

Attorney

D.A.

Development
Agreement

Antony Antons

Shiloh



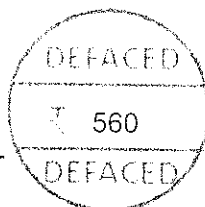
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1004202302049

Receipt Date 17/04/2023

Received from MS AFFLUENCE PROPERTIES, Mobile number 9833157496, an amount of Rs.560/-, towards Document Handling Charges for the Document to be registered on Document No. 5398 dated 10/04/2023 at the Sub Registrar office Joint S.R.Thane 5 of the District Thane.



Payment Details

Bank Name IBKL

Payment Date 10/04/2023

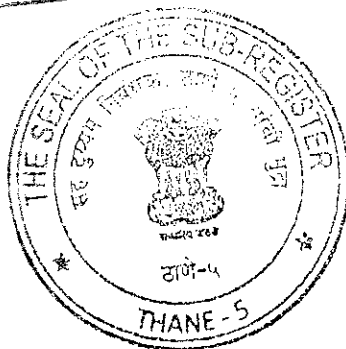
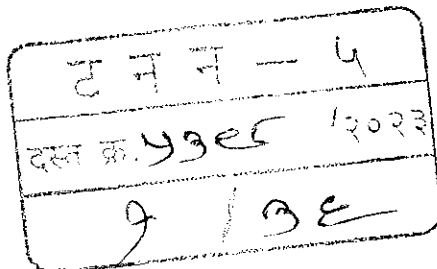
Bank CIN 10004152023041001921

REF No. 2827852840

Deface No 1004202302049D

Deface Date 10/04/2023

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



Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-335-5398	0000195058202324	1004/2023-20:42:57	IGR117	100.00
Total Defacement Amount					100.00



CHALLAN
MTR Form Number-6



MH000345057202324E		BARCODE		Date 10/04/2023-11:03:07		Form ID 48(f)	
Department Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
Type of Payment Registration Fee				PAN No.(If Applicable)			
Office Name THN5_THANE NO 5 JOINT SUB REGISTRA				Full Name		MS AFFLUENCE PROPERTIES	
Location THANE							
2023-2024 One Time				Flat/Block No.		SURVEY NO.109, HISSA NO.1A PART	
Account Head Details		Amount In Rs.		Premises/Building			
63063301 Registration Fee		100.00		Road/Street		SURVEY NO.109, HISSA NO.1B	
				Area/Locality		DAIGHAR	
				Town/City/District			
				PIN		4 2 1 2 0 4	
				Remarks (If Any)			
				SecondPartyName=MS ARIHANT SUPERSTRUCTURES-			
				ठ न न - ५ दस्त क्र. ५३६८ / २०२३ १ / ३६			
				Amount In		One Hundred Rupees Only	
Total		100.00		Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				69103332023041011818		2802424236	
Cheque/DD No.				Bank Date		RBI Date	
				10/04/2023-11:03:46		Not Verified with RBI	
Name of Bank				Bank Branch		IDBI-BANK ठाणे-५	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9833157496
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

P. Chaudhary W. T. B. 33

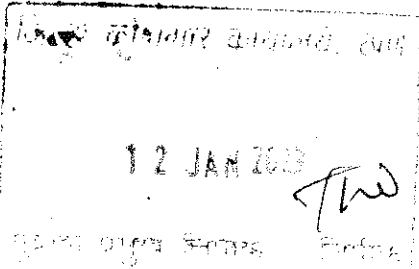
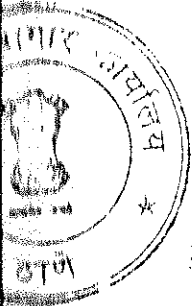


MAHARASHTRA

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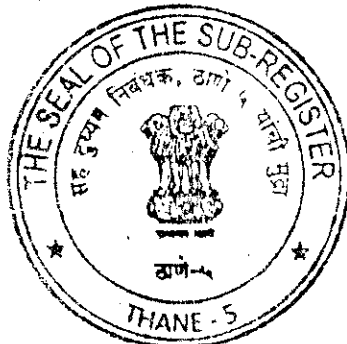
IRREVOCABLE GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT, We,

M/S AFFLUENCE PROPERTIES, a partnership firm duly incorporated under the provisions of the Indian Partnership Act, having its registered office at B-807, Trade World, Kamala Mill Compound, S.B Marg, Lower Parel (W), Mumbai-400013 (PAN No. ABNFA2860N) through its partners namely;

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जाडपत्र-२/Annexure-11

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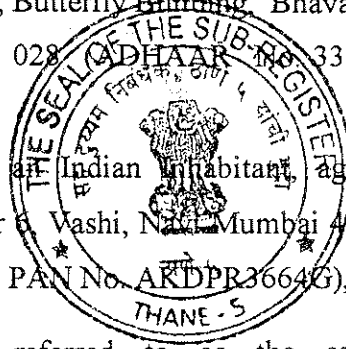
१. मुद्रांक विक्री सोदवडी अनु. क्रमांक	74865 दिनांक
२. दस्तावेज प्रकार	Aan
३. दस्तावेज सोदवडी क्रमांक	छोप / माही
४. दस्तावेज सोदवडी क्रमांक	
५. मुद्रांक सोदवडी क्रमांक	
६. दुसऱ्या पक्षकाराचे नाव	
७. हात असल्यास तारीख, माह, पत्ता व सही	
८. मुद्रांक मुद्रांक स्थळ	
९. यादनामकारक मुद्रांक विक्रीसाठी सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता	रामजी ल. महारनवर पत्ता क्र. 1202094 एम.ए.ए. रोड, नवी मुंबई 401 003
१०. या कारणासाठी ज्यांचा मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून नशिवात वापरणे बंधनकारक आहे.	

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1. **SHRI PAWAN KUMAR BAJAJ**, an Indian Inhabitant, aged 44 years, residing at 101, 1st Floor, B-Wing, Butterfly Building, Bhavani Shankar Road, Dadar West, Mumbai 400 028 (ADHAAR No. 3332 3939 5491 and PAN No. AFJPB0644P)
2. **SHRI CHANDRASEKARAN REDDY**, an Indian Inhabitant, aged 47 years, residing at J-23, RH-5, Sector 6, Vashi, Navi Mumbai 400 703 (ADHAAR No. 8668 6373 8220 and PAN No. AKDPR3664G),



All together hereinafter for the sake of brevity referred to as the said **"LANDOWNERS"** (which expression, unless it be repugnant to the meaning and context thereof, shall mean and include its present and future partners, directors, its successors, administrators and assigns) **SEND GREETINGS:**

WHEREAS Landowners are exclusive owners of and otherwise well and sufficiently entitled to the pieces and parcel of agricultural lands lying and situated at Survey No. 109 Hissa No. 1A admeasuring 710 sq. meters, Survey No. 109 Hissa No. 1B admeasuring 2,590 sq. meters, Survey No. 108 Hissa No. 2 admeasuring 330 sq. meters, all situated and lying at Village Daighar, Taluka & District Thane, Maharashtra, within the jurisdiction of the Sub - Registrar of Assurances, Thane, District Thane, and **totally admeasuring about 3,630 sq. meters**, duly registered with the Sub-Registrar of Assurances at Thane, bearing Registration no. 7049 of 2016, 7052 of 2016 and 7051 of 2016 respectively (hereinafter referred to as **"the said Lands"**).

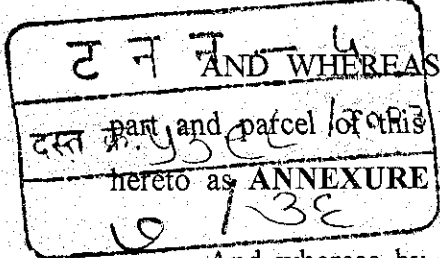
AND WHEREAS the Land Owners abovenamed have granted exclusive development rights in respect of Said Lands, M/s Arihant Superstructures Ltd., a Company duly registered under the provisions of Companies Act, 1956, having its registered office at "Arihant Aura" 25th Floor, B-Wing, Plot No.13/1, TTC Industrial Area, Thane Belapur Road, Turbhe, Navi Mumbai Thane - 400705, (bearing CIN No. L51900MH1983PLC029643) through its Director Mr. Ashok Bhanwarlal Chhajjar (hereinafter for the sake of brevity referred to as **"the said Developer"**) and offered to sell, transfer and all their rights, title and interests of development and construction of the said Lands, which offer is duly accepted by the Developers for valuable consideration.

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And whereas accordingly both the parties namely the Land Owners and the Developers have entered into and executed Development Agreement dated 10/04/2023 (for the sake of brevity and convenience, hereinafter referred to as the "Development Agreement") recording all the terms and conditions therein and have duly registered the same with the Sub-Registrar of Assurances simultaneously with the execution and registration of this Irrevocable Power of Attorney.



AND WHEREAS the said Development Agreement shall form the part and parcel of this Power of Attorney, the copy whereof is annexed hereto as ANNEXURE I.

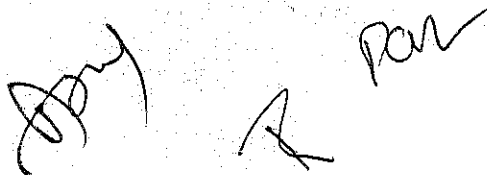
And whereas by virtue of the execution and registration of the said Development Agreement it has become incumbent and necessary for the Land Owners to execute this Irrevocable Power of Attorney in favour of the Developers to enable them to smoothly function as developers of the said Lands being Survey No. 109 Hissa No. 1A admeasuring 710 sq. meters, Survey No. 109 Hissa No. 1B admeasuring 2,590 sq. meters, Survey No. 108 Hissa No. 2 admeasuring 330 sq. meters, all situated and lying at Village Daighar, Taluka & District Thane, Maharashtra, within the jurisdiction of the Sub-Registrar of Assurances, Thane, District Thane, and totally admeasuring about 3,630 sq. meters, and more particularly set out and described in the "Schedule - I" and to act for and on our behalf and in our name and to do all such acts, matters, deeds and things as are necessary and required to effectively pursue and implement the development and construction of the said Lands.

NOW THESE PRESENTS WITNESSETH that We,

M/S AFFLUENCE PROPERTIES through our partners,

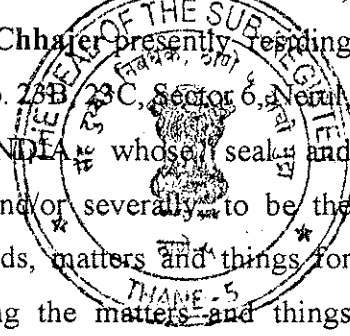
1. SHRI PAWAN KUMAR BAJAJ; and
2. SHRI CHANDRASEKARAN REDDY

the Landowners abovenamed, do hereby appoint, nominate and constitute M/S ARIHANT SUPERSTRUCTURES LTD., a company duly incorporated and registered under the provisions of Companies Act,



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1956, having its registered office at "Arihant Aura" 25th Floor, B-Wing, Plot No.13/1, TTC Industrial Area, Thane Belapur Road, Turbhe, Navi Mumbai Thane - 400705, (bearing CIN No. L51900MH1983PLC029643) through its Director **Mr. Ashok Bhawarlal Chhajjar** presently residing at Flat No. 1401, 14th Floor, EL Castillo, Plot No. 23B/23C, Sector 6, Navi Mumbai, Thane, Maharashtra 400706 INDIA whose seal and signature is appended herein below jointly and/or severally to be the true and lawful Attorneys, to do all acts, deeds, matters and things for and on behalf of the Land Owners including the matters and things as recorded hereunder :-



1. To deal with and correspond with all the statutory and local authorities and bodies including but not limited to the Collector District Thane, the Town Planning Department, District Thane, Municipal Council or Corporation, Thane, the Mumbai Metropolitan Regional Development Authority (MMRDA), the Group Gram Panchayat, Village Daighar, Taluka & District Thane, the State and Central Government and their respective departments in connection with the development and construction work undertaken by our attorneys on the aforementioned lands and in particular to do the following acts namely :

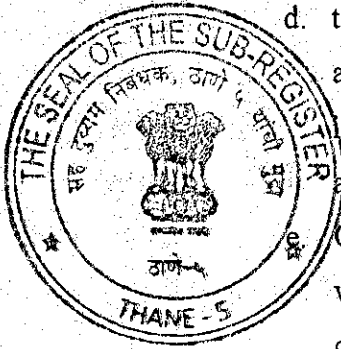
- a. to apply for and obtain sanction and permissions to the building plans, schematic layout, designs and specifications and for the revalidation and/or revision of the said plans sanctioned or to be sanctioned, with such alterations, modifications, subtractions, deviations and additions thereto as the Attorneys may desire and deem fit.
- b. to apply for and obtain commencement certificate and/or completion certificate and/or occupation certificate and all other certificates for commencing and completing the said development and construction on the said Lands in all aspects.
- c. to deal with and correspond with the assessment department of the Municipal Corporation/ Municipal

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Council, District Thane and/or any other concerned authority in connection with the assessment of the said Lands or property and fixation of its rateable value.

d. to appear and represent us before all concerned authorities and parties as may be necessary and required in connection with the proper and effective development and construction work upon the said Lands.

Generally to do all other acts and deeds in connection with or relating to or touching the development and construction work, its completion and for occupation of the buildings/structures constructed on the said lands.

2. To enter upon the said lands for the purposes of commencing, continuing and completing the development and construction activities on the said lands.
3. To sign all applications, forms, papers, undertakings, indemnities, authorities, terms and conditions etc. as well as to pay all fees, deposits and other amounts under whatsoever head to any such authorities as legally required and to receive back the same and obtain valid receipts and acknowledgments and to file written statements before the concerned authorities as may, from time to time be required by the authorities concerned.
4. To deal with, interact and correspond with the Maharashtra State Electricity Board (MSEB) or any other electric supply undertakings and its officers for obtaining electric connections, electric power supply to the said Lands and/or for the premises namely flats/shops/garages/offices/parking(s) etc including for making or putting up or shifting an electric substation or a separate and independent transformer for and in respect of or relating to the buildings/structures to be constructed on the said lands and for that purpose to sign all letters, applications, undertakings, indemnities, affidavits, terms and conditions and other writing as may be required by the said concerned authorities.
5. To approach, deal with, interact and correspond with the Maharashtra State Water Supply and Sewerage Board or any other

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water supply undertakings and its officers including the hydraulic engineers, city/town engineers for obtaining water connections and supply to the said Lands and/or for the premises namely flats/shops/garages/offices/parking(s) etc including for making or putting up a elevated water tank/reservoir or a separate and independent water supply line from the main supply source in respect of or relating to the buildings/structures to be constructed on the said Lands and for that purpose to sign all letters, applications, undertakings, indemnities, affidavits, terms and conditions and other writing as may be required by the said concerned authorities.

6. To engage and appoint architects, RCC specialists, structural engineers, contractors, sub-contractors, skilled carpenters, electricians, masons, labourer(s) and other such skilled and/or unskilled professionals as may be from time to time be necessary to carry out and/or implement the development and construction work upon the said Lands and to substitute them or any one of them at any point of time.
7. For us and in our name, to accept the service of any writ of summons or other legal process and to appear before any court of courts, magistrates, judicial, quasi judicial bodies and other officers and competent authorities, whom so ever and if thought advisable by the said Attorneys, to commence any action or proceedings in any court of justice or authority in the same action or proceedings to prosecute and/or discontinue or become non-suited therein and to settle, compromise or refer to arbitration any suit, action or proceedings as the Attorneys shall deem fit and proper and if the said Attorneys shall so deem fit also to settle and compromise any such proceedings and to give or receive any monies thereof and also to appoint any solicitor and or advocate or lawyer or council to prosecute or defend any of the action aforestated as occasion may arise either in our name or in the name of our said Attorneys or any of them.

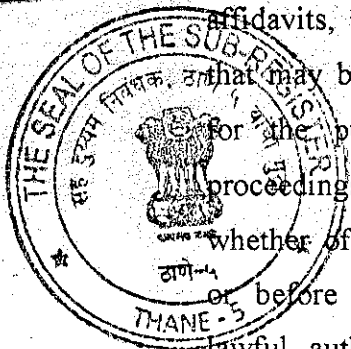
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8. To sign, verify, affirm, declare and execute plaints, written statements, counterclaims, appeals, reviews, revisions, applications, affidavits, declarations, authorities and papers of every description that may be necessary to be signed, affirmed, verified and executed for the purposes of any suits, actions, appeals and all other proceedings of any kind whatsoever before any court of law, whether of original, appellate, testamentary or revisional jurisdiction or before any judicial or quasi-judicial authority established by lawful authority and to do all acts and make appearances and submit applications in any such proceedings brought or commenced and to defend, answer or oppose the same or suffer judgement or orders or decree in any such proceedings either in favour or against us and to execute such orders and decrees as the such Attorneys shall be advised or may deem fit and proper.
9. To demolish, pull down, construct, reconstruct, repair, improve upon the said lands or otherwise to do and carry out, all acts, deeds and things to develop the said Lands or any part or portion thereof in accordance with the prevailing rules and regulations and sanctions granted in such manner as that the attorneys may deem fit.
10. To sell or agree to sell any flats, offices, shops, garages, stilt parking, open parking spaces etc to third parties and for that purpose to sign and execute all necessary assurances, writings, letters, agreements, deed etc thereof.
11. To apply for and obtain and receive refund of monies paid and/or deposits made or which may have been deposited with the relevant authorities and to sign receipts and acknowledgement for the purpose of receiving the same.
12. To sign and execute the Conveyance or Conveyances or Assignments or other assurances in respect of the said Lands together with the building/s constructed thereon or any portion thereof in favour of the Co-operative Society or a Limited Company or a Flat Owners Association or a Federation or a Condominium of Body of Purchasers of the premises/flats/units, built/developed or constructed on the said lands and as may be formed by them.

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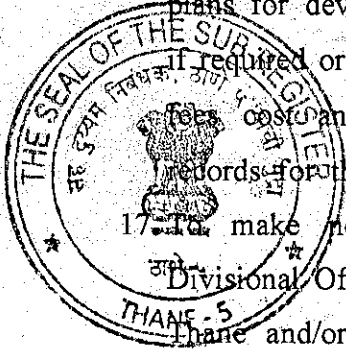
13. To take all the required steps for formation and registration of a Co-operative Society or a Limited Company or a Flat Owners Association or a Federation or a Condominium or such other organisation of the flat purchasers or purchasers of other premises built/developed on the said lands and for the said purpose to sign and execute and get signed and executed necessary applications, papers and writing and lodge the same before the registrar of Co-operative Societies or of the Companies or of the Flat Owners Associations or of the Condominiums or such other authorities as the case may be.
14. To lodge all the agreements, documents and writing etc generally in respect of the said Lands for their registration as required from time to time before the concerned Sub-Registrar of Assurances and to admit execution thereof.
15. To make necessary application to any statutory or government body including but not limited to the Talathi, Tehsildar, Village Daighar, Taluka & District Thane, the Town Planning Authorities Thane, the Sub-Divisional Officer Thane, Thane Municipal Corporation and/or the District Collector, Thane for incorporating their names in the revenue records as the Developers of the said Lands being Survey No. 109 Hissa No. 1A, Survey No. 109 Hissa No. 1B and Survey No. 108 Hissa No. 2, Village Daighar, Taluka & District Thane, Maharashtra more particularly set out and described in Schedule I hereunder written.
16. To attend the offices of all statutory bodies and authorities and sign registers, make declarations and/or make affidavits and all other documents necessary to incorporate their name as the Developers in the revenue records and to prefer any appeal or revision if any adverse order is passed by the revenue authorities or any other statutory authority as the said attorneys may deem fit and proper and to make applications for amendment in the records maintained by them in relation to the said Lands mentioned in the Schedule I hereunder written. To represent us and on our behalf before all the aforesaid concerned authorities including Collector Thane or

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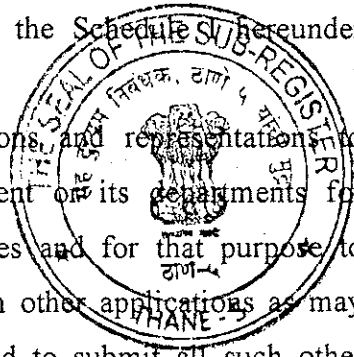
- Thane Municipal Corporation for obtaining permissions, for development and construction work upon the said lands. To submit plans for development and to get the same approved in our name if required or in their own name as deemed fit and to pay necessary fees cost and charges and to produce relevant documents and records for the same.
17. To make necessary application to the Talathi/ Tehsildar/ Sub-Divisional Officer/ Group Gram Panchayat, Village: Daighar, District Thane and/or all other concerned authorities for carrying out the development and construction work upon the said Lands mentioned in the Schedule I hereunder and also if required to procure and obtain necessary permissions and sanctions for sale of the developed and constructed units on the said Lands.
18. To apply for issuance of the certified copies of the orders which may be passed on such aforementioned applications and pay necessary charges thereof to the concerned authorities.
19. To comply with all the terms and conditions imposed by the concerned authorities on grant of such sanctions and permissions and to attend all such matters, acts, deeds and things for the purpose of complying with all such conditions. To make all such necessary applications, if need be and required, to the statutory authorities including the Talathi/ Tehsildar/ Sub-Divisional Officer/ Group Gram Panchayat, Village: Daighar, District Thane, for change of user of the said Lands described in Schedule I hereunder written.
20. To pay necessary N.A charges and to collect receipts for payment of such NA charges and to submit such documents and records for change of user from agriculture to non-agriculture, if required and if exigency so arises. To sign on our behalf all applications, forms, affidavits, declarations, undertakings and all such deeds and documents as may be required to be signed and executed to the concerned statutory authority either for the grant of such permissions and to pay such penalties, fines and all other charges that may be levied.

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21. To comply with all the terms and conditions as may be imposed from time to time by the concerned statutory authorities for change of user of the said Lands mentioned in the Schedule I hereunder written.
22. If required to make necessary applications, and representations to the Ministry of Urban Land Development or its departments for grant of permissions to sell the properties and for that purpose to file applications/ revenue petitions or such other applications as may be required to be filed on our behalf and to submit all such other documents including declarations on affidavits including reply affidavits as may be necessary for the complete and effectual intend in accordance with the said agreement annexed hereto as Annexure I.
23. To submit schematic layouts, designs, plans and other specifications and to apply for and obtain necessary sanctions and permissions including IOD and commencement certificates from the Collector District Thane or From The Assistant Director Town Planning, or the Mumbai Metropolitan Region Development Authority (MMRDA), or the Thane Municipal Corporation, or from Group Gram Panchayat, Village: Daighar, District Thane, or from any other competent authority for commencing the work of construction on the said Lands described in the Schedule I hereunder written as per the sanctions and approved plans and to revalidate the same from time to time and to pay the premium deposits and or other amounts as may be levied, required and demanded by any of the authorities from time to time. To apply to the Collector, District Thane, the Assistant Director Town Planning, Thane Municipal Corporation, the MMRDA, Group Gram Panchayat Village Daighar, District Thane or to any other competent authority or the Government of Maharashtra and procure necessary sanctions and permissions for the purposes of development and construction and/or for the change of user of the said Lands mentioned in the Schedule I hereunder written.



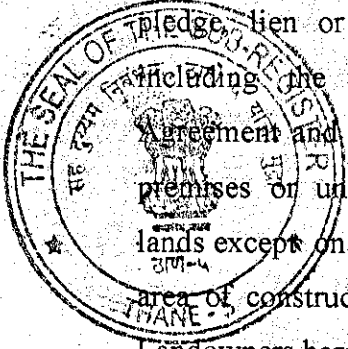
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24. To procure and obtain loan and other finances, if required by our said Attorneys, to develop the said Lands by creating a charge, pledge, lien or mortgage of the said Lands at Schedule I herein including the development rights granted in the Development Agreement and this deed and on all the proposed constructed premises or units proposed to be built or constructed on the said lands except on the total areas of 8,571 sq. feet of RERA Carpet area of constructed premises promised to be handed over to us (the Landowners herein) as consideration, and for the said purpose make necessary applications to the banks and other financial institutions including private or nationalised banks, co-operative, state, central, international banks or company and/or multinational financing company or from any person for procuring loan, financial assistance and/or any other monetary assistance if required and for the said purpose any NOC/ consent letter and/or any other document are required to be produced by us, our Attorneys are granted full power and absolute authority to produce the same and to provide all such documents and writings as may be called upon by such banks or financial institutions or any other person from time to time thereby mortgaging and creating charge.
25. To enter into any agreement, contract and joint venture with any Indian or foreign institutions and organizations for the purposes of carrying out the said development and constructions upon the said Lands mentioned in the Schedule I hereunder written, if required and if the exigency so arises and for that purpose to sign and execute all or any required documents and writings and to enter into such transactions on such terms and conditions as the said Attorneys may deem fit and proper.
26. In consonance to the terms and conditions of the said Development Agreement at Annexure I hereto, to float a public limited company and to issue shares, debentures and to float public issues by allotting equity shares and to enter into such schemes for carrying out the development and construction of the said Lands mentioned in the

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Schedule I hereunder written in the manner our Attorneys may deem fit and proper.

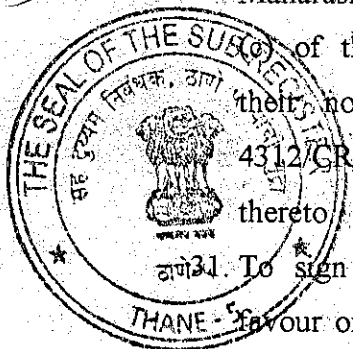
27. In consonance to the terms and conditions of the said Development Agreement at Annexure I hereto, to enter into transaction with Indian and/or foreign institutions, bodies and organisations and to get local or foreign direct investments if required for the purposes of carrying out the said development and construction upon the said Lands mentioned in the Schedule I hereunder written and in that respect our Attorneys are hereby authorised to sign, execute and deliver all such documents and writing and to produce and hand over such documents and writing as our Attorneys may deem fit and proper.
28. To make all and necessary applications and representations to the Thane Muncipal Corporation and all other concerned statutory authorities for carrying out the said development and construction of the project upon the Lands mentioned in the Schedule I hereunder written in accordance with provisions of Development Control Rules and Regulations and to make such applications, representations and to submit such documents and records and to provide such information on our behalf from time to time to the Thane Muncipal Corporation and all other concerned authorities either for the purpose of carrying out the development and construction upon the said Lands mentioned in the Schedule I hereunder written.
29. To make payment of such deposits, IOD deposits, security deposit and all other amounts which may be required to be paid for carrying out the development and construction of the Lands described in the Schedule I hereunder written.
30. To sign and execute all such documents with the Thane Municipal Corporation or MHADA or MMRDA and all other concerned authorities for allotting and handing over possession of the constructed units (residential and commercial) which will be constructed on the Lands mentioned in the Schedule I hereunder written for providing the units under the Inclusive Housing Scheme,

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applicable, sanctioned and incorporated by the Government of Maharashtra in exercise of the powers contained in Section 37(1AA)

of the Maharashtra Regional Town Planning Act 1966, vide their notification dated 08/11/2013 bearing reference no. TBP 4312/CR-45/2012(2)IUD-11 and the subsequent modifications thereto.

To sign and execute all such documents, deeds and writings in favour of MMRDA, Thane Municipal Corporation or MHADA and all other concerned authorities from time to time as called upon by the Thane Municipal Corporation, MHADA, MMRDA for transferring the constructed and developed units to be given to the said MHADA free of costs towards the said Inclusive Housing Scheme, if applicable, sanctioned and incorporated by the Government of Maharashtra in exercise of the powers contained in Section 37(1AA) (c) of the Maharashtra Regional Town Planning Act 1966, vide their notification dated 08/11/2013 bearing reference no. TBP 4312/CR-45/2012(2)IUD-11 and the subsequent modifications thereto.

32. If the exigency so arises to approach on our behalves all the concerned authorities, officers and other authorised persons appointed under the provisions of Urban Land (Ceiling and Regulation) Act 1976 (ULC) for the purpose of procuring permissions and/or sanctions u/s 6, 8, 20, 21, 22, 26, 27 and all other applicable provisions and rules made under the ULC Act in relation to the said lands mentioned under the Schedule I hereunder written for the purpose of development and redevelopment and for that purpose to sign such applications, papers, writing, undertaking etc. as may be required and to carry out correspondence with the authorities under the ULC Act and also prefer appeal or appeals, revisions or writ petition under Article 226 and 227 of the Constitution of India from any adverse order made under the provisions of the ULC Act.

33. To commence the work of construction on the said Lands mentioned in the Schedule I hereunder written as per the sanctioned

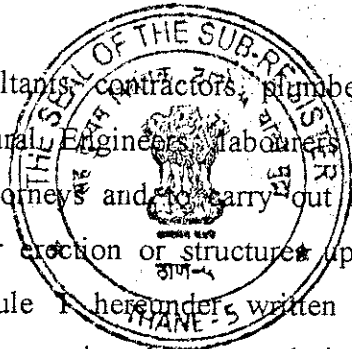
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and approved plans with such modifications and deviations as will be necessary and required by our said Attorneys and/or the concerned authorities.

34. To appoint architects, engineers, consultants, contractors, plumbers, electricians, RCC Consultants, Structural Engineers, labourers as deemed fit and proper by our said attorneys and to carry out the development and construction work for erection of structures upon the said Lands mentioned in Schedule I hereunder written in accordance with the approved and sanctioned plans designs, specifications and schematic layouts by the Collector District Thane, the Town Planning Department, Building Department, Thane Municipal Corporation, MMRDA, Group Gram Panchayat or any other such competent authority and in accordance to and in compliance with the No-Objection Certificates issued by the local bodies and authorities including the Airport Authority.
35. To execute necessary contracts of work with architects, engineers, consultants, contractors, plumbers, electricians, RCC Consultants, Structural Engineers, labourers and other skilled workers for execution of the development and construction upon the said Lands mentioned in Schedule I hereunder written and to pay their fees, remuneration, wages, salaries and charges without holding us responsible and liable thereto.
36. To submit plans, applications, affidavits, undertakings, to the concerned authorities and officers in connection with the exempted vacant land and transfer thereof.
37. To negotiate with the concerned authorities regarding the premium payable for the transfer of the exempted land and to pay such premium and obtain necessary orders for transfer of the exempted land from the competent authority in their own favour.
38. To get the said Lands mentioned in the Schedule I hereunder written surveyed or re-surveyed and get demarcations by the surveyors of the concerned authorities, the Collector District Thane or of the Town Planning Department, MMRDA, Thane Municipal



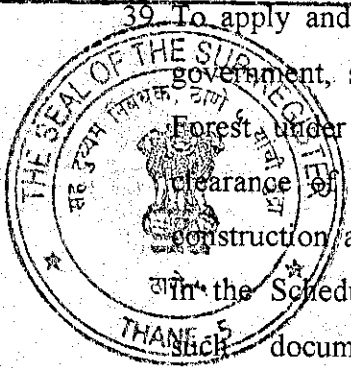
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Corporation and/or the Group Gram Panchayat, Village Daighar



39. To apply and procure necessary permissions and sanctions from the government, semi government and/or Ministry of Environment and Forest, under the provisions of the Coastal Regulation Act and clearance of Coastal Regulation Zone (CRZ) for carrying out the construction and development work upon the said Lands mentioned in the Schedule I hereunder written and to supply and tender all such documents as may be necessary to procure the sanction/consent/ permissions from the said authorities.

40. To assign the development and construction rights given to our Attorneys under the said Development Agreement at Annexure I hereto, in favour of any person/body or corporate without making us or holding us liable or responsible financially or otherwise in any manner whatsoever.

41. To apply for correction of the area of the land if necessary and in the event if the area of the said Land is found to be more than the area referred to in this power of attorney and/or the said Development Agreement at Annexure I hereto, to take all necessary steps for developing and enjoying such additional area without any reference to us and in such circumstances this power of attorney shall remain valid, subsisting and binding irrespective of the area of the said Lands being found more or less than the area as recorded in the said Development Agreement at Annexure I.

42. To submit layout/sub-division/amalgamation/proposals to the Collector District Thane, Town Planning Department, Thane, the MMRDA, Thane Municipal Corporation, the Group Gram Panchayat, Village Daighar, District Thane or to any other relevant government authority and to apply to get the properties subdivided and/or to be amalgamated with the adjoining and/or neighbouring properties.

43. While carrying out the development and construction of the said Lands mentioned in Schedule I hereunder written our said attorneys shall have the full power and absolute authority to comply with all the guidelines, requirements, orders and/or directions issued by

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the competent authorities or the Thane Municipal Corporation or MMRDA and/or such other statutory authorities and organisations for carrying out the said development by construction of school hospitals, malls, hotels, etc., if so ordered and to provide infrastructure and facility as may be required.

44. To construct internal roads, provide drainage, storm water drainage and to provide and construct all other facilities as may be required to be provided for the construction of residential and commercial premises and development of the Lands mentioned in Schedule I hereunder written.
45. To hand over possession of such portion of plots of Land which fall under road or earmarked or demarcated for construction of schools, colleges, hospitals, hotels, banks, malls, commercial complexes etc and in respect thereof to sign and execute agreements, conveyance, deed of lease and all such documents in writing as our Attorneys may be called upon by the concerned authorities from time to time and to hand over the possession of the said portions of the plots of Land and to receive monetary compensation and/or compensation in the form of FSI or TDR and/or other such benefits as may be granted and/or allotted by the concerned authorities.
46. To construct residential units as required to be provided to the MHADA under the said Inclusive Housing Scheme, if applicable, for giving it to the tenants and to hand over possession of the said units as per the specification and guidelines issued by the MMRDA/MHADA and to sign and execute such documents in writing from time to time in favour of the said MMRDA/MHADA or any other authority/agency thereby handing over the possession of the said units (residential or commercial).
47. To claim the benefit of Floor Space Index (FSI)/ Transfer of Development Rights (TDR)/ monetary compensation of the entire said Lands including area if any which may be increased as a result of area correction and for that purpose execute all necessary writing, declarations and assurances and registering the same.

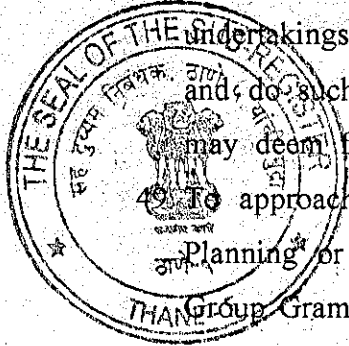
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48. To apply to the controller of cement and steel and any other authorities and procure the same and for that purpose give such undertakings or execute such documents, interact and correspond and do such other acts, matters and things as our said Attorneys may deem fit.
49. To approach the Collector District Thane or the Director, Town Planning or the MMRDA or Thane Municipal Corporation or the Group Gram Panchayat, Village Daighar District Thane and all other concerned authorities for the purposes of obtaining release of any portion/s of the said Lands from reservations, if any.
50. For effective surrender of the lands falling in set back or under the D.P Road or under any reservation to the Municipal Corporation/Council, Group Gram Panchayat, Village Daighar District Thane and to execute necessary writing as required by the said local authorities with registration thereof.
51. To execute necessary authority letters or a power of attorney in favour of any person, attorneys, nominees, officers and/or any other staff for getting the plans passed in connection with the development and construction work upon the said Lands and for obtaining and or procuring IOD, Commencement Certificate, Occupation Certificates and Building Completion Certificate.
52. To make necessary applications, if required and necessary, under the Land Acquisition Act for the purpose of getting the said Lands free from any acquisition or any reservations if any, that may hereafter affect the said Lands mentioned in the Schedule I hereunder written and for that purpose make such applications, sign and execute such writing and undertakings as may be required and to prefer an appeal, revision, review or writ from the adverse orders, if any, passed by the competent authority,
53. To receive every sum of money whatsoever which may become due and payable to us and which have been received by our said attorneys on our behalf by virtue of any agreement, charges and other security and on receipt thereof, to make, sign, execute and give sufficient releases or other discharges for the same.

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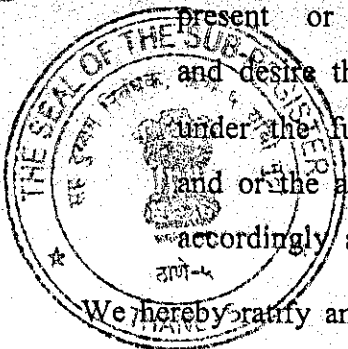
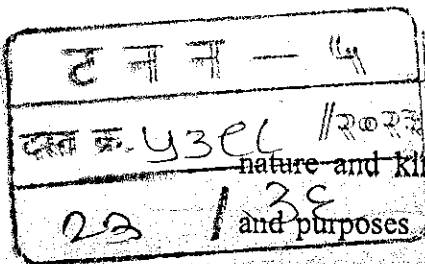
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54. To hand over physical possession to the prospective purchaser(s) may it be person, body or corporate, of the flats/units (residential or commercial) to be constructed on the said Lands
55. To appear before the Superintendent of Stamps or appellate authority for ascertaining the true value of properties, to make submissions for determining the true market value and to sign and execute documents, affidavits, declarations, papers and writings as may be required by such authorities and to prefer appeals, revisions, reviews, writs against the adverse orders passed by the Superintendent of Stamps and or any other appellate authority for determination of the true market value of the said Lands mentioned in Schedule I hereunder written.
56. For doing and executing all the matters and things aforesaid, our said Attorneys have full power and authority to appoint one or more attorney or attorneys with the same or limited powers and as such substitute in their place on such terms as they shall think fit from time to time and substitute by removing and appointing another in their place.
57. To do all such acts, deeds, matters and things at their own costs, charges and expenses which may be necessary to be done for rendering these presents valid and effectual for its true intent and purposes according to the prevailing laws without attributing or holding us responsible for the same.
58. The said Attorneys shall exercise powers and authorities granted to them under these presents with due diligent caution and all costs, charges, expenses, risks etc. that may arise in exercising power under these present shall be borne and paid by our said Attorneys.
59. AND GENERALLY to sign all letters, correspondences, declarations, affidavits, undertakings, indemnities, and other all such documents and to execute and perform and or cause to be executed and performed any other acts, deeds, matters or things whatsoever which ought to have been done, executed or performed or which in the opinion of the said Attorney ought to have been executed and performed in or about our concern and engagements or every

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nature and kind, whatsoever, as fully and effectually, to all intends and purposes, as we ourselves could do if we were personally present or did or cause to be done the same being our intend and desire that all matters and things respecting the same may be under the full management and directions of our said Attorneys and or the attorney appointed by them and the said Attorneys may accordingly act jointly or severally.

We hereby ratify and confirm and agree to ratify and confirm all the acts, deed, matters and things done or caused to be done whatsoever by our said Attorneys presents as if the same had been done or caused to be done by us.

IN WITNESS WHEREOF, we have set and subscribed our signature at Thane on this 16th Day of March 2023.

SCHEDULE I

All that pieces and parcels of lands bearing Survey No. 109 Hissa No. 1A (pt) admeasuring 0 H 7 A 10 Prati i.e 710 square meters situated and lying at Village: Daighar, and bounded on the;

East: by lands bearing Survey No.109 Hissa No. 1B

West: boundary of village Padale

North: by lands bearing Survey No. 57 Hissa No. 3 of village Padale

South: by lands bearing Survey No.9 Hissa No. 1A (pt)

All that pieces and parcels of lands bearing Survey No.109 Hissa No. 1B admeasuring 0 H 25 A 9 Prati i.e 2,590 square meters situated and lying at Village: Daighar, and bounded on the;

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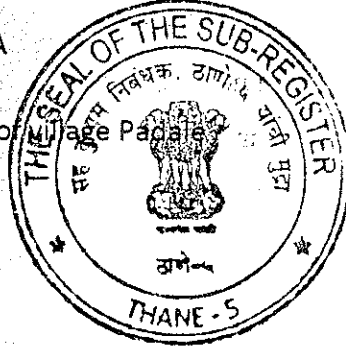
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East: by lands bearing Survey No. 109 Hissa No. 1C and Survey No. 109 Hissa No. 2

West: by lands bearing Survey No. 109 Hissa No. 1A

North: by lands bearing Survey No. 57 Hissa No. 3 of Village Padala

South: by lands bearing Survey No. 108 Hissa No. 2



All that pieces and parcels of lands bearing Survey No. 108 Hissa No. 2 admeasuring 0 H 3 A 30 Prati i.e 330 square meters situated and lying at Village: Daighar and bounded on the,

East: by lands bearing Survey No. 109 Hissa No. 1C

West: by lands bearing Survey No. 108 Hissa No. 1

North: by lands bearing Survey No. 109 Hissa No. 1B

South: 60 mts wide Kalyan Shil Road

All situated and lying at Taluka: Thane, District: Thane, Maharashtra, India, within the jurisdiction of the Sub - Registrar of Assurances, Thane, District Thane, and totally admeasuring about 3,630 square meters.

SIGNED AND DELIVERED)

by the within named "LANDOWNERS",)

M/s AFFLUENCE PROPERTIES,)

1. SHRI PAWAN KUMAR BAJAJ)



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2. SHRI CHANDRASEKARAN REDDY)

WITNESSES)

1. Mr Gagandeep Kohli *gskohli*)

2. Mr Vinod Dubey *VD*)



We Accept the aforesaid powers

SIGNATURE & Seal of)

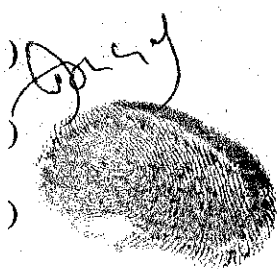
the Constituted Attorney being)

M/S ARIHANT SUPERSTRUCTURES)

LIMITED through its authorised)

Director SHRI ASHOK)

BHANWARLAL CHHAJER)

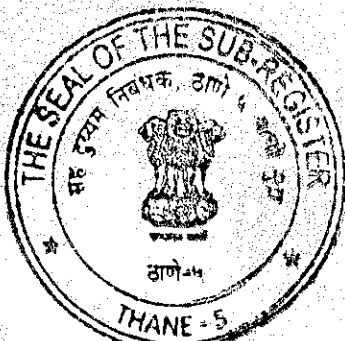
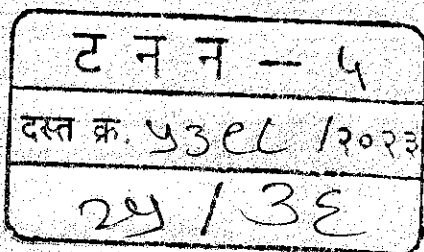


In the presence of;)

WITNESSES)

1. Mr Gagandeep Kohli *gskohli*)

2. Mr Vinod Dubey *VD*)



सूची क्र.2

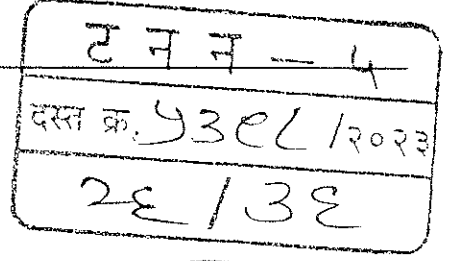
दुय्यम निबंधक : मह.दु.नि.ठाणे 5

दम्न क्रमांक : 5397/2023

नोदणी :

Regn:63m

गावाचे नाव : डायधर



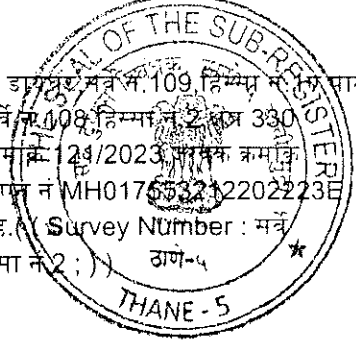
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1) पालिकेचे नाव: ठाणे म.न.पा. इतर सर्वे: इतर माहिती: मौजे डायधर सर्वे नं. 109 हिस्सा नं. 19 पार्ट क्षेत्र 710 चौ.मी. सर्वे नं. 109 हिस्सा नं. 1 वी, क्षेत्र 2590 चौ.मी. सर्वे नं. 108 हिस्सा नं. 2 क्षेत्र 330 चौ.मी. त्यांचे एकूण क्षेत्र 3630 चौ.मी. वृत्ती जमिन अभिनिर्णय क्रमांक 124/2023, मासिक क्रमांक 3097/2023 भरलेले मुद्रांक शुल्क नं. 5560.300/- त्याचा जीआरएफ नं. MH01755321220223E आयडीबीआय बँक दिनांक 27/03/2023 रोजी भरण्यात आले आहे. (Survey Number : सर्वे नं. 109, हिस्सा नं. 1 ए, सर्वे नं. 109 हिस्सा नं. 1 वी, सर्वे नं. 108 हिस्सा नं. 2 ;) ठाणे-4

1) 3630 चौ.मीटर



- 1): नाव:-मे.ऐफ्नुअन्स प्राॅपर्टीज लॅव्हे भागीदार पवन कुमार बजाज -- वय:-44; पत्ता:-प्लॉट नं: 101, माळा नं: 1 ला मजला, वी-बिल्डिंग, इमारतीचे नाव: वटरफ्लाय विल्डींग, ब्लॉक नं: भवानी शंकर रोड, रोड नं: दादर प, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-AFJPB0644P
- 2): नाव:-मे.ऐफ्नुअन्स प्राॅपर्टीज लॅव्हे भागीदार पि.चंद्रमेखरा रेड्डी -- वय:-47; पत्ता:-प्लॉट नं: जे-23, माळा नं: -, इमारतीचे नाव: इमारत-5, ब्लॉक नं: सेक्टर-6, रोड नं: वाशी, नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400703 पॅन नं:-ANDPR3664G
- 3): नाव:-मान्यता देणार- मे.बाबेंत बाबेंत स्पेसेम एलएलपी तर्फे भागीदार दिनेश शंकरलाल भानुशाली -- वय:-54; पत्ता:-प्लॉट नं: 3, माळा नं: -, इमारतीचे नाव: देवकीनंदन, ब्लॉक नं: राजीव गांधी गार्डन, रोड नं: सेक्टर 3 ई, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-AADPB0744P
- 4): नाव:-मान्यता देणार- मे.बाबेंत बाबेंत स्पेसेम एलएलपी तर्फे भागीदार (मुकेश धर्मशी ऊर्फ शंकरलाल भानुशाली) - वय:-47; पत्ता:-प्लॉट नं: 3, माळा नं: -, इमारतीचे नाव: देवकीनंदन, ब्लॉक नं: राजीव गांधी गार्डन, रोड नं: सेक्टर 3 ई, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-ABYPB8431B
- 5): नाव:-मान्यता देणार- मे.बाबेंत बाबेंत स्पेसेम एलएलपी तर्फे भागीदार पंकज शंकरलाल भानुशाली - वय:-44; पत्ता:-प्लॉट नं: 3, माळा नं: -, इमारतीचे नाव: देवकीनंदन, ब्लॉक नं: राजीव गांधी गार्डन, रोड नं: सेक्टर 3 ई, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-AHWPB5471B
- 6): नाव:-मान्यता देणार- मे.बाबेंत बाबेंत स्पेसेम एलएलपी तर्फे भागीदार संजय शंभुलाल मंगे ऊर्फ संजय शंभुलाल भानुशाली - वय:-53; पत्ता:-प्लॉट नं: मदनिका नं. वी-3, माळा नं: तळ मजला, इमारतीचे नाव: कृष्णकुंज विल्डींग, ब्लॉक नं: सेट नं. 1, नवी मुंबई, रोड नं: मुलुंड, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AFLPB7458P
- 7): नाव:-मान्यता देणार- मे.बाबेंत बाबेंत स्पेसेम एलएलपी तर्फे भागीदार विमल दिनीप शाह - वय:-45; पत्ता:-प्लॉट नं: 402, माळा नं: -, इमारतीचे नाव: ओपल को ऑ हौ सो, ब्लॉक नं: निर्मल लार्डफस्टाईल, रोड नं: एलवीएम मार्ग, मुलुंड, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AMXPS4399H

1): नाव:-मे.अग्रिहत स्पॅन्सुक्कर्स लि. तर्फे संचालक अशोक भवरलाल छाजेर -- वय:-54; पत्ता:-प्लॉट नं: 13/1, माळा नं: 25 वा मजला, वी-बिल्डिंग, इमारतीचे नाव: अग्रिहत औरा, ब्लॉक नं: टीटीसी इण्डस्ट्रीयल एरिया, रोड नं: ठाणे वेलापूर रोड, नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400705 पॅन नं:-AABCS1848L

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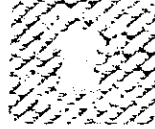
मुल्यांकनाची आवश्यकता नाही असे ठरल्यानुसार आवश्यक नाही कारणाचा तपशील
दस्तप्रकारानुसार आवश्यक नाही

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARIHANT SUPERSTRUCTURES LIMITED

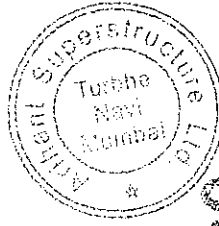


26/03/1983

Permanent Account Number

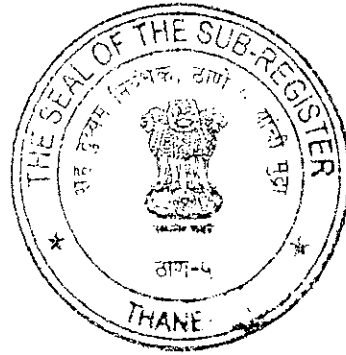
AABCS1848L

10012012



Self Attested

ट न न - ५
दस्त क्र. ५३९८/२०२३
२०/३६



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASHOKKUMAR B CHHAJER

BHANWARLAL VIRDHICHAND
CHHAJER

11/09/1969

Permanent Account Number

AAAPC8632L

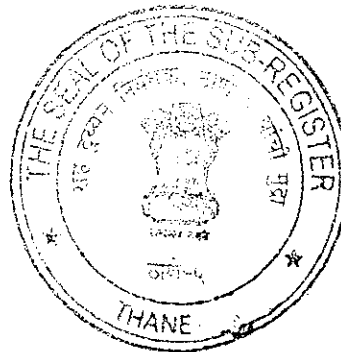
Ashokumar

Signature



04052006

दस्तावेज - 4
दस्तावेज क्र. 436L / 2023
25/38



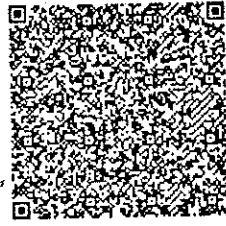
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABNFA2860N



नाम / Name
AFFLUENCE PROPERTIES

10112018

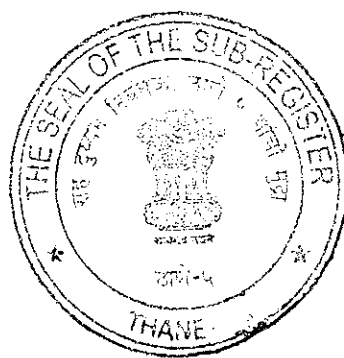
गठन / गठन की तारीख
Date of Incorporation / Formation
01/11/2018

Handwritten signature

Handwritten signature

Self Attested

ट न न - ५
दस्त क्र. ५३६८ / २०२३
२६/३६

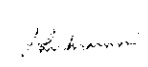


स्थायी लेखा संख्या) /PERMANENT ACCOUNT NUMBER
AFJPB0644P

नाम /NAME
PAWANKUMAR BAJAJ

पिता का नाम /FATHER'S NAME
SATYANARAYAN BAJAJ

जन्म तिथि /DATE OF BIRTH
25-12-1978

हस्ताक्षर /SIGNATURE


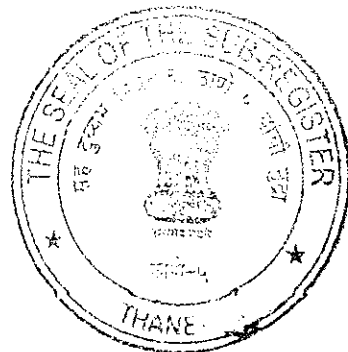
अध्यक्ष आयुक्त (कंप्यूटर प्रशासन)
 (Commissioner of Income-tax (Computer Operations))

Self Attested

ट न न - ५

दस्ता क्र. ५३८८ / २०२३

३० / ३६





भारतीय विशिष्ट ओकरा प्राधिकरण

भारत सरकार

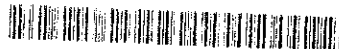
Government of India

नौदण्डिका क्रमांक / Enrollment No. 1007/21052/00206

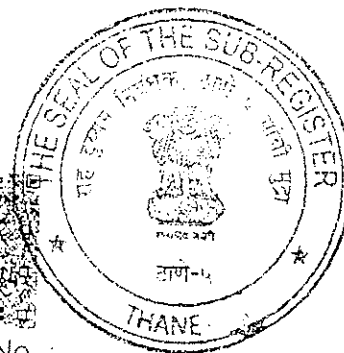
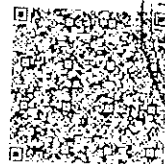
पु. नं. ३३३२ ३९३९ ५४९१
 प. नं. ३३३२ ३९३९ ५४९१
 Pawan Kumar Salyanarayan Bajar
 S/O Salyanarayan Bajar
 101, 1st Floor B-Wing Butterfly Bldg
 Bhawan Shankar Road
 Dadar West
 Mumbai
 Bhawan Shankar Member Mumbai
 Maharashtra 400027
 1007/21052/00206

ट न न - ५
दस्त क्र. ५३९८/२०२३
७९ / ३६

नं. ३३३२ ३९३९ ५४९१



SH056529834FT



आपला

क्रमांक / Your A.O. No. :

3332 3939 5491

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
 Government of India

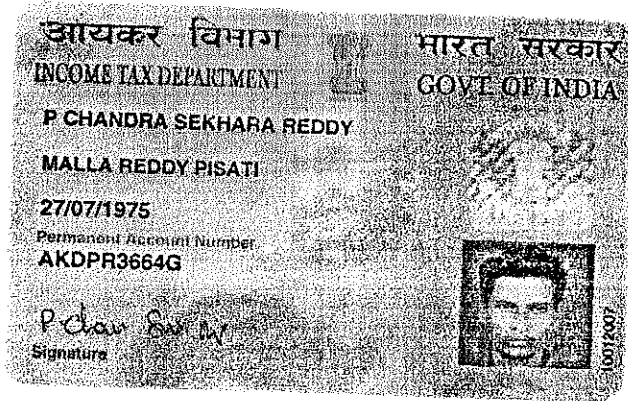


प. नं. ३३३२ ३९३९ ५४९१
 Pawan Kumar Salyanarayan Bajar
 जन्म वर्ष / Year of Birth : 1978
 पुरुष / Male



3332 3939 5491

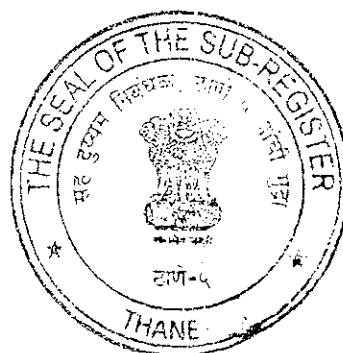
Self Attested



P. Chandra Sekhara Reddy

Self Attested

ट न न - ५
दस्त क्र. ५३६८/२०२३
३२/३६





भारतीय विशिष्ट औलख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

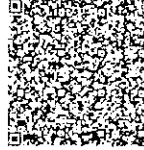
नोटवियाचा क्रमांक / Enrollment No 2017/50058/55859

To
पी चंद्र सेखरा रेड्डी
P Chandra Sekhara Reddy
S/O P Malla Reddy
J - 23, R H - 5
Sector 6
Vashi Subway Vashi
Navi Mumbai
Vashi Thane Thane
Maharashtra 400703
9967345636

Ref: 267 / 30A / 71724 / 71844 / P



SH855287340FT



ट न न - ५

स क्र. ५३९८ / २०२३

३३ / ३६

आपला आधार क्रमांक / Your Aadhaar No. :

8668 6373 8220

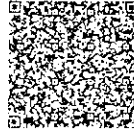
आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



पी चंद्र सेखरा रेड्डी
P Chandra Sekhara Reddy
जन्म तारीख / DOB: 27/07/1975
पुल्ल / Male

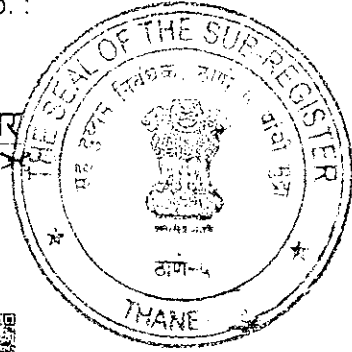


8668 6373 8220

आधार - सामान्य माणसाचा अधिकार

P. Chandra Sekhara Reddy

Self Attested



भारत सरकार
Government of India

विनोद त्रिवेणीप्रसाद दुबे
Vinod Triveniprasad Dubey
जन्म तिथि/ DOB: 20/03/1985
पुरुष / MALE

7194 5455 6647

मेरा आधार, मेरी पहचान

भारत सरकार
GOVERNMENT OF INDIA

गगनदीप सिंह कोहली
Gagandeep Singh Kohli
जन्म तारीख/ DOB: 08/12/1985
पुरुष / MALE

3401 7964 4331

माझे आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
फ्लैट न 304, साई सदन सीएचएस,
प्लॉट न 40ए अँड 41, सेक्टर 35/ई,
खारघर, रायगड,
महाराष्ट्र - 410210

Address:
Flat No 304, Sai Sadan CHS,
Plot No 40A and 41, Sector 35/E,
Kharghar, Raigarh,
Maharashtra - 410210

7194 5455 6647

1947 help@uidai.gov.in www.uidai.gov.in

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
ए विंग 704, श्रीजी हाईट्स
को डी. सोसायटी लिमिटेड,
प्लॉट नं. 43, सेक्टर 8ए,
ऐरोली, नवी मुंबई, ठाणे,
महाराष्ट्र - 400708

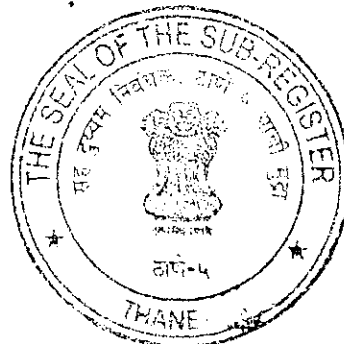
Address:
A Wing 704, Shreeji Heights CHS
LTD, Plot No. 43, Sector 8A,
Airoli, Navi Mumbai, Thane,
Maharashtra - 400708

1947 help@uidai.gov.in www.uidai.gov.in

Self Attested

Self Attested

ट न न - ५
दस्त क्र. ५३६८ / २०२३
३४ / ३६



10 एप्रिल 2023 8:43 म.नं.

दस्त क्रमांक: टनन5 /5398/2023

वाजार मूल्य: रु. 01/-

मोबदला: रु. 01/-

मसाले मुद्रांक शुल्क: रु.500/-

द. नि. सह. दु. नि. टनन5 यांचे कार्यालयात

पावती:6399

पावती दिनांक: 10/04/2023

द. क्र. 5398 वर दि.10-04-2023

सादरकरणाचा नाव: मे.ऐफ्लुअन्स प्रॉपर्टीज चे भागीदार पवन कुमार बजाज - -

वेळी 8:35 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

दस्त हजर करणाऱ्याची मदी:

कमी पडलेली पाने फी 260/-

एकुण: 660.00

पावती क्रमांक 6600 अन्वये

वसुल करणेत आली.

Joint Sub Registrar, Thane 5

Joint Sub Registrar, Thane 5

सह दुय्यम विधिक, ठाणे क्र.4

दस्ताचा प्रकार: कुलमुख्यापत्र

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

दिनांक क्र. 1 10 / 04 / 2023 08 : 35 : 11 PM ची वेळ: (सादरीकरण)

दिनांक क्र. 2 10 / 04 / 2023 08 : 36 : 23 PM ची वेळ: (फी)

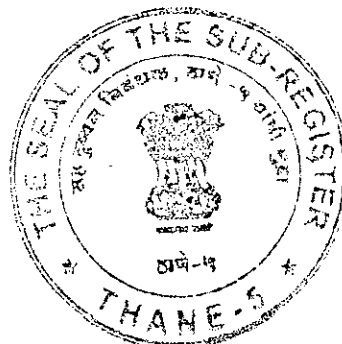
-प्रतिज्ञा पत्र-

सदर दस्तावेज नोंदणी अधिनियम १९०८ च्या १९६९ अंतर्गत तरतुदीनुसार नोंदणीत दाखल केला आहे. दस्तामधील संपूर्ण मजकूर विषयादक व्यक्ती, साक्षीदार व सोबत नोंदलेले कायदपत्रे दस्ताची सत्यता कायदेशीर बाबी साठी सक्षमी विषयादक व्यक्ती संपूर्णपणे जबाबदार आहेत. तसेच सदर दस्तावर दस्तांमुळे राज्यशासन / केंद्रशासन बांध्या कोव्हाही व्यक्ती / मिशन / परिषद यांचे अडथळे होत नाही.

P. Chatur Singh W

लिहून देणार सही

लिहून देणार सही



दस्त गोपबारा भाग-2

टनन5

3E/3E

दस्त क्रमांक:5398/2023

2023 9 04:32 PM

टनन5/5398/2023

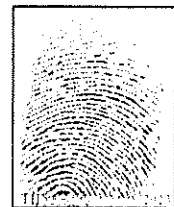
दस्त प्रकार :-कुलमुखत्यारपत्र

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

ध्यायाचित्र

अंगठ्याचा ठसा

नाव:मे.अग्रिहंत सुपरस्ट्रक्चर्स ली चे संचालक अशोक भवरलाल
झाजेर - -पॉवर ऑफ अटॉर्नी
होल्डरपत्ता:प्लॉट नं: 13/1, माळा नं: 25 वा मजला , इमारतीचे
नाव: वी विंग,टीटीसी इंडस्ट्रीअल एरिया , ब्लॉक नं: -, रोड नं:
ठाणे ब्रेलापूर रोड,तुर्भे नवी मुंबई , महाराष्ट्र, THANE.
पॅन नंबर:AABCS1848Lवय :-54
स्वाक्षरी:-नाव:मे.गेंफ्लुअन्स प्रॉपर्टीज चे भागीदार पवन कुमार वजाज - -
पत्ता:प्लॉट नं: वी 807, माळा नं: -, इमारतीचे नाव: ट्रेड वर्ल्ड
, ब्लॉक नं: कमला मिल कंपाऊंड , रोड नं: एम वी मार्ग लोवर
परेल मुंबई , महाराष्ट्र, मुम्बई.
पॅन नंबर:ABNFA2860Nकुलमुखत्यार देणार
वय :-44
स्वाक्षरी:-नाव:मे.गेंफ्लुअन्स प्रॉपर्टीज चे भागीदार चंद्रसेखरा रेड्डी - -
पत्ता:प्लॉट नं: वी 807, , माळा नं: -, इमारतीचे नाव: ट्रेड
वर्ल्ड, ब्लॉक नं: कमला मिल कंपाऊंड, रोड नं: एम वी मार्ग
लोवर परेल मुंबई, महाराष्ट्र, मुम्बई.
पॅन नंबर:ABNFA2860Nकुलमुखत्यार देणार
वय :-47
स्वाक्षरी:-

दस्त देणार करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबूल करतात.

ची वेळ:10 / 04 / 2023 08 : 48 : 41 PM

दस्त असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

पक्षकाराचे नाव व पत्ता

ध्यायाचित्र

अंगठ्याचा ठसा

नाव:गगन कोहली - -

वय:45

पत्ता:ठाणे प

पिन कोड:400601

स्वाक्षरी



नाव:विनोद दुवे -

वय:39

पत्ता:नेरळ नवी मुंबई

पिन कोड:400706

स्वाक्षरी



प्रमाणित करण्यात येते की,

दस्त दस्तास...३३... पावे असून.

दस्त दस्त पुस्तक क्र.....३..... चे

दस्त क्रमांक...५३९८... वर नोंदवला.

ची वेळ:10 / 04 / 2023 08 : 54 : 07 PM

ची वेळ:10 / 04 / 2023 08 : 57 : 52 PM नोंदणी पुस्तक 4 मध्ये

Registrar, Thane 5

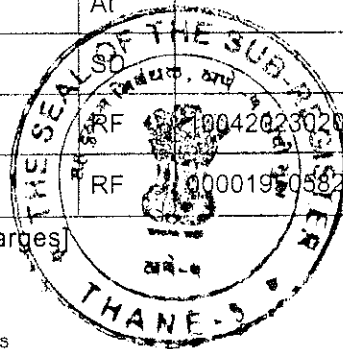
सह दुर्यम निबंधक वर्ग-२ ठाणे क्र. १

दिनांक :- ३० / ०४ / २०२३

Details.

Charger	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
	Mudrank	BU367088	1201028	500			
	DHC		1004202302049	560		RF 1004202302049D	10/04/2023
	eChallan		MH000345057202324E	100		RF 0000190058202324	10/04/2023

[RF:Registration Fee] [DHC: Document Handling Charges]



5398 /2023

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