में अरिहंत सुपरस्ट्रक्चर्स प्रा.लि.

✱ कुलमुखत्यार पत्र ✱ (पॉवर)

74/20426

Monday,September 12 ,2022
11:09 AM

पावती

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

गावाचे नाव: पडले
पावती क्रं.: 22613 दिनांक: 12/09/2022
दस्तऐवजाचा अनुक्रमांक: टनन2-20426-2022
दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: मे अरिहंत सुपरस्ट्रक्चर्स लि तर्फे डायरेक्टर अशोक भवरलाल छाजेर . .

नोंदणी फी	
दस्त हाताळणी फी	रु. 100.00
पृष्ठांची संख्या: 46	रु. 920.00
एकूण:	रु. 1020.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
11:23 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 2
सह दुय्यम निबंधक वर्ग — २
ठाणे क्र. २

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

1) देयकाचा प्रकार: DHC रक्कम: रु.920/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0809202215169 दिनांक: 12/09/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007516025202223E दिनांक: 12/09/2022
बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

GRN	MH007516025202223E	BARCODE		Date	08/09/2022-17:39:35 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	THN2_THANE 2 JOINT SUB REGISTRAR	Full Name	MS ARIHANT SUPERSTRUCTURES LTD
Location	THANE		
Year	2022-2023 One Time	Flat/Block No.	VILLAGE PADALE SURVEY NO 57 TAL THANE
		Premises/Building	
		Road/Street	DISTRICT THANE
		Area/Locality	THANE
		Town/City/District	
		PIN	4 0 0 6 1 2
		Remarks (If Any)	SecondPartyName=DINESH SHANKARLAL BHANUSHALI~
		Amount In Words	Six Hundred Rupees Only

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

THE SEAL OF THE SUB-REGISTRAR THANE - 2

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022090819152	2765802608
Cheque/DD No.		Bank Date	RBI Date	08/09/2022-17:41:16	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 0000000000

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.

Print Date 08-09-2022 05:41:39

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्य मेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 30 AUG 2022 BP 494875

जिल्हा कोषागार कार्यालय ठाणे

18 JUL 2022

IRREVOCABLE GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT, We,

1. **SHRI DINESH SHANKARLAL BHANUSHALI,** an Indian Inhabitant, aged 54 years, residing at Devkinandan, Plot No.9/D, Opp. Rajiv Gandhi Garden, Sector 3E, Airoli, Navi Mumbai 400 708 (ADHAAR No. 9285 4686 6360 and PAN No. AADPB0744P),

THE SEAL OF THE SUB-REGISTRAR THANE - 2

Poultry

जोडपत्र-२/ Annexure-II

१.मुद्रांक विक्री नोंदवही अनु. क्रमांक	36220 दिनांक
२. दस्ताचा प्रकार	ABD
३. [illegible] आहेत का?	होय / नाही
४. [illegible]	
५. [illegible]	
६. [illegible]	
७. [illegible]	
८. [illegible]	
९.[illegible] परवानाधारक मुद्रांक विक्रेत्याची सही व परवानाधारक मुद्रांक विक्रेत्याचे शिक्का/ पत्ता	रामदारा कि. महारनवर [illegible]

ज्या कारणासाठी ज्याची मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

30 AUG 2022

Kalpesh

500

टनन – २

दस्त क्रमांक २०४४/२०२२

3/85

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

दस्त नं — २
दि. 28/08/2022

2. **SHRI MUKESH DHARAMSHI (ALIAS SHANKARLAL) BHANUSHALI,** an Indian Inhabitant, aged 47 years, residing at Devkinandan, Plot No.9/D, Opp. Rajiv Gandhi Garden, Sector 3E, Airoli, Navi Mumbai 400 708 (ADHAAR No. 8454 9279 8831 and PAN No. ABYPB8431B),
3. **M/S MARVEL LIFESPACES LLP,** a limited lability partnership firm duly incorporated and registered under the provisions of Limited Liability Partnership Act 2008, having its registered office at 704, Ambience Court Sector 19 A, Vashi Navi Mumbai 400705, (bearing CIN No. AAC-1869 dated 19/03/2014 and PAN No. AAYFM9038Q);

All together hereinafter for the sake of brevity referred to as the said **"LANDOWNERS"** (which expression, unless it be repugnant to the meaning or context thereof, shall mean and include each of their respective heirs, legal representative, and successors 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. 57 Hissa No. 3, Village Padale, Taluka & District Thane, Maharashtra, within the jurisdiction of the Sub – Registrar of Assurances, Thane, District Thane, and **totally admeasuring about 12,080 sq. meters**, duly registered with the Sub-Registrar of Assurances at Thane 9, bearing Registration no. 7050 of 2016 (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 Chhajer (hereinafter for the sake of brevity referred to as **"the said Developer"**) and offered to sell, transfer and convey all their rights, title

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and interests of development and construction of the said Lands along with exclusive right to the existing and future Floor Space Index and the Transferrable Development Rights in the said lands, which offer is duly accepted by the Developers for valuable consideration.

And whereas accordingly both the parties namely the Land Owners and the Developers have entered into and executed Development Agreement dated 08/09/2022 Registred Doc No T.N.N.-02-20425/22, (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. 57 Hissa No. 3, Village Padale, Taluka & District Thane, Maharashtra, within the jurisdiction of the Sub – Registrar of Assurances, Thane, District Thane, and **totally admeasuring about 12,080 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,

1. **SHRI DINESH SHANKARLAL BHANUSHALI;**
2. **SHRI MUKESH DHARMSHI (ALIAS SHANKARLAL) BHANUSHALI,** and
3. **M/S MARVEL LIFESPACES LLP**

THE SEAL OF THE SUB-REGISTRAR THANE - 2

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, 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 Chhajer** presently residing at Flat No. 1401, 14th Floor, EL Castillo, Plot No. 23B, 23C, Sector 6, Nerul, Navi Mumbai, Thane, Maharashtra 400706 INDIA, whose seal and signature is appended herein below, to be the true and lawful Attorney, 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 Padale, 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.

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c. to deal with and correspond with the assessment department of the Municipal Corporation/ Municipal 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.

e. 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.

THE SEAL OF THE SUB-REGISTRAR
THANE - 2

Mukesh Pandey Mukesh

5. To approach, deal with, interact and correspond with the Maharashtra State Water Supply and Sewerage Board or any other 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 counsil to prosecute or defend any of the action aforestated as occasion

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may arise either in our name or in the name of our said Attorneys or any of them.

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

THE SEAL OF THE SUB-REGISTRAR

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Body of Purchasers of the premises/flats/units, built/developed or constructed on the said lands and as may be formed by them.

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: Padale, 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. 57 Hissa No. 3, Village Padale, 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

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the aforesaid concerned authorities including Collector Thane or 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: Padale, 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: Padale, 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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Mukesh Pandey Ajay Mukesh

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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: Padale, 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 Muncipal Corporation, the MMRDA, Group Gram Panchayat Village Padale, District Thane or to any other competent authority of 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.

THE STATE OF MAHARASHTRA
THANE

Mukesh Pankaj Mukesh

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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 49,390 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

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 Municipal 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 Municipal 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.

Party

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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.

31. 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

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 or 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 Padale District Thane.

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 Padale, 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 all 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 and Receive 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.

Pankaj Mukesh Mukesh

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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 Padale 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 Padale 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.

Pankaj Makesh

ठाणे — २
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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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29/8

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 12th Day of September 2022.

SCHEDULE I

All that pieces and parcels of lands bearing **Survey No. 57 Hissa No. 3 totally admeasuring about 12,080 sq. meters**, situated and lying at Village: Padale, Taluka: Thane, District Thane, Maharashtra, India , within the jurisdiction of the Sub – Registrar of Assurances, Thane, District Thane, and bounded on the;

East: by lands bearing Survey No. 57 Hissa No. 2

West: by lands bearing by lands bearing Survey No. 18 Hissa No. 2 and boundary of village Davlya

North: by lands bearing Survey No. 58

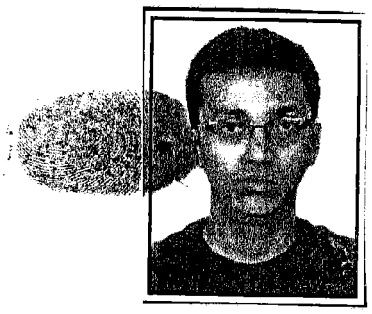
South: by lands bearing Survey No. 109 Hissa No. 1B

THE SEAL OF THE SUB-REGISTRAR THANE - 2

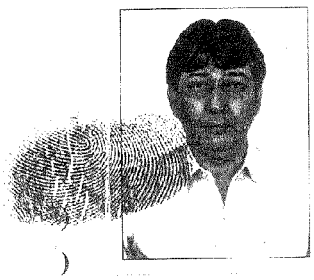
SIGNED AND DELIVERED)
by the within named **LANDOWNERS**)

1. **SHRI DINESH SHANKARLAL BHANUSHALI**)

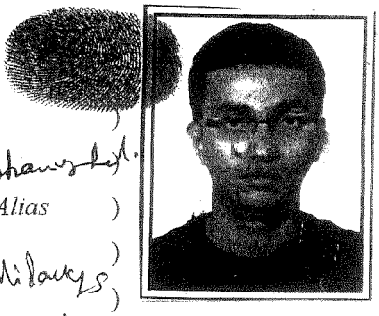




Mukesh D. Bhanushali



2. **SHRI MUKESH DHARAMSHI**
   (*Alias* SHANKARLAL) BHANUSHALI
3. **M/s MARVEL LIFESPACES LLP**)
   through its Designated partners
   a. SHRI DINESH SHANKARLAL)
      BHANUSHALI)
   b. SHRI MUKESH DHARAMSHI (*Alias*)
      SHANKARLAL) BHANUSHALI)
   c. SHRI PANKAJ SHANKARLAL)
      BHANUSHALI)
   d. SHRI SANJAY SHAMBHULAL MANGE)
      Alias SANJAY SHAMBHULAL
      BHANUSHALI
   e. SHRI VIMAL DILIP SHAH
      In the presence of ;



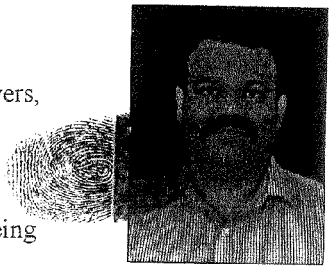




WITNESSES

1. Mr
2. Mr

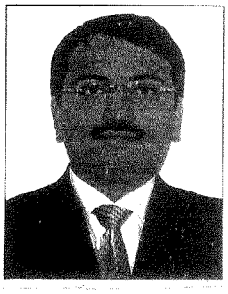
We Accept the aforesaid powers,



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 Jagandeep Kohli)
2. Mr Abhishek Shukla)

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

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दस्त क्रमांक 20822/2022
22/89

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७९ यातील नियम ३,५,६ आणि ७]

गाव - पडले तालुका :- ठाणे जिल्हा :- ठाणे

भुमापन क्रमांक व उपविभाग ५७/३

भुधारणा पद्धती मोगवटादार वर्ग -१ शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	११०	सिध्दीकी मेराज अहमंद	०.०३.००	०.२३	०.०५००	(८५३)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र	३९१	[ठाणे महानगर पालिका ६० मी. वाईड डी.पी. सर्व्हिस रोड करिता क्षेत्र	१.२०.८०	९.२४	]	(९८४)	इतर अधिकार :
जिरायत -							
बागायत -							प्रलंबित फेरफार : नाही.
इतर १.२३.८०	४९२	दिनेश शंकरलाल भानुशाली				(९८४)	
एकुण		मुकेश शंकरलाल भानुशाली घरमशी				(९८४)	शेवटचा फेरफार क्रमांक : ९८४ व दिनांक :
ला.यो. क्षेत्र १.२३.८०		------सामाईक क्षेत्र------	१.२०८०	९.२४			२७/०४/२०२२
ब) पोटखराब क्षेत्र (लागवड अयोग्य)							
वर्ग (अ) ०.०५.००							
वर्ग (ब) -							
एकुण							
पो.ख.क्षेत्र ०.०५.००							
एकुण क्षेत्र (अ+ब) १.२८.८०							
आकारणी ९.४७							
जुडी किंवा विशेष आकारणी							

जुने फेरफार क्र : (३३५) (४३६) (४४६) (४६६) (४६७) (५५८) (६०६) (८४५) (८४७) (८६९)

सीमा आणि भूमापन, ठाणे

हा ७/१२ अभिलेख (दि.२७/०४/२०२२:०३:२४:५४ PM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-शिक्क्याची आवश्यकता नाही.

पृष्ठ क्र.

सूचना : सदर ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर गा.न.नं. १२ मध्ये पिकांची माहिती अद्यावत केली आहे तथापि उत्पाप याबाबतचा तदल या ७/१२ वर घेण्यात आलेला नाही याची कृपया नोंद घ्यावी.

७/१२ डाउनलोड दि. : २७/०४/२०२२ : १६:३१:५४ PM. वैधता पडताळणीसाठी https://digitalsatbara.mahabhumi.gov.in/dslr/ या संकेत स्थळावर जाऊन 210910000114850 हा क्रमांक तपासावा.

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- पडले तालुका :- ठाणे जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग ५७/३

ठाणे — २

दस्त क्रमांक 20882/2022

वर्ष	हंगाम	खाते क्रमांक	पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
			मिश्र पिकाखालील क्षेत्र						निर्भेळ पिकाखालील क्षेत्र						
						घटक पिके व प्रत्येकाखालील क्षेत्र									
						पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
							हे.आर.चौ.मी	हे.आर.चौ.मी		हे.आर.चौ.मी	हे.आर.चौ.मी		हे.आर.चौ.मी		
२०१९-२०	संपूर्ण वर्ष											पडळ	१.२३८०		

टीप :*४ - मिश्रणाचा संकेत क्रमांक, *५ - जल सिंचित, *६ - अजल सिंचित

THE SEAL OF THE SUB-REGISTRAR ठाणे नं. २ ठाणे

Dated Copy

हा उतारा अभिलेख (दि २७/०४/२०२२:०३:२४:५४ PM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-शिक्क्याची आवश्यकता नाही.

सुचना : तलाठी यांनी डिजिटल स्वाक्षरीत झाल्यानंतर गा.न.नं. १२ मध्ये पिकांची माहिती अद्ययत झाली आहे तथापि अद्याप याबाबतचा बदल या ७/१२ वर घेण्यात आलेला नाही यांची कृपया नोंद घ्यावी.

७/१२ डाउनलोड दि. : २७/०४/२०२२ : १६:३१:५४ PM. वैधता पडताळणीसाठी https://digitalsatbara.mahabhumi.gov.in/dslr/ या संकेत स्थळावर जाऊन 210910000111485O हा क्रमांक वापरावा.

पृष्ठ १

12/09/2022

सूची क्र.2

दस्त नंबर : सह 2 [illegible]/2

दस्त नंबर : 20425/2022

नोंदणी

Regn:63m

गावाचे नाव : पडले

(1)वित्तमाचा प्रकार	इक्विटी शेअर्स
(2)मोबदला	407915500
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पटटेदार ते नमूद करावे)	272448500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :, इमारत नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400708 पॅन नं:-AADPB0744P
(5) भाडेपट्टा	1) 12080 चौ.मीटर
(6)अस्तित्वात असलेल्या इमारतीचा तपशील	
(7) आकारणी किंवा जुडी देण्यात आलेल्या दस्तऐवजाचा प्रकार आणि दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिवादीचे नाव व पत्ता.	1) नाव:-दिनेश नारायण भोपतराव, वय:-54, पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400708 पॅन नं:-AADPB0744P 2) नाव:-मुकेश भोपती (पॉवर ऑफ अॅटर्नी धारक), वय:-47, पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400708 पॅन नं:-ABYPB9431G 3) नाव:-मेसर्स मार्वेल लाईफस्पेस डेव्हलपर्स एलएलपी तर्फे अधिकृत सिग्नेटरी देवशिवरन, एचयुएफ व. 9डी, राजीव गांधी सहारा, सेक्टर 3E, मोरोसी, नवी मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400069 पॅन नं:- 4) नाव:-मेसर्स मार्वेल लाईफस्पेस डेव्हलपर्स एलएलपी तर्फे अधिकृत सिग्नेटरी [illegible] वय:-41, पत्ता:-प्लॉट नं: बी-3, स्ट्रक्चरमॅन, इण्डस्ट्रीअल [illegible], वरळी, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:- 5) नाव:-मेसर्स मार्वेल लाईफस्पेसेस डेव्हलपर्स एलएलपी तर्फे अधिकृत [illegible] इमारतीचे नाव: 402, ब्लॉक नं: ऑफ हॉलिस्टिक सोसायटी, विमल पाडा, [illegible] पिन कोड:-400080 पॅन नं:- 6) नाव:-मास्क्या देसाई - मेसर्स डिस्ट्रीक्टस कन्स्ट्रक्शन्स, तर्फे अधिकृत सिग्नेटरी [illegible] पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मार्वेलचा 2, ब्लॉक नं: नवीन, विमल पाडा 2, ठाणे, [illegible] पिन कोड:-400604 पॅन नं:-CUYPK0338P 7) नाव:-मास्क्या देसाई - मेसर्स डिस्ट्रीक्टस कन्स्ट्रक्शन्स तर्फे, अधिकृत सिग्नेटरी [illegible] पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: [illegible] ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, [illegible] पिन कोड:-400080 पॅन नं:- 8) नाव:-मास्क्या देसाई - मेसर्स डिस्ट्रीक्टस कन्स्ट्रक्शन्स तर्फे, अधिकृत सिग्नेटरी [illegible] पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: [illegible] ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, [illegible] पिन कोड:-400080 पॅन नं:- 9) नाव:-मास्क्या देसाई - मेसर्स डिस्ट्रीक्टस कन्स्ट्रक्शन्स तर्फे, अधिकृत सिग्नेटरी [illegible] पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: [illegible] ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, [illegible] पिन कोड:-400080 पॅन नं:-ABMPK0076D 10) नाव:-मेसर्स मार्वेल लाईफस्पेस डेव्हलपर्स एलएलपी तर्फे अधिकृत सिग्नेटरी [illegible] पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: [illegible] ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, [illegible] पिन कोड:-400080 पॅन नं:- 11) नाव:-मेसर्स मार्वेल लाईफस्पेस डेव्हलपर्स एलएलपी तर्फे अधिकृत सिग्नेटरी [illegible] पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: [illegible] ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, [illegible] पिन कोड:-400080 पॅन नं:-
(8) दस्तऐवज करुन देणाऱ्या/लिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिवादीचे नाव व पत्ता.	1) नाव:-मे. अॅक्मे हौसिंग डेव्हलपमेंट्स एलएलपी तर्फे भागीदार विमल हिरेन शाह वय:-45, पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: [illegible] ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-AABCS1848I
(9) दस्तऐवज करुन दिल्याचा दिनांक	08/09/2022
(10)दस्त नोंदणी केल्याचा दिनांक	12/09/2022
(11)अनुक्रमांक,खंड व पृष्ठ	20425/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	20395800
(13)प्रत्यक्षात भरलेले मुद्रांक शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक वर्ग - २ ठाणे

मुल्यांकनाचे दि.विलेखाचे देखील लागू :-	मुल्यांकनासाठी आवश्यकता नाही कारण वीजनिर्मिती क्षेत्र सोडून या व्यतिरिक्त अकृषिक जमिनीला कलम 26
मुद्रांक शुल्क आकारताना वापरलेली कलमे :-	1) within the limits of any Municipal Corporation or any Cantonment area annexed

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

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	MH007456997202223M, MH007457413202223MMH007456381202223M,MH-007457861202223M	adj no.264	20395800	SD		
2		DHC		1009202200657	380	RF	1009202200657D	12/09/2022
3		DHC		0809202214355	1920	RF	0809202214355D	12/09/2022
4		eChallan		MH007514063202223E	30000	RF	0003770767202223	12/09/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

ठाणे – २
दस्त क्रमांक ८७४८/२०२२
५८४९

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

दस्त क्रमांक 10822/2022
20/69

YOGITA BHANDARKAR

(B. ARCH.)

MO. NO. - 9167150054

ARCHITECT CERTIFICATE

Date:-24.05.2022

This is to certify the details for total permissible FSI potential on Plot bearing S. no.57/3 village – Padale, Tal. - Thane, District- Thane.

Survey No. 57/3, Village Padale, Taluka and District Thane			
a	Plot area as per 7/12 extracts	12080.00	sqm
b	Deduction for area under proposed 9.0 M wide road	220.00	sqm
c	Deduction for area under 9.0 M wide DP road not in possession	95.00	sqm
d	Deduction for area not in possession	15.75	sqm
e	Net Plot area (a-b-c-d)	11749.25	sqm
f	Amenity Space area	-	sqm
g	Net plot area for basic FSI (e-f)	11749.25	sqm
h	Basic FSI permissible (g x 1.1)	12924.18	sqm
i	Premium FSI (a x 0.5)	6040.00	sqm
j	TDR for area under 9.0 M wide road (b x 2)	440.00	sqm
k	TDR to be purchased ((a x 0.4)- j)	4392.00	sqm
l	Total FSI Potential of the Plot (h + i + j + k)	23796.18	sqm
m	Total Ancillary FSI perm - residential (l x 60%)	14277.71	sqm
n	Total P line FSI BUA (l + m)	38073.88	sqm

Note: - This certificate is issued for the registration /adjudication of development agreement purpose only, as per requirements of M/s. Arihant Superstructures Ltd. developers as per documents submitted by clients.

YOGITA BHANDARKAR Reg. no CA/2008/41720 Architect

Ar. Yogita Bhandarkar

Signature of Architect

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

1303, Haridarshan chs. Plot no. 17 & 18 sector 9 Ulwe Navi Mumbai 410206

मोजणीचे कारण: मोजणीचे कारण: अर्जदार श्री मेराज अहमद सिद्धीकी यांचे कु. मु. धा. श्री. निदेश शंकरलाल भानुशाली रा. ७०४,अमबाईस कोर्ट,प्लॉट नं. २,सेक्टर १९ डी,वाशी, नवी मुंबई,ता. जि. ठाणे यांनी दि. १२/१२/२०१४ रोजी केलेल्या हददकायम मोजणी अर्जान्वये मौजे पडले ता. जि. ठाणे येथील स. नं.५७ हि. नं.३ ची मोजणी करुन तयार केलेला हददकायम मोजणी नकाशा.

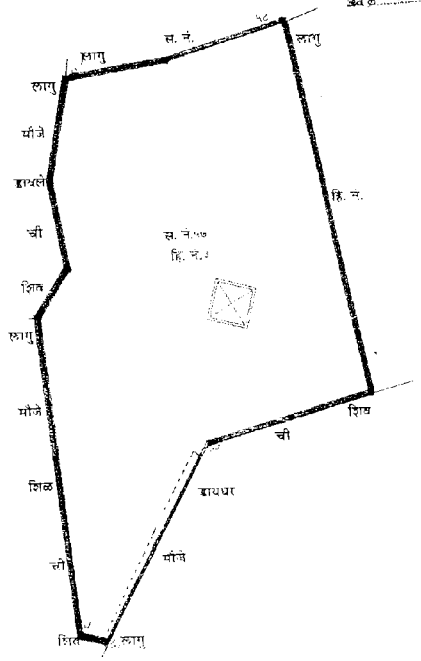
मौजे-पडले
तालुका-ठाणे
जिल्हा-ठाणे

प्रत

क्रमांक/भुमापन/अ. ता/ह. कायम/मो. र. नं. ७५८८/२०१४
१२/१२/२०१४

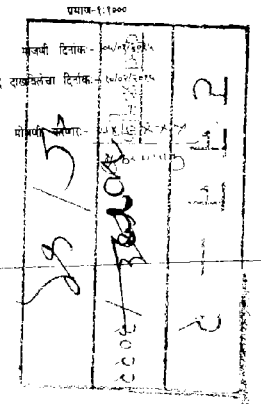
समजुतीच्या टिपा

१)	——	याप्रमाणे अभिलेखाची सर्वे नंबरची हदद असे.
२)	——	याप्रमाणे अभिलेखाची हिस्सा नंबरची हद्द असे
३)	- - - -	या प्रमाणे मोजणी समयी जागेवर पिंत असे
४)	⊠	या प्रमाणे मोजणी समयी टॉक असे
५)	⊙N	या प्रमाणे अभिलेखाचे आधारे हद्दिच्या नविन खुणा दाखविल्या असत.









ANNEXURE - "1"

ठाणे महानगरपालिका, ठाणे

"महापालिका भवन" सरसेनानी जनरल अरुण कुमार वैद्य मार्ग, चंदनवाडी, पाचपाखाडी, ठाणे-४०० ६०२
THE MUNICIPAL CORPORATION OF THE CITY OF THANE

संदर्भ क्र./ठा.म.पा./मुख्या-१/शविवि-२९/वियोअंक-
Ref/T.M.C./

दिनांक -

प्रति,
श्री. प्रकाश विर
१३२, आकाश गंगा को. ऑ. सोसायटी,
आनंद गढ पार्क साईट,
विक्रोळी (प.) मुंबई ४०००७९

विषय :- मौजे पडले येथील स. नं. ५७, या जमिनीचे झोन दाखला मिळणेबाबत.
संदर्भ :- आपले दि. २४/०५/२०२२, आवक क्र. ५५३३ चे पत्र.

महोदय,

संदर्भिय अर्जाच्या अनुषंगाने ठाणे शहराच्या मंजुर सुधारीत विकास योजनेनुसार विषयांकित जमिनीचे अभिप्राय खालीलप्रमाणे देण्यात येत आहेत.

प्रस्तुत प्रकरणी मौजे पडले स. नं. ५७, या जागेनेचे काही क्षेत्र नियोजित ६०.०० मी. व ३०.०० मी. रुंद रस्त्याने बाधित होत असुन, उर्वरीत जमिनीचे क्षेत्र रहिवास विभागात समाविष्ट होत आहे.

सदर अभिप्राय या कार्यालयाकडील उपलब्ध अभिलखानुसार विषयांकीत जमिनीच्या हद्दी विचारात घेऊन देण्यात देत आहेत. तथपि उप अधिक्षक, भुमी अभिलेख कार्यालय, ठाणे यांचे कार्यालयाकडील विषयांकीत जमिनीच्या अदययावत स. नं./ मोजणीचे हद्दीत तफावत असल्यास या कार्यालयाकडुन पुनःश्च अभिप्राय घेणे आवश्यक राहतील.

शासनाच्या वेळोवेळी निर्गमित होणाऱ्या आदेशास तसेच शासनाने मंजुर केलेल्या एकत्रीकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील (UDCPR-२०२०) नियम क्र. ३.११ मधील तरतुदीनुसार मा. आयुक्त सो. यांनी मान्य केलेल्या फेरबदलास अधिन राहुन विषयांकित जमिनीबाबत अभिप्राय देण्यात येत आहेत.

आपला,

उप अभिर्वेता
विकास योजना अंमलबजावणी कक्ष
शहर विकास विभाग,
ठाणे महानगरपालिका, ठाणे.

31/8/22

Index-2(सूची - २)

ANNEXURE - "2"

दस्त - २

सूची क्र.2

दुय्यम निबंधक : दस्त ठाणे ९

दस्त क्रमांक : 7050/2016

नोंदणी :

Regn:63m

16/07/2016

गावाचे नाव : 1) पडले

(1)विलेखाचा प्रकार	खरेदीखत
(2)मोबदला	1
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :, इतर माहिती: दस्त क्रमांक टनन-9-7209/2014 दिनांक 19.11.2014 रोजी नोंदणीकृत करण्यात आलेल्या साठेखताची मोबदला रक्कम रूपये 14,00,00,000/- व बाजारमूल्य रक्कम रूपये 9,18,08,000/- असे असून त्यावर बाजारभावाप्रमाणे मुद्रांक शुल्क रक्कम रूपये 84,00,000 /- व नोंदणी फी रक्कम रूपये 30,000/ असे वसूल करण्यात आले असून सदर दस्ताचे अंतीम खरेदीखत म्हणजे सेलडीड आज दिनांक रोजी नोंदणीकृत करण्यात येत आहे. तसेच सदरच्या सेलडीड मध्ये नमूद केल्याप्रमाणे बांधकाम व समजण्यात यावे((Survey Number , सर्वे नं. 57 हिस्सा नं.3 ;))
(5) क्षेत्रफळ	1) 12080 चौ मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेराज अहमद सिध्दीकी - - वय:-59; पत्ता:--, -, बंगलो नं. 26, अलमास कॉलनी, , - कौसा, मुंब्रा, ठाणे, , दहिसर, MAHARASHTRA, THANE, Non Government. पिन कोड:-400612 पॅन नं:-BFOPS7822G 2): नाव:-सुफीया मेराज सिध्दीकी - - वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बंगलो नं. 26, अलमास कॉलनी, , ब्लॉक नं: -, रोड नं: कौसा, मुंब्रा, ठाणे, , महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-BTDPS1657J 3): नाव:-अब्दुल मजिद मोहमद शरीफ शेख - - वय:-51; पत्ता:-मदनिका क्र.7, पहिला मजला , साई सागर, एल बी एस मार्ग, , न्यु मिल रोड कुर्ला मुंबई, कुर्ला उत्तर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400070 पॅन नं:-AAXPS0046F 4): नाव:-आयशा मजिद शेख - - वय:-56; पत्ता:-मदनिका क्र.7, पहिला मजला , साई सागर, एल बी एस मार्ग, , न्यु मिल रोड कुर्ला मुंबई, कुर्ला उत्तर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400070 पॅन नं:-BMLPS1271D
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दिनेश शंकरलाल भानुशाली - - वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: देवकीनंदन, भुखंड क्र. 9 डी, ब्लॉक नं: -, रोड नं: सेक्टर 3/ई, ऐरोली, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-AADPB0744P 2): नाव:-मुकेश धरमशी उर्फ. शंकरलाल भानुशाली - - वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: देवकीनंदन, भुखंड क्र. 9 डी, ब्लॉक नं: -, रोड नं: सेक्टर 3/ई, ऐरोली, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-ASYPB8431B
(9) दस्तऐवज करुन दिल्याचा दिनांक	16/07/2016
(10)दस्त नोंदणी केल्याचा दिनांक	16/07/2016
(11)अनुक्रमांक,खंड व पृष्ठ	7050/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी फी	100
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	सह दुय्यम निबंधक वर्ग २ ठाणे क्र. ९
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	If relating to Order of High Court W.R.T. amalgamation or reconstruction of companies under section 394 of Companies Act 1956 or under the order of Reserve Bank o. India under section 44A of the Banking Regulation Act 1949.

सूची क्र.2

दुय्यम निबंधक : दस्त ठाणे ९

दस्त क्रमांक : 7209/2014

नोंदणी :

Regn:63m

19/11/2014

गावाचे नाव : 1) पडले

(1)विलेखाचा प्रकार	साठेखत
(2)मोबदला	140000000
(3) बाजारभाव(भाडेपटटयाच्या	64808000

ANNEXURE - "4"

टनन – २

दुय्यम निबंधक : सह दु नि ठाणे 6
दस्त क्रमांक : 8947/2022
नोंदणी :
Regn.63m

20202/2022
39/89

13/07/2022

सूची क्र.2

गावाचे नाव : डायघर

(1)विलेखाचा प्रकार	रिकन्व्हेन्स
(2)मोबदला	220000000
(3) बाजारभाव(भाडेपटट्याच्या बाबतीतपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :, इतर माहिती: सर्वे न 57 हिस्सा न 3(पार्ट)क्षेत्र 12,080,चौ.मी गाव एडले,ता.जि ठाणे,सर्वे न 109 हिस्सा न 1ए क्षेत्र 710,चौ.मी गाव डायघर,ता.जि ठाणे,सर्वे न 109 हिस्सा 1बी क्षेत्र 2590,चो.मी गाव डायघर,ता.जि ठाणे,सर्वे न 108 हिस्सा न 2 क्षेत्र 330,चो.मी गाव डायघर,ता.जि ठाणे,व गाव पिसार्वे ता पनवेल जि रायगड,प्लॉट नं 3 क्षेत्र 8,298 चो मी पीजेटिमाई शांती पार्क सर्वे नं 153/3/3,((Survey Number : 57 ; HISSA NUMBER : 3 (part) :))
(5) क्षेत्रफळ	1) 24008 चो.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. मार्वेल लाईफ स्पेसेस तर्फे भागीदार श्री. दिनेश शंकरलाल भानुशाली - - वय:-54; पत्ता:-प्लॉट नं: - माळा नं: -, इमारतीचे नाव: ऑफिस नं 704 , सातवा मजला , अंडिएनस कोर्ट , प्लॉट नं.2 , सेक्टर - 19 डी , वाशी, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AAWFM0884E 2): नाव:-मे. मार्वेल लाईफ स्पेसेस तर्फे भागीदार श्री. मुकेश भानुशाली - - वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस नं 704 , सातवा मजला , अंडिएनस कोर्ट , प्लॉट नं.2 , सेक्टर - 19 डी , वाशी, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AAWFM0884E 3): नाव:-मे. मार्वेल लाईफ स्पेसेस तर्फे भागीदार श्री.पंकज शंकर भानुशाली - - वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस नं 704 , सातवा मजला , अंडिएनस कोर्ट , प्लॉट नं.2 , सेक्टर - 19 डी , वाशी, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AAWFM0884E 4): नाव:-श्री. दिनेश शंकरलाल भानुशाली - - वय:-54; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: देवकीनंदन , प्लॉट नं. 9 डी , ओप्पोझिट राजीव गांधी गार्डन, सेक्टर -3 ई, एरोली, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र ठाणे. पिन कोड:-400708 पॅन नं:-AADPB0744P 5): नाव:-श्री. मुकेश हर्मशी उर्फ शकरलाल भानुशाली - - वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: देवकीनंदन , प्लॉट नं. 9 डी , ओप्पोझिट राजीव गांधी गार्डन, सेक्टर -3 ई, एरोली, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-ABYPB8431B 6): नाव:-श्री.पंकज शंकर भानुशाली - - वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: देवकीनंदन , प्लॉट नं. 9 डी , ओप्पोझिट राजीव गांधी गार्डन, सेक्टर -3 ई, एरोली, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र ठाणे. पिन कोड:-400708 पॅन नं:-AHWPB5471B
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पिरामल कॅपिटल आणि हौसिंग फायनान्स लि., जुना नाव (देवाळा हौसिंग फायनान्स कॉर्पोरेशन लि.) - तर्फे अधिकृत सहिकर्ती नंदीश सिंघल वय:-32; पत्ता:-प्लॉट नं: - माळा नं: -, इमारतीचे नाव: ऑफिस वर्टिन हाऊस, दुसरा मजला , सर पी. एम. रोड , फोर्ट, मुंबई, ब्लॉक नं: - रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAACD1977A 2): नाव:-मान्यता देणार व्हीएलसी इन्व्हेस्टमेन्ट्स प्रा. लि.तर्फे अधिकृत सहिकर्ती नरीश कुमार बाला - - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस नं- 12, तळ मजला रहेजा सेन्टर, 214 झी प्रेम जर्नल मार्ग नरिमन पॉईंट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400021 पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	13/07/2022
(10)दस्त नोंदणी केल्याचा दिनांक	13/07/2022
(11)अनुक्रमांक,खंड व पृष्ठ	8947/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

(एच ए कांदळकर)
म. सह दुय्यम निबंधक ठाणे क्र. 6

मूल्यांकनासाठी विचारात घेतलेला तपशील:-	मूल्यांकनाची आवश्यकता नाही कारण [illegible] आवश्यक असलेला तपशील दस्तप्रमाणे आहे आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(51B) in any other case

THE SEAL OF THE SUB-REGISTRAR ... THANE-6 ... DIST. THANE

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

ANNEXURE – "3"

CHALLAN
MTR Form Number-6

GRN MH000672852201718P	BARCODE	Date 22/04/2017-11:30:18	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Non-Judicial Stamps Purchase of Franking Code IGR Rest of Maha	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	THN8_THANE NO 8 JOINT SUB REGISTRA	Full Name	Dinesh Shankarlal Bhanushali and Anr
Location	THANE		
Year	2017-2018 One Time	Flat/Block No.	

Account Head Details	Amount In Rs.
0030046401 Amount of Tax	100.00
Total	100.00

Premises/Building	
Road/Street	
Area/Locality	
Town/City/District	
PIN	
Remarks (If Any)	
JOINT DECLARATION	
Amount In Words	One Hundred Rupees Only

Payment Details	SBIEPAY PAYMENT GATEWAY	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	1000050201704221373 / 13475905650
Cheque/DD No		Date	22/04/2017-11:31:12
Name of Bank		Bank-Branch	SBIEPAY PAYMENT GATEWAY
Name of Branch		Scroll No. , Date	Not Verified with Scroll

NOTE:-Valid for document to be registered in Sub Registrar office and not for unregistered document. Mobile No.. Not Available

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

Page 1/1 Print Date 22-04-2017 11:31:42

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

THE SEAL OF THE SUB-REGISTRAR
THANE - 2

ठाणे – २

दस्त क्रमांक २०४२२ / २०२२

33 / ०९

JOINT DECLARATION

We **(1) Dinesh Shankarlal Bhanushali and (2) Mukesh Shankarlal Bhanushal** both of Navi Mumbai Indian inhabitants having our address at Devkinandan Plot no 9D Sector 3E Airoli Navi Mumbai 400 708 do hereby jointly severally and solemnly declare and say as under:

1 By a Deed of Conveyance dated 21st May 2013 registered under no TNN-9/4032 of 2013 on same day with the Sub Registrar at Thane – 9, (1) Ambobai Harishchandra Patil (2) Ramesh Harishchandra Patil (3) Vishnu Harishchandra Patil (4) Savitri Ashok Patil and (5) Sumitra Prabhakar Patil sold conveyed and transferred unto ourselves the plot of land situate at Kalyan Shil Road Thane Pin 421 204 within the limits of Thane Municipal Corporation in the revenue village of Daighar taluka and registration sub-district and district Thane formerly bearing S No 109 H no 1(p) and now bearing S no 109 H No 1A(p) admeasuring 90 sq mts shown by red colour outline on the plan annexed hereto **Annexure`1'** (hereinafter referred to as the `**Plot 1'**).

2 By a Deed of Conveyance dated 16th July 2016 registered under No TNN-9/7049 of 2016 on the same day with the Sub Registrar at Thane 9. Meraj Ahmed Siddiqui (hereinafter referred to as the `**Owner'**) sold conveyed and transferred unto ourselves the plot of land situate at Kalyan Shil Road Thane Pin 421 204 within the limits of Thane Municipal Corporation in the revenue village of Daighar taluka and registration sub-district and district Thane formerly bearing S No 109 H no 1 and now bearing S No 109 H No 1(part) admeasuring 710 sq mts shown by blue colour outline on the plan annexed hereto **Annexure`2'** (hereinafter referred to as of the `**Plot 2'**).

3 By a Deed of Conveyance dated 16th July 2016 registered under No TNN-9/7052 of 2016 on the same day with the Sub Registrar at Thane 9. the Owner and (1) Sufia Meraj Siddiqui (2) Abdul Majid Mohammed Sharif Sheikh and (3) Aayesha Abdul Majid Sheikh (hereinafter referred to

Mukesh Bhanushali

THE SEAL OF THE SUB-REGISTRAR ... THANE - 2

ठाणे – २
२०२२/२०२२
38/85

as the '**Other Owners**') sold conveyed and transferred unto ourselves the plot of land situate at Kalyan Shil Road Thane Pin 421 204 within the limits of Thane Municipal Corporation in the revenue village of Daighar taluka and registration sub-district and district Thane formerly bearing S No 109 H no 1 and now bearing S No 109 H No 1A(part) admeasuring 2,500 sq mts shown by green colour outline on the plan annexed hereto **Annexure`3'** (hereinafter referred to as the '**Plot 3'**).

4 By a Deed of Conveyance dated 16th July 2016 registered under No TNN-9/7050 of 2016 on the same day with the Sub Registrar at Thane 9, the Owner and the Other Owners sold conveyed and transferred unto ourselves the plot of land situate at Kalyan Shil Road Thane Pin 421 204 within the limits of Thane Municipal Corporation in the revenue village of Daighar taluka and registration sub-district and district Thane formerly bearing S No 57(p) and now bearing Survey No 57 Hissa no 3 admeasuring 12,880 sq mts shown by purple colour outline on the plan annexed hereto **Annexure`4'** (hereinafter referred to as the '**Plot 4'**);

5 By a Deed of Conveyance dated 16th July 2016 registered under No TNN-9/7051 of 2016 on the same day with the Sub Registrar at Thane 9, the Owner sold conveyed and transferred unto ourselves the plot of land situate at Kalyan Shil Road Thane Pin 421 204 within the limits of Thane Municipal Corporation in the revenue village of Daighar taluka and registration sub-district and district Thane: (i) formerly bearing S No 108(p) and now bearing S No 108 H no 2(p) admeasuring 66 sq mts (ii) formerly bearing S No 108(p) and now bearing S No 108 H No 2(p) admeasuring 66 sq mts and (iii) formerly bearing S No 108(p) and now bearing S No 108 H No 2(p) admeasuring 198 sq mts in aggregate admeasuring 330 sq mts shown by orange colour outline on the plan annexed hereto **Annexure`5'** (hereinafter referred to as the '**Plot 5'**);

6 In the circumstances as aforesaid, we became seized possessed and absolutely entitled to the Plots 1 to 5 in aggregate admeasuring 15,380 sq mts shown by black broken lines colour outline on the plan annexed hereto **Annexure`6'** are hereinafter collectively referred to as the '**Plot'**;

7 By a Deed of Partnership dated 12th April 2014 we intended to any agreed to develop the Plot in particular and to generally carry on the

~ Mukesh Bhanushali ~ Mukesh Bhanushali

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

ठाणे - २
दस्त क्रमांक 2078 / 2017
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business as builders developers traders contractors in building developing selling hiring licensing and trading in real estate lands properties premises etc in the firm name and style of `**Marvel Lifespaces LLP**' (hereinafter referred to as the `**Firm**') on the terms and conditions therein mentioned.

8 We have introduced and brought unto the Firm our respective share right title and interest in the Plot as our share of the capital of the Firm to the end and intent that the Plot to be considered and deemed to be owned by the Firm. In other words the Plot will henceforth be vested and belong to and will be held by the Firm alone to the exclusion of ourselves.

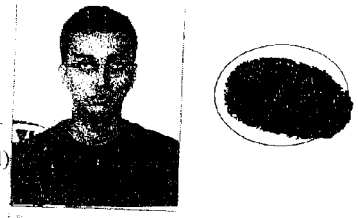
Solemnly declared at Mumbai within-named **(1) Dinesh Shankarlal Bhanushali and (2) Mukesh Shankarlal Bhanushal** on this ____ day of April 2017 in the presence of)

Signature **Photograph** **Thumb Impression**



(Dinesh Shankarlal Bhanushali)

Signature **Photograph** **Thumb Impression**



(Mukesh Shankarlal Bhanushal)

Identified by me

Before me

BEFORE ME

M.A.J. QURESHI
NOTARY PUBLIC
6, Janta Mkt., Sec.
Nerul(E), Navi Mumbai

Such documents has noted and
registered at Sr. No. 237
page No. 24 in Notary Regd.
No. 46 dated on
22 APR 2017

THE SEAL OF THE SUB REGISTRAR
THANE - 2

CONTINUING STABILITY

ARIHANT SUPERSTRUCTURES LTD. CONTINUING STABILITY

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING NO. 01/2022-23 OF THE BOARD OF DIRECTORS OF ARIHANT SUPERSTRUCTURES LIMITED HELD ON FRIDAY, 06TH MAY, 2022 AT 01:00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT ARIHANT AURA 25TH FLOOR, B - WING, PLOT NO. 13/1, TTC INDUSTRIAL AREA, THANE BELAPUR ROAD, TURBHE, NAVI MUMBAI - 400705, MAHARASHTRA.

Item No. 41(D): Authorisation to Purchase/and/or acquisition of Development Rights/ entering into any arrangement for developing & construction on behalf of the Company:

Resolution No. 21(01)/2022-23:

"RESLOVED THAT, pursuant to the provisions of Section 179 of the Companies Act, 2013, read with Companies (Meetings of Board and its Power Rules), 2014 and other applicable provisions, if any of the Companies Act, 2013, the Board of Directors be and are hereby accorded their consent to authorize Mr. Ashok Chhajer, Chairman & Managing Director of the Company to negotiate and settle the terms and conditions for Purchase/and/or acquisition of Development Rights/ entering into any arrangement for developing & construction on of the following Lands in the name of Arihant Superstructures Limited:

i. Lands bearing Survey No. 57 Hissa No. 3 admeasuring 1 H 20 A 8 Prati i.e. Admeasuring approx. about 12,080 sq. meters of lying, being and situated at Village: Padale , Kalyan Shilphata Road, Opposite Diaghar Police Station, Shil – Kalyan Junction, Taluka & District: Thane.

ii. - Lands bearing Survey No. 109 Hissa No. 1A admeasuring 0 H 7 A 10 Prati i.e. 710 sq. meters situated and lying at Village: Daighar
- Lands bearing Survey No. 109 Hissa No. 1B admeasuring 0 H 25 A 9 Prati i.e. 2590 sq. Meters; situated and lying at Village: Daighar
- Lands bearing Survey No. 108 Hissa No. 2 admeasuring 330 sq. Meters situated and lying at Village: Daighar,

iii. Land bearing Survey No. 18 Hissa No. 2, admeasuring 15,980 sq. meters, Village Shil, Taluka & District Thane, Maharashtra

RESLOVED FURTHER THAT, Mr. Ashok Chhajer, Chairman & Managing Director of the Company be and is hereby authorized to sign and execute the requisite Agreement/Sale Deed/Conveyance Deed/Development Agreement/Power of Attorney for Purchase/and/or acquisition of Development Rights/ entering into any arrangement for developing

THE SEAL OF THE SUB-REGISTRAR THANE - 2

ठाणे – २

दस्त क्रमांक 20838/2022

construction of said Lands , and such other documents as may be found necessary, modified or amend the documents so executed where necessary and present the documents so signed by him on behalf of the Company for registration before the Registrar or sub-Registrar of Assurance and admit execution of the documents and to do all such acts, deeds and things as may be necessary, expedient and incidental thereto to give effect to the above resolution.

RESOLVED FURTHER THAT, a copy of this resolution, duly certified by any one of the Directors, be furnished to the concerned persons/authorities as may be required and they be requested to act thereon."

//CERTIFIED TRUE COPY//
For and behalf of the Board of Directors,
ARIHANT SUPERSTRUCTURES LIMITED

Ashok Chhajer
Chairman & Managing Director
(DIN- 01965094)

THE SEAL OF THE SUB-REGISTRAR
THANE - 2

दस्त - २

35/09

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ASHOKKUMAR B CHHAJER

BHANWARLAL VIRDHICHAND CHHAJER

11/09/1969

Permanent Account Number

AAAPC8632L

Signature



04052036

ठाणे – २

दस्त क्रमांक 20822/२०२२

38/89

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ARIHANT SUPERSTRUCTURES LIMITED

26/03/1983

Permanent Account Number

AABCS1848L

10012012

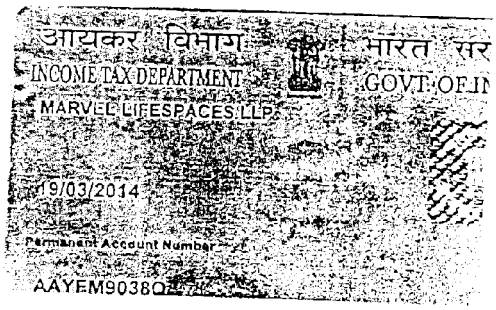
Arihant Superstructure Ltd. Turbhe Navi Mumbai

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

ठाणे – २

दस्त क्रमांक २०४२ /२०२२

७० / ७९





ठाणे – २

दस्त क्रमांक २०३३५/२०२२

०१/०९

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAYFB8237C

नाम/ Name
BRISTLECONE CONSTRUCTION COMPANY

निगमन / गठन की तारीख
Date of Incorporation / Formation
03/12/2021

1812202

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

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

DINESH SHANKARLAL BHANUSHALI

SHANKARLAL VIRJI BHANUSHALI

13/07/1968

Permanent Account Number

AADPB0744P

Signature



09012015

Scanned with OKEN Scanner

ठाणे – २

क्रमांक ७७७८/२०२२

७३/०९

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MUKESH D BHANUSHALI
S.V BHANUSHALI
09/11/1974
Permanent Account Number
ABYPB8431B



Signature

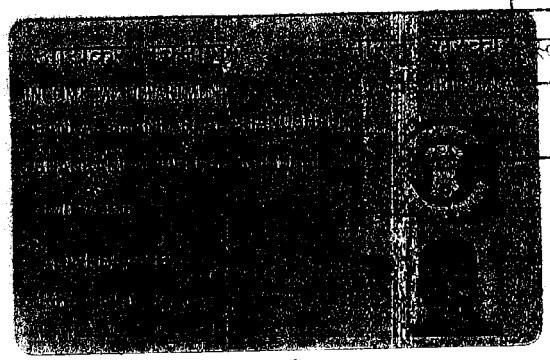
Mukesh

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

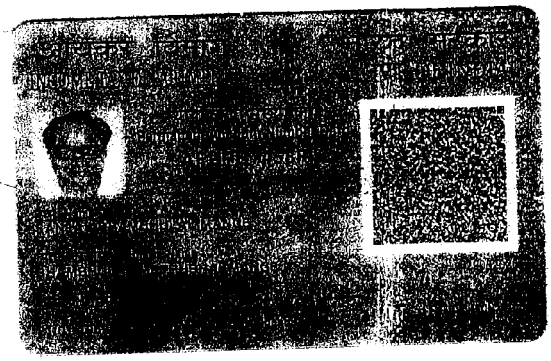
टनन – २

दस्त क्रमांक २०४२२ / २०२२

४६ / ४५



Bhanushali Pantry 5



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AMXPS4399H



नाम /NAME

VIMAL SHAH

पिता का नाम /FATHER'S NAME

DILIP PRATAPRAI

जन्म तारीख /DATE OF BIRTH

14-06-1977

हस्ताक्षर /SIGNATURE

आयकर आयुक्त (कम्प्यूटर केन्द्र)

Commissioner of Income-tax(Computer Operations)

THE SEAL OF THE SUB-REGISTRAR

उप-निबंधक, ठाणे-३

ठाणे - ३

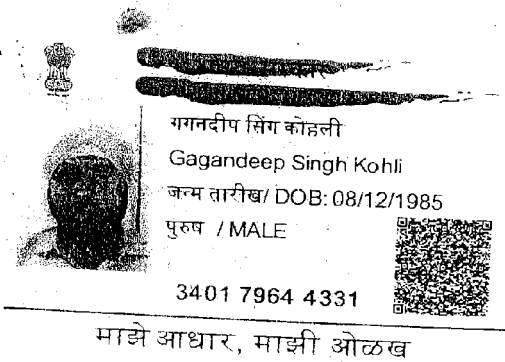
THANE-3

ठाणे – २

दस्त क्रमांक २०८२२ /२०२२

४५ / ४९







आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MARVEL LIFESPACES LLP

19/03/2014

Permanent Account Number

AAYFM9038Q

टनेन — २

दस्त क्रमांक 2078

84/05.

Mahesh B. Bhanushali.

THE SEAL OF THE SUB-REGISTRAR

74/20426
सोमवार,12 सप्टेंबर 2022 11:09 म.पु.

दस्त गोषवारा भाग-1

दस्त2 ३०/२२
दस्त क्रमांक: 20426/2022

दस्त क्रमांक: दस्त2 /20426/2022

बाजार मूल्य: रु. 01/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु 500/-

दु. नि. सह दु. नि. दस्त2 यांच कार्यालयात

अ. क. 20426 वर दि.12-09-2022

रोजी 11:03 म.पु. ला हजर केला.

पावती 22613 पावती दिनांक: 12/09/2022

सादरकरणाराचे नाव: मे अरिहंत सुपरस्ट्रक्चर्स लि तर्फे डायरेक्टर अशोक भवरलाल छाजेर . .

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 920.00

पृष्ठांची संख्या: 46

एकूण: 1020.00

दस्त हजर करणाऱ्याची सही:

कमी पडलेली पाने.....3.....करिता
फि. रु....६०../- पा. क्र.२०४२६/२०२२ अन्वयेपरत

Joint Sub Registrar Thane 2

Joint Sub Registrar Thane 2

दस्ताचा पकार: कलम्मुक्त्यारपत्र

मुद्रांक शुल्क: (48-अ) (अ) ते (ग) सेरीज@ इतर कोणत्याही प्रकरणात

सिद्धता क्र. 1 12 / 09 / 2022 11 : 03 : 06 AM ची वेळ: (सादरीकरण)

सिद्धता क्र. 2 12 / 09 / 2022 11 : 03 : 52 AM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

सदर दस्तऐवज नोंदणी नियम १९६१ अन्वये तरतुदीनुसार नोंदणीत दाखल केला आहे. दस्तामधील सर्व मजकूर निष्पादक व्यक्ती,साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता कायदेशीर बाबी साठी खालील निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तामुळे राज्यशासन /केंद्रशासन यांच्या कोणत्याही कायदा /नियम /परिपत्रक यांचे उल्लंघन होत नाही.

सादर करणार सही

सादर करणार नाव

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

12/09/2022 11:23:16 AM

दस्त नोंदवाग भाग-2

दस्तन2 8518

दस्त क्रमांक:20426/2022

दस्त क्रमांक :दसन2/20426/2022

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अन क	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे अरिहंत सुपरस्ट्रक्चर्स लि तर्फे डायरेक्टर अशोक भवरलाल छाजेड . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: अरिहंत अँगा, 25 मजला, बी विंग, प्लॉट नं. 13/1, टीटीसी इंडस्ट्रीयल एरिया, ठाणे बेलापूर रोड, तुर्भे, नवी मुंबई ठाणे, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, THANE. पॅन नंबर:AABCS1848L	पॉवर ऑफ अटॉर्नी होल्डर वय :-53 स्वाक्षरी:-		
2	नाव:मेसर्स मार्वेल लाईफस्पेसेस एलएलपी तर्फे भागीदार . दिनेश शंकरलाल भानुशाली पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: देवकीनंदन, प्लॉट नं. 9/डी, राजीव गांधी गार्डन, सेक्टर 3ई, ऐरोली, नवी मुंबई, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, ठाणे. पॅन नंबर:AADPB0744P	कुलमुखत्यार देणार वय :-54 स्वाक्षरी:-		
3	नाव:मेसर्स मार्वेल लाईफस्पेसेस एलएलपी तर्फे भागीदार . मुकेश धर्मशी (उर्फ शंकरलाल) भानुशाली पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: देवकीनंदन, प्लॉट नं. 9/डी, राजीव गांधी गार्डन, सेक्टर 3ई, ऐरोली, नवी मुंबई, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, THANE. पॅन नंबर:ABYPB8431B	कुलमुखत्यार देणार वय :-47 स्वाक्षरी:-		
4	नाव:मेसर्स मार्वेल लाईफस्पेसेस एलएलपी तर्फे भागीदार . पंकज शंकरलाल भानुशाली पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: देवकीनंदन, प्लॉट नं. 9/डी, राजीव गांधी गार्डन, सेक्टर 3ई, ऐरोली, नवी मुंबई, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, ठाणे. पॅन नंबर:AHWPB5471B	कुलमुखत्यार देणार वय :-44 स्वाक्षरी:-		
5	नाव:मेसर्स साईल लाईफस्पेसेस एलएलपी तर्फे भागीदार . संजय शंभुलाल मंगे उर्फ संजय शंभुलाल भानुशाली पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: सदनिका नं. बी-3, तळमजला, कृष्णकंज बिल्डिंग, रोड नं 1, नायं नगर, मुलुंड, मुंबई , ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, MUMBAI. पॅन नंबर:AFLPB7458P	कुलमुखत्यार देणार वय :-53 स्वाक्षरी:-		
6	नाव:मेसर्स मार्वेल लाईफस्पेसेस एलएलपी तर्फे भागीदार . विमल दिलीप शाह पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: 402, ओपाल को ऑप हौसिंग सोसायटी, निर्मल लाईफ, एलबीएस मार्ग,, ब्लॉक नं: मुलुंड प मुंबई, रोड नं: ., महाराष्ट्र, मुम्बई. पॅन नंबर:AMXPS4399H	कुलमुखत्यार देणार वय :-45 स्वाक्षरी:-		
7	नाव:दिनेश शंकरलाल भानुशाली . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: देवकीनंदन, प्लॉट नं. 9/डी, राजीव गांधी गार्डन, सेक्टर 3ई, ऐरोली, नवी मुंबई, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, ठाणे. पॅन नंबर:AADPB0744P	कुलमुखत्यार देणार वय :-54 स्वाक्षरी:-		
8	नाव:मुकेश धर्मशी (उर्फ शंकरलाल) भानुशाली . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: देवकीनंदन, प्लॉट नं. 9/डी, राजीव गांधी गार्डन, सेक्टर 3ई, ऐरोली, नवी मुंबई, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, ठाणे. पॅन नंबर:ABYPB8431B	कुलमुखत्यार देणार वय :-47 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत कुलमुखत्यारपत्र धारक यांनी दस्त मेळ करुन दिल्याचे कबूल करतात.
सह दु नि.3 सी वेळ:12 / 09 / 2022 11 : 17 : 04 AM

ओळख:-
वरील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटविलेली आहे.

अन क	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:गणेश कोळी . वय:40 पत्ता:ऐरोली नवी मुंबई पिन कोड:400708		

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

सही:

2 नाव:अभिषेक शुक्ला . .
वय:40
पत्ता:ए 1404 चेंबुर हाईट सिंधी सोसायटी चेंबुर मुंबई
पिन कोड:400071

स्वाक्षरी





शिक्का क्र.4 ची वेळ: 12 / 09 / 2022 11 : 17 : 54 AM

Joint Sub Registrar Thane 2

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS ARIHANT SUPERSTRUCTURES LTD	eChallan	69103332022090819152	MH007516025202223E	500.00	SD	0003770896202223	12/09/2022
2		DHC	0809202215169	0809202215169	920	RF	0809202215169D	12/09/2022
3	MS ARIHANT SUPERSTRUCTURES LTD	eChallan		MH007516025202223E	100	RF	0003770896202223	12/09/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

20426 /2022

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback please write to us at feedback.isarita@gmail.com

प्रमाणित करण्यात येते कि सदर दस्त क्र.२०४२६ मध्ये ४ पृष्ठ..... पाने आहेत.
पहीले नंबराचे बुकात अ. नं.....
२०४२६ वर नोंदला

सह. दुय्यम निबंधक ठाणे क्र. २
दि. १२/०९/२०२२

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

ट न न – २
दस्त क्रमांक २०४२६/२०२२
४ / ४