P.O.A. – Chumble

Receipt (pavti)

71/7673
Wednesday,March 29 ,2023
9:54 AM

पावती

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

पावती क्रं.: 8440 दिनांक: 29/03/2023

गावाचे नाव: **कल्याण**
दस्तऐवजाचा अनुक्रमांक: **कलन2-7673-2023**
दस्तऐवजाचा प्रकार : **कुलमुखत्यारपत्र**
सादर करणाऱ्याचे नाव: **सिध्द इंटरप्रायसेस तर्फे भागीदार श्री. जयेश डुंगर्शी गाला**

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

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
10:09 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 2

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

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

1) देयकाचा प्रकार: DHC रक्कम: रु.440/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2803202327144 दिनांक: 29/03/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017735397202223E दिनांक: 29/03/2023
बँकेचे नाव व पत्ता:

मूळ दस्त परत मिळाले.

CHALLAN
MTR Form Number-6

GRN	MH017735397202223E	BARCODE		Date	28/03/2023-20:53:32	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)	ABYFS7117D
Office Name	KLN2_KALYAN 2 JOINT SUB REGISTRAR	**Full Name**	SIDDH ENTERPRISES
Location	THANE		
Year	2022-2023 One Time	**Flat/Block No.**	CITY SURVEY NO 1721B ALI NO 50 HOUSE NO
		Premises/Building	180

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

DEFACED ₹600.00 DEFACED

Road/Street	KALYAN		
Area/Locality	TALUKA KALYAN		
Town/City/District			
PIN		4 2 1 3 0 1	
Remarks (If Any)	SecondPartyName=CHANDRASHEKHAR KRISHNARAO CHUMBLE~		
Amount In Words	Six Hundred Rupees Only		

Payment Details	PUNJAB NATIONAL BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	03006172023032900120	430066781
Cheque/DD No.		Bank Date	RBI Date	28/03/2023-20:55:39	Not Verified with RBI
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9930987674

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

THE SEAL OF THE JOINT SUB REGISTRAR CLASS-2 दुय्यम निबंधक वर्ग-२ कल्याण सत्यमेव जयते सह दुय्यम निबंधक क्र. २ KALYAN-2

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-71-7673	0008709532202223	29/03/2023-09:54:46	IGR125	100.00

Print Date 29-03-2023 11:01:35

दु.नि.२ क्र. ७६७३ २०२३ १ २२

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2803202327144	**Date**	28/03/2023
Received from SIDDH ENTERPRISES, Mobile number 0000000000, an amount of Rs.440/-, 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**	28/03/2023
Bank CIN	10004152023032825063	**REF No.**	308703751857
This is computer generated receipt, hence no signature is required.			



CHALLAN
MTR Form Number-6

GRN	MH017735397202223E	BARCODE		Date	28/03/2023-20:53:32	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)	ABYFS7117D
Office Name	KLN2_KALYAN 2 JOINT SUB REGISTRAR	**Full Name**	SIDDH ENTERPRISES
Location	THANE		
Year	2022-2023 One Time	**Flat/Block No.**	CITY SURVEY NO 1721B ALI NO 50 HOUSE NO
		Premises/Building	180

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

Road/Street	KALYAN						
Area/Locality	TALUKA KALYAN						
Town/City/District							
PIN		4	2	1	3	0	1
Remarks (If Any)	SecondPartyName=CHANDRASHEKHAR KRISHNARAO CHUMBLE~						
Amount In Words	Six Hundred Rupees Only						

Payment Details	PUNJAB NATIONAL BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	03006172023032900120	430066781
Cheque/DD No.		Bank Date	RBI Date	28/03/2023-20:55:39	Not Verified with RBI
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9930987674

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही .

SUB REGISTRAR CLASS-2 KALYAN-1

Print Date 28-03-2023 08:56:49

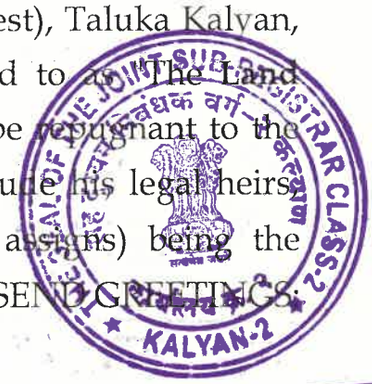
क.ल.न.२
क्र. ७६७३ २०२३
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GENERAL POWER OF ATTORNEY

THIS POWER OF ATTORNEY MADE AT **KALYAN**

ON THIS **29th** day of **March 2023**

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, Shri. **Chandrashekhar Krishnarao Chumble**, aged 51 years, Occupation Service, Residing at: - Flat No. 104, Krishnapingaksha CHS Ltd., Sai Vinayak Residency, Near Chhatri Bungalow, Chikanghar, Kalyan (West), Taluka Kalyan, District Thane, hereinafter shall be referred to as "The Land **Owner**" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his legal heirs, successors, executors, administrators and assigns) being the PARTY OF THE FIRST PART DO HEREBY SEND GREETINGS:





WHEREAS by and under Development Agreement dated 29.03.2023 made and executed between myself and M/s. Siddh Enterprises, registered at the office of Sub-Registrar of Assurances at Kalyan -2 under serial No. 7669 / 2023, I have granted the development rights in respect of all that piece and portion of land admeasuring about 34.47 Sq. Metres. in respect of premises standing there on the land property bearing Ali No.50, house no 180 and bearing City Survey No.1721 B or village-Kalyan, and. situated at Kalyan (West) and within the limits of then Kalyan Municipal Council, Kalyan and now known as Kalyan Dombivli Municipal Corporation, Kalyan Division, Kalyan, Taluka Kalyan, District Thane at and for the consideration therein contained and in terms of the said agreement I am entitled to receive the self contained two 2BHK flats on ownership basis on the terms and conditions therein contained.

AND WHEREAS in terms of the said Development Agreement dated 29.03.2023 I have agreed to execute the Power of Attorney in favour M/s. Siddh Enterprises to effectually carry out and complete the development of the said entire and after completion of the entire project to convey the land in favour of the cooperative housing society, condominium of apartment owners and / or any person or corporate body, it is necessary to execute the power of attorney for the purpose of effectual development, sale and transfer of the said property and accordingly we are executing the same.

KNOW YE ALL MEN AND THESE PRESENT WITNESSTH THAT, I, Shri **Chandrashekhar Krishnarao Chumble** do hereby nominate, constitute and appoint M/s. Siddh Enterprises, a registered Partnership Firm, having Pan – ABYFS7117D and its Office at : - Prakash Trading Co., New Zunzarrao Building, Near

THE SEAL OF THE JOINT SUB REGISTRAR CLASS-2 KALYAN-2

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(LAND OWNER)

(THE DEVELOPERS)

Anant Halwai, Station Road, Kalyan West, District Thane, Pin code – 421301, through its partners

1) Shri Jayesh Dungarshi Gala

2) Shri Prakash Ramratan Goyal,

jointly and / or each of them severally as our true and lawful attorneys to do the following acts, things, deeds, matters in our name and on our behalf as our constituted attorney in connection with the property described in the SCHEDULE hereunder written viz;:

1. TO deal and correspond with the Town Planning Authority, Municipal, Government and Semi-Government Authorities including all its department of officers or any other authority in connection with or relating to the or touching to the said immovable property described in the schedule hereunder written to carry out the following acts, deeds, things, matters namely;

   a) TO apply and/or obtain the sanction of the building plans to be sanctioned with future amendments, alterations or additions as may be required by the said attorney. To avail the transfer of development rights on the said property as permitted by the rules and regulations of the Town Planning Authority, Municipal, Government and Semi-Government Authorities and also to avail the staircase floor space index as well as permitted increases and incentives in Floor Space Index under the provisions of Unified Development Control and Promotion Regulation if permitted thereto.

   b) TO deal and correspond with the assessment department of the Town Planning Authority, Municipal, Government and Semi-Government Authorities and / or to dispose and deal with all the matters in connection

(LAND OWNER)

(THE DEVELOPERS)

with or relating to the property described in the schedule hereunder written.

c) TO apply for and obtain the occupation and / or completion certificate in respect of the building/s to be constructed and completed on the aforesaid property.

2. TO employ and / or engage Architects, Advocates, Clerks, Servants and / or discharges such Architects, Advocates, Clerks, Contractors, Servants and to do all acts, deed, matters, things herein contained.

3. TO appear on behalf of us and in our name and to represent our interest before the city survey authorities, Land Revenue Authorities, Collectors, Assessors of the Municipal Rates and taxes, Town Planning Authorities, Collectors, Commissioners of Police and municipal Officer for the development of the said property.

4. TO effectuate the survey of the said property and for that purpose to make applications, cause to get the said property measured through Government Surveyor and obtain the map and survey report from such survey authorities.

5. SIMULTANEOUSLY on execution of these presents to commence, carry out and / or cause to be commenced, carry the incidental work for survey of the said property, preparation of plans and submission of the same to the Corporation.

TO make the necessary applications for obtaining the necessary permissions concerning the revised Non-Agricultural if necessary or other user as the said Attorney may think fit and proper and for that purpose to sign the various documents, affidavits, applications and / or

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 सह दुय्यम निबंधक वर्ग-२ कल्याण कार्यालय क्र. 2 KALYAN-2

क.ल.नं.९ टोक क्र. ७६७३ २०२३ ७ २२

(LAND OWNER)

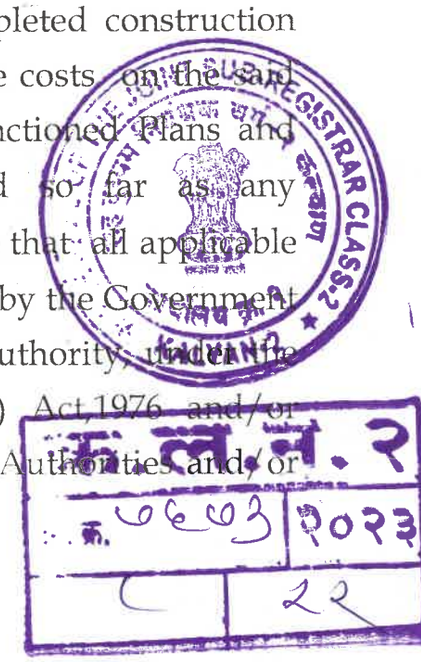
(THE DEVELOPERS)

incidental writings thereto and to appear and represent our interest before the concerned competent authorities.

7. TO commence, file and prosecute any action, petition/s, appeals, suits or other proceedings at law against any person or persons in respect of the matters or things relating to our affairs and to appear to and defend all actions, suits or other proceedings commenced or to be commenced against us or whereunto we shall think fit to compromise, refer to arbitration, submit to judgment, discontinue or become non-suited in any such actions, suit or proceedings as aforesaid and also to accept services to writs or summons, notice or other proceedings. To defend and appear for pending suit/s in any court of law including High Court and Supreme Court.

8. To apply for and obtain I.O.D. and commencement certificate for construction of building from the municipal authorities and for that purpose to sign applications and other papers, to pay necessary fees and do all other acts and things necessary for that purpose and in that behalf.

9. SIMULTANEOUSLY on execution of these presents, to commence, carry out and complete and/or cause to be commenced carried out and/or completed construction work at their/his i.e. Attorney's entire costs on the said Property, in accordance with the sanctioned Plans and Permissions and Specifications and so far as any construction work is concerned, to see that all applicable rules and regulations which are made by the Government of Maharashtra and/or Competent Authority under the Urban Land (Ceiling & Regulation) Act,1976 and/or Municipal Authorities and/or Police Authorities and/or



(LAND OWNER)

(THE DEVELOPERS)

any other Competent Authorities for the time being, are strictly observed.

10. TO apply for and obtain the occupation and / or part completion certificate / completion certificate in respect of the building/s to be constructed and completed on the said property and to hand over the possession of the flats, shops, units, garage, stilt to respective purchasers.

11. TO sign all applications, papers, undertakings, affidavits, indemnity, terms and conditions as may be from time to time required by the Municipal Corporation.

12. TO give necessary letters, writings, and undertakings to the Municipal Corporation, Fire Brigade Department for occupying the said building/s and/or to obtain necessary "No Objection Certificate" from the said Department in connection with the said buildings.

13. TO hand over to the Municipal Corporation, the said property or part of it if the same is comprised under road widening scheme and/or other reservations as per development plan of the Town Planning Authorities and/or for the same is under set back and/other reserved purposes and in lieu thereof to take the benefit of the F.S.I. or any other benefit permitted by the concerned authority.

14. To deal, correspond and negotiate with the M.S.E.B. departments, Water Supply Departments in respect of the electric connections and water connections of the said property and to do the further acts, deeds, things and matters as they may deem fit and proper.

15. TO pay the necessary charges, deposits, assessments, taxes to the concerned government, semi-government and municipal authorities and apply for the refund thereof as

THE SEAL OF THE JOINT SUB-REGISTRAR C.S.C. KALYAN-2

(LAND OWNER)

(THE DEVELOPERS)

the said attorneys may think fit and proper and to receive and appropriate the same.

16. TO amalgamate the said property with any other property and/or properties as the said Attorneys may think fit and proper and also after amalgamation to submit the layout plans or sub-division plans of one or more amalgamated properties or the said properties and get the same duly approved from the Collector or other authorities concerned.

17. Except the two 2BHK flats to be allotted in terms of the Development Agreement dated 29.03.2023 to negotiate for sale of sale of the flats/shops/ garages/ units/stilt in the proposed construction of the buildings on the said property or any part thereof and to lodge the said agreement/s for registration and admit the execution of any such agreement/s before the Sub-Registrar or registrar of assurances and to receive and appropriate the consideration thereof

18. TO approach the authorities concerned to get the land or any portion, if under reservation and/or acquisition, released and/or to shift the same in such manner as the said Attorney may deem fit and proper.

19. TO ask, demand, sue or enforce payment or / and recover and/or receive from any person and/or persons rents and/or compensation and/or mesne profits and/or deposits in respect of the said property which now are or which at any time or time hereafter may become due and payable to us.

20. Except the two 2BHK flats to be allotted in terms of the Development Agreement dated 29.03.2023 to mortgage the said property and/or the flats, units, shops, garage, stilt

SUB REGISTRAR CLASS-2 KALYAN-2

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(LAND OWNER)

(THE DEVELOPERS)

and/or building to be constructed on the said property with the banks or any financial institution and for the said purpose negotiate with them and execute, sign and deliver, lodge and register the deed of mortgage, deed of further charge, to execute the Memorandum for Deposit of Title Deeds and to do all further acts, deeds, matters and things as the attorney may deem fit and proper.

21. TO obtain the transfer of development rights in respect of the other properties / structures to be used and utilised on our said property and also to use and utilise the benefits of tenants' F.S.I. and for that purpose to negotiate with the persons, Municipal Corporation, Town Planning Authorities and sign the necessary agreements, documents, affidavits, declarations, Indemnities etc., and submit the plans to the Municipal Corporation and also to construct the flats / units and other premises by availing the transfer of development rights and also to sell the same to any intending purchasers and appropriate the sale proceeds thereof.

22. TO take necessary steps for formation of the co-operative society with an intent to transfer the said property or any part or portion thereof without or with structures in favour of the said society and for the purpose to submit the necessary applications, writings, undertakings and declarations as may be required and to appear and represent before the Registrar or other authorities under the Maharashtra Co-operative Societies Act, 1960 and Rules thereunder. To follow the requisite procedure under the provisions of the Maharashtra Apartment Ownership Act, 1970 and Rules framed thereunder and to sign and execute the declarations, deed of apartments and other

THE SEAL OF THE JOINT SUB-REGISTRAR ... KALYAN-2

क.ल.न.२

(LAND OWNER)

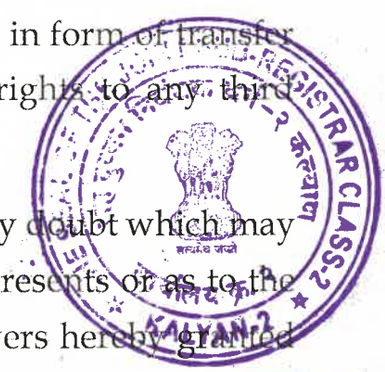
(THE DEVELOPERS)

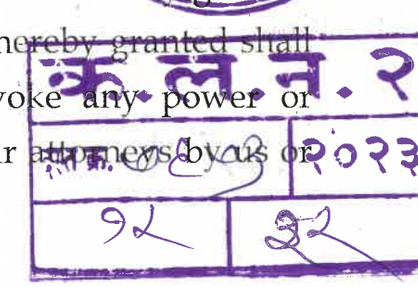
incidental writings thereto and further to lodge and admit the execution thereof before the Registering Authorities.

23. On completion of the entire scheme of construction and handing over the possession of the flats to the Owner herein and on formation of the cooperative housing society or any corporate body to execute the deed of lease of structure / building and / or transfer of the land and building in favour of cooperative housing society or corporate body as the attorney may think fit and to take all the steps for effective registration and/or register of all such documents with the sub-registrar of assurances and further to execute the supplementary deeds, correction deeds, rectification deeds and other incidental documents thereto and obtain to appear before the Sub-Registrar of Assurances and lodge the documents for registration and admit the execution thereof and to comply with the formalities as laid down in the Indian Registration Act, 1908.

24. TO substitute and appoint from time to time one or more attorneys in place of the attorney hereunder with the same or limited powers to act, remove, and appoint other attorney/s if the said Attorney thinks fit and proper, however such substitution shall not be in form of transfer and assignment of the development rights to any third party, person or company.

25. AND for more effectually removing any doubt which may arise as to the true meaning of these presents or as to the construction or application of the powers hereby granted we hereby declare that the powers hereby granted shall not in any case be deemed to revoke any power or authorities hereto before given to our attorneys by us or





(LAND OWNER)

(THE DEVELOPERS)

be deemed to be limited to such transactions and matters as are herein expressly mentioned but the same are intended to extend and shall in all cases extend to any other matters or transactions not herein precisely mentioned or defined which in the course of the business may the attorney be deemed to be requisite or expedient to be done or performed.

26. All costs, charges, expenses of and incidental to act, deed, matter or things, done or caused to be done by our said attorney in or about the exercise of our powers herein contained shall be borne and paid as provided by our said attorney alone and shall be responsible for the same and our said attorney shall indemnify and keep indemnified ourselves and our estate and effects from and against any loss and damages that may be caused to us by reason of our attorney doing or causing to be done any acts, deeds, matters or things by virtue of these presents.

27. AND generally to do all other acts, deeds, matters and things whatsoever in or about our estate property and affairs herein either particularly or generally described as amply and effectually to all intents and purposes and as we could do in our own person if these presents had not been made.

AND I hereby agree ratify and confirm and whatsoever my attorney acting under me shall or purport to do lawfully or cause to be done by virtue of these presents.

THIS POWER OF ATTORNEY is co-extensive and co-terminus with the terms of the Development Agreement dated ____ and all powers and authorities conferred upon my attorney under this Power of Attorney shall be exercised by my attorney entirely at their own risk, costs and expenses.

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-2

क.ल.२ ०९८७ २०२३ ९३ २२

(LAND OWNER)

(THE DEVELOPERS)

FIRST SCHEDULE - DESCRIPTION OF ENTIRE PROPERTY

ALL piece of N.A. Land admeasuring about **800 Sq. Yards** equivalent to 668.90 Sq. Mtrs with an old structure therein and bearing C.T.S. No, 1721 B lying and being at revenue village KALYAN, situated at Kalyan (West), bearing All No.50, Municipal house No. 180 Property No. C01000287401 old chawl known as Raja Govind Building and within the limits of the then Kalyan Municipal Council and now known as Kalyan Dombivli Municipal Corporation, Kalyan Division, Kalyan, Taluka Kalyan, District Thane and within the Registration District Thane, Sub Registration District Kalyan and bounded as:-

On or towards East :- Dhanleela Appartment
On or towards West :- Dr. Upasni Hospital Building
On or towards South :- Valipeer Road
On or towards North :- Joker Talkies

SECOND SCHEDULE - DESCRIPTION OF SAID PROPERTY GRANTED FOR DEVELOPMENT

ALL that piece of N.A. Land / property Land admeasuring about 34.47 Sq. Mtrs. in respect of premises standing there on the land property bearing Ali No.50, house no 180 and bearing City Survey No.1721 B or village-Kalyan, and. situated at Kalyan (West) and within the limits of then Kalyan Municipal Council, Kalyan and now known as Kalyan Dombivli Municipal Corporation, kalian Division, Kalyan, Taluka Kalyan, Dist Thane.

On or towards East :- Open land previously comprising of structure let out to R. Jagdishan
On or towards West :- Open land previously comprising of structure let out to Shantidevi Kumud
On or towards South :- Open land
On or towards North :- Compound wall of Joker Talkies

(LAND OWNER)

(THE DEVELOPERS)

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THIS DEED ON THE DAY AND YEAR FIRST MENTIONED ABOVE.



Signed and delivered by
the withinnamed the land owner
Shri. **Chandrashekhar Krishnarao Chumble**



Power of Attorney accepted by
the withinnamed the Developers
Siddh Enterprises
Through it's Partners
Shri **Jayesh Dungarshi Gala**



Shri **Prakash Ramratan Goyal**

In the presence of:-

3. VIHANG JAYESH GALA

4. OMKAR SUBHASH JADHAV

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 KALYAN-2 सह दुय्यम निबंधक वर्ग-२ कार्यालय क्र. २

क.ल.न.२
२०२३
३२

(LAND OWNER)

(THE DEVELOPERS)

महाराष्ट्र शासन
जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

2018

गाव/पेठ : कल्याण	तालुका/न.भू.का. : उप अधीक्षक भूमि अभिलेख, कल्याण				जिल्हा : ठाणे
नगर भुमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फ़ेरतपासणीची नियत वेळ
१७२१/ब			६६८.९०	क	आकार व मुदत रु.१२.५० न.पै.१-८-५५ ते ३१-७-५९

सुविधाधिकार	
हक्काचा मुळ धारक वर्ष:१९५५	H [वालीबाई भ्र.डाया गोविंद कुंभार] [मृत्यूपत्र ता.२२.०८.५२ वरून (नों.) सा.नं.१५९४ पैकी भाग.]
पट्टेदार	
इतर भार	
इतर शेरे	[१) यांतील वरचा मजला (पहिला) राजा गोविंद यांचे मालकी हक्कांचा आहे २) तारण ग. राजा गोविंद कुंभार याने उमा गोविंद कुंभार कडून रु. २५८० (नोंद) क्र. व २]

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(प) किंवा भार	साक्षाकंन
०८/११/१९६०	मे.कलेक्टर सो.ठाणे यांजकडील नं.CB/LNR/WS २२८० ता.२७.११.५८ ने बिनशेतीकडे वर्ग.			सही- ०८/११/१९६० C.T.S.O.
२४/१२/१९६८	भा.सं.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.सं.च्या १९५८ अंमल बजावणी कायद्यानूसार व भा.स.च्या नाणेसंबंधी कायद्यानूसार क्षेत्र आकाराचे रूपांतर केले.			सही- १८/०४/१९६९ वि.जि.नि.भू.अ. (द.) नासिक.
२२/०१/१९७५	लिलावाने र.रू.१२०८०/- वालीबाई डाहया गोविंद यांची आळी क्र.५० घर नं.५८ बैठीचा कबजा घर ३९X२१. SI मुख्याधिकारी कल्याण विक्री प्रमाणपत्र दि.२७/४/७४		H वालजी राजा कुंभार.	सही- २२/०१/१९७५ न.भू.अ.
०१/०१/१९८०	अर्ज जबाब मृत्यूपत्रान्वये वालीबाई मयत वारसाने.		H भानजी नथू प्रजापती.	सही- २२/०१/१९८० जि.नि.भू.अ.तथा न.भू.अ.उल्हासनगर.
२१/०९/१९८२	दि.२४.०५.८२ चे वाटणीपत्रान्वये १५१.९ र.रू.१७५९९०.०० SR १०८३/२४-५-८२ या मिळकतीमध्ये फक्त वरचा (पहिला) मजला व इतर हक्कासह एकत्र कुटुंबाचे पुढारी.		H [वालजी राजा कुंभार प्रजापती चितोडा एकत्र कुटुंबाचे पुढारी.] लिलाबाई वालजी कुंभार प्रजापती चितोडा. नरोत्तम वालजी कुंभार प्रजापती चितोडा. दिलीप नरोत्तम नरोत्तम वालजी प्रजापती चितोडा भास्कर नरोत्तम कुंभार प्रजापती चितोडा किशोर वालजी कुंभार प्रजापती चितोडा	सही- २५/०९/१९८२ जि.नि.भू.अ.तथा न.भू.अ.उल्हासनगर.
०३/०५/१९८३	खरेदी र.रू.१०५००/- देणार भानजी नथू प्रजापती पैकी गाळा नं.२ ३०.५ चौ.वार.SR११२४/१६-७-८२		H श्रीमती शंकरलाल जंजलवाल.	सही- ०३/०५/१९८३ जि.नि.भू.अ.तथा न.भू.अ.उल्हासनगर.

THE JOINT SUB-REGISTRAR
सह दुय्यम निबंधक वर्ग २
कल्याण क्र. २
KALYAN-2

क.ल.न.२
तक्र ७९७३ | २०२३
१९ | ३२

१३/१०/१९९७	वारसाने वालजी राजा कुंभार मयत दि.२१.०५.९५ अन्वये नोंद मा.ता.नि.भू.अ.कल्याण यांचा आदेश दि.१३/१०/९७ अन्वये		H १) लिलाबाई वालजी कुंभार प्रजापती चितोडा २) नरोत्तम वालजी कुंभार प्रजापती चितोडा ३) किशोर वालजी कुंभार प्रजापती चितोडा ४) मंजूळा धरमदास सोरठिया. ५) शारदा नितिन जाधव. ६) तनुजा . अशोक देवालिया	सही- १३/१०/१९९७ ता.नि.भू.अ.,कल्याण.
०५/०५/२००७	खरेदीने र.द.क्र. ३९१०/९-६-२००६ क्षेत्र ३४.४७चौ.मी.		H श्री. चंद्रशेखर कृष्णराव चुंबळे	फ़ेरफ़ार क्रं.६०५ प्रमाणे सही- ०५/०५/२००७ ता.नि.भू.अ.,कल्याण.
०२/०५/२०१२	वारसाने,		H १)श्रीमती. भारती भानजी चित्रोडा(प्रजापती) २)श्री. अशोक भानजी चित्रोडा (प्रजापती) ३)श्रीमती. रूपा बिपीन चित्रोडा ४)कुमारी शर्मिला भानजी चित्रोडा(प्रजापती) ५)श्रीमती. आमिशा(भावना) आशिष देवालिया ६)श्रीमती. स्मिता निमेश भारद्वाज	फ़ेरफ़ार क्रं.११२९ प्रमाणे सही- ०२/०५/२०१२ उ.अ.भू.अ. कल्याण.
१९/०६/२०१२	खरेदीने, पैकी ४४०-५५ चौ.मी. र.द.क्र.९०३५/२०-६-२०१२		H मे. सिद्ध इंटरप्रायजेस भागीदारी संस्था तर्फे भागीदार. P १. जयेश डुंगरशी गाला २. प्रकाश रामरतन गोयल	फ़ेरफ़ार क्रं.११५३ प्रमाणे सही- १९/०६/२०१२ उ.अ.भू.अ. कल्याण.
१९/०६/२०१४	खरेदीने-पैकी क्षेत्र १२९.२ चौ.मी. र.द.क्र १३९४/२०१६ दि. १८/१०/९४		H १. कांतीलाल (उर्फ भगवानजी) अर्जुनभाई गाधरे २. जगदीश अर्जुनभाई गाधरे ३. चंद्रकांत अर्जुनभाई गाधरे	फ़ेरफ़ार क्रं.१४६१ प्रमाणे सही- १९/०६/२०१४ उ.अ.भू.अ. कल्याण.
१९/०६/२०१४	खरेदीने-पैकी क्षेत्र १२९.२ चौ.मी. र.द.क्र १३९३/२०१६ दि. ०७/०२/११		H मे. सिद्ध इंटर प्रायजेस तर्फे भागीदार P १. जयेश डुंगरशी गाला २. प्रकाश रामरतन गोयल	फ़ेरफ़ार क्रं.१४६२ प्रमाणे सही- १९/०६/२०१४ उ.अ.भू.अ. कल्याण.
१९/०६/२०१४	खरेदीने-पैकी क्षेत्र १२९.२ चौ.मी. र.द.क्र ६७५/२०१६ दि. १०/११/२००६		H मीना लक्ष्मी नारायण	फ़ेरफ़ार क्रं.१४६३ प्रमाणे सही- १९/०६/२०१४ उ.अ.भू.अ. कल्याण.

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 KALYAN-2

क.ल.न.२
प्रत क्र. ७६८५ २०२३
१८ | ३२

१९/०६/२०१४	खरेदीने-पैकी क्षेत्र ३९.२ चौ.मी. र.द.क्र ९३०/२००९ दि. १६/०३/२००९		H मे. निधी डेव्हलपर्स भागीदार संस्था तर्फे भागीदार P १.श्री. चेतन सरद आपटे २.श्री. दिलीप श्रीधर देवधर	फेरफ़ार क्रं.१४६४ प्रमाणे सही- १९/०६/२०१४ उ.अ.भू.अ. कल्याण.
१९/०६/२०१४	खरेदीने -र.द.क्र पैकी क्षेत्र३९.२ चौ.मी ५१७/२५-०१-२०११		H मे सिद्ध एंटरप्रायझेस तर्फे भागीदार P १.श्री. जयेश डुंगरशी गाला २.श्री. प्रकाश रामरतन गोयल	फेरफ़ार क्रं.१४६५ प्रमाणे सही- १९/०६/२०१४ उ.अ.भू.अ. कल्याण.
२४/०७/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प. अक्षरी नोंद/२०१५ दि. १६/०२/२०१५ व या कार्यालयाकडील आदेश क्र.न.भू./फेरफार क्र. १६०७ आदेश दि.२४/०७/२०१५ अन्वये मिळकत पत्रिकेवर अक्षरी क्षेत्र सहाशे अडुसष्ट पुर्णांक नव्वद दशांश चौ.मी. दाखल केले.			फेरफ़ार क्रं.१६०७ प्रमाणे सही- २४/०७/२०१५ उ.अ.भू.अ कल्याण

हे मालमत्ता पत्रक डिजिटली साईन केलेले आहे

हि मिळकत पत्रिका (दिनांक ५/६/२०२१ १:४२:१७ PM रोजी) डिजीटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्याची आवश्यकता नाही. मिळकत पत्रिका डाऊनलोड दिनांक ७/१/२०२२ १२:४४:२९ PM
वैधता पडताळणी साठी http://aapleabhilekh.mahabhumi.gov.in/DSLR/propertycard या संकेत स्थळावर जाऊन २११२१०००० २२५४१४८ हा क्रमांक वापरावा.



आयकर विभाग
INCOME TAX DEPARTMENT
SIDDH ENTERPRISES

भारत सरकार
GOVT. OF INDIA

18/01/2011
Permanent Account Number
ABYFS7117D

02032011

आयकर विभाग
INCOME TAX DEPARTMENT
PRAKASH RAMRATAN GOYAL
RAMRATAN CHIRANJILAL GOYAL

भारत सरकार
GOVT. OF INDIA

28/08/1964
Permanent Account Number
AAZPG6835C



आयकर विभाग
INCOME TAX DEPARTMENT
JAYESH DUNGARSHI GALA
DUNGARSHI GALA
23/10/1960
Permanent Account Number
AAZPG6819L
Signature

भारत सरकार
GOVT. OF INDIA





26042006

आयकर विभाग
INCOME TAX DEPARTMENT
CHANDRASHEKHAR KRISHNARAO CHUMBLE
KRISHNARAO TRIMBAKRAO CHUMBLE
08/06/1972
Permanent Account Number
AFIPC7060B

भारत सरकार
GOVT. OF INDIA





09052012

आयकर विभाग
INCOME TAX DEPARTMENT
VIHANG JAYESH GALA
JAYESH DUNGARSHI GALA
20/04/1988
Permanent Account Number
AJXPG5234G
Signature

भारत सरकार
GOVT. OF INDIA





16052006

भारत सरकार
Government of India

ओमकार सुभाष जाधव
Omkar Subhash Jadhav
जन्म तारीख/DOB: 26/05/1999
पुरुष/ MALE



Issue Date: 26/01/2014

4842 8871 3906
VID : 9151 8075 0823 7736

माझे आधार, माझी ओळख

JOINT SUB-REGISTRAR CLASS-2 कल्याण

क.ल.न.२
२०२३


THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2
सह दुय्यम निबंधक वर्ग-२ कल्याण
KALYAN-2
क.ल.न.२
१०९७३
२०२३
१९
22

बुधवार,29 मार्च 2023 9:55 म.पू.

दस्त क्रमांक: 7673/2023

दस्त क्रमांक: कलन2 /7673/2023

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

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. कलन2 यांचे कार्यालयात

अ. क्रं. 7673 वर दि.29-03-2023

रोजी 9:48 म.पू. वा. हजर केला.

पावती:8440 पावती दिनांक: 29/03/2023

सादरकरणाराचे नाव: सिध्द इंटरप्रायसेस तर्फे भागीदार श्री. जयेश डुंगर्शी गाला

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 440.00
पृष्टांची संख्या: 22	
एकुण:	540.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Kalyan 2
(सही) जी.बी.सातदिवे
सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. २

Joint Sub Registrar Kalyan 2
(सही) जी.बी.सातदिवे
सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. २

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 29 / 03 / 2023 09 : 48 : 25 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 29 / 03 / 2023 09 : 49 : 03 AM ची वेळ: (फी)

प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण मजकुर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताच्या सत्यता, वैधता कायदेशीर बाबींसाठी त्यातील निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत. तसेच सदर दस्तामुळे राज्यशासन/केंद्रशासन यांच्या कोणत्याही कायदे/नियम/परिपत्रक यांचे उल्लघन होत नाही.

घेणार सही

देणार सही

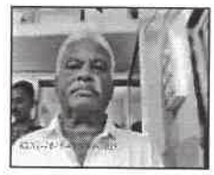
THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 सह दुय्यम निबंधक वर्ग-२ कल्याण क्रमांक २ KALYAN-2

29/03/2023 9 56:46 AM

दस्त क्रमांक:7673/2023

दस्त क्रमांक :कलन2/7673/2023

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सिध्द इंटरप्रायसेस तर्फे भागीदार श्री. जयेश डुंगर्शी गाला पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं. 15 प्रकाश ट्रेंडींग कंपनी, न्यु झुंजारराव पथ, स्टेशन रोड, कल्याण प , महाराष्ट्र, ठाणे. पॅन नंबर:ABYFS7117D	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-63 स्वाक्षरी:-		
2	नाव:सिध्द इंटरप्रायसेस तर्फे भागीदार श्री. प्रकाश रामरतन गोयल पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं. 15 प्रकाश ट्रेंडींग कंपनी, न्यु झुंजारराव पथ, स्टेशन रोड, कल्याण प , महाराष्ट्र, ठाणे. पॅन नंबर:ABYFS7117D	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-59 स्वाक्षरी:-		
3	नाव:चंद्रशेखर कृष्णराव चुंबळे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 104 कृष्णपिंगाक्ष को.ऑ.हौ.सो.लि., साई विनायक रेसिडेन्सी छत्री बंगल्याजवळ, चिकणघर, कल्याण प, महाराष्ट्र, ठाणे. पॅन नंबर:	कुलमुखत्यार देणार वय :-51 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:29 / 03 / 2023 09 : 50 : 20 AM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विहंग गाला - - वय:34 पत्ता:कल्याण पिन कोड:421301		
2	नाव:ओमकार जाधव - - वय:24 पत्ता:कल्याण पिन कोड:421301		

स्वाक्षरी

स्वाक्षरी

शिक्का क्र.4 ची वेळ:29 / 03 / 2023 09 : 51 : 01 AM

Joint Sub Registrar Kalyan 2

(सदी) जी.बी.सातदिवे
सह दुय्यम निबंधक वर्ग २,
कल्याण क्र. २

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SIDDH ENTERPRISES	eChallan	03006172023032900120	MH017735397202223E	500.00	SD	0008709532202223	29/03/2023
2		DHC		2803202327144	440	RF	2803202327144D	29/03/2023
3	SIDDH ENTERPRISES	eChallan		MH017735397202223E	100	RF	0008709532202223	29/03/2023

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

7673 /2023

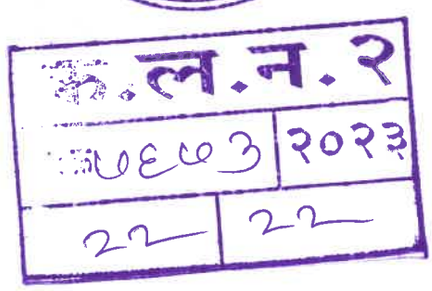
THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 सह दुय्यम निबंधक वर्ग-२ कल्याण कार्यालय क्र. २ KALYAN-2

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प्रमाणित करण्यात येते की,

दु.क्र. ७६७३/२०२३मध्ये

.....22.....पाने आहेत.

पुस्तक.....१.....द.क्र.७६७३

३०१३/२०२३ वर नोंदला.

सह दुय्यम निबंधक वर्ग २
कल्याण क्र. २

दिनांक ३०/३/२०२३