Khandelwal - P.O.A

Receipt (pavti)

71/3117 | **पावती** | Original/Duplicate

Friday,February 10 ,2023 | नोंदणी क्रं.:39म

8:23 AM | Regn.:39M

पावती क्रं.: 3413 दिनांक: 10/02/2023

गावाचे नाव: **कल्याण**

दस्तऐवजाचा अनुक्रमांक: **कलन2-3117-2023**

दस्तऐवजाचा प्रकार : **कुलमुखत्यारपत्र**

सादर करणाऱ्याचे नाव: **सिध्द इंटरप्राय़सेस तर्फे भागीदार श्री. जयेश डुंगर्शी गाला**

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 1760.00
पृष्ठांची संख्या: 88	
एकूण:	रु. 1860.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
8:41 AM ह्या वेळेस मिळेल.

Satish
Joint Sub Registrar Kalyan 2
सह. दुय्यम निबंधक वर्ग-२
कल्याण क्र. २

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

1) देयकाचा प्रकार: DHC रक्कम: रु.1760/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0902202316629 दिनांक: 10/02/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015099334202223E दिनांक: 10/02/2023
बँकेचे नाव व पत्ता:

मूळ दस्त परत मिळाले.

CHALLAN
MTR Form Number-6

GRN	MH015099334202223E	BARCODE		Date	09/02/2023-20:32:46	Form ID	48(f)

Department	Inspector General Of Registration
Type of Payment	Stamp Duty Registration Fee
Office Name	KLN2_KALYAN 2 JOINT SUB REGISTRAR
Location	THANE
Year	2022-2023 One Time

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

DEFACED ₹600.00 DEFACED

Payer Details

TAX ID / TAN (If Any)	
PAN No.(If Applicable)	ABYFS7117D
Full Name	SIDDH ENTERPRISES
Flat/Block No.	GALA NO 2 HOUSE NO 56 CTS NO 1721B
Premises/Building	
Road/Street	KALYAN
Area/Locality	TALUKA KALYAN
Town/City/District	
PIN	4 2 1 3 0 1

Remarks (If Any)

SecondPartyName=VINAYAK SHRINATH KHANDELWAL~

Amount In Words	Six Hundred Rupees Only

Payment Details	PUNJAB NATIONAL BANK

Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	03006172023021000030	421377391
Bank Date	RBI Date	09/02/2023-20:33:51	Not Verified with RBI
Bank-Branch		PUNJAB NATIONAL BANK	
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 दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-71-3117	0007501805202223	10/02/2023-08:23:37	IGR125	100.00
2	(iS)-71-3117	0007501805202223	10/02/2023-08:23:37	IGR125	500.00
			Total Defacement Amount		**600.00**

Print Date 10-02-2023 09:37:44

क.ल.न.२ दस्त क्र. 3990 २०२३ 9 LL

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0902202316629	**Date**	09/02/2023
Received from SIDDH ENTERPRISES, Mobile number 0000000000, an amount of Rs.1760/-, 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**	09/02/2023
Bank CIN	10004152023020915308	**REF No.**	304000863045
This is computer generated receipt, hence no signature is required.			



CHALLAN
MTR Form Number-6

GRN	MH015099334202223E	BARCODE		Date	09/02/2023-20:32:46	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.**	GALA NO 2 HOUSE NO 56 CTS NO 1721B
		Premises/Building	
Account Head Details	**Amount In Rs.**	**Road/Street**	KALYAN
0030046401 Stamp Duty	500.00	**Area/Locality**	TALUKA KALYAN
0030063301 Registration Fee	100.00	**Town/City/District**	
		PIN	4 2 1 3 0 1
		Remarks (If Any)	
		SecondPartyName=VINAYAK SHRINATH KHANDELWAL~	
Total	600.00	**Amount In Words**	Six Hundred Rupees Only

Payment Details	PUNJAB NATIONAL BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	03006172023021000030	421377391
Cheque/DD No.		Bank Date	RBI Date	09/02/2023-20:33:51	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.

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

Print Date 09-02-2023 08:34:26

क.स.न.२
दस्त क्र. ३९९७ २०२३
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IRREVOCABLE POWER OF ATTORNEY

For Development of the Property

VINAYAK SHRINATH KHANDELWAL, aged 38 years, Occupation Business, residing at:- Raja Govind Building, Bail Bazar, Kalyan (West), Taluka Kalyan, District Thane.. hereinafter collectively referred to as **"THE EXECUTANT"** (which expression shall, unless repugnant to the context or meaning thereof, shall mean and include their legal heirs, representatives, agents, administrators and or any person claiming through them)

AND

M/S. SIDDH ENTERPRISES a registered partnership firm, having Pan – ABYFS7117D and its Office at : - Shop No. 15, Prakash Trading Co, New Zunzarrao Path, Station Road, Kalyan West, District Thane, Pin code – 421301., through its partners **SHRI. JAYESH DUNGARSHI GALA** and **SHRI. PRAKASH RAMRATAN GOYAL**, hereinafter collectively referred to as **"THE POWER OF ATTORNEY HOLDERS"** (which expression shall, unless repugnant to the context or meaning thereof, shall mean and include their legal heirs, representatives, agents, administrators and or any person claiming through them).

Vinayak

JOINT SUB-REGISTRAR CLASS-2 KALYAN-2

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दस्त नं. 3994 | २०२३
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WHEREAS Shri Bhanji Nathu Chitroda and others were the Owners of all that piece and parcel of land lying, being and situate at village and Taluka Kalyan, District Thane bearing Survey No. 278/1 (part) bearing corresponding City Survey No. 1721 B admeasuring 668.90 Sq. Meters together with chawl structures standing thereon being occupied by several occupants bearing Municipal Ali No. 50 House No. 180 within the limits of Kalyan Dombivli Municipal Corporation (hereinafter for the sake of brevity called and referred to as the "Entire Property" and more particularly described in the First Schedule hereunder written);

AND WHEREAS the said Shri Bhanji Nathu Chitroda and others by and under a Deed of Conveyance dated 04-06-1982 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No. 1124 dated 16-07-1982 sold and conveyed premises admeasuring 30.50 Sq. yards along with the right in the land beneath it bearing Ali No. 50, House No. 56, Municipal Property No C01000262400 (hereinafter called and referred to as the "SAID PROPERTY" and more particularly described in the second schedule hereunder written) to SHRINATH SHANKARLAL KHANDELWAL and accordingly the name stood mutated in the records of right and the same appears on the property register card.

AND WHEREAS said Shrinath Shankarlal Khandelwal died intestate on 28th March, 2004, leaving behind him surviving Wife viz. Rajkuwar Shrinath Khandelwal, son Ravindra Shrinath

Khandelwal and son Vinayak Shrinath Khandelwal and one daughter Anjali Rajesh Siroya as his only legal heirs under the law of succession under which he was governed. The Legal heirs had applied in the court of Honorable Civil Judge SD at Kalyan having M.A no 275/2017 for getting Legal Heirship rights of the property mentioned herein whereby Rajkuwar Shrinath Khandelwal, Ravindra Shrinath Khandelwal and one daughter Anjali Shrinath Khandelwal @ Mrs. Anjali Rajesh Siroya gave their no objection say and relinquished their legal heir rights in the said property in favor of Vinayak Shrinath Khandelwal. Hence Vinayak Shrinath Kandelwal the Land Owner being the legal heirs of deceased Shrinath Shankar Kandelwal became the absolutely seized and possessed of the ownership right, title and undivided interest in the said premises along with land and structure, Water connection, Electric connection standing thereon and the Land Owner is well and sufficiently entitled to enter into this Agreement with the Developers.

AND WHEREAS by and under the Development Agreement dated 10/02/2023 registered at the office of The Joint Sub-Registrar of Kalyan - 2 under Serial No. 3116 /2023 The Land Owner has granted the Development rights in respect of the "SAID PROPERTY" to THE DEVELOPERS at on the terms and conditions therein contained in the Development Agreement.

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AND WHEREAS to enable the said M/s. SIDDH Enterprises to develop the "SAID PROPERTY" in accordance with the said Development Agreement, THE EXECUTANT is executing this present Irrevocable Power of Attorney in favor of 1] SHRI. JAYESH DUNGARSHI GALA 2] SHRI. PRAKASH RAMRATAN GOYAL, the partners of the Partnership Firm to act for and on behalf of the EXECUTANTS'S name to do all acts and things relating to the "SAID PROPERTY":—

NOW KNOW WE ALL AND THESE PRESENTS WITNESSETH THAT:-

THE EXECUTANT, constitute and appoint 1] **Mr. JAYESH DUNGARSHI GALA** 2] **Mr. PRAKASH RAMRATAN GOYAL**, the partners of M/s. SIDDH ENTERPRISES, a Partnership Firm, as our true and lawful Attorneys to jointly or independently and severally act for us and in our name and do all necessary acts, deeds and things in connection with the "**SAID PROPERTY**" more particularly described in the Schedule hereunder written that is to say:-

1. To deal and correspond with the Kalyan Dombivli Municipal Corporation including all its departments or officers or any other authority with or relating to or touching to the "SAID PROPERTY" described in the SCHEDULE hereunder written to carry out the following acts, deeds , things, matters namely :-

(a) To apply for and obtain sanction of building plans or the revalidation and/or revision of the plans sanctioned or to be

sanctioned, with alterations and additions, as the Attorneys may desire.

(b) To apply for and obtain commencement certificate and/or Part / Full occupation certificate and/or completion certificate and/or all other relevant certificates for commencing and completing the construction of the "SAID PROPERTY" in all aspects.

(c) To deal with and correspond with the Assessment Department of the Kalyan Dombivli Municipal Corporation, in connection with the assessment of the "SAID PROPERTY" and fixation of ratable value.

(d)To obtain the Transfer of Development Rights (TDR), Premium FSI, Fungible FSI, Ancillary FSI etc., to be used, utilized and consumed fully on the "SAID PROPERTY" and properly developed as per full potential from Time to time in future even after obtaining Occupation/Completion Certificate from Kalyan Dombivli Municipal Corporation and for that purpose to file the plans, designs, applications and other documents thereto.

(e) To sign all applications, papers, undertakings, affidavits, indemnity, terms and conditions as may be from time to time required by the Kalyan Dombivli Municipal Corporation.

(f) To sign and file undertakings as may be necessary to the Kalyan Dombivli Municipal Corporation and such further acts, deeds, matters etc. as may be necessary or required for the purpose and

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intent of the IRREVOCABLE POWER OF ATTORNEY and the aforesaid purpose of sanction of layout etc.

(g) To pay the necessary deposits to be paid to the Kalyan Dombivli Municipal Corporation or any other concerned authority also to apply for refund thereof and to receive the same as and when the occasion arises.

(h) To appear and represent us before all Concerned Authorities and parties as may be necessary in connection with the proper and effective Development of the "SAID PROPERTY" and

(i) To generally do all other acts and matters in connection with or relating to or touching the development, construction, completion and occupation of the building/s on the "SAID PROPERTY.

2. To sign all applications, forms, papers, undertakings, indemnities, authorities terms and conditions etc. as well as pay all fees, deposits and other amounts under whatsoever head to any of such authorities and to receive back the same and pass valid receipts and to take and give oral and written statements before any such authorities or persons whomsoever, as may from time to time be required by the authorities concerned.

3. To deal with and correspond with the M.S.E.D.C.L. Undertaking and/or other authorities and/or officers for obtaining electric connections, electric power to the "SAID PROPERTY" namely flats/shops/garages/offices/parking etc. (including making or putting up a sub-station) for and/or in respect of or relating to the

Building now standing and/or to be constructed on the said property and for that purpose to sign all letters, applications, undertakings, indemnities, terms and conditions etc., as may be required by the authorities concerned.

4. To appoint Architects, R.C.C. Specialists, Engineers, Advocates, Clerks, Servants ,Contractors and other professionals as may from time to time be found necessary to carry out and/or implement any of the provisions herein contained and to substitute them or any of them.

5. To make applications for Water connection, Electric supply and other incidental requirements which may be required for the purpose of Development of the "SAID PROPERTY" and to comply with the requirements thereto.

6. To appear on behalf of us and in our names and to represent our interest before the City Survey Authorities, T. I. L. R., Land Revenue Authorities, N. A. Tahsildar, Talati, Tahsildar, Collectors, Assessors of the Municipal Rates and taxes, Town Planning Authorities, Commissioners of Police and Municipal officer for the Development of the "SAID PROPERTY" having jurisdiction to deal with the land to be re-developed.

7. Simultaneously on execution of these presents to commence, carry out and complete and/ or cause to be commenced carried out and completed construction work on the "SAID PROPERTY", in accordance with the sanctioned Plans and Permissions and Specifications.

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

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8. To carry on correspondence under/ or over signature and carry on negotiations and also settle with all concerned authorities and bodies including the Government of Maharashtra, all the departments, municipal Authorities and /or Town Planning Authorities and / or the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 in connection with the Development of the "SAID PROPERTY".

9. For us in our name to accept service of any Writ of Summons or other legal process and to appear in any court and before all Courts, Magistrates or Judicial or other Officers whatsoever as by the said Attorneys shall be thought advisable and to commence any action or other proceedings in any Court of Justice or Authority and the same action or proceedings to prosecute or discontinue or become non-suited therein and to settle, compromise or refer to Arbitration any suit, action or proceedings as the said Attorneys shall think fit and if the said Attorneys shall see cause and also to take such other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which shall by the said Attorney be conceived to be due owing, belonging or payable to me/us by any body corporate and also to appoint any Solicitor and/or Advocate or Lawyer or Counsel to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in our name or in the name of him or them the said Attorneys.

10. To sign, verify and execute Plaints, Written Statements, Counter-Claims, Appeals, Reviews, Applications, Affidavits, Authorities and papers of every description that may be necessary to be signed,

verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever (including action against the tenants/occupants) in any Court of Law or Equity whether of Original, Appellate, Testamentary or Revisonal Jurisdiction or Judicial Authority established by lawful Authority and to do all acts and appearances and applications in any such Court or Courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer Judgments or Decrees to be had given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute Decrees as the said Attorney shall be advised or think proper and also to bid at the Auction Sales that may be held by 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.

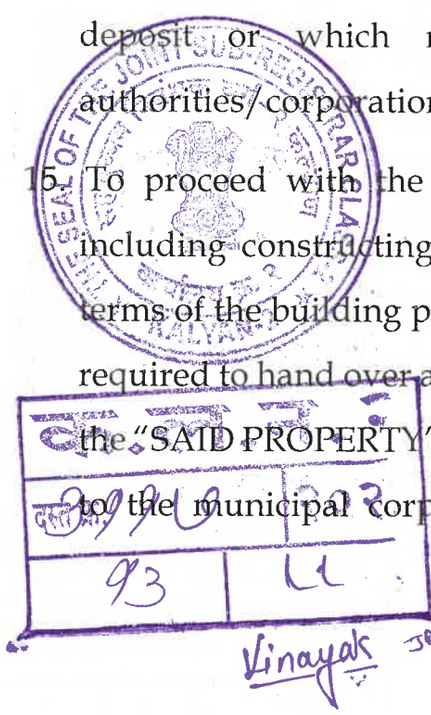
11. To construct, reconstruct, repair, improve upon or otherwise develop the "SAID PROPERTY" or any part or portion thereof or amalgamate the "SAID PROPERTY" or any part or portion thereof with any other adjacent property/s in accordance with the prevailing rules and regulations in such manner as Attorneys may deem fit and for those purpose to file the joint plans, designs, additions, alterations, modifications, applications and other documents thereto.

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

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12. To sale flats/offices/shops/Garages/stilt parking's/open parking spaces etc. to third parties and for that purposes to sign and execute all necessary assurances, writings, letters, agreements etc. thereof. To obtain TDR/DRC (if permitted) on the "SAID PROPERTY" and to utilize the same by constructing premises thereon.
13. To apply for and obtain all the necessary permissions and for that purpose to sign the various documents, affidavits, applications and/ or incidental writings thereto and to appear and represent our interest before the concerned competent authorities, to submit and apply for and obtain the sanction of the building plans to be sanctioned with future amendments, alterations or additions as may be required by the said attorneys, no objection certificate, orders, under the Urban Land (Ceiling & Regulation) Act 1976 or any other statutory modification or enactment for the time being in force and / or under any other Central or State legislation for the time being in force as may be necessary in connection with the Development of the "SAID PROPERTY".
14. To apply for and obtain and receive refund of moneys paid and/or deposit or which may be deposited with the relevant authorities/corporation and to sign receipt for the purpose.
15. To proceed with the development of the "SAID PROPERTY" including constructing boundary walls , to comply with all the terms of the building plans and permissions and for the purpose if required to hand over and/or surrender and/or transfer portion of the "SAID PROPERTY" falling in setback area or under reservation to the municipal corporation or collector or to the authorities

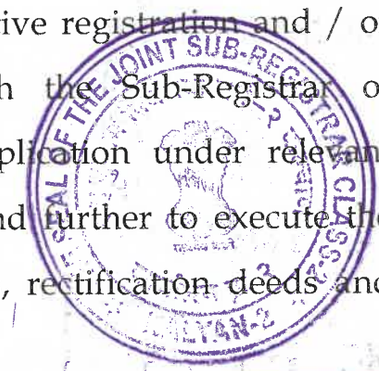


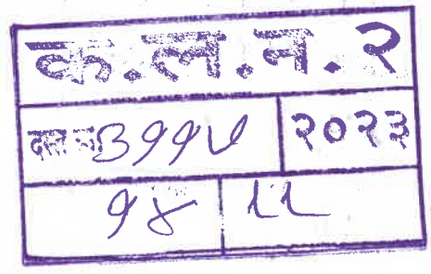
concerned and to apply for and obtain in lieu thereof the compensation and/ or the utilization of the said F.S.I. on the remaining portion of the "SAID PROPERTY".

16. To obtain the additional floor space index from Kalyan Dombivli Municipal Authorities from time to time in the form of Transfer of Development Rights (TDR), Premium FSI, Fungible FSI, Ancillary FSI etc., on the "SAID PROPERTY" and also to sell in the form of transfer of development rights by receiving price consideration thereof and for that purpose to execute the necessary deeds, documents, assignments, writings, assurances and lodge the same for the registration at the office of Sub-Registrar of Assurances and admit the execution thereof.

17. Subject to the terms and conditions of the said development agreement, to sell or transfer the development rights / scheme / project with the Consent of EXECUTANT to any other person / s and to execute the Deed of Declaration, Deed of Assignments, Deed of Exchange, Development agreement or any other assurances in one or more sets in respect of the "SAID PROPERTY" in favor of any Person or Persons as the attorney may think fit and to take all the necessary steps for effective registration and / or register of all such documents with the Sub-Registrar of Assurances including to make an application under relevant sections of the Income Tax Act,1961 and further to execute the supplementary deeds, correction deeds, rectification deeds and other incidental documents thereto.

Vinayak Jog PRA





18 For the purpose of development of the "SAID PROPERTY", our said attorney may avail financial help from any financial institution or company by mortgaging THE DEVELOPERS PREMISES as per development Agreement without causing any loss or damage to THE EXECUTANT. Our attorney shall be held responsible and liable for the said repayment.

19. In case of acquisition of the "SAID PROPERTY" or any part thereof to represent us in acquisition proceedings and to receive compensation and give receipts for moneys received and also to oppose the said proceedings if they are of the opinion that the said proceedings are against their interest.

20. To sell and dispose of the flats, offices/shops parking spaces and/or any other premises that may be constructed on the "SAID PROPERTY" on Ownership basis and/or in any other manner at the price or for the amount that the said Attorneys may think fit and proper and lodge for registration and /or admit execution of any agreement, deed in that respect. To collect and receive of and from the acquirers/occupants or purchasers of the premises price and/or consideration as aforesaid.

21. To execute from time to time all the writings, agreements, deeds etc. on or in any other manner of the premises which may be constructed on the "SAID PROPERTY" and also to execute and sign conveyance, transfer or surrender in respect of the "SAID PROPERTY" or any part thereof.

22. To lodge all the agreement, deeds, documents, writings etc referred hereinabove and/or generally in respect of the "SAID PROPERTY"

for registration as may be required from time to time before the concerned Sub-Registrar of Assurances and to admit execution thereof.

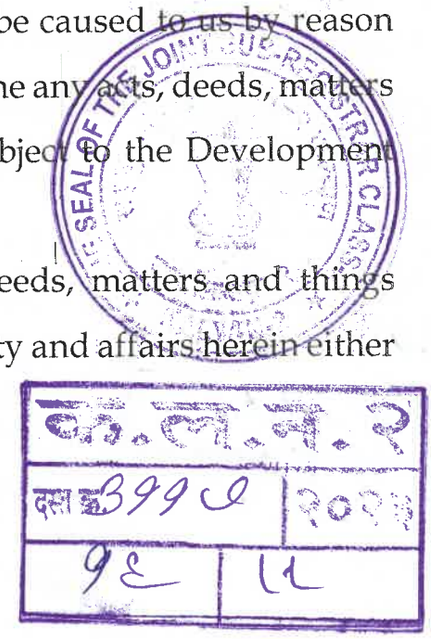
23. To substitute and appoint from time to time one or more attorneys in place of the attorney hereunder with the same or limited powers to act, remove and appoint other attorney / s if the said attorney think fit and proper.

24. AND for more effectually removing any doubt which may arises 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 powers or authorities hereto before given to our attorneys by us or be deemed to be limited to such transactions and matters as are herein expressly mentioned.

25. All costs, charges, expenses of and incidental to any act, deed, matter or thing , done or cause to be done by my said attorney in or about the exercise of my powers herein contained shall be borne and paid as provided by my 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 subject to the Development Agreement.

26. AND generally to do all other acts, deeds, matters and things whatsoever in or about our estate property and affairs herein either

Vinayak SDC



particularly or generally described as amply and effectually to all intents and purposes in respect of the said property as also the development thereof and/or rights, authorities, benefits directly and/or indirectly attached to the said premises and which we could do ourselves if these presents had not been made.

27. AND the Executant hereby ourselves, heirs, nominees, executors, administrators, assigns agree and undertake to allow, ratify and confirm and whatsoever our attorney or any substitute/s acting under them shall do purport to do or cause to be done by virtue of these presents.

28. AND the Executant hereby declare that this Irrevocable Power of Attorney is given in favor of the said Attorneys/Holders jointly and severally and accordingly the said Attorneys shall be entitled to exercise independently of each other the powers conferred upon them.

29. AND the Executant hereby agree to ratify and confirm whatsoever the said Attorneys shall do in the premises by virtue of these presents.

30. AND We hereby declare that the powers and authorities hereby granted are irrevocable till the "SAID PROPERTY" is fully and properly developed as per full potential from Time to time in future even after obtaining Occupation/Completion Certificate from Kalyan Dombivli Municipal Corporation as per the Development Agreement with THE DEVELOPERS as per rules and regulations of the Kalyan Dombivli Municipal Corporation.

31. The Land Owner further clarify, ratify and confirm as under:—

(a) That the entire development of the "SAID PROPERTY" will be done by THE DEVELOPERS at their own cost, risk and efforts without creating any financial burden and/or any kind of responsibilities upon us; and

(b) That THE DEVELOPERS have agreed to indemnify us against all proceedings, claims, expenses and liabilities whatsoever which may arise upon us by virtue of the acts of Attorneys under the present Irrevocable Power of Attorney.

(c) The Power of Attorney Rights hereby granted to the Developers under this presents shall be binding upon the Land Owner's Legal Heirs, Nominees, Executors, Administrators, Assignees etc., and is Irrevocable in whatsoever nature.

FIRST SCHEDULE - DESCRIPTION OF ENTIRE PROPERTY

ALL piece of N.A.Land admeasuring about equivalent to 668.90 Sq. Mtrs with a old structure therein and bearing, C.T.S.No, 1721 B lying and being at revenue village KALYAN, situated at Bail bazaar Kalyan (West), and within the limits of the then Kalyan Municipal Council and now known as Kalyan Dombivli Municipal Corporation, Kalyan Division, Taluka Kalyan, District Thane and within the Registration District Thane, Sub Registration District Kalyan and bounded as:-

TOWARDS EAST: - Dhanleela Appartment

TOWARDS WEST:-

Vinayak JOG PRS

SEAL OF THE JOINT SUB REGISTRAR CLASS-2 KALYAN

क.वि.प्र.२
दस्त 3990 २०२३
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TO WARDS SOUTH: - Valipeer Road

TOWARDS NORTH: - Joker Talkies

THE SCHEDULE MENTIONED ABOVE REFERRED TO

ALL piece of N.A. Land / property Land admeasuring about 30.5 sq. yards in respect of premises Gala No. 2 standing there on the land property bearing Ali No.50, house no 56, Municipal property no C01000262400, Water connection no C017176935 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, Taluka Kalyan, Dist. Thane, 421301.

TOWARDS EAST: - Main Entrance

TOWARDS WEST: - Backside Galli

TOWARDS SOUTH: - Mulchand Jethalal Parmar Gala no.1

TOWARDS NORTH:-Kantilal Jayantilal Kakkad Gala no.3

JDG JRG Vinayak

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

क.स.न.२

३९१७ | २०२३

९६ | ११



IN WITNESS WHEREOF THE PARTIES HEREIN HA
HEREUNTO SET THEIR RESPECTIVE HAND AND SIGNATU
ON THIS DAY 10/02/2023 MENTIONED HEREINABOVE; AT KALYAN.

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED EXECUTANT
(1) VINAYAK SHRINATH KHANDELWAL Vinayak



SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED
POWER OF ATTORNEY HOLDERS
M/S. SIDDH ENTERPRISES
Through its Partners
(1) SHRI.JAYESH DUNGARSHI GALA Jhest







(2) SHRI.PRAKASH RAMRATAN GOYAL PRG74



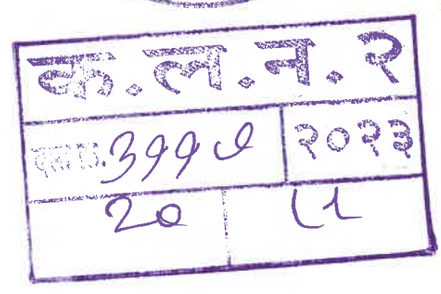
IN THE PRESENCE OF:-

WITNESS: -

1. Rajkuwar Shrinath Khandelwal રાજકુવંર

2. Ravindra Shrinath Khandelwal





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
७७२१/ब			६६८.९०	क	आकार व मुदत रू.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	साक्षांकन
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.
१२२/०१/१९७५	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.
१०१/०१/१९८०	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. बिजेश नरोत्तम नरोत्तम वालजी प्रजापती चितोडा. भानुमती नरोत्तम कुंभार प्रजापती चितोडा. किशोर वालजी कुंभार प्रजापती चितोडा.	सही- २१/०९/१९८२ 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 श्रीनाथशंकरलाल खंडेलवाल २	सही- ०३/०५/१९८३ जि.नि.भू.अ.तथा न.भू.अ.उल्हासनगर.

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-2

क.ल.न.२
दस्त क्र. 3990 २०२३
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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 १३३३/२०१६ 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 ३९.२ चौ.मी. र.द.क्र ६७०६/२०१६ 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-II
के.ल.नं.२
दस्त क्र 3990 २०२३
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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	फेरफार 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	फेरफार 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.			फेरफार क्रं.१६०७ प्रमाणे सही- २४/०७/२०१५ उ.अ.भू.अ कल्याण

हे भाडामता 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.

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

क.ल.न.२
3994 २०२३
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भारतीय कोर्ट फी

भारत INDIA

तीन हजार रुपये THREE THOUSAND RUPEES

सत्यमेव जयते

3000 रु. Rs. 3000

INDIA COURT FEE

महाराष्ट्र MAHARASHTRA A 671858

Advocate U. S. Sawant
Total claim Rs. 10,85,611.5/-
Court fee Rs. 71,901/-
3,000 X 23=69,000/-
1,000 X 2 =2,000/-
300 X 3 = 900/-
2 X 1 = 2

HEIRSHIP CERTIFICATE

IN THE COURT OF HONBLE CIVIL SUDGE S.D AT KALYAN

MA NO 275/2017

ShriVinayakshrinathKhandelwal — Applicant

V/S

1) Smt. RajkuvarshrinathKhandelwal
2) Miss. Anjali ShrinathKhandelwal
   @ Mrs. Anjali Rajesh Khandelwal
3) ShriRavindraShrinathKhandelwal

Non Applicants/
Opponents

Filed in Court
On 28/11/2017

Adv. For Applicant

Applicant

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

क.न.न.२
399८ २०१३
२८ । ११

विक्रीचे ठिकाण :- कल्याण सेशन कोर्ट
मुरबाड रोड, कल्याण (प.)
अनु. नं. 8704 कि.रु. 30001
नांव. Adv. mohan Hande
हस्ते.....
दिनांक. 21 NOV 2017

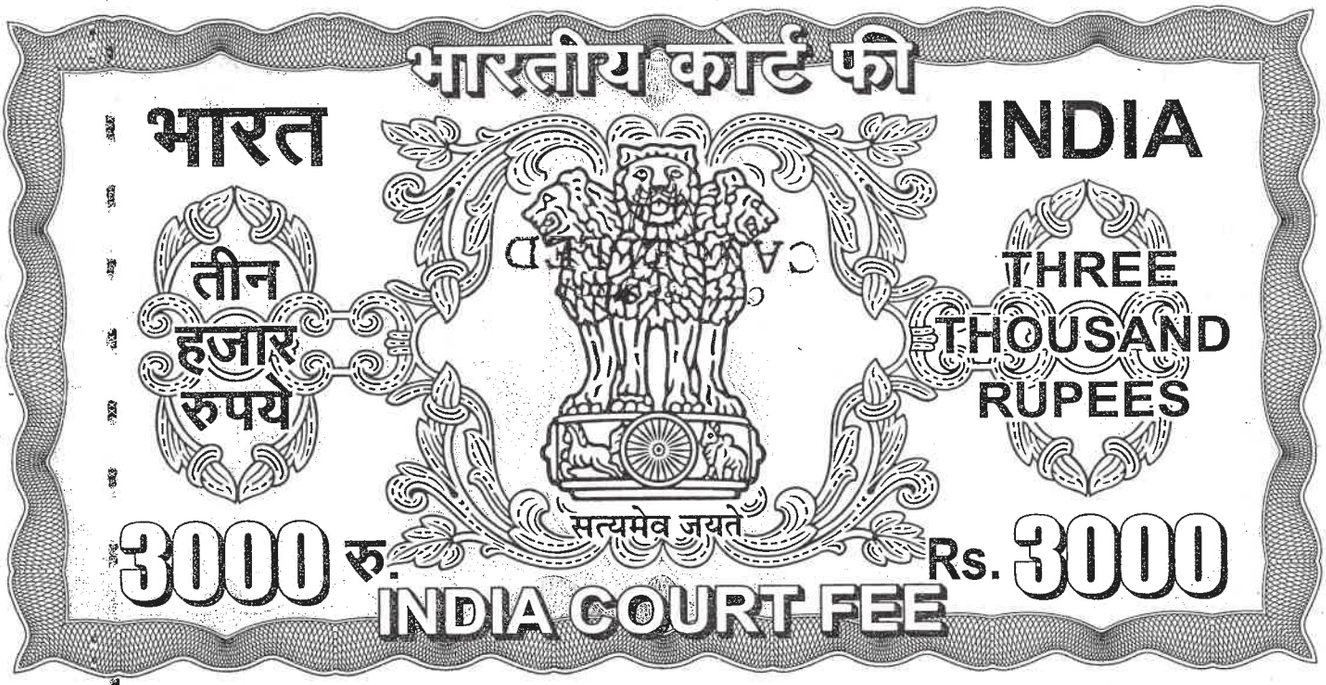
स्टॅम्प वेंडर
(सी. अलका एन. देशमुख)
ला. नं. १२०६०२१

उप कोषागार अधिकारी
कल्याण

21 NOV 2017

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2

क.ल.न.२
दस्त क्र. ३९९७ | २०२३
२५ | ११



महाराष्ट्र MAHARASHTRA

A 671857

Advocate U. S. Sawant
Total claim Rs. 10,85,611.5/-
Court fee Rs. 71,901/-
3,000 X 23=69,000/-
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@ Mrs. Anjali Rajesh Khandelwal
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Non Applicants/
Opponents

Filed in Court
On 28/11/2017

Adv. For Applicant

Applicant

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

क.ल.न.२
दस्त क्र. 3990 २०१३
२६ | ८८

विक्रीचे ठिकाण :- कल्याण सेशन कोर्ट
मुरबाड रोड, कल्याण (प.)

अनु. नं. 8703 कि.रु. 30001

नांव. Vinayak S. khandelwal

हस्ते.....

दिनांक. 21 NOV 2017

स्टॅम्प वेंडर
(सौ. अलका एन. देशमुख)
ला. नं. १२०६०२१

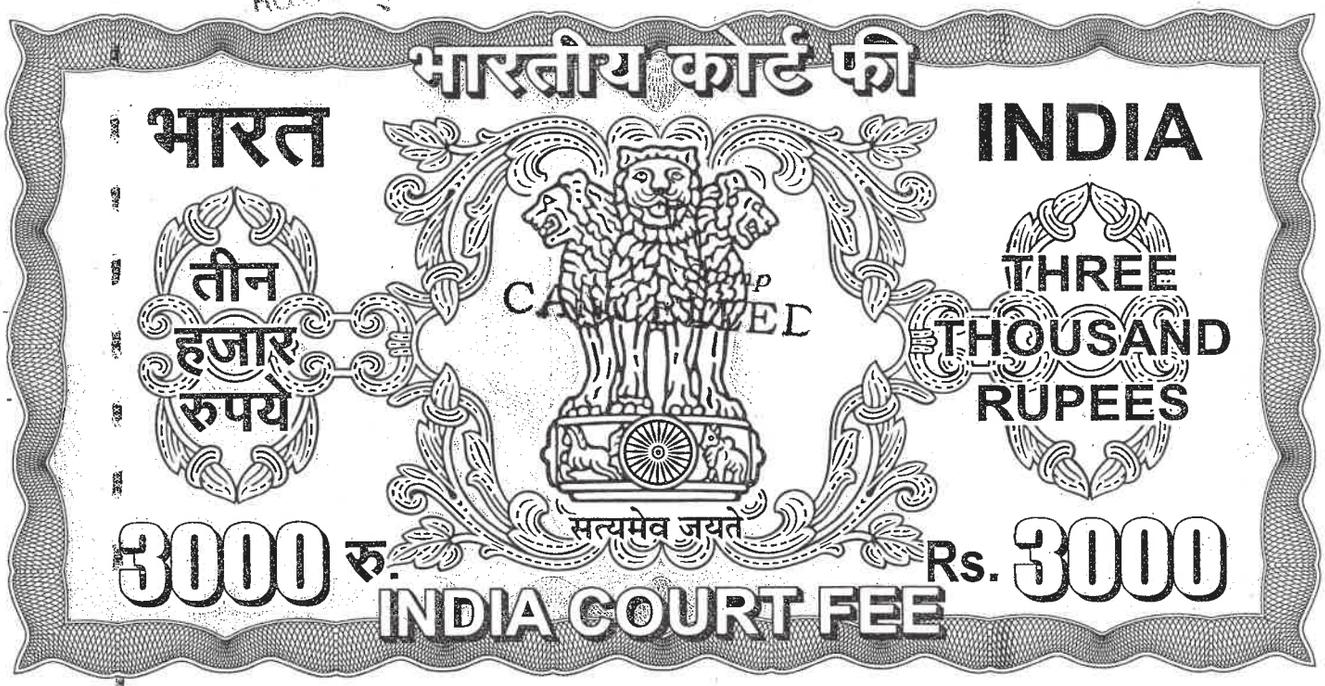
उप कोषागार कार्यालय
उप कोषागार अधिकारी
कल्याण

21 NOV 2017

REGISTRAR CLASS-2 KALYAN-2

क.ल.न.२
३९१७ २०२३
२७ ११

71901/-
Adv. Uma Sawant



महाराष्ट्र MAHARASHTRA

A 671856

Advocate U. S. Sawant
Total claim Rs. 10,85,611.5/-
Court fee Rs. 71,901/-
3,000 X 23=69,000/-
1,000 X 2 =2,000/-
300 X 3 = 900/-
2 X 1 = 2

HEIRSHIP CERTIFICATE

IN THE COURT OF HONBLE CIVIL SUDGE S.D AT KALYAN

MA NO 275/2017

ShriVinayakshrinathKhandelwal ... Applicant

V/S

1) Smt. RajkuvarshrinathKhandelwal
2) Miss. Anjali ShrinathKhandelwal
@ Mrs. Anjali Rajesh Khandelwal
3) ShriRavindraShrinathKhandelwal

Non Applicants/
Opponents

Filed in Court
On 28/11/2017

Adv. For Applicant

Applicant

OFFICE OF THE JOINT SUB-REGISTRAR CLASS-II
KALYAN-2

दु.नि.क.ल.न.२
३९१८ २०२३
२८/११