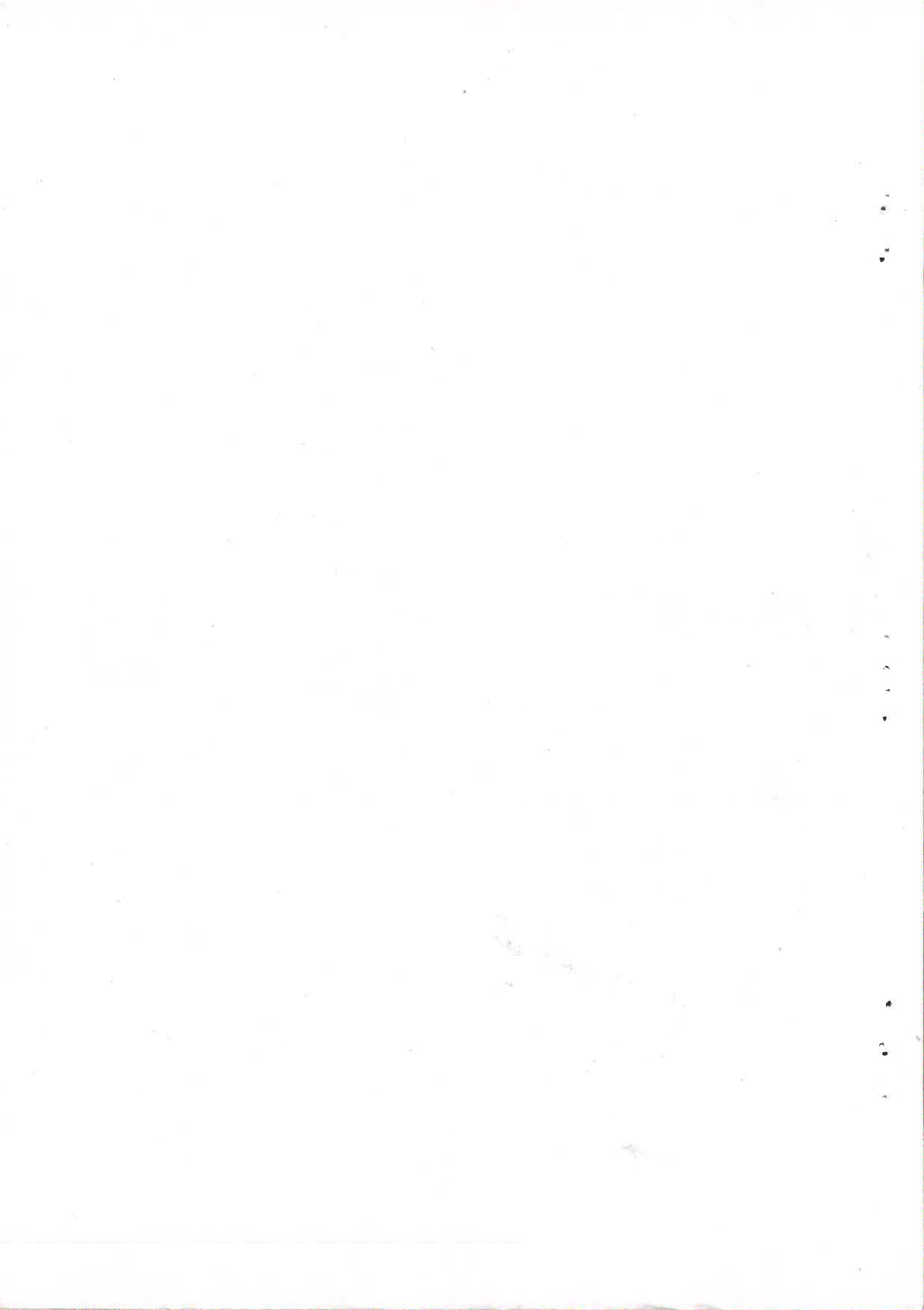




Receipt (pavti)

71/17799
Friday, July 29, 2022
12:27 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 19701 दिनांक: 29/07/2022

गावाचे नाव: गं.भा.पाथली
दस्तऐवजाचा अनुक्रमांक: कलन2-17799-2022
दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: मे.आरंभ विहजन होम्स भागीदारी संस्था तर्फे भागीदार- समीर बेद्रे . .

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

एकूण:

रु. 740.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:45 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 2

बाजार मूल्य: रु.1/-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 500/-

(सही) जी.बी.सातदिवे
तह. दुय्यम निबंधक वर्ग २,
कल्याण झ. २

- 1) देयकाचा प्रकार: DHC रक्कम: रु.300/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2707202213214 दिनांक: 29/07/2022
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: रु.400/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2707202213168 दिनांक: 29/07/2022
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005699654202223E दिनांक: 29/07/2022
बँकेचे नाव व पत्ता:

मुळ दस्त परत मिळाले

WOMAN OF THE YEAR

1954

Other Receipt

71/17799

Wednesday, 03 August 2022 6:20 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 20253 दिनांक: 03/08/2022

गावाचे नाव: -मं.भा.पायली

दस्तऐवजाचा अनुक्रमांक: कलन2-17799-2022

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मे.आरंम विहजन होम्स भागीदारी संस्था तर्फे भागीदार- समीर बेंद्रे..

वर्णन

दस्त हाताळणी फी

रु. 180.00

पृष्ठांची संख्या: 9

एकूण:

रु. 180.00

Joint Sub Registrar Kalyan 2

1); देयकाचा प्रकार: DHC रकम: रु.180/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0308202207522 दिनांक: 03/08/2022

बँकेचे नाव व पत्ता:



CHALLAN
MTR Form Number-6



GRN	MH005699654202223E	BARCODE			Date	28/07/2022-21:52:55		Form ID	25.2			
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 KLN2_KALYAN 2 JOINT SUB REGISTRAR				Full Name		AARAMBHA VISION HOMES						
Location THANE												
Year 2022-2023 One Time				Flat/Block No.		survey no 82 plot no 147 and 148						
Account Head Details			Amount In Rs.	Premises/Building								
0030046401 Stamp Duty			500.00	Road/Street		village gajbandan patheril						
0030063301 Registration Fee			100.00	Area/Locality		dombivli						
				Town/City/District								
				PIN			4	2	1	2	0	1
				Remarks (If Any)								
				SecondPartyName=SITARAM L SALVE~CA=1~Marketval=1								
				Amount In		Six Hundred Rupees Only						
Total			600.00	Words								
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK								
Cheque-DD Details				Bank CIN		Ref. No.		69103332022072918255 771400103				
Cheque/DD No.				Bank Date		RBI Date		28/07/2022-21:58:38 Not Verified With RBI				
Name of Bank				Bank-Branch				IDBI BANK				
Name of Branch				Scroll No. , Date				Not Verified With Scrpt..				

Department ID :

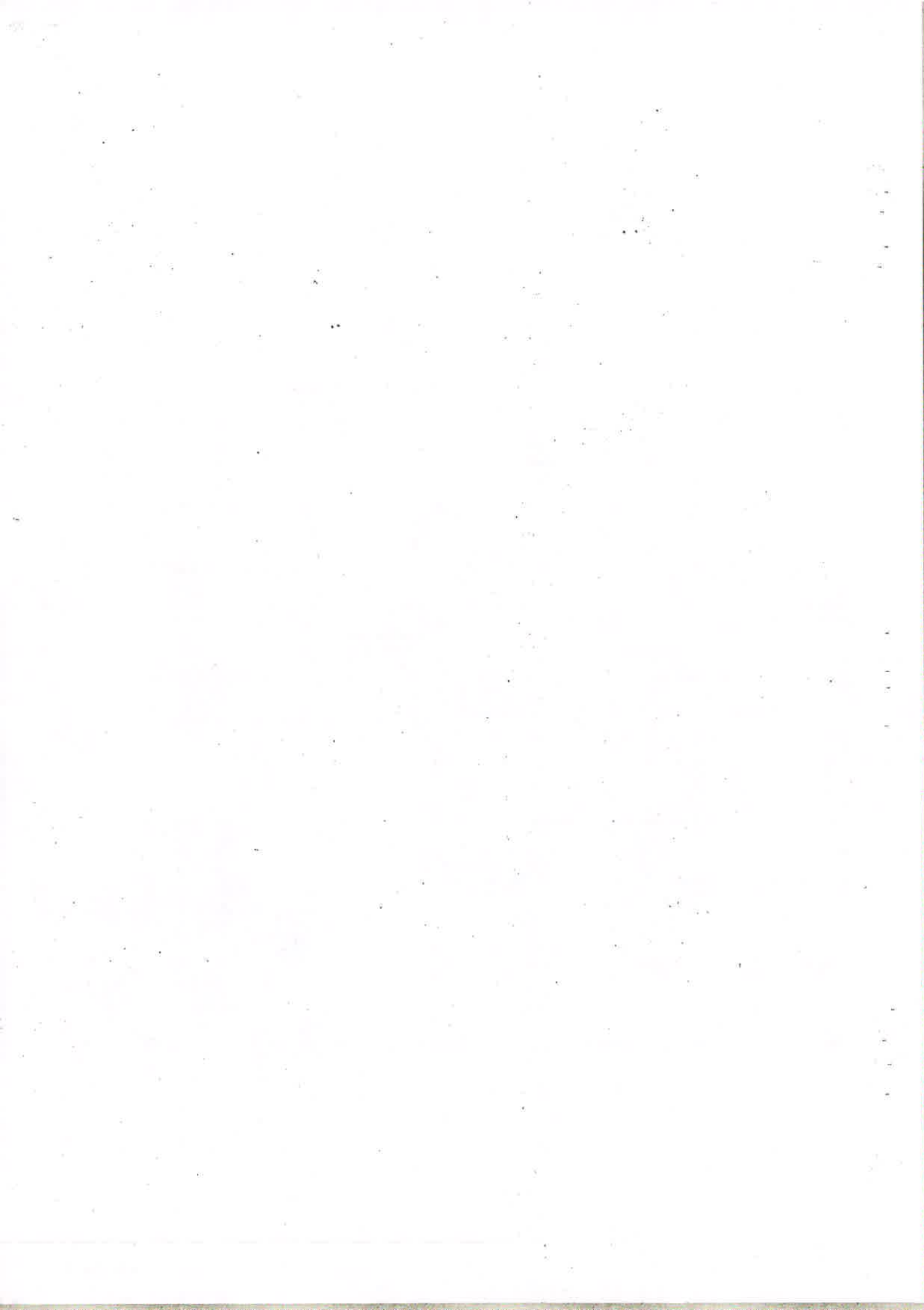
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

8097412347

सदर चलन केवल दृश्यन निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

29/07/2022

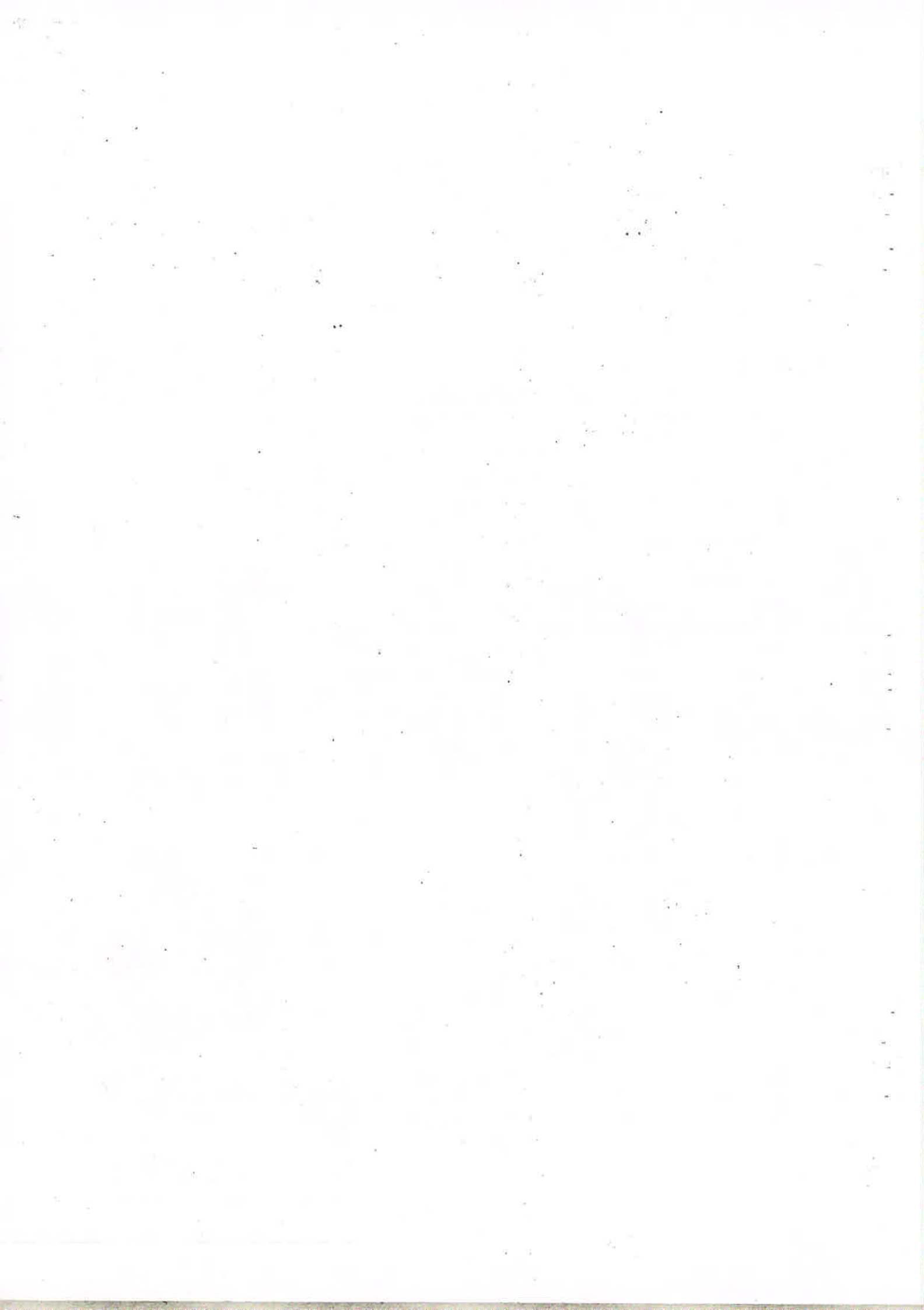
क. ल. न.	
दस्ता क्र. १७०८	२०२२
९	४९



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2707202213168	Date 27/07/2022
Received from SRO, Mobile number 6666666666, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office Joint S.R.Kalyan 2 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 27/07/2022
Bank CIN 10004152022072712221	REF No. 220842822003
This is computer generated receipt, hence no signature is required.	



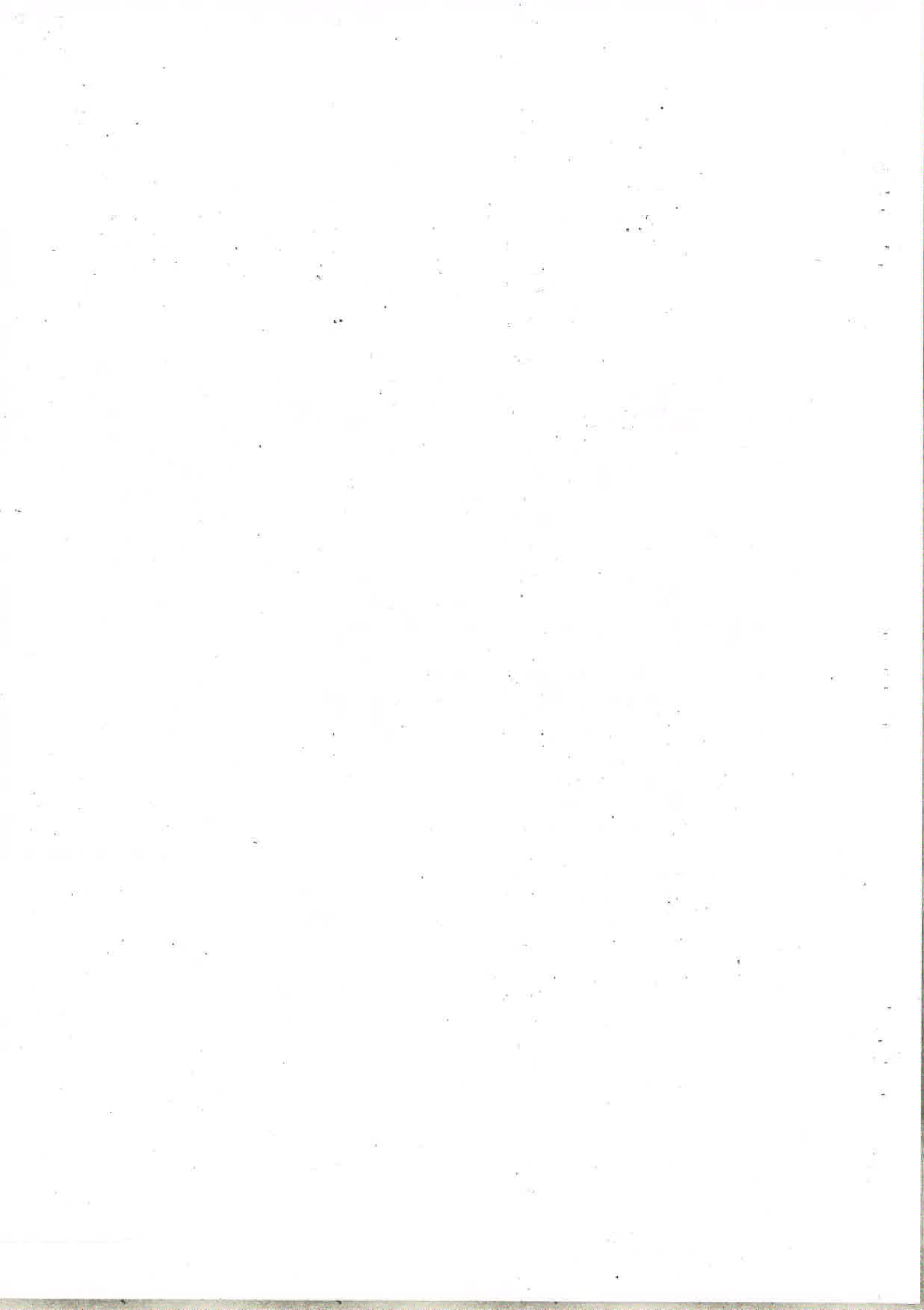
क.ल.न.२	
दस्तावेज क्र. १७७७७७	२०२२
२	४९



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2707202213214	Date 27/07/2022
Received from SRO, Mobile number 6666666666, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Kalyan 2 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 27/07/2022
Bank CIN 10004152022072712258	REF No. 220842813700
This is computer generated receipt, hence no signature is required.	



क.ल.न.२	
ला. १००८८	२०२२
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IRREVOCABLE POWER OF ATTORNEY

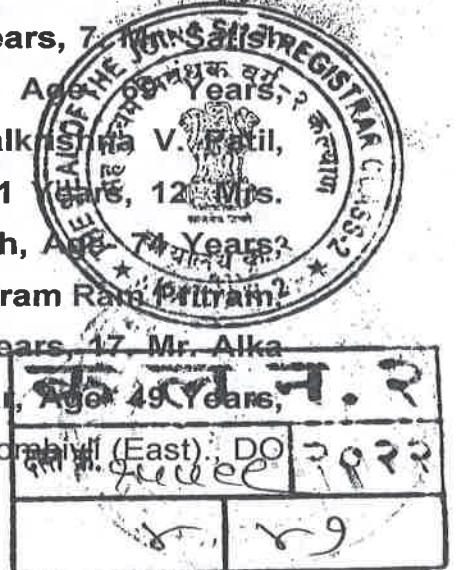
Date:-29/07/2022

TO ALL TO WHOMSOEVER THESE PRESENTS SHALL COME We,
JAYSHREE LAXMI CO-OPERATIVE HOUSING SOCIETY LIMITED, A
 Co-operative Housing Society duly Registered under the Maharashtra
 Co-operative Societies Act, Bearing Registration No. TNA/KLN/HSG/
 3382/89-90/DATED 19/01/1990., Situate at:- SURVEY NO. 82 & 83, Plot
 No:- 147 & 148, Village – Ramachandra Nagar, Manpada Road,
 Dombivali (E)., Through its

1. "A" Wing Chairman **MR. SITARAM L. SALVE** & Secretary **Mr. RAOJI H. BHOIR**

2. "B" WING CHAIRMAN :- **HARRY JOSEPH** & SECRETARY:-
KUMAR JUWATKAR

3. Mr. Balu V. Kale, Age- 38 Years, 4. Mr. Prashant N. Mhatre, Age- 38
 Years, 5. Mr. Chhotelal Kanojiya, (Deceased), Through its Legal
 Heirs a. Jiyalal C. Kanojiya, Age- 40 Years, b. Mukesh C. Kanojiya,
 Age- 37 Years, 6. Mr. Sitaram L. Salve, Age- 58 Years, 7. Mr. Satis
 P. Joshi, Age- 53 Years, 8. Mr. Raoji H. Bhoir, Age- 53 Years, 9. Mrs. Uttam B. yadav, Age- 61 Years, 10. Mr. Balkrishna V. Patil,
 Age- 59 Years, 11. Mr. Ashok T. Gadkari, Age- 71 Years, 12. Mrs.
 Sushila Gujar, Age- 75 Years, 13. Mr. Harry Joseph, Age- 74 Years,
 14. Mr. P.S. Mohanan, Age- 64 Years, 15. Mr. Purdulram Ram Prilram,
 Age- 63 Years, 16. Mrs. Sunita K. Dalvi, Age- 79 Years, 17. Mr. Alka
 Shinde, Age- 55 Years, 18. Mr. Kumar M. Juwatkar, Age- 49 Years,
 19. Mr. Dinesh S. Rajput, Age- 38 Years, All R/at:- Dombivli (East), DO
 HEREBY SEND GREETINGS.



WHEREAS Society is the owner, seized and possessed of and otherwise
 well and sufficiently entitled to all that piece and parcel of Land bearing
 Survey Nos. i.e. [1] Survey No. 82 / 83 / Plot no.148, Admeasuring Area
 279 Sq. Mtrs., & Survey No. 82 / 147 / Plot no.147, Admeasuring Area
 279 Sq. Mtrs, aggregating 558 sq. mtrs., standing structure of Building
 known as "**JAYSHREE LAXMI CO-OPERATIVE HOUSING SOCIETY
 LIMITED.**", Consist of Two Wing i.e. "A" & "B" Wing, (consisting Total 14
 Flats & 3 Shops), lying and being situated at Village- Gajbandhan Patherli
 , Dombivli (East), Taluka:- Kalyan, District:- Thane within the local Limits

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of Kalyan Dombivli Municipal Corporation in the Registration District and Sub-district of Taluka:- Kalyan, District:- Thane, and bounded as under:

On or towards the East : Plot no.147

On or towards the West : Plot no.149

On or towards the South : Plot no.84

On or towards the North : Scheme Road as per Sanction Plan

[hereinafter for the sake of brevity called and referred to as the "said property"]

AND WHEREAS the said Development Agreement dated 29/07/2022 is duly registered in the office of Sub-Registrar of Assurances, Kalyan-..2..on under serial no. 17798 on 29/07/2022.

AND WHEREAS at the treaty of the said Agreement we have agreed to execute an Irrevocable Power of Attorney in favour of the partner/s of the purchasers therein or their nominee/s in order to enable it to get the plans sanctioned by the Kalyan Dombivli Municipal Corporation and other appropriate authorities and to do all other acts and things.

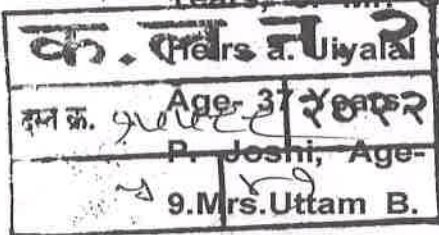
NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that We, **JAYSHREE LAXMI CO-OPERATIVE HOUSING SOCIETY LIMITED,**

is through its committee members and flat members

Chairman **MR. SITARAM L. SALVE** & Secretary **Mr. RAOJI H. BHOIR**

"B" CHAIRMAN :- HARRY JOSEPH & SECRETARY:- KUMAR SUWATKAR

Kalyan:- 1. Mr. Balu V. Kale, Age- 38 Years, 4. Mr. Prashant N. Mhatre, Age- 38 Years, 5. Mr. Chhotelal Kanojiya, (Deceased), Through its Legal Heirs a. Uiyalal C. Kanojiya, Age- 40 Years, b. Mukesh C. Kanojiya, Age- 37 Years, 6. Mr. Sitaram L. Salve, Age- 58 Years, 7. Mr. Satish P. Joshi, Age- 53 Years, 8. Mr. Raoji H. Bhoir, Age- 69 Years, 9. Mrs. Uttam B. Yadav, Age- 61 Years, 10. Mr. Balkrishna V. Patil, Age- 59 Years, 11. Mr. Ashok T. Gadkari, Age- 71 Years, 12. Mrs. Sushila Gujar, Age- 75 Years, 13. Mr. Harry Joseph, Age- 74 Years, 14. Mr. P.S. Mohanan, Age- 64 Years, 15. Mr. Purdulram Ram Pitram, Age- 63 Years, 16. Mrs. Sunita K. Dalvi, Age- 79 Years, 17. Mr. Alka

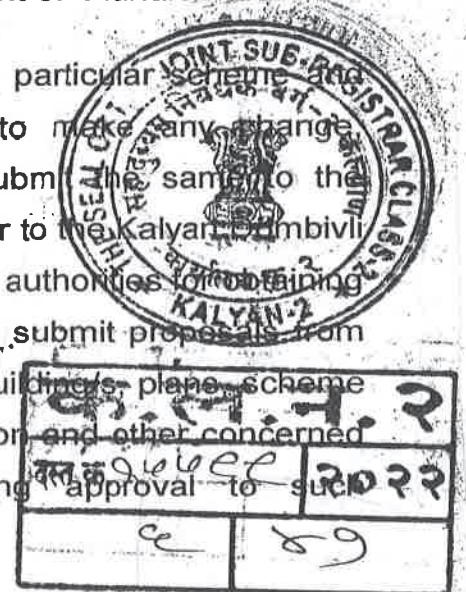


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Shinde, Age- 55 Years, 18. Mr. Kumar M. Juwatkar, Age- 49 Years, 19. Mr. Dinesh S. Rajput, Age- 38 Years, All R/at:- Dombivli (East), do hereby appoint, nominate, and constitute [1] Mr. SAMEER BENDRE, Age- 35 Years, Occ- Business, [2] Mr. KUNDAN CHOUDHARY, Age- 43 Years, Occ- Business, [3] Mr. SUMIT PATIL, Age- 31 Years, Occ- Business., & [4] Mr. AVINASH MENEZES, Age- 32 Years, Occ- Business, partners of M/s. AARAMBHA VISION HOMES, a partnership firm, having office address:- Shop no. 05, Aarambha Heights, Gandhi Nagar, Dombivli (East) Tal. Kalyan, Dist. Thane., jointly and/or each of them severally as our true and lawful attorneys to act on our behalf and in our name to do the following acts, deeds, things and matters viz.

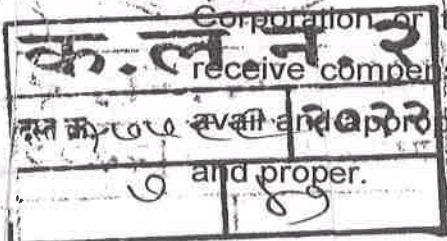
1. To protect maintain, manage and look after the said property.
2. To make, prepare and/ or caused to be made and prepared all such plans, maps, designs and/ or any alternations, amendments and modifications in the existing plan/s and designs and/or specifications as may be necessary required and advisable for purposes of constructing the building/s tenements and/or apartments on the said property as per the sanction of the Kalyan Dombivli Municipal Corporation and/ or local bodies and as per the requirements of the Competent Authority under Urban land [Ceiling and Regulation] Act 1976 and /or Government of Maharashtra.
3. To prepare and submit building plan/s, for particular scheme and development of the said property and to make any change alteration/ amendments therein and to submit the same to the competent Authorities under ULC Act/and or to the Kalyan Dombivli Municipal Corporation and other concerned authorities for obtaining NOC and /or approval to the same and to submit proposals from time to time for the amendments of such buildings- plans- scheme to the Kalyan Dombivli Municipal Corporation and other concerned authorities for the purpose of obtaining approval to such amendments.



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4. To apply and/or to make application and submit the said plans to the Kalyan Dombivli Municipal Corporation for sanctioning of the building plans and to get the building plans sanctioned and/or I.O.D. and/or commencement certificate issued in respect of the building/s to be constructed on/over structure over the said property and to sign, execute submit such plans, applications, letters etc. And to sign submit such plans, applications, letters, writing, undertaking etc. to the authorities as may be necessary or required for the purpose of sanction and development of the said property/properties and to execute all such documents and writings as may be necessary and required and to make such statements and to furnish all such information before or to the said authorities on our behalf.
5. To handover and/or surrender and/or transfer portion of the property falling in setback area of under reservation to the Kalyan Dombivli Municipal Corporation or to the authorities concerned and to apply and obtain or avail in lieu thereof the compensation and/or T.D.R. and to consume the said F.S.I. on the said property and/or remaining portion of the said property or elsewhere as per the wish the said attorney.



7. To do all other acts, deeds, matters and things in respect of the Said Properties including to represent before and correspond with

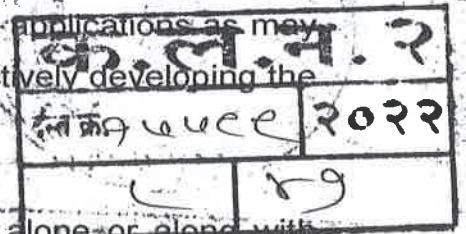
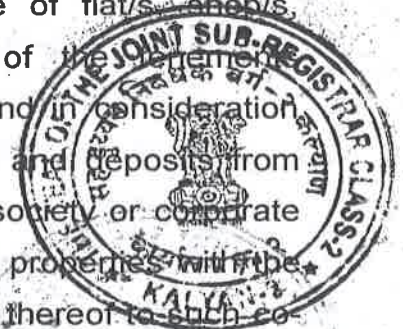
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any Planning Authorities and other concerned Authorities for obtaining all benefits of the FSI and TDR to be obtained for the Said Properties as per the applicable development regulations and building guidelines or any statutory re-enactment or modification thereof or under any scheme of the Government, Local Body, Planning Authority or Public Authority which may now be in force or may hereafter be formulated and to sell, transfer, assign the said FSI and TDR to any person / party for such consideration and on such terms and conditions as the Attorneys may deem fit and to assign all documents in respect of the same including all Agreements, Development Rights Utilization Forms or Utilization Agreements, Letters, Declarations, Indemnity Bonds etc.

8. To apply to Kalyan Dombivli Municipal Corporation for getting the said TDR sanctioned in the form of FSI and to get it Loaded on any other property.

9. To negotiate enter into agreements for sale of flat/s, shop/s, garage/s, units with intending purchasers of the flat/s, shop/s, garage/s, units constructed in the building on the said land and in consideration thereof receive the purchase price, payments and deposits from such purchaser and to from any co-operative society or corporate body and to sell, convey and transfer the said properties with the building and structures thereon and/or any part thereof to such co-operative society etc. and to sign all forms and applications as may be necessary for obtaining permission for effectively developing the said property.



10. To enter upon the said property either alone or along with workers others and to proceed with development of the said properties including demolition and/or construction and/or reconstruction of the building/s boundary walls etc., and to comply with the terms of the buildings plan/ I.O.D. / Commencement Certificate.

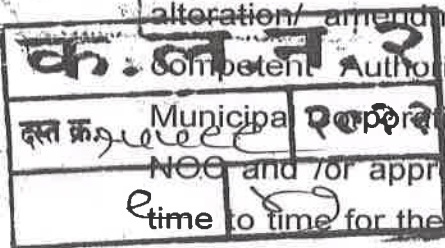
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11. To appoint from time to time Architects, R.C.C. Consultants, Contractors, Engineers, Supervisor, Workmen for the purpose of development of the said property/properties and to represent us before the Kalyan Dombivli Municipal Corporation, Mamlatdar, Collector, Government of Maharashtra, and other public and /or Government, Semi-Government Authorities , Authorities under Revenues Code., Municipal Act, Urban land [Ceiling Regulation] Act, 1976 and other provisions of all relevant laws and its development and to do all acts, deeds, matters and things including to make an application, give an undertaking , writings as may be required for the purpose of development of the said property/ies.

12. To Look after, manage, supervise and get completed the construction work and for that purpose to engage or change any contractor and /or any person connected with such work and to take such other steps as may be necessary to complete the building/s .

13. To make, prepare and/or get prepared or caused to be made and prepared layout and/or sub-division and/or amalgamation plans of all the plots of the said property and/or lands to get the same approved and/or sanctioned and/or to get the same modified and/or amended and when required under the law or otherwise and to get the said plans duly sanctioned by all concerned authorities including Kalyan Dombivli Municipal Corporation.



To prepare and submit building plan/s, for particular scheme and development of the said property and to make any change, alteration/ amendments therein and to submit the same to the competent Authorities under ULC Act/and or to the Kalyan Municipal Corporation and other concerned authorities for obtaining NOC and for approval to the same and to submit proposals from time to time for the amendments of such building/s, plans, scheme to the Kalyan Municipal corporation and other concerned

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authorities for the purpose of obtaining approval to such amendments.

15. To apply and/or to make application and submit the said plans to the Kalyan Dombivli Municipal Corporation for sanctioning of the building plans and to get the building plans sanctioned and/or I.O.D. and/or commencement certificate issued in respect of the building/s to be constructed on/over structure over the said property and to sign, execute submit such plans, applications, letters etc. And to sign submit such plans, applications, letters, writing, undertaking etc. to the authorities as may be necessary or required for the purpose of sanction and development of the said property/properties and to execute all such documents and writings as may be necessary and required and to make such statements and to furnish all such information before or to the said authorities on my behalf.

16. To make, prepare and/or get prepared or caused to be made and prepared layout and/or sub-division and/or amalgamation plans in respect of the said property and/or lands to get the same approved and/or sanctioned and/or to get the same modified and/or amended as and when required under the law or otherwise and to get the said plans duly sanctioned by all concerned including Kalyan Dombivli Municipal Corporation.

17. To Correspond and carry on correspondences with the Kalyan Dombivli Municipal Corporation, [including all its departments and officers] or any other officer, concerned authority or authorities including the State Government and/or central Government and its departments and officers in connections with or relating to or touching the developments of the said property.

18. To carry out and complete all the requisitions that may be made by the Kalyan Dombivli Municipal Corporation, Collector, Superintends of Land Records and /or any other authorities in



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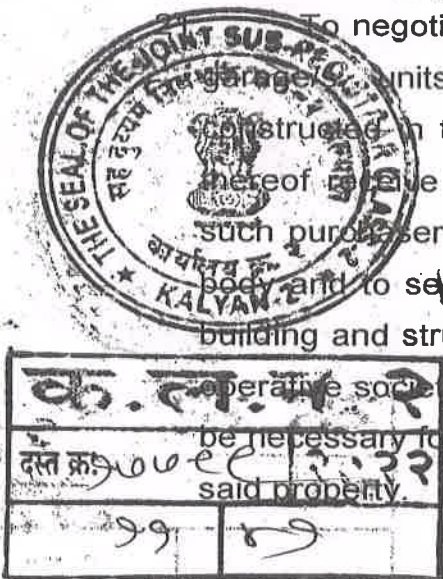
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connection with the development of the said property such as sub-division layout plans, amalgamation plan or the building plans that will submitted by my said attorney to the appropriate authorities in pursuance of these presents.

19. To make and sign all papers, applications and documents including affidavits, declarations, indemnity and undertakings etc., as may be required by any authority for the purpose of compliance of the terms and conditions of sanctioned layout and N.A. permission.

20. To develop the said property and construct building/s thereon under any scheme or policy of the State/Central Government for Housing Weaker Sections of the Society or Community as per the scheme sanctioned and to make representations to concerned authorities for removal of the reservations on the land for public housing or any other purpose under development plan and/or to apply for and obtain or received compensation in lieu of surrender or land for public housing in lieu of the said land for development and construction thereon.

To negotiate enter into agreements for sale of flat/s, shop/s, garage/units with intending purchasers of the tenements constructed in the building on the said land and in consideration thereof receive the purchase price, payments and deposits from such purchaser and to from any co-operative society or corporate body and to sell, convey and transfer the said properties with the building and structures thereon and/or any part thereof to such co-operative society etc. and to sign all forms and applications as may be necessary for obtaining permission for effectively developing the said property.



22. To appear and act either personally or through agent for us in any court/s of justice tribunal offices and other whatsoever Government, Semi-Government bodies, authorities, corporate

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Bhupendra

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Menezes

companies, firms, arbitration of all kinds, in which actions, suits, information or complaints or prosecuting by or against me or whereunto I shall be part and to defend the same or suffer judgment or obtain decree in any other action, suit information or complaint as my said Attorney shall be advised or think proper and for that purpose to sign and execute all documents that may be necessary in my name as if I was personally present and did the same.

23. To appear for me in any court/s of justice in India or any other court whatsoever in which all sections, suits or complaints that is or shall or may be hand, brought, commence or prosecute by or against us or whereunto I shall be a part and to defend the same or suffer judgment or obtain decree in any other action, suit information or complaint as my said Attorney shall be advised or think proper and for that purpose to sign and execute all documents as may be necessary in my names as if I was personally present and did the same.

24. To apply for and obtain necessary permission approvals from the Government of Maharashtra and/or other public authority and/or from the Talathi, The Mamlatdar, the Collector and City Survey officer and Kalyan Dombivli Municipal Corporation all permissions, certified copies, etc., in respect of the said land and/or particularly described in the schedule hereunder written.

25. To carry out and complete all the requisitions that may be made by the Kalyan Dombivli Municipal Corporation, Collector Superintends of Land Records and /or any other authorities in connection with the development of the said property such as subdivision layout plans, plan or the building plans that will be submitted by my said attorney to the appropriate authorities in pursuance of these presents.



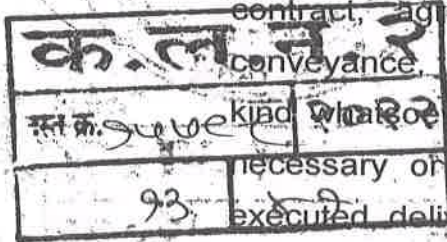
क.स.म. २	
दिनांक १६/०६/२०२२	
२२	२९

[Signature]
[Signature]
 Buyer

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 AMenezes
[Signature]

26. To handover and/or surrender and/or transfer portion of the property falling in setback area of under reservation to the Kalyan Municipal corporation or to the authorities concerned and to apply and obtain or avail in lieu thereof the compensation and/or T.D.R. and to consume the said F.S.I. on the said property and/or remaining portion of the said property or elsewhere as per the wish the said attorney:

27. To execute, sign, enter into, acknowledge, perfect, perform, make and do all such contractors, agreements, conveyance, assignments, leases, mortgages, transfers, surrenders, disclaimers, release, re-conveyance, confirmations, assignments, reassignment deeds, instruments, indemnities, agreement for sale of flats/ shops/ units either commercial or residential in the development of the said property acts and things shall be requisite or as the said Attorney may deem necessary or proper for in relation to all or any of the purpose or matters relating to the development and/or transfer and/or sale and/or surrender of the said immovable property and I do hereby authorize the said Attorney to represent for registrations and admit execution on my behalf of all such documents executed or to be executed by me or the Attorney and perfect or complete executions, registrations and transfer thereof.

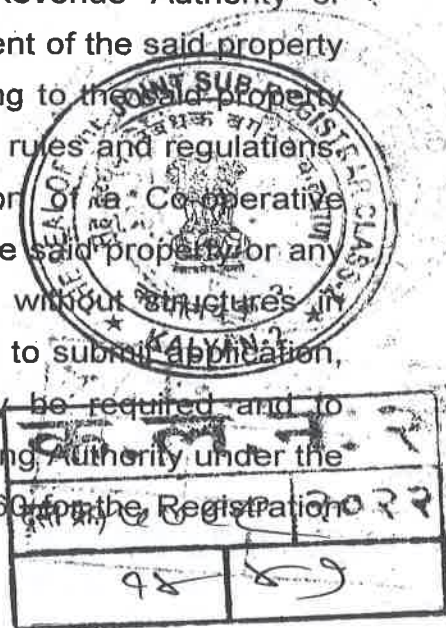


To sign and execute, enter into, make, seal, deliver, acknowledge and perform on our behalf and correspondences, contract, agreement, deed, documents, writings, assurances, conveyance, transfer, release, disclaimer, all paper or things of any kind whatsoever that may in the portion of our said Attorney be necessary or proper to be entered into made signed, sealed, executed delivered acknowledged or performed for effectuating the purpose aforesaid or any of them and for all or any of the purpose of these presents to use our names.

[Handwritten signature]
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 Director

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29. To attend and to represent us before any officers or authority to the Government or any other State or States or before all revenue as occasion shall arise for any purpose connected with the said development work.
30. To sign, transfer forms for transferring the said property in the records of Govt. and Municipal authorities and other public authorities and other public authorities and to correspond with such authorities in connection therewith.
31. To apply for and obtain all necessary orders and permissions from Collector, commissioner or any other officers of the Government of the Municipal Corporation for all or any of the purchasers of these presents and to pay all deposits/fees/charges/premium as may be required.
32. To appear before any Acquisition officers and/or Authorities under Land Acquisition Act and/or appear before any Municipal Authority in case of handing over of set-back proceedings, to appear and represent our interest before the Kalyan Dombivli Municipal Corporation, Collector, and/or Revenue Authority or public Authority for the purpose of development of the said property or in connection with any proceedings relating to the said property as may be necessary under the local acts or rules and regulations. To take necessary steps for the formation of a Co-operative Housing Society, with an intent to transfer the said property or any part thereof and/or portion thereof with or without structures in favour of the said society or for that purpose to submit application, writings, undertakings, declarations as may be required and to appear and to represent before any Registering Authority under the Maharashtra Co-operative Societies Act, 1960 for the Registration of the said society.
33. To make and submit representations, applications, petitions, appeals, submissions, correspondence, affidavits, to give



[Handwritten signatures and initials]
 Brijmohan

[Handwritten signatures and initials]
 Menezes