76/10237
Tuesday,June 06,2023
12:25 PM

# पावती

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

पावती क्रं.: 11570 दिनांक: 06/06/2023

गावाचे नाव: नवघर
दस्तऐवजाचा अनुक्रमांक: टनन4-10237-2023
दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: मे. अॅरीस्टोन बिल्डर्सचे भागीदार संतोष सामल - -

| | |
|---|---|
| नोंदणी फी | रु. 100.00 |
| दस्त हाताळणी फी | रु. 1400.00 |
| पृष्ठांची संख्या: 70 | |
| एकूण: | रु. 1500.00 |

आपणास मूळ दस्त ,धंबनेल प्रिंट,सूची-२ अंदाजे
12:41 PM ह्या वेळेस मिळेल.

Joint Sub Registrar,Thane 4

सह. दुय्यम निबंधक वर्ग-२
ठाणे. क्र. ४

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

1) देयकाचा प्रकार: DHC रक्कम: रु.1400/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0606202303463 दिनांक: 06/06/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003126170202324P दिनांक: 06/06/2023
बँकेचे नाव व पत्ता:

मुळ दस्तऐवज परत मिळाला

# CHALLAN
## MTR Form Number-6

| GRN | MH003126170202324P | BARCODE | | Date | 06/06/2023-11:30:50 | 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) | ACAFA5000E |
| Office Name | THN4_THANE NO 4 JOINT SUB REGISTRA | Full Name | MS ARISTONE BUILDERS |
| Location | THANE | | |
| Year | 2023-2024 One Time | Flat/Block No. | SURVEY NO.100, HISSA NO.10, AND OTHERS |
| Account Head Details | Amount In Rs. | Premises/Building | |
| 0030046401 Stamp Duty | 500.00 | Road/Street | NAVGHAR BHAYANDER EAST TALUKA AND DIST THANE |
| 0030063301 Registration Fee | 100.00 | Area/Locality | NAVGHAR |
| | | Town/City/District | |
| | | PIN | 4 0 1 1 0 5 |
| | | Remarks (If Any) | PAN2=AAVPR8239D~SecondPartyName=BHASKAR R REDDY~ |
| Total | 600.00 | Amount In Words | Six Hundred Rupees Only |

| Payment Details | STATE BANK OF INDIA | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 10000502023060601693 | 4619509952320 |
| Cheque/DD No. | | Bank Date | RBI Date | 06/06/2023-11:31:07 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | STATE BANK OF INDIA | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID : Mobile No. : 9137180516

**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.



Print Date 06-06-2023 11:32:09

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JOINT SUB-REGISTRAR CL-2 THANE NO. 4 DIST. THANE

# CHALLAN
## MTR Form Number-6

| GRN | MH003126170202324P | BARCODE | | Date | 06/06/2023-11:30:50 | Form ID | 48(f) |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Stamp Duty<br>Registration Fee | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | ACAFA5000E |
| Office Name | THN4_THANE NO 4 JOINT SUB REGISTRA | Full Name | MS ARISTONE BUILDERS |
| Location | THANE | | |
| Year | 2023-2024 One Time | Flat/Block No. | SURVEY NO.100, HISSA NO.10, AND OTHERS |
| | | Premises/Building | |
| Account Head Details | Amount In Rs. | Road/Street | NAVGHAR BHAYANDER EAST TALUKA AND DIST THANE |
| 0030046401 Stamp Duty | 500.00 | Area/Locality | NAVGHAR |
| 0030063301 Registration Fee | 100.00 | Town/City/District | |
| | | PIN | 4 0 1 1 0 5 |
| | | Remarks (If Any) | |
| | | PAN2=AAVPR8239D~SecondParlyName=BHASKAR R REDDY~ | |
| | | Amount In Words | Six Hundred Rupees Only |
| Total | 600.00 | | |

DEFACED ₹600.00 DEFACED

| Payment Details | STATE BANK OF INDIA | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 10000502023060601693 | 4619509952320 |
| Cheque/DD No. | | Bank Date | RBI Date | 06/06/2023-11:31:07 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | STATE BANK OF INDIA | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID : Mobile No. : 9137180516

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

सदर चलन फक्त सूचना निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | UserId | Defacement Amount |
|---|---|---|---|---|---|
| 1 | (iS)-76-10237 | 0001657446202324 | 06/06/2023-12:24:49 | IGR116 | 100.00 |
| 2 | (iS)-76-10237 | 0001657446202324 | 06/06/2023-12:24:49 | IGR116 | 500.00 |
| | | | Total Defacement Amount | | 600.00 |

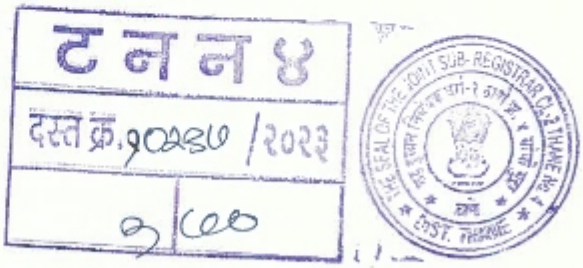


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Print Date 06-06-2023 12:28:12




**IRREVOCABLE GENERAL POWER OF ATTORNEY**

TO ALL TO WHOM THESE PRESENTS SHALL COME WE, (1) SHRI BHASKAR R. REDDY alias APPIDI BHASKAR REDDY, age 72 years, having office at G/1, Girnar Apartment, Plot No. 62, Govind Nagar, Near MCF Club, Borivali (West), Mumbai 400 092, having PAN No. AAVPR8239D and Aadhar Card No. 366334316456, (2) SHRI DHARMENDRA BHASKAR REDDY alias APPIDI DHARMENDRA REDDY, age 47 years, having office at G/1, Girnar Apartment, Plot No. 62, Govind Nagar, Near MCF Club, Borivali (West), Mumbai 400 092, having PAN No. AAFPR3596P and Aadhar Card No. 366362856782, (3) SHRI SRINIVAS BHASKAR REDDY alias APPIDI SRINIVAS REDDY age 49 years, , having office at G/1, Girnar Apartment, Plot No. 62, Govind Nagar, Near MCF Club, Borivali (West), Mumbai 400 092, having PAN No.AABPR1751N and Aadhar Card No. 906117483746 and (4) SHRI CHANDRASHEKAR K. LIMYE, age 57 years, residing at Flat No.3303, Mayfair Greens, Poisar Village, Kandivali (W), Mumbai-4000067, having PAN No. ABFPL1043A and Aadhar Card No.7000 5936 6187, SEND GREETINGS :

**WHEREAS :**

1. Shri Kashinath Dama Patil was the owner of land bearing Old Survey No.425, New Survey No. 100, Hissa No. 10, admeasuring 530 sq.meters, situate, lying and being at Village Navghar, Taluka and District Thane, in the Registration District and Sub-District of Thane, now within the limits of Mira Bhayandar Municipal Corporation (for short hereinafter referred to as the **"First Property"**).

2. By a registered Deed of Conveyance, dated 3rd June, 1969, Shri Kashinath Dama Patil had sold, transferred and conveyed the first property to Shri Mahadev Harishchandra Patil for the consideration mentioned therein.

3. By a Mutation Entry No. 3484, dated 11th June, 1975, the name of Shri Mahadev Harishchandra Patil came to be recorded in the 7/12 extract of the first property as the owner/occupant thereof.

4. By an Agreement, dated 10th December, 1992 (for short hereinafter referred to as the **"First Agreement"**) Shri Mahadev Harishchandra Patil had agreed to sell and assign the development rights of the first property to M/s. Harsh Unique Gruh Nirman Pvt. Ltd., at the price and on the terms and conditions stipulated therein.

5. In pursuance of first agreement, Shri Mahadev Harishchandra Patil had executed a General Power of Attorney of even date in favour of Directors of M/s. Harsh Unique Gruh Nirman Pvt. Ltd., conferring upon them several powers inter-alia power to sell and/or assign the development rights of the first property to the person or persons of their choice including power to execute a deed of conveyance and/or any other instruments in favour of the ultimate transferee thereof and to lodge the same for

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registration in the office of Sub-Registrar of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance.

6. In part performance of first agreement, Shri Mahadev Harishchandra Patil had delivered the quiet, vacant and peaceful possession of the first property to M/s. Harsh Unique Gruh Nirman Pvt. Ltd.,.

7. By an Agreement for Sale cum Development, dated 16th January, 1998 (for short hereinafter referred to as the **"Second Agreement"**) M/s. Harsh Unique Gruh Nirman Pvt. Ltd., had agreed to sell, assign and transfer its right, title and interest in the first property to M/s. Kanakia Propertics Pvt. Ltd., at thc price and on the terms and conditions stipulated therein.

8. In pursuancc of second agrecment, M/s. Harsh Unique Gruh Nirman Pvt. Ltd., had executed a General Power of Attorney of even date in favour of the Directors of M/s. Kanakia Properties Pvt. Ltd., conferring upon them several powers inter-alia power to sell the first property to the person or persons of their choice including power to execute a deed of conveyance and/or any other instruments in favour of the ultimate transferee thereof and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof before the Sub-Registrar of Assurancc.

9. On receipt of entire consideration, M/s. Harsh Unique Gruh Nirman Pvt. Ltd., had delivered the quiet, vacant and peaceful possession of the first property to M/s. Kanakia Properties Pvt. Ltd.,.

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10. M/s. Kanakia Properties Pvt. Ltd., had filed Company Petition No. 258 of 2007 read with Company Application No. 360 of 2007 to merge and amalgamate M/s. Kanakia

Properties Pvt. Ltd., and M/s. Kanakia Construction Co. Pvt. Ltd.,.

11. By virtue of an Order, dated 22nd June, 2007 passed by the Hon'ble High Court of Judicature at Bombay in Company Petition No. 258 of 2007 read with Company Application No. 360 of 2007, M/s. Kanakia Properties Pvt. Ltd., came to be merged with M/s. Kanakia Construction Co. Pvt. Ltd., and accordingly, the first property vested in M/s. Kanakia Spaces Pvt. Ltd.,.

12. By an Order, dated 14th September, 2007 the Registrar of Companies had re-incorporated M/s. Kanakia Construction Co. Pvt. Ltd., as M/s. Kanakia Spaces Pvt. Ltd., and thereupon, the first property vested in M/s. Kanakia Spaces Pvt. Ltd.,.

13. By a Development Agreement, dated 27th September, 2009, M/s. Kanakia Spaces Pvt. Ltd., had agreed to sell, assign and transfer all its right, title and interest including the development rights of first property to M/s. Sadguru Construction at the price and on the terms and conditions stipulated therein.

14. In pursuance of Development Agreement, dated 27th September, 2009, M/s. Kanakia Spaces Pvt. Ltd., had executed a two power of attorneys viz. General Power of Attorney, dated 27th September, 2009 and General Power of Attorney, dated 16th March, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/02354/2010 in favour of partners of M/s. Sadguru Construction conferring upon them several powers inter-alia power to sell the first property to the person or persons of their choice including power to execute a deed of conveyance and/or any other instruments in favour of the ultimate transferee thereof and to lodge the same for registration in the office of Sub-Registrar of Assurance and

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to admit the execution thereof before the Sub-Registrar of Assurance.

15. By an Agreement for Salc, dated 19th September 2011 (for short hereinafter referred to as the **"Third Agreement"**) M/s. Sadguru Construction had agreed to sell the first property to Executors No.2 to 4 and Shri Deepak Kishore Ambani at the price and on the terms and conditions stipulated therein.

16. In pursuance of the third agreement, the partners of M/s. Sadguru Construction had executed a General Power of Attorney, dated 19th September 2011 in favour of the Executors No.2 to 4 and Shri Deepak Kishore Ambani conferring upon them several powers inter-alia power to sell the first property to the person or persons of their choice including power to execute a deed of convcyance and/or any other instruments in favour of the ultimate transferee thereof and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance.

17. By a Deed of Conveyance, dated 19th September, 2011, registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN- 4/7370/2011 (for short hereinafter referred to as thc **"First Sale Deed"**) Shri Mahadev Harishchandra Patil, Smt. Damyanti Mahadev Patil, Shri Kundan Mahadev Patil, Shri Gunwant Mahadev Patil, Smt. Pooja Pradeep Patil, Smt. Rekha Kundan Patil, Smt. Rashmi Gunwant Patil and Smt. Harshika Dhanraj Patil with the consent and confirmation of M/s. Sadguru Construction had sold, transferred and conveyed the first property to the Executors No.2 to 4 abovenamed and Shri Deepak Kishore Ambani for the consideration mentioned therein.

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18. Shri Deepak Kishore Ambani had 25% undivided share in the first property and by a Deed of Conveyance, dated 25th

February, 2016, registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-7/2341/2016 (for short hereinafter referred to as the **"Second Sale Deed"**) Shri Deepak Kishore Ambani had sold, transferred and conveyed his 25% undivided share in the first property to the Executor No.1 abovenamed for the consideration mentioned therein.

19. In the 7/12 extract of the first property, the name of the Estate Investment Co., Pvt. Ltd., was appearing as a Superior Holder and accordingly, the Estate Investment Co., Pvt. Ltd., has given up its right, title, interest and claim in respect of the first property by issuing a Letter Ref. No. EI/NOC/1881/2021, dated 11th November, 2021 to the Executors and accordingly, the name of the Estate Investment Co., Pvt. Ltd., came to be removed from the 7/12 extract of the first property vide a Mutation Entry No. 3122, dated 27th October, 2022.

20. By a Mutation Entry No. 3165, dated 15th November, 2022, the names of Shri Deepak K. Ambani came to be removed from the 7/12 extract of the first property and accordingly, the names of the Executors came to be recorded in the 7/12 extract of the first property as the owners/occupants thereof.

21. Shri Jagannath Patil was the sole owner of land bearing Old Survey No. 425, New Survey No. 100, Hissa No. 11, admeasuring 510 sq.meters, situate, lying and being at Village Navghar, Taluka and District Thane, in the Registration District and Sub-District of Thane, now within the limits of Mira Bhayandar Municipal Corporation (for short hereinafter referred to as the **"Second Property"**).

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22. Shri Jagannath Patil died intestate leaving behind him Shri Kesarinath Jagannath Patil, Shri Eknath Jagannath Patil, Shri Dattaray Jagannath Patil, Shri Chandrakant Jagannath Patil and Shri Suresh Jagannath Patil as his

heirs and legal representatives entitled to the estate of the deceased including second property.

23. Shri Eknath Jagannath Patil died intestate leaving behind his widow by name Smt. Girjabai Eknath Patil , four sons namely Shri Dilip Eknath Patil, Shri Pravin Eknath Patil, Shri Vikas Eknath Patil and Shri Nitin Eknath Patil as his heirs and legal representatives entitled to the undivided share of the deceased in the second property.

24. By a Development Agreement, dated 31st December, 2007, Shri Kesarinath Jagannath Patil, Shri Dattaray Jagannath Patil, Shri Chandrakant Jagannath Patil and Shri Suresh Jagannath Patil had agreed to grant the development rights of the second property to M/s. Kanakia Properties Pvt. Ltd., whose name later on came to be changed as M/s. Kanakia Spaces Pvt. Ltd., vide an Order, dated 22nd June, 2007 passed by the Hon'ble High Court of Judicature at Bombay in Company Petition No. 258 of 2007 read with Company Application No. 360 of 2007 at the price and on the terms and conditions stipulated therein.

25. In part performance of Development Agreement, dated 31st December, 2007, Shri Kesarinath Jagannath Patil, Shri Dattaray Jagannath Patil, Shri Chandrakant Jagannath Patil and Shri Suresh Jagannath Patil had delivered the quiet, vacant and peaceful possession of the second property to M/s. Kanakia Spaces Pvt. Ltd.

26. In pursuance of Development Agreement, dated 31st December, 2007, Shri Kesarinath Jagannath Patil, Shri Dattaray Jagannath Patil, Shri Chandrakant Jagannath Patil and Shri Suresh Jagannath Patil had executed an Irrevocable General Power of Attorney, dated 31st December, 2007 in favour of the Directors of M/s. Kanakia Spaces Pvt. Ltd., conferring upon them several powers inter-alia power to sell the second property to the person or persons of their choice including power to execute a deed

of conveyance and/or any other instruments in favour of the ultimate transferee thereof and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance.

27. By executing a Deed of Confirmation, dated 26th August, 2008, registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN- 4/7192/2008, Shri Kesarinath Jagannath Patil, Shri Dattaray Jagannath Patil, Shri Chandrakant Jagannath Patil and Shri Suresh Jagannath Patil and M/s. Kanakia Spaces Pvt. Ltd., had confirmed and ratify the execution of Development Agreement, dated 31st December, 2007 executed by and between the parties thereto in respect of the second property.

28. By executing a Declaration cum Confirmation, dated 26th August, 2008, registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN- 4/7193/2008, Shri Kesarinath Jagannath Patil, Shri Dattaray Jagannath Patil, Shri Chandrakant Jagannath Patil and Shri Suresh Jagannath Patil and M/s. Kanakia Spaces Pvt. Ltd., had confirmed Irrevocable General Power of Attorney, dated 31st December, 2007 executed by them in favour of M/s. Kanakia Spaces Pvt. Ltd.,.

29. By an Agreement, dated 27th September, 2009, registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-7/7910/2009 (for short hereinafter referred to as the **"Fourth Agreement"**) M/s. Kanakia Spaces Pvt. Ltd., had agreed to sell, assign and transfer all its right, title and interest in respect of second property to M/s. Sadguru Construction at the price and on the terms and conditions stipulated therein.

30. In pursuance of fourth agreement, the Director of M/s. Kanakia Spaces Pvt. Ltd., had executed a two distinct General

Power of Attorney, dated 27th September, 2009 and General Power of Attorney, dated 16th March, 2010 , registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-7/2394/2010 in favour of partners of M/s. Sadguru Construction conferring upon them several powers inter-alia power to sell the second property to the person or persons of their choice including power to execute a deed of conveyance and/or any other instruments in favour of the ultimate transferee thereof and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance.

31. In part performance of fourth agreement, M/s. Kanakia Spaces Pvt. Ltd., had delivered quiet, vacant and peaceful possession of the second property to M/s. Sadguru Construction.

32. By an Agreement for Sale, dated 15th October, 2012 (for short hereinafter referred to as the **"Fifth Agreement"**) M/s. Sadguru Construction had agreed to sell, assign and transfer of the second property to the Executors at the price and on the terms and conditions stipulated therein.

33. In pursuance of the fifth agreement, the partners of M/s. Sadguru Construction had executed an Irrevocable General Power of Attorney of even date in favour of the Executors conferring upon them several powers inter-alia power to sell the second property to the person or persons of their choice including power to execute a deed of conveyance and/or any other instruments in favour of the ultimate transferee thereof and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance.

34. By a Deed of Conveyance, dated 4th August, 2016, registered in the office of Sub-Registrar of Assurance at Thane under