any consideration.

44. AND WE HEREBY declare that this Power of Attorney is given in favour of Said Attorney he being our blood relatives and Co-owner.

45. AND WE HEREBY agree to ratify and confirm all and whatsoever our Said Attorney shall lawfully do in the Said Property and pursuant to this Power of Attorney.

46. **AND WE HEREBY DECLARE** that the POWER and Authorities hereby granted are irrevocable.

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SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

IN ALL THAT piece and parcel of land admeasuring 2300 Sq. Mtrs., out of land bearing City Survey No. 278, (corresponding to Gut No. 171) of Village Parsik, Tal. &Dist. Thane, duly demarcated and apportioned,

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within the jurisdiction of the Sub-Registrar of Assurances at Thane and within the territorial limits of Thane Municipal Corporation.

IN WITNESS WHEREOF we have hereunto set our hand to this present at Thane on this 31 day of August, 2020.

SIGNED SEALED AND DELIVERED }

By the withinnamed EXECUTANTS }



1. MRS. MANJULA SURESH PATIL } मंजुला सु. पाटील





2. MR. ROHAN SURESH PATIL } Patil

In presence of.....

1. SHAILENDRA. D. BHOIWDE
9/4, SAIBABA NAGAR,
KALWA.

2. PRATIK. C. PAWAR
MANGALMURTI CHS 301
KHARIGHAR.

THE SEAL OF THE SUB-REGISTRAR ... THANE-2

I Accept the Power



MR. ROSHAN SURESH PATIL
Constituted Attorney



THE SEAL OF THE SUB-REGISTRAR ... THANE-2

टनन - २
दस्त क्रमांक १८२५३/२०२०
९८/ ९८

मालमत्ता पत्रक

तालुका/न.भू.का. -- ठाणे

जिल्हा -- ठाणे

गाव	सिट्स नंबर	पोट नंबर	क्षेत्र चौ.मी.	आकारणीकिंवा	शासकीय विक्रीचा आकारणीचा किंवा भाडेपट्ट्याचा तपशील आणि त्याच्या फेर तपासणीची निश्चित मुदत
९८		२७८			
			४६०१.९८	शेरी	

टनन - २
दस्त क्रमांक ९८८/२०२०
९८/९८

व्यवहार	खट क्रमांक	नोंदणी फारक (पो) पट्टेदार (ते) किंवा भाग (भ.)	साक्षांकन
९/२०१५	मा. सभापती आयुक्त आणि संचालक भूमि अभिलेख, (महाराष्ट्र राज्य) पुणे यांचे कडील परिपत्रक क्रमांक/ न.भू.प्र/ मि.ए. अक्षरी नोंद -/२०१५ पुणे दिनांक १६/ ०२/२०१५ अन्वये निश्चित केलेल्या वाढीव क्षेत्राची अभिलेखा दप्तरी नोंद करुन सदर निश्चितीचे अक्षरी रुपये चार हजार सहाशे एका पुर्णांक अठ्ठ्याण्णव शतांश चौ.मी अशी नोंद केली.		

ठाणे

दस्त नक्कल - भाग क्र. ..... ठाणे

नक्कल अर्ज प्राप्त दि. ११/९/२०२०

नक्कल तयार दि. २१/९/२०२०

नक्कल दिल्याचा दि. ११/९/२०२०

नक्कल फी १५४२-३०-००

कासद फी ९-००

एकूण फी ३१-००

सहदुय्यम निबंधक
नगर भूमापन अधिकारी
ठाणे

नगर भूमापन अधिकारी ठाणे

THE SEAL OF THE SUB-REGISTRAR ठाणे - २ THANE - 2

THE SEAL OF THE SUB-REGISTRAR ठाणे - २ THANE - 2

टनन - २
दस्त क्रमांक ९८५५ /२०२०
८७ / ८८

अहवाल पावती : 17102020

गाव नमुना सात
अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ६,५,६ आणि ७)

गाव - पारसिक तालुका - ठाणे जिल्हा - ठाणे नोंदवही फेरफार क्रमांक : 1290 व दिनांक : 24/12/2019

भूमापन क्रमांक व उपविभाग (१)	पूर्वधारणा पध्दती भोगवटादार वर्ग -I	भोगवटादाराचे नाव				
शेतजमीन स्थानिक नाव :-			क्षेत्र	आकार	चा.हे.	फे.फा
क्षेत्र एकक	हे.आर.चौ.मी	रोहन सुरेश पाटील				(471)
जिरायत	0.34.00	आशीष नरेश पाटील				(800)
बागायत	-	प्रियंका नरेश पाटील				(809)
तर	-	रेखा मधुसूदन भोईर				(1159)
पोटखराब	-	डोबीबाई अंत्या खरप				(1159)
इतर	-	लता पटकारा वूट				(1159)
एकूण क्षेत्र	0.34.00	निर्मला दिलीप भोईर				(1159)
जंत्र-खराब (लागवडीस अयोग्य)		मधुका सुरेश पाटील				(1159)
वर्ग (अ)	-	रोशन सुरेश पाटील				(1159)
वर्ग (ब)	-	मालतीबाई नरेश पाटील				(1159)
एकूण जंत्री	0.00.00	----सामाईक क्षेत्र----	0.19.50	0.54		
आकारणी	1.38					
जुडी किंवा विशेष आकारणी	-	अकरा गोपाळराव पाटील (गुलाब उर्फ कलिका किसान पाटील				(471)
		----सामाईक क्षेत्र----	0.19.50	0.54		(471)

इतर पोटहक्क :- (360)(1409)(1471)(1791)(1809)(1861)(1109)(1139)(1283)(1290)

सोबत आणि भूमापन खाते :-

टनन - २
दस्त क्रमांक ८८२ /२०२०
२० / २२

गाव नमुना बारा
पिकांची नोंदवही
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम ३९)

गाव - पारसिक तालुका - ठाणे जिल्हा - ठाणे नोंदवही फेरफार क्रमांक : 1290 व दिनांक : 24/12/2019

भूमापन क्रमांक व उपविभाग : (१)

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		पिक पेऱ्याखालील क्षेत्र			घसक पिके व प्रतीकाखालील क्षेत्र			निव्वळ पिकाखालील क्षेत्र						
		विक्रमांक संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे.आर चौ.मी	हे.आर चौ.मी		हे.आर चौ.मी	हे.आर चौ.मी		हे.आर चौ.मी	हे.आर चौ.मी		हे.आर चौ.मी		
	संपूर्ण वर्ष										जोड	0.19.50		

"सांकेतांक क्रमांकासाठी विनामूल्य प्रत."
दिनांक :- 25/07/2020
सांकेतांक क्रमांक :- 27210009421310190072020111

(नाव :- अज्ञात व्यक्ति घरत)
तलाठी साझा :- ऊकलाता :: ठाणे :: जि :- ठाणे

THE SEAL OF THE SUB-REGISTRAR
दुय्यम निबंधक, ठाणे-२ ठाणे मुद्रा
ठाणे - २
THANE - 2

25/07/2020

https://mahaferfar.enlightcloud.com/DDM/PgHtml712

टनंन - २

दस्त क्रमांक ९४२५३ /२०२०

८८ / ९२



टनन - २

दस्त क्रमांक ९८२४३/२०२०

ब / ९२

74/9885

Monday,August 31 ,2020
2:34 PM

पावती

Original/Duplicate

नोंदणी क्र. 39म

Regn :39M

पावती क्र. 10873 दिनांक 31/08/2020

सादर करणाऱ्याचे नाव: मालती नरेश पाटील - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 440.00
पृष्ठांची संख्या: 22	
एकूण:	रु. 540.00

आपणास मूळ दस्त ,सोबतचे फिर सूची-२ अंदाजे
2:53 PM पर्यंत मिळेल

Joint Sub-Registrar Thane 2

बाजार मुल्य: रु.१/-
मोबदला रु.१/-
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: By Cash रक्कम: रु.440/-
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/पेआदेश/पे ऑर्डर क्रमांक: MH003602536202021E दिनांक: 31/08/2020
बँकेचे नाव व पत्ता:

मालती नरेश पाटील
मुळ दस्त मिळाला

THE SEAL OF THE SUB-REGISTRAR
उपनिबंधक, ठाणे - २
ठाणे - २
THANE - 2

ठाणे - २
दस्त क्रमांक १४२५३ /२०२०
६८/६२

CHALLAN
MTR Form Number-6

GRN	MH003602536202021E	BARCODE		Date 25/08/2020-13:38:39	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	THN1_HQR SUB REGISTRA THANE URBAN 1	Full Name	MALTHI N PATIL
Location	THANE		
Year	2020-2021 One Time	Flat/Block No.	AS PER
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	500.00	Road/Street	MENTIONED
0030063301 Registration Fee	100.00	Area/Locality	IN DOCUMENT
		Town/City/District	
		PIN	4 0 0 6 0 1
		Remarks (If Any)	
		SecondPartyName=ASH[illegible]PATIL	
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

ठाणे - २
दस्त क्रमांक ६८५३ /२०२०
9 /२२

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332020082513448	2625343332
Cheque/DD No.		Bank Date	RBI Date	25/08/2020-13:39:03	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI 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. : 9000000000
सदर चलन फक्त दुय्यम निबंधक कार्यालयाचा नोंदणी कराययाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

THE SEAL OF THE SUB-REGISTRAR ठाणे - २ THANE - 2

THE SEAL OF THE SUB-REGISTRAR ठाणे - २ THANE - 2

Print Date 25-08-2020 01:39:14

ठाणे - २

ठाणे - ३ दस्त क्रमांक ९८२५३ /२०

दस्त क्रमांक ९८५ /२०२० ९९ / ९२

७ / २

CHALLAN

MTR Form Number-6

GRN	MH003602536202021E	BARCODE		Date	26/08/2020-13:38:30	Form ID	48(i)

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	THN1_HQR SUB REGISTRA THANE URBAN 1	Full Name	MALTHI N PATIL
Location	THANE		
Year	2020-2021 One Time	Flat/Block No.	AS PER
		Premises/Building	

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

Road/Street	MENTIONED
Area/Locality	IN DOCUMENT
Town/City/District	
PIN	4 0 0 6 0 1
Remarks (If Any)	SecondPartyName=SHISH N PATIL~
Amount In Words	Six Hundred Rupees Only

DEFACED ₹600.00 DEFACED

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	8310333202006251048	2625343332
Cheque/DD No.		Bank Date	RBI Date	25/08/2020-13:39:03	26/08/2020
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No.		26/08/2020	

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar Office only. Not valid for unregistered document. Mobile No. 9000000000

Validity unknown

Digitally signed by DDO VIRTUAL TREASURY URBAN 02 Date: 2020.08.31 14:34:33 IST Reason: Challan Verification Location: India

Challan Defaced Details

No.		Defacement No.	Defacement Date	UserId	Defacement Amount
1	(S)-74-9865	03016858262020021	31/08/2020-14:34:04	IGR114	100.00
2	(S)-74-9865	03016858262020021	31/08/2020-14:34:04	IGR114	500.00
			Total Defacement Amount		600.00

THE SEAL OF THE SUB-REGISTRAR ठाणे - २ THANE - 2

Print Date 31-08-2020 02:34:34

टनन - २
दस्त क्रमांक 9243 /२०२०
७० / ८२

टनन - २
दस्त क्रमांक ९२५३ /२०२०
3 /२२

POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS THAT, WE 1. MRS. MALTHI NARESH PATIL, Age 55 Years, Occ. Housewife, and 2. **PRIYANKA NARESH PATIL,** Age 20 Years, Occ. Student, both residing at Sai Raj Bunglow, Parsik Nagar, Opp. Vastu Anand, Old Mumbai Pune Road, Kharigaon, Kalwa, Thane 400 605, **DO HEREBY SEND GREETINGS :**

AND WHEREAS we are the Co-owners along with **MR. ROSHAN SURESH PATIL, MR. ASHISH NARESH PATIL, MRS. MANJULA SURESH PATIL and MR. ROHAN SURESH PATIL,** and are of and well seized and possessed of and/or otherwise well and sufficiently entitled to land admeasuring 2300 Sq. Mtrs., out of land bearing City Survey No. 278, (corresponding to Gut No. 171) of Village Parsik, Tal. &Dist. Thane, duly demarcated and apportioned , within the jurisdiction of the Sub-Registrar of Assurances at Thane and within the territorial limits of Thane Municipal Corporation. (Which property hereinafter referred to as the **"SAID PROPERTY"** and which is more particularly described in the Schedule hereunder written;

AND WHEREAS we along with **MR. ROSHAN SURESH PATIL, MR. ASHISH NARESH PATIL, MRS. MANJULA SURESH PATIL and MR. ROHAN SURESH PATIL** are entitled to sell, transfer, convey and or assign Development Rights of the Said Property to any person or persons, purchasers, buyers, Developers, Builders, etc., as we deem fit and proper;

AND WHEREAS we along with **MR. ROSHAN SURESH PATIL, MR. ASHISH NARESH PATIL, MRS. MANJULA SURESH PATIL and MR. ROHAN SURESH PATIL** have decided to deal with and dispose off and or assign, Development Rights of the Said Property;

माल्ती नरेश पाटील

ठाणे - २
दस्त क्रमांक ९२४३/२०२०

ठाणे - २
दस्त क्रमांक ९२४३/२०२०

AND WHEREAS due to our household commitments, we are unable to remain personally present ourselves before the concerned Prospective Purchaser, Builders, Developers, Buyers, etc., Revenue Authorities and Registering Authorities to deal and negotiate for transfer and sale of the Said Property and or assign Development Right the Said Property and for complying, negotiating, with and completing the formalities and to admit the execution of the necessary agreement/ deeds and hence, we have decided to appoint, nominate an constitute one of the Co-owners being our blood relatives MR. ASHISH NARESH PATIL, Age 28 Years, Occ. Business, Pan No. BBTPP6527N, residing at Sai Raj Bunglow, Parsik Nagar, Opp. Vastu Anand, Old Mumbai Pune Road, Kharigaon, Kalwa, Thane 400 605, pertaining to our share in the Said Property, as our true and lawful attorney and to arm him with all the general and incidental powers relating to the Said Property. Hence, this Power of Attorney.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT WE 1. MRS. MALTHI NARESH PATIL, Age 55 Years, Occ. Housewife, and 2. **PRIYANKA NARESH PATIL,** Age 20 Years, Occ. Student, both residing at Sai Raj Bunglow, Parsik Nagar, Opp. Vastu Anand, Old Mumbai Pune Road, Kharigaon, Kalwa, Thane 400 605, **DO HEREBY NOMINATE, CONSTITUTE AND APPOINT** the said **MR. ASHISH NARESH PATIL,** Age 28 Years, Occ. Business, Pan No. BBTPP6527N, residing at Sai Raj Bunglow, Parsik Nagar, Opp. Vastu Anand, Old Mumbai Pune Road, Kharigaon, Kalwa, Thane 400 605, pertaining to our share in the Said Property, as our true and Lawful Attorney to act, in our name and on our behalf in all the matters whatsoever relating to or pertaining to our share in the Said Property. Hence **WE HEREBY GRANT** the following powers to our Said Attorney i.e. to say,

1. TO ENTER UPON the Said Property.

मालती नरेश पाटील

ठनन - २
दस्त क्रमांक ९८२५३/२०२०
वर/ए२

ठनन - २
दस्त क्रमांक २८५३/२०२०

2. TO AMALGAMATE the Said Property with adjoining property or properties for the beneficial enjoyment and/or any part thereof and/or such adjoining property or for any other purposes at the sole discretion of our Said Attorney;

3. TO APPLY to the Tahasildar, Talathi, Circle Officer, City Survey Office and all other revenue authorities and to correspond with them and deal with in all the matters whatsoever relating to or touching upon or concerning the Said Property and to take all necessary steps whatsoever in respect thereof and also to make application for Sub-Division of the Said Property to the office of City Survey Office and all its Superior and Subordinate department and also to obtain necessary permission and no objection for sub division of the Said Property from the office of Town Planning, Thane Municipal Corporation and all other authorities.

4. TO APPLY to the Collector of Thane, or any other Competent Authority, for obtaining the requisite Permissions in respect of the Said Property and for that purpose to sign, execute, file and submit all the requisite applications, declarations, undertakings bonds, etc. in our name and on our behalf and to comply with all the requisite formalities in that regards, and receive the such Certificates, on our behalf.

5. TO APPROCH all the concerned authorities under the Urban Land (C & R) Act, 1976 for the purpose of obtaining necessary permissions, certificates, exemptions, etc. in respect of the Said Property and for that purpose to sign such applications, papers, writings, undertakings, etc. as may be required and to carry on correspondence with the authorities under the said act and also prefer appeal or appeals from any order of the competent authority and/or any other authority made under the provisions of the said act in connection with the Said Property.

माजली नरेश पाटील

टनन - २
दस्त क्रमांक ८५ /२०२०
८/१२

टनन - २
दस्त क्रमांक ९८२५३ /२०२०
७३ / ८२

6. TO CARRY ON Correspondence with all Concerned Authorities and Bodies including the Government of Maharashtra in all its Departments, Thane Municipal Corporation and/or Town Planning Department and other Concerned Authorities in Connection with the Said Property.

7. TO APPEAL AND REPRESENT us before and all Concerned Authorities and Parties as may be necessary in Connection with the Said Property as aforesaid.

8. TO PAY various deposits to the Thane Municipal Corporation and other Concerned Authorities as may be necessary in respect of Said Property and to claim refund of such deposits so paid by our said Attorney and to give valid and effectual receipts in our name and on our behalf in connection with the refund of such deposits.

9. TO MAKE necessary representations including filing of complaints and appeals before the Assessor and Collector, its subordinate officers, Thane Municipal Corporation and other Concerned Authorities including in the courts of small causes in regard to the fixation of value in respect of the Said Property and/or portion thereof by the Assessor and Collector and the Thane Municipal Corporation.

10. TO GIVE necessary letters, writings and undertaking to the Municipal Corporation, Fire Brigade, Department for occupying the Said Property and/or obtaining necessary No Objection Certificate (N.O.C.) from the said department in connection with the Said Property.

15

माधवी नरेश पाटील

ठनन - २
दस्त क्रमांक 9242/२०२०
७४/९२

ठनन - २
दस्त क्रमांक ९५५ /२०२०
७ /२२

11. TO DO ALL other acts, deeds, matters and things in respect of the Said Property including to represent before and correspond with the local and other concerned authorities for any of the matters relating to the sanctioning of the plan, obtaining the floor space index for the construction proposed to be carried out on the Said Property and any other matters pertaining to the Said Property.

12. TO MAKE necessary applications under the Land Acquisition Act and/or to approach the Municipal Corporation to remove reservation / acquisition and/or for the purpose of getting the Said Property released from the acquisition or reservation and also for the purpose of such applications, sign, or execute such writing and undertakings as may be required and to prefer an appeal from the order of the competent authority and/or to arrive at such arrangements with the encroachers of the Said Property and to remove such encroachment, if any.

13. TO MAKE application to the Thane Municipal Corporation and other Revenue authorities for the transfer of the Said Property and/or any portions of the Said Property in favour of the Said Attorney or in the name suggested by the Said Attorney.

14. TO NEGOTIATE with the Builder/s, Developer/s, Buyer/s for the proposed sale of the Said Property and for assignment of Development Rights of the Said Property and to finalize the terms of transaction for getting the Said Property disposed off or for assignment of Development Rights.

15. TO Receive the possession of the proposed Flat/s, Premises, etc., from Builders/ Developers and to use and enjoy the said Flat/s,

THE SEAL OF THE SUB-REGISTRAR THANE - 2

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मालती नरेश पाटील

ठनन - २
दस्त क्रमांक ८५ /२०२०
८/22

ठनन - २
दस्त क्रमांक ९८२५३/२०२०
५५/ ८२

Premises along with Car Parking space in the compound of the New proposed Building.

16. TO MANAGE the said Flat/s, Premises in all respect and in respect of matters and affairs concerning or relating to or touching upon the said Flat/s, Premises and the Car Parking Space and to do every needful in all the matters as aforesaid.

17. TO NEGOTIATE with the Builder/s , Developer/s for the acquiring New Flat/s, Premises and the Car Parking Space and to finalize the terms of agreement for getting the said Flat/s, Premises in our name along with the name of our Attorney.

18. TO ENTER INTO and execute the necessary Agreement with the Builder/s, Developer/s for acquiring new Flat/s, Premises from the Said Builder/s, Developer/s and for this purpose to sign, execute, file and submit all the requisite document, papers, agreements, indentures, applications, undertaking, declarations, receipts, etc. in our name and on our behalf.

19. TO APPLY to the proposed Housing Society Ltd., for the purpose of obtaining the No Objection and/or all the purpose of obtaining the Share Certificate in our name along with the name of our Attorney and for that purpose to sing, execute, file and submit all the requisite documents, papers, applications, undertaking, declarations, indemnities, etc. in our name and our behalf and further to pay the requisite taxes, charges, outgoings, fees, penalties, premiums, etc. to the said proposed Society and/or the Builder/s, Developer/s and or the other concerned authorities from the date of receiving of possession of the Said Flat/s, Premises.

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साक्षी नरेश पाटील

टनन - २
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टनन - २
दस्त क्रमांक /२०२०

20. TO DEAL and/or correspond with the Electricity Board in all the matters whatsoever relating to the supply of electricity meter in our name and of our Attorney and for this purpose to do and execute or cause to be done or executed all lawful acts, things and deeds whatsoever, in respect of the proposed Flat/s, Premises to be allotted.

21. TO DEAL and/or correspond with and appear before all the authorities, government of Semi-Government and with the Builder / Society in all the matters and affairs whatsoever in respect of the Flat/s, Premises and the Car Parking and for this purpose to sign, execute, file, submit and receive all the papers, applications, forms and documents ect. in our name and on our behalf and to initiate and/or defend any proceedings whatsoever relating to the proposed Flat/s, Premises and the Car Parking to be allotted.

22. TO DEAL and/or correspond with the Society, its members, occupiers of the adjacent Premises, and/or any other person in all the matters whatsoever relating to the proposed Flat/s, Premises as and when required and to attend the various meetings of the proposed Society viz. Annual General Meeting, Monthly Meetings etc. in our name and on our behalf and to caste vote in such meetings, in our name and on our behalf.

23. TO DEPOSIT money/s, fees etc. and to receive any compensation in respect of the sale of the proposed Flat/s, Premises to be allotted. Our said Attorney is hereby entitled to deposit and/or pay all the charges, taxes and/or any other payments due and payable to the Government or Semi-Government authorities and to obtain valid receipt in respect of the same, in respect of the proposed Flat/s, Premises to be allotted.

मालती नरेश पाविल

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TO APPEAR

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दस्त क्रमांक ९८२४३ /२०२०

and represent us before the Sub-Registrar of Assurances, and to execute the documents, agreement/s, deed/s and to sign the same on our behalf and in our name and to admit the execution thereof before the Sub-Registrar of Assurances, for effectually and more perfectly conveying, assuring and transferring and/or assigning the proposed Flat/s, Premises in our name and in the name of our Attorney or in the name of the proposed purchaser/s of the proposed Flat/s, Premises to be allotted to us.

25. To receive in the name of our Constituted Attorney the compensation and/or price / consideration in respect of the sale of the proposed Flat/s, Premises to be allotted to us by Builder/s, Developer/s and to issue valid receipts for the same.

26. If our aforesaid Constituted Attorney desires to sell and/or dispose off the proposed Flat/s, Premises to be allotted to us by the Builder/s, Developer/s in any manner he deems fit and proper, to advertise for sale of the proposed Flat/s, Premises to be allotted to us by the Builder/s, Developer/s, negotiate with the prospective purchasers, enter into Agreements with such prospective purchasers, receive the price and/or consideration in respect of the proposed Flat/s, Premises to be allotted to us by the Builder/s, Developer/s in our name, give valid discharges, to lodge the Agreement for Sale before the concerned Sub-Registrar, sign on such Agreement for Sale for and on our behalf, execute the same by being personally present in the concerned Government Offices, receive the original or certified copies of such Agreement for Sale, handover the possession of the proposed Flat/s, Premises to be allotted to us by the Builder/s, Developer/s to such purchasers and to do all such acts, deeds, things and matters in respect of the sale of the proposed Flat/s, Premises to be allotted to us by the Builder/s, Developer/s.

3

माधवी नरेश पाधिव

THE SEAL OF THE SUB-REGISTRAR THANE-2

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५८/९२

ठाणे - २
दस्त क्रमांक ८८५ /२०२०
११/२२

27. TO NEGOTIATE for settlement, to compromise and/or to submit for arbitration any dispute pertaining to the proposed Flat/s, Premises to be allotted to us by the Builder/s, Developer/s and to arrive at settlement on such terms that our said attorney may think fit and proper.

28. GENERALLY to do and perform all acts, deeds and matters and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the authorities hereinbefore contained as full and effectually as we could in our person do.

29. That our Said Attorney is also hereby authorized to collect general stamp papers for the purpose of making any Agreements. Deeds, documents etc. in respect of the aforesaid Property and to do all acts, things and deeds necessary to register the said documents in respect of the aforesaid Property in the name of the Purchaser or in favour of Builder, Developer, etc.

30. TO ISSUE notice to any person and to issue Public Notice in Newspaper and invite objection/claims in respect of the aforesaid Property in our name and on our behalf and to issue and receive the notices, letters, applications, forms, objections, requisitions etc. in all the matters relating to or touching upon or concerned the aforesaid Property or any part thereof.

31. TO ENTER INTO and execute the necessary Agreement, Deeds with the proposed purchaser, builders, developers, etc., and to receive the consideration either in parts or in full on our behalf and for this purpose to sign, execute, file and submit all the requisite

माधवी नरेश पोदीव

टनन - २
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दस्त क्रमांक १२५५ /२०२०

document, papers, agreements, indentures, applications, undertaking, declarations, receipts, etc. in our name and on our behalf.

32. TO PREPARE AND SIGN any agreement/s, conveyance/s etc. on our behalf and in our name with the proposed purchaser, builders, developers, etc., and to negotiate the price, with the proposed purchaser, builders, developers, etc., of the Said Property and to settle the terms and conditions of the agreement/s, conveyance/s, deeds, etc., and to fix the monetary consideration and to give valid receipts for the sum received by our Said Attorney in our name and our behalf.

33. TO APPEAR before any Registrar, Sub-Registrar or Dy. Registrar of Assurances, or any Competent Authority and to sign and execute any agreement/s, conveyance/s, deeds etc. on our behalf and in our name and present for registration and admit execution of any agreement, Deed, Conveyance, Transfer, Assignment, Assurances, Releases, Indemnity or other instrument or writing the registration of which is compulsory and generally to do all things, necessary or expedient for registering the said deed, instrument and writings or any of them as fully and effectually as we ourselves could do.

34. To deliver the physical possession of the Said Property to the proposed purchaser, builders, developers, etc., on our behalf and to obtain the Possession Receipt from the proposed purchaser, builders, developers, etc., in our name and on our behalf.

35. FOR US IN our name to accept service to any writ or summons or other legal process and to appear in any Courts, Magistrate or Judicial or other Officers whatsoever as by the Said Attorney shall be throughout advisable and to commence any action or other

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८/९२

ठाणे - २
दस्त क्रमांक ९३ /२०२०

proceedings to prosecute or discontinue or become non-suited therein and to settle, compromise or refer to Arbitration any suit, action or proceeding as the Said Attorney shall think fit and conduct Arbitration Proceedings, and if the Said Attorney shall see cause and also to take such other lawful ways and means for the revering or getting in any such money or other things whatsoever which shall be the Said Attorney be conceived to be due owing belonging or payable to us by any person firm or body corporate and also to appoint any solicitor and/or Advocate or lawyer to prosecute or defend in the property aforesaid or the any of them as occasion may arise either in our name or in the name of our Said Attorney.

36. TO APPOINT, Pleaders, Solicitors, Advocates or Attorney/s or Lawyers to appear and act in any Court of justice or before any Revenue or other officer or officers or any State or Local Authority and to revoke such appointment and substitute any others in his place and stead.

37. TO SIGN, verify and execute, plaints, written statements, counterclaims, appeals, reviews, applications, affidavits, authorities and papers of every description that may necessary to be signed, verified and executed for the purpose of any suit, actions, appeals and proceedings of any kind whatsoever in any court of law or equity whether Civil, Revenue, Tenancy or Criminal or otherwise of original, appellate, testamentary or revisional jurisdiction or judicial authority established by lawful Attorney and to do all acts and appearances and applications in such court aforesaid in any suits, actions, appeals or proceeding brought or commenced and to defend, answer or oppose the same or suffer judgment or decree to be had given, taken or pronounced in any such suit, actions, appeals proceedings, and to execute decree as the

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दस्त क्रमांक ८८७३ /२०२०
१४ /22

टनन - २
दस्त क्रमांक 9243 /२०२०
89 / 22

Said Attorney shall be viewed or think proper and to execute decrees and also bid at the auction sales that may be held be or on our behalf under the powers reserved to us under any mortgage or charge or by any court or any officer thereof and to purchase any land hereditaments and premises at such auction sales and to sign, verify and execute any applications, affidavits, agreements or other documents.

38. TO RECEIVE from any court or any officers thereof or from any person, firm or body corporate amounts due and payable to us with others on any account whatsoever including under any deed of mortgage or deed of charge or any other instrument in respect of such investments or otherwise however and to give sign and execute all papers, receipts, releases and discharges for the same.

39. GENERALLY TO DO and perform all acts, deed, matters and things necessary and convenant for all or any of the purposes aforesaid and for giving full effect to the authorities hereinabove contained as full and effectually as we could in our person do.

40. FOR THE BETTER doing, performing and executing all the things aforesaid, we hereby future grant unto the Said Attorney full power and absolute authority to substitute and appoint in their place and stead on such terms as he shall think fit one or more Attorney to exercise all or any of the powers and authorities hereby conferred and to revoke any such appointment from time to time and so substitute or appoint any other or others in place of such Attorney as the Said Attorney shall from time to time think fit and proper.

IN
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मालती नरेश पांचाल

ठनन - २
दस्त क्रमांक ९८२४३ /२०२०
८२/ ८२

ठनन - २
दस्त क्रमांक २८५५ /२०२०
९२ / २२

41. TO DO ALL other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purpose according to law and customs of India.

42. AND WE HEREBY declare that this Power of Attorney is given in favour of Said Attorney and we hereby especially authorize that our Said Attorney shall be entitled to exercise all/or any of the powers conferred upon him.

43. AND WE HEREBY declare that this Power of Attorney is given in favour of Said Attorney, without any consideration.

44. AND WE HEREBY declare that this Power of Attorney is given in favour of Said Attorney he being our blood relatives and Co-owner.

45. AND WE HEREBY agree to ratify and confirm all and whatsoever our Said Attorney shall lawfully do in the Said Property and pursuant to this Power of Attorney.

46. AND WE HEREBY DECLARE that the POWER and Authorities hereby granted are irrevocable.

THE SEAL OF THE SUB-REGISTRAR ठाणे - २ THANE - 2

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

IN ALL THAT piece and parcel of land admeasuring 2300 Sq. Mtrs., out of land bearing City Survey No. 278, (corresponding to Gut No. 171) of Village Parsik, Tal. &Dist. Thane, duly demarcated and apportioned, within the jurisdiction of the Sub-Registrar of Assurances at Thane and within the territorial limits of Thane Municipal Corporation.

THE SEAL OF THE SUB-REGISTRAR ठाणे - २ THANE - 2

माधवी नरेश पाटील

ठाणे - २
दस्त क्रमांक 9243 /२०२०
82 / 82

IN WITNESS WHEREOF we have hereunto set our hand to this present at Thane on this 31 day of August, 2020.

SIGNED SEALED AND DELIVERED)
By the withinnamed **EXECUTANTS**)



1. MRS. MALTHI NARESH PATIL

माळती नरेश पाटील

ठाणे - २
दस्त क्रमांक 9243 /२०२०
82 / 82



2. PRIYANKA NARESH PATIL

In presence of.....

1. SHAILENDRA. D. BHORUNDE
9/4, SAIBABA NAGAR,
KALWA.

2. PRATIK. C. PAWAR
MANGALMURTI CHS 301
KHARIGAON KALWA
THANE

I Accept the Power



MR. ASHISH NARESH PATIL
Constituted Attorney

THE SEAL OF THE SUB REGISTRAR ठाणे - २ THANE - 2

THE SEAL OF THE SUB REGISTRAR ठाणे - २ THANE - 2

ठाणे - २
दस्त क्रमांक 7243/२०२०
२/९२

ठाणे - २
दस्त क्रमांक [illegible] /२०२०
१५ / ०२

आयकर विभाग
INCOME TAX DEPARTMENT
MALTI NARESH PATIL
HIRAMAN WANDE
26/02/1969
Permanent Account Number
BMQPP7050Q
मालती नरेश पाटील
Signature

भारत सरकार
GOVT. OF INDIA



मालती नरेश पाटील

आयकर विभाग
INCOME TAX DEPARTMENT
ASHISH NARESH PATIL
NARESH MARUTI PATIL
06/09/1990
Permanent Account Number
BBTPP6527N
Signature

भारत सरकार
GOVT. OF INDIA



THE SEAL OF THE SUB-REGISTRAR
ठाणे - २
THANE - 2

आयकर विभाग
INCOME TAX DEPARTMENT
PRIYANKA NARESH PATIL
NARESH MARUTI PATIL
15/09/1996
Permanent Account Number
CVNPP2665N
Signature

भारत सरकार
GOVT. OF INDIA



THE SEAL OF THE SUB-REGISTRAR
ठाणे - २
THANE - 2

ठाणे - २
दस्त क्रमांक ९८९३ /२०२०
९ /२२

ठाणे - २
दस्त क्रमांक ९८२३ /२०२०
९ /२२









ट न ज Summary I (GoshwaraBhag-1)

दस्त क्रमांक ४८२५३/२०२०

४८/९२

मॉलमत्ता पत्रक

गांव -- पारसिक तालुका -- ठाणे जिल्हा -- ठाणे

अ.क्र.	सिटी सर्वे नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	चतुःसीमा	मालमत्ता रेजिस्टर असेसमेंटचा क्रमांक मालमत्ता तपशील आणि त्याच्या पूर्व तपासणीचे निकष दर
१			४६०१.१८	शेती	

ट न ज - २
दस्त क्रमांक ४८२५३/२०२०
९८/९२

व्यवहार	मुद्रांक	दस्तऐवज करुन दिल्याचा दिनांक	साक्षांकन
		पहाटे (१) किंवा रात्री (२)	

मा. नगरपरी आयुक्त आणि संचालक भूमि अभिलेख, (महाराष्ट्र राज्य) पुणे यांचे कडील परिपत्रक क्रमांक / जा.भू.१/ वि.प. अकरी नोंद -/२०१५ पुणे दिनांक १६/ ०२/२०१५ अन्वये निश्चित करण्यात आलेल्या नमूद क्षेत्राची अभिलेखा फक्त खात्री करुन सदर मिळकतीचे १३३२ अ.चा.फु. क्षेत्र हजर साक्षी एक पुणीक अधिकारात शासनास दो मो अशी नोंद केली.

ठाणे

दस्त नोंदणी - फी ठाणे

नक्कल अर्ज दाखल दि. २१/१२/२०२०

नक्कल तयार दि. २१/१२/२०२०

नक्कल दिल्याचा दि. २१/१२/२०२०

नक्कल फी ५४२-३०-००

कागद फी ९-००

एकूण फी ३१-००

सह दुय्यम निबंधक
नगर भूमापन अधिकारी
ठाणे

नगर भूमापन अधिकारी ठाणे

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THE SEAL OF THE SUB-REGISTRAR ठाणे - २ THANE - 2

Summary1 (GoshwaraBhag-1)

टनन - २

दस्त क्रमांक १८२५३ /२०२०

74/9885

सोमवार,31 ऑगस्ट 2020 2:34 प.उ.

दस्त नोंदणीस पात्र आहे-1

टनन2 २१८८

दस्त क्रमांक: 9885/2020

दस्त क्रमांक: टनन2 /9885/2020

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

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. टनन2 यांचे कार्यालयात

अ. क्र. 9885 वर दि.31-08-2020

रोजी 2:32 प.उ. वा. हजर केला

पावती:10873 पावती दिनांक: 31/08/2020

सादरकरणाराचे नाव: माधवी नरेश पाटील - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 440.00
पृष्ठांची संख्या: 22	
एकूण:	540.00

माधवी नरेश पाटील

दस्त हजर करणाऱ्याची सही:

Joint Sub-Registrar Thane 2

Joint Sub-Registrar Thane 2

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून@ त्यामुळे कोणतीही स्थावर मालमत्ता विक्रीचा अधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 31 / 08 / 2020 02 : 32 : 57 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 31 / 08 / 2020 02 : 33 : 59 PM ची वेळ: (फी)

माधवी नरेश पाटील

THE SEAL OF THE SUB-REGISTRAR ठाणे - २ THANE - 2

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Summary-2(दस्त गोषवारा भाग - २)

दस्त क्रमांक 9243 /२०२०

31/08/2020 2:58:07 PM

दस्त गोषवारा भाग-2

दस्त क्रमांक:9885/2020

दस्त क्रमांक:9885/2020

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराला प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:आशिष नरेश पाटील - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: साई राज अपार्टे, ब्लॉक नं: पारसिक नगर वास्तु आनंद सभोर , रोड नं: जुना मुंबई पुणे रोड कळवा ठाणे , महाराष्ट्र, ठाणे. पॅन नंबर:BBTPP6527N	पक्षकाराचा प्रकार पॉवर ऑफ अटॉर्नी होल्डर वय :-28 स्वाक्षरी:-		
2	नाव:मालती नरेश पाटील - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: साई राज अपार्टे, ब्लॉक नं: पारसिक नगर वास्तु आनंद सभोर , रोड नं: जुना मुंबई पुणे रोड कळवा ठाणे , महाराष्ट्र, ठाणे. पॅन नंबर:BMQPP7050Q मालती नरेश पाटील	कुलमुखत्यार देणार वय :-55 स्वाक्षरी:-		
3	नाव:प्रियांका नरेश पाटील - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: साई राज अपार्टे, ब्लॉक नं: पारसिक नगर वास्तु आनंद सभोर , रोड नं: जुना मुंबई पुणे रोड कळवा ठाणे , महाराष्ट्र, ठाणे. पॅन नंबर:CVNPP2665N	कुलमुखत्यार देणार वय :-20 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथित कुलमुखत्यारपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
सिद्धा क.3 ची वेळ:31 / 08 / 2020 02 : 57 : 20 PM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:दत्तिक किसन पवार - - वय:29 पत्ता:301, संगम मुर्ती को.ऑ.हौ.सो.लि. पाचपाखाडी रोड थारेपाळ कळवा ठाणे पिन कोड:400605 स्वाक्षरी		
2	नाव:रोहिदास बाबु भोसले - - वय:40 पत्ता:9/4 श्री साई चरण को.ऑ.हौ.सो.लि. साईबाबा नगर मुंबई पुणे रोड कळवा ठाणे पिन कोड:400605 स्वाक्षरी		

सिद्धा क्र.4 ची वेळ:31 / 08 / 2020 02 : 57 : 56 PM

सिद्धा क्र.5 ची वेळ:31 / 08 / 2020 02 : 57 : 59 PM सोबतची पृष्ठसंख्या 4 आहे

Joint Sub-Registrar Thane 2

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MALTHI N PATIL	eChallan	69103332020082513448	MH003002536202021E	500.00	SD	0001665828202021	31/08/2020
2	-	By Cash			440	RF		
3	MALTHI N PATIL	eChallan		MH003002536202021E	100	RF	0001665828202021	31/08/2020

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

प्रमाणित करण्यात येते कि सदर दस्त क्रं.९८४३ (२०२०) चे सादरी करणाचे वेळी पाने ७ आहे.

फीस रु.५४४०/- चलन भरणे बुकात अ. नं. ८८८ (२०२०) वर नोंदला.

(डी. बी. देशमुख)
सह. दुय्यम निबंधक ठाणे क्र. २
दि. ३१/८/२०२०

THE SEAL OF THE SUB REGISTRAR ... THANE - 2

ठनन - २

दस्त क्रमांक ९८२५३/२०२०

८८/ ९२



ठ ना न – २
दस्त क्रमांक ९८२५३ /२०२०
e० / e२



Summary1 (GoshwaraBhag-1)

74/18253
शुक्रवार,11 डिसेंबर 2020 12:08 म.नं.

दस्त गोषवारा भाग-1

टनन2 दस्त क्रमांक: 18253/2020

दस्त क्रमांक: टनन2 /18253/2020

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

भरलेले मुद्रांक शुल्क: रु.17,63,250/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. सह. दु. नि. टनन2 यांचे कार्यालयात

अ. क्रं. 18253 वर दि.11-12-2020

रोजी 12:00 म.नं. वा. हजर केला.

पावती:19951 पावती दिनांक: 11/12/2020

सादरकरणाराचे नाव: मे. जय श्री कृष्ण इंटरप्रायझेस तर्फे भागीदार मनिषा जगतसिंह गिरासे, नरेंद्र अर्जन धनाली, नेहाल प्रविणचंद्र तन्ना यांच्याकरीता कबुलीजबाबाकरीता नेहाल प्रविणचंद्र तन्ना -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1840.00
पृष्ठांची संख्या: 92	
एकुण:	31840.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane 2

Joint Sub Registrar Thane 2

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 11 / 12 / 2020 12 : 00 : 56 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 11 / 12 / 2020 12 : 02 : 32 PM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

[illegible] नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपूर्ण मजकूर निष्पादक यांनी, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्तामधे असलेला मजकूर यांनी वाचले आहे. निष्पादक यांनी संपूर्णपणे समजावून घेतले. दस्तात [illegible] दस्तामुळे [illegible] बाबत कोणताही व्यवहार झालेला नाही. दस्तात [illegible] बाबत कोणताही व्यवहार झालेला नाही.

THE SEAL OF THE SUB-REGISTRAR
ठाणे - २
THANE - 2

Summary-2(दस्त गोषवारा भाग - २)

11/12/2020 12:25:10 PM

दस्त गोषवारा भाग-2

टनन2 १२१८२
दस्त क्रमांक:18253/2020

दस्त क्रमांक :टनन2/18253/2020
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:नंदुळा सुरेश पाटील, रोशन सुरेश पाटील, रोहन सुरेश पाटील बाब्याकरीता कु.मु. म्हणुन कदुलीजबाब देणार रोशन सुरेश पाटील - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: साई राज बंगलो, ब्लॉक नं: पारसिक नगर, वास्तू आनंद सलोर, रोड नं: जुना मुंबई पुणे रोड, खारीगाव, कळवा, ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:ALHPP4227A	लिहून देणार वय :-36 स्वाक्षरी:-		
2	नाव:मालती नरेश पाटील, आशिष नरेश पाटील, रिंकाका नरेश पाटील बाब्याकरीता कु.मु. म्हणुन कदुलीजबाबाकरीता आशिष नरेश पाटील - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: साई राज बंगलो, ब्लॉक नं: पारसिक नगर, वास्तू आनंद सलोर, रोड नं: जुना मुंबई पुणे रोड, खारीगाव, कळवा, ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:BBTPP6527N	लिहून देणार वय :-26 स्वाक्षरी:-		
3	नाव:मे. जय श्री कृष्ण इंटरप्रायझेस तर्फे भागीदार मनिषा जगतसिंह गिरासे, नरेंद्र अर्जन अनानी, नेहाल श्रविणचंद्र तन्ना बाब्याकरीता कदुलीजबाबाकरीता नेहाल श्रविणचंद्र तन्ना - पत्ता:प्लॉट नं: ऑफीस नं. बी/106, माळा नं: -, इमारतीचे नाव: श्री सुदर्शन को. ऑप.ही.सो.लि., ब्लॉक नं: पारसिक नगर, खारीगाव, रोड नं: कळवा प, ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:ABQPT6029F	लिहून देणार वय :-42 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथित करारनामा या दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:11 / 12 / 2020 12 : 18 : 16 PM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सैलेंद्र बी. भोरंडे - - वय:40 पत्ता:साईबाबा नगर, कळवा, ठाणे पिन कोड:400605	स्वाक्षरी	
2	नाव:राजू डावरानी - - वय:60 पत्ता:3 दया एसबीआय कॉलनी, कौपाडा, ठाणे प, पिन कोड:400602	स्वाक्षरी	

शिक्का क्र.4 ची वेळ:11 / 12 / 2020 12 : 19 : 06 PM

शिक्का क्र.5 ची वेळ:11 / 12 / 2020 12 : 19 : 24 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 2

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	MH007742161202020021E	369/2020	1763250	SD		
2		By Cash			1640	RF		
3		eChallan		MH008044363202021E	30000	RF	0003732825202021	11/12/2020

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

प्रमाणित करण्यात येते कि सदर दस्त क्रं.१२८५३ मध्ये ८२ 18253 /2020
पानांचे अंगठ्याचे बुकात अ. नं. ..... आहेत.
१२८५३ वर नोंदला.

(स्री. बी. देशमुख)
सह. दुय्यम निबंधक ठाणे क्र.२
दि. 11/12/2020

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