ठाणे - २

दस्त क्रमांक ८६ /२०२०

9 /२०

CHALLAN

MTR Form Number-6

GRN	MH003802738202021E	BARCODE	Date	25/08/2020-13:40:40	Form ID	48(f)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	THN1_HQR SUB REGISTRA THANE URBAN 1	Full Name	MALTHI N PATIL
Location	THANE		
Year	2020-2021 One Time	Flat/Block No.	as per
Account Head Details	Amount In Rs.	Premises/Building	
0030046001 Stamp Duty	500.00	Road/Street	mentioned
0030063001 Registration Fee	100.00	Area/Locality	in document
		Town/City/District	
		PIN	4 0 0 6 0 1
		Remarks (If Any)	SecondPartyName=ASHISH N PATIL~
Total	600.00	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.	63103532020082513496	2625343940
Cheque/DD No.		Bank Date	RBI Date	25/08/2020-13:41:10	26/08/2020
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		100 , 26/08/2020	

Department ID : Mobile No. : 9000000000

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

सह दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी वापरू नये. नोंदणी न कर दस्तावर पुढील कार्यवाही होऊ शकत नाही.

Validity unknown

Digitally signed by DDO VIRTUAL TREASURY MUMBAI 02
Date: 2020.08.31 14:37:28 IST
Reason: Secure E-Challan
Location: India

Challan Defaced Details

Sr. No.	Document Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(S)-74-9886	0[illegible]5004202021	31/08/2020-14:36:50	IG3114	100.00
2	(S)-74-9886	0[illegible]5004202021	31/08/2020-14:36:50	IG3114	500.00
			Total Defacement Amount		600.00

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

Page 1/1

Print Date 31-08-2020 02:37:28

ठ न न – २
दस्त क्रमांक ६५७३ /२०२४
७२८/१७०

ठ न न – २
दस्त क्रमांक ६९८/२०२०

THE SEAL OF THE SUB-REGISTRAR
THANE-2

THE SEAL OF THE SUB-REGISTRAR
THANE-2

CHALLAN
MTR Form Number-6

GRN MH003602738202021E	BARCODE	Date 25/08/2020-13:40:40	Form ID 48(f)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	THN1_HQR SUB REGISTRA THANE URBAN 1	Full Name	MALTHI N PATIL
Location	THANE		
Year	2020-2021 One Time	Flat/Block No.	as per
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	500.00	Road/Street	mentioned
0030063301 Registration Fee	100.00	Area/Locality	in document
		Town/City/District	
		PIN	4 0 0 6 0 1
		Remarks (If Any)	SecondPartyName=ASHISH KBATIA
Total	600.00	Amount In Words	Six Hundred Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	69103332020082513496 / 2625343940
Cheque/DD No.		Bank Date	RBI Date	25/08/2020-13:41:10 / Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK
Name of Branch		Scroll No. , Date		Not Verified with Scroll

Mobile No. : 9000000000

Department ID :

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 लागू आहे . नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही .

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

Page 1/1

Print Date 25-08-2020 01:41:21

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

ठाणे - २
दस्त क्रमांक ९८६/२०२०
९/१०

टनन
दस्त क्रमांक ७७३/२०२४
९३७/१०

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

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

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

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

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT WE 1. MRS. MALTHI NARESH PATIL, Age 55 Years, Occ. Housewife, and 2. **PRIYANKA NARESH PATIL,** Age 20 Years, Occ.

मालती नरेश पाटील

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

ठाणे - २
दस्त क्रमांक ८२६३/२०२४
२३७/९८०

ठाणे - २
दस्त क्रमांक ८८६/२०२०
७/३

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

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

4. TO APPLY to the Collector of Thane, or any other Competent Authority, for obtaining the requisite Permissions in respect of the Said Property and for that purpose to sign, execute, file and submit all the requisite applications, declarations, undertakings bonds, etc.

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

माधवी नरेश पाटिल

ट न न – २
दस्त क्रमांक ९८८/२०२०

in our name and on our behalf and to comply with all the requisite formalities in that regards, and receive the such Certificate/s, on our behalf.

ट न न – २
दस्त क्रमांक ९३७५/२०२०
९३२/९८०

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

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

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

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

9. TO MAKE necessary representations including filing of complaints and appeals before the Assessor and Collector, its subordinate

माळती नरेश पाटील

ठाणे – २
दस्त क्रमांक ६४७३/२०२४
९३३/१९०

officers, Thane Municipal Corporation and other Concerned Authorities including in the courts of small causes in regard to the fixation of value in respect of the Said Property and/or portion thereof by the Assessor and Collector and the Thane Municipal Corporation.

देवाणे
दस्त क्रमांक ८८६/२०२०

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

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

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

THE SEAL OF THE SUB-REGISTRAR

मालती नरेश पाचिंबे

ठ न न – २
दस्त क्रमांक ८८५/२०२०
१० / ००

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

ठ न न – २
दस्त क्रमांक ८३७३/२०२४
०३४ / १८०

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

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

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

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

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

THE SEAL OF THE SUB-REGISTRAR

माधवी नरेश पाटील

ठाणे - २
दस्त क्रमांक ६६६५/२०२०
११/११

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

ठाणे - २
दस्त क्रमांक ९३०३/२०२४
३५/१०

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

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

22. TO DEAL and/or correspond with the Society, its members, occupiers of the adjacent Premises, and/or any other person in all the matters whatsoever relating to the proposed Flat/s, Premises as and when required and to attend the various meetings of the

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

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

मालती नरेश पाटील

ठाणे - २
दस्त क्रमांक ९८८/२०२०
९२/ ९८

proposed Society viz. Annual General Meeting, Monthly meetings, etc. in our name and on our behalf and to caste vote in such meetings, in our name and on our behalf.

ठाणे - २
दस्त क्रमांक ९३७/२०२४
९३८ / ९८०

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

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

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

26. If our aforesaid Constituted Attorney desires to sell and/or dispose off the proposed Flat/s, Premises to be allotted to us by the Builder/s, Developer/s in any manner he deems fit and proper, to advertise for sale of the proposed Flat/s, Premises to be allotted to us by the Builder/s, Developer/s, negotiate with the prospective purchasers, enter into Agreements with such prospective

THE SEAL OF THE SUB-REGISTRAR THANE

THE SEAL OF THE SUB-REGISTRAR THANE-2

माळती नरेश पाटील

ठाणे - २
दस्त क्रमांक ८८८/२०२०
23 / 30

purchasers, receive the price and/or consideration in respect of the proposed Flat/s, Premises to be allotted to us by the Builder/s, Developer/s in our name, give valid discharges, to lodge the Agreement for Sale before the concerned Sub-Registrar, sign on such Agreement for Sale for and on our behalf, execute the same by being personally present in the concerned Government Offices, receive the original or certified copies of such Agreement for Sale, handover the possession of the proposed Flat/s, Premises to be allotted to us by the Builder/s, Developer/s to such purchasers and to do all such acts, deeds, things and matters in respect of the sale of the proposed Flat/s, Premises to be allotted to us by the Builder/s, Developer/s.

न - २
दस्त क्रमांक ६२७३/२०२४
330 / 90

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

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

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

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

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

मालती नरेश पाटील

ठाणे - २
दस्त क्रमांक ८४७ /२०२०
२७ / ७७

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

ठाणे — २
दस्त क्रमांक ९३७/२०२०
७३५ / १८०

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

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

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

33. TO APPEAR before any Registrar, Sub-Registrar or Dy. Registrar of Assurances or any Competent Authority and to sign and execute any agreement/s, conveyance/s, deeds etc. on our behalf and in our name and present for registration and admit execution of any agreement, Deed, Conveyance, Transfer, Assignment, Assurances, Releases, Indemnity or other instrument or writing the registration

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

मालती नरेश पाटील