338/7237

Thursday,May 23 ,2019

10:25 AM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 8000 दिनांक: 23/05/2019

गावाचे नाव: टिटवाळा

दस्तऐवजाचा अनुक्रमांक: कलन4-7237-2019

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मे. साई गणेश एंटरप्रायझेस तर्फे भागीदार श्री. मिलिंद जगन्नाथ वाळेकर

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 460.00
पृष्ठांची संख्या: 23	
एकूण:	रु. 560.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 10:51 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 4

सह दुय्यम निबंधक कल्याण ४

बाजार मुल्य: रु.1 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001618867201920E दिनांक: 23/05/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.460/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2105201909132 दिनांक: 23/05/2019

बँकेचे नाव व पत्ता:

मूळ दस्तऐवज परत मिळाला

दस्तधारकाची सही

लिपीक

सहदुय्यम निबंधक कल्याण

क ल न - ४
दस्त क्र. ७२३७ /१९
9/23

Document **H**andling **C**ha₹ges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2105201909132	**Receipt Date**	23/05/2019

Received from Joint SR Kalyan, Mobile number 9821314004, an amount of Rs.460/-, towards Document Handling Charges for the Document to be registered on Document No. 7237 dated 23/05/2019 at the Sub Registrar office Joint S.R.Kalyan 4 of the District Thane.

DEFACED
₹ 460
DEFACED

Payment Details

Bank Name	IBKL	**Payment Date**	21/05/2019
Bank CIN	10004152019052119417 8	**REF No.**	215988741
Deface No	2105201909132D	**Deface Date**	23/05/2019

This is computer generated receipt, hence no signature is required.

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-४ सह दुय्यम निबंधक कल्याण-४ जि. ठाणे Dist. Thane

CHALLAN
MTR Form Number-6

GRN MH001618867201920E	BARCODE	Date 17/05/2019-12:20:27	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	ACGFS5266E
Office Name	KLN3_KALYAN NO 3 JOINT SUB REGISTRA	Full Name	SAI GANESH ENTERPRISES
Location	THANE		
Year	2019-2020 One Time	Flat/Block No. Premises/Building	S.NO.351 [OLD S.NO.187/1 TO 10(P) 190/11(P), PLOT NO.83],

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

Road/Street	VILLAGE TITWALA,
Area/Locality	TITWALA
Town/City/District	
PIN	4 2 1 6 0 5
Remarks (If Any)	PAN2=ADGPM8021L~SecondPartyName=ANITA N MANE~CA=0~Marketval=0
Amount In Words	Six Hundred Rupees Only

DEFACED ₹600.00 DEFACED

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	691033320190517119741	215462037
Cheque/DD No.		Bank Date	RBI Date	17/05/2019-12:21:36	20/05/2019
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		100 , 20/05/2019	

Department ID : Mobile No. : 9422075557

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Validity unknown
Digitally signed by DDS
VIRTUAL TREASURY
MUMBAI 02
Date: 2019.05.23 10:28:12 IST
Reason: Secure Document
Location: India

Challan Defaced By

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-338-7237	0001038728201920	23/05/2019-10:24:55	IGR127	100.00

Print Date 23-05-2019 10:28:12

GRN : MH001618867201920E Amount : 600.00 Bank : IDBI BANK Date : 17/05/2019-12:20:27

2	(iS)-338-7237	0001038728201920	23/05/2019-10:24:55	IGR127	500.00
			Total Defacement Amount		600.00

Validity unknown
Digitally signed by DDS
VIRTUAL TREASURY
MUMBAI 02
Date: 2019.05.23 10:28:12 IST
Reason: Secure Document
Location: India

Print Date 23-05-2019 10:28:12

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2105201909132	**Date**	21/05/2019
Received from Joint SR Kalyan, Mobile number 9821314004, an amount of Rs.460/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Kalyan 4 of the District Thane.			
Payment Details			
Bank Name	IBKL	**Date**	21/05/2019
Bank CIN	10004152019052119417 8	**REF No.**	215988741
This is computer generated receipt, hence no signature is required.			

क ल न – ४
दस्त क्र. ५२३५/१९
३/२३

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-4
सह दुय्यम निबंधक कल्याण-४ यांची मुद्रा
Dist. Thane

CHALLAN
MTR Form Number-6

GRN	MH001618867201920E	BARCODE	Date	17/05/2019-12:20:27	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty / Registration Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	ACGFS5266E
Office Name	KLN3_KALYAN NO 3 JOINT SUB REGISTRA	Full Name	SAI GANESH ENTERPRISES
Location	THANE		
Year	2019-2020 One Time	Flat/Block No.	S.NO.351 [OLD S.NO.187/1 TO 10(P) 190/11(P),
		Premises/Building	PLOT NO.83],

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

Road/Street	VILLAGE TITWALA,		
Area/Locality	TITWALA		
Town/City/District			
PIN	4 2 1 6 0 5		
Remarks (If Any)			
PAN2=ADGPM8021L~SecondPartyName=ANITA			N
MANE~CA=0~Marketval=0			
Amount In Words	Six Hundred Rupees Only		

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332019051711974	215462037
Cheque/DD No.		Bank Date	RBI Date	17/05/2019-12:21:36	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9422075557

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 नोदंणी करावयाच्या दस्तासाठी लागु आहे. नोदंणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

THE SEAL OF THE JOINT S... REGISTRAR KALYAN-4 संयुक्त निबंधक कल्याण-४ यांची मुद्रा Dist. Thane

Print Date 17-05-2019 12:21:41

कलन - ४
दस्त क्र. ५२३५ /१९
५/२३

IRREVOCABLE POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I **Mrs. Anita Nandkumar Mane**, Age 51 years, Occupation Housewife, residing at Flat No.C-1, Ground Floor, Mahesh CHS., Plot No.106, Bibwewadi, Near Bharat Gas Godown, Pune City, Pune-411 037, (hereinafter for brevity's sake referred to as the **Executant**) do hereby **SEND GREETINGS:**

WHEREAS Executant herein is fully owned and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of N.A. land bearing **S.No.351 [Old S.No.187/1 to 10(p)+190/11(p), Plot No.83]**, admeasuring **365.50 Sq.Mtrs**., lying, being and situate at village **Titwala**, Taluka Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation, and within the Registration District Thane, and Sub-District Kalyan, and more particularly described in the **Schedule of Property** hereunder written (hereinafter called and referred to for the sake of brevity as the **Said Land**);

AND WHEREAS in pursuance of Development Agreement dated 23/05/2019, and registered with the Office of Joint Sub-Registrar of Assurances, Kalyan-4, on 23/05/2019, at **Sr.No.7236/2019**, entered into between the Executant herein and **M/s. Sai Ganesh Enterprises**, a partnership firm, having its office at A-9, First Floor, Balkrishna Apartment, Ghanshyam Gupte Road, Dombivli (W)-421 202, through its partners: **(1) Mr. Milind Jagannath Walekar**, Age 54 years, Occupation Business, **(2) Mr. Suresh Shantaram Mhatre**, Age 53 years, Occupation Business, **(3) Mr. Bhavesh Jayantilal Patel**, Age 36 years, Occupation Business, the Executant has granted development rights in respect of the said land to the said firm (hereinafter called and referred to for the sake of brevity as the **Said Development Agreement**);

AND WHEREAS in pursuance of the terms and conditions of the said agreement, the Executant has agreed to execute an Irrevocable Power of Attorney in favour of the Developers therein to enable and facilitate the Developers to effectually carry out the work of development of the said land in accordance with the terms and conditions of the said Development Agreement;

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दस्त क्र. ७२३७ /१९
६/२३

AND WHEREAS the Executant herein is executing this Irrevocable Power of Attorney in favour of **M/s. Sai Ganesh Enterprises**, a partnership firm, having its office at A-9, First Floor, Balkrishna Apartment, Ghanshyam Gupte Road, Dombivli (W)-421 202, through its partners: **(1) Mr. Milind Jagannath Walekar**, Age 54 years, Occupation Business, **(2) Mr. Suresh Shantaram Mhatre**, Age 53 years, Occupation Business, **(3) Mr. Bhavesh Jayantilal Patel**, Age 36 years, Occupation Business, (hereinafter for brevity's sake referred to as the **Constituted Attorney**) thereby appointing it as her constituted Attorney for doing, carrying out and performing several acts, deeds, matters and things and giving it powers herein mentioned to effectually carry out the work of development of the said land;

NOW KNOW YOU ALL AND THESE PRESENTS WITNESSETH THAT, I Mrs. Anita Nandkumar Mane, (hereinafter for brevity's sake referred to as the **Executant**) do hereby nominate, constitute and appoint of **M/s. Sai Ganesh Enterprises**, through its partners: **(1) Mr. Milind Jagannath Walekar**, **(2) Mr. Suresh Shantaram Mhatre & (3) Mr. Bhavesh Jayantilal Patel**, (hereinafter for brevity's sake referred to as the **Constituted Attorney**) to be true and lawful Attorney in fact and in law of the Executant, to act for and on behalf and in the name of the Executant to do, carry out, perform, and execute all or any of the following acts, matters, deeds, and things hereinafter mentioned:

1. To deal and correspond with the Kalyan Dombivli Municipal Corporation including all its departments and offices or any other office or authorities of the State Government and/or Central Government and its departments and offices in connection with or relating to or touching the development activity of the said land.

2. To apply to the Kalyan Dombivli Municipal Corporation for I.O.D., Construction Permission and to obtain the sanction of the building plan/s and to apply for alteration, addition, changes in the sanctioned plan as the Constituted Attorney may require and to apply for Commencement Certificate and also to apply for renewal of plan or extension of construction permission to the Kalyan Dombivli Municipal Corporation and to deal with

दस्त क्र. ४ दस्त क्र. ७२३७ /१९ ७/२३

town planning authorities and their office for obtaining required permission from the said office for the development of the said land and to comply their requirements and to submit requisite documents with the said offices.

3. To pay to the Kalyan Dombivli Municipal Corporation and/or the other departments, the development charges of the said land and to make correspondence in respect thereof and to negotiate, discuss and settle the matter in respect of the charges liable to be paid to the Corporation in respect of the development of the said land.

4. To deal with assessment department of the Kalyan Dombivli Municipal Corporation and to dispose off the matter or deal with all the matters in connection with the assessment of the said land, to pay to the said authority the assessment/taxes or any other charges and to accept the receipt from the said authorities.

5. Generally to do all other acts and matters in connection with applying and obtaining I.O.D., and Commencement Certificate of the building to be constructed on the said land.

6. To sign all applications, plans, forms, papers, undertakings, terms and conditions, affidavit, etc. as may from time to time be thought necessary or as may be required by the authorities concerned.

7. To deal with and correspond with the Talathi, Tahsildar, S.D.O., Collector and/or any other authorities of Revenue Department in respect of the said land and to give statements, affidavit, to file application, revision, review, appeal, before the concerned authorities.

8. To apply and obtain necessary Order/s from the Hon'ble Collector, Thane for conversion of the user of the said land to Non-Agricultural use, to pay N.A. Taxes to revenue authorities in respect of the said land, and take valid discharges thereto.

JOINT SUB REGISTRAR KALYAN-4 Dist. Thane

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2/23

9. To appear on behalf of the Executant and in her name and to represent her interest before the authorities of Land Revenue Authorities, Collectors, Assessors of the Municipal rates and taxes, Town Planning and Municipal Officers for all or any purpose as may be necessary under any local acts, rules and/or with respect to any act, matter or thing relating to the said land.

10. To deal and correspond with the authorities of M.S.E.D. Co. Ltd., or other companies and/or officers of the said authorities for obtaining electric connection including installation of sub-station for and/or in respect of or relating to the building to be constructed on the said land and for that purpose to sign all letters, applications, undertakings, terms and conditions etc. as may from time to time be thought necessary or as may be required by the authorities concerned.

11. To appoint Architect, R.C.C. Consultant, Civil Engineer, Advocate, Solicitor, Labour Contractor and other professionals as may from time to time be found necessary to implement or to carry out any of the provisions herein contained for the development of the said land and for doing necessary work.

12. To act, appear and represent before the concerned authorities of Municipal Corporation, for sanction/grant of the Transferable Development Rights (T.D.R.) in respect of the said land.

13. To execute Declaration, Undertaking, Indemnity Bond and/or Surrender/Transfer/Conveyance Deed required to be executed for effecting surrender/transfer of the said land or any part thereof in favour of the Kalyan Dombivli Municipal Corporation.

14. To sign and execute Agreement/s and/or any other deeds and/or documents as may be necessary to purchase and/or acquire the T.D.R., in the name of the Constituted Attorney to be used and utilised in the construction of the proposed building in and over the said land as the Constituted Attorney shall think fit and proper.

क ल न - ४
दस्त क्र. ५२३५ /१९
९/२३

15. To lodge the Declaration, Undertaking, Indemnity Bond and/or Surrender/Transfer/Conveyance Deed, executed in favour of the Municipal Corporation, and the deed/s, document/s or instrument/s of purchase of T.D.R., and/or such other incidental and ancilliary documents for registration before the appropriate Sub-Registrar of Assurances and admit execution of the said document/s.

16. To do any other act or sign any other document/s incidental and ancillary for effective sanction/grant of the T.D.R. in respect of the said land, as the Constituted Attorney may deem fit and proper.

17. To acquire and load Transferable Development Rights in and over the said land as per its own desire and discretion, and to enter into and execute Agreement in that behalf, and to present the same for registration before the appropriate Sub-Registrar of Assurances, for and on behalf of the Executant and admit execution thereof.

18. In connection with or relating to the said land and development to represent the Executant in any Tribunal, Civil, Criminal Courts or any Court of Law and all judicial, quasi-judicial and appellate authorities and to sign and make all applications, plaints written statement, affidavits, appeal memos, Vakalatnama and other documents as may from time to time be found necessary proper or advisable and to settle or compromise any such proceedings or to refer the same to the arbitration or to otherwise deal with the same as effectively and to all intent and purposes as if the Executant are acting personally.

19. To sign, affirm, declare and file plaints, petitions, applications, appeals, revisions, reviews, affidavits and/or other papers required to be filed in any court, tribunal and/or authority in any legal proceedings.

20. To appropriately defend any legal action of whatsoever nature instituted against the Executant in any court, tribunal and/or authority in respect of the said land.

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90/93

21. To file Darkhast applications for execution of the Orders of the Hon'ble Court, to execute the decree in accordance with the orders of the Hon'ble Court, and to file Affidavits and/or other papers required to be filed in the Hon'ble court, tribunal and/or authority in any such legal proceedings, and to give evidence oral and/or written in any such legal proceedings.

22. To sign applications for certified copies of any order/s final or interlocutory passed by any court, tribunal and/or competent authority, to pay the requisite fees therefor and to receive the same from such court, tribunal and/or competent authority when ready.

23. For the purposes aforesaid to appoint any Advocate and/or Advocates and sign Vakalatnama in his or their favour and to change him or them, if required, and to settle and pay their fees.

24. To compromise, compound or settle any dispute on such terms and conditions as the Constituted Attorney may think fit and proper.

25. To apply for refund of moneys paid and/or deposited or which may be deposited with K.D.M.C. and/or other authorities in the name of the Executant and to sign receipt for the purpose.

26. To comply with all the requisition that may be made by the K.D.M.C. or Town Planning authorities or any other authorities in connection with the development of the said land such as lay out, sub-division, plan or the building plan that may be submitted by the Constituted Attorney to the said authorities in pursuance of these presents.

27. To appear before the Town Planning authorities and represent the interest of the Executant before the Town Planning authority, to make any compromise, settlement or adjustment relating to allotment of final plot with the Town Planning authorities.

28. To issue reply to the notices if any, received from anybody in respect of the said land or the said development and also to defend any legal proceedings

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दस्त क्र. १२३७ /९९
९९/२३

initiated by any body in respect of the said land or development and to appoint Advocate for the said purpose and to sign requisite documents including Vakalatnama.

29. To make necessary applications to the concerned authorities for obtaining water, sewerage and drainage connections and to obtain the necessary connections for the purpose of development of the said land.

30. In case of acquisition or enforcement of any Town Planning scheme on the said land or any part thereof, to represent the Executant before the concerned authorities and to put any objection or acceptance or challenge and to receive compensation, if any, and to give receipt and also to proceed with the proceedings if the Constituted Attorney is of the opinion that the said proceedings are against interest of the Executant.

31. To pay all taxes, charges, and expenses and other outgoings in respect of the said land and to take all steps to convert the tenure of the said land and/or user thereof to Non-Agricultural pupose.

32. To sell, let out said building/s or any part thereof and/or other premises in respect of the said land, excepting the residential and/or commercial units to be allotted to the Executant herein, to such person/s and on such terms and conditions as the Constituted Attorney may in its absolute discretion think fit and proper.

33. To sell and/or dispose of all or any of the residential, commercial units, parking spaces, and/or other units constructed on the said land on ownership basis and/or in any other manner that may be thought fit by the Constituted Attorney at the price or for the consideration that the Constituted Attorney may think fit and proper excepting the units to be allotted to Executant herein.

34. To enter into ownership agreement/s for sale of residential, commercial units, and/or other units in the building/s which shall be constructed upon