

Receipt (pavti)

508/16658

पावती

Original/Duplicate

Tuesday, September 26, 2023

नोंदणी क्र.: 39म

11:22 AM

Regn.: 39M

पावती क्र.: 17875 दिनांक: 26/09/2023

गावाचे नाव: मादुंगा

दस्तावेजाचा अनुक्रमांक: बबई-4-16658-2023

दस्तावेजाचा प्रकार: कुलमुखत्यारपत्र

मादर करणाऱ्याचे नाव: दीपा दिगंबर सावंत

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 900.00

DELIVERED

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:42 AM ह्या वेळेस मिलेल.

सह. दुय्यम निबंधक, मुंबई-4

वाजार मूल्य: रु. 1/-

मोवदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

सह. दुय्यम निबंधक वर्ग - २
मुंबई शहर क्र. ४

1) देयकाचा प्रकार: DHC रकम: रु. 800/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 0923252522379 दिनांक: 26/09/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH008551326202324P दिनांक: 26/09/2023

बँकेचे नाव व पत्ता:

DELIVERED

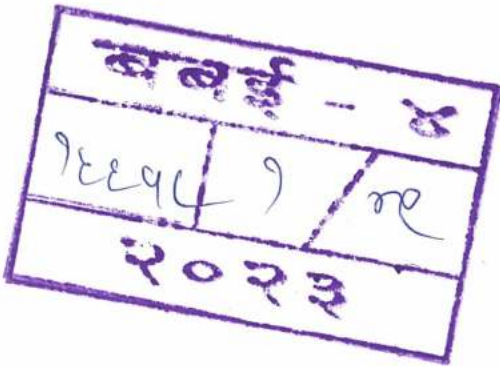
11/11/30

11/11/30

11/11/30

11/11/30

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0923252522379	Date 25/09/2023
Received from DHC, Mobile number 9821364228, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Mumbai 4 of the District Mumbai District.	
Payment Details	
Bank Name sbiepay	Date 25/09/2023
Bank CIN 10004152023092520442	REF No. 202326825866784
This is computer generated receipt, hence no signature is required.	



THE UNIVERSITY OF CHICAGO
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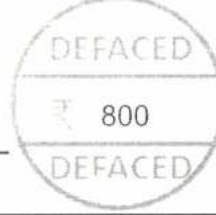
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0923252522379

Receipt Date 26/09/2023

Received from DHC, Mobile number 9821364228, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 16658 dated 26/09/2023 at the Sub Registrar office Joint S.R. Mumbai 4 of the District Mumbai District.



Payment Details

Bank Name sbiepay

Payment Date 25/09/2023

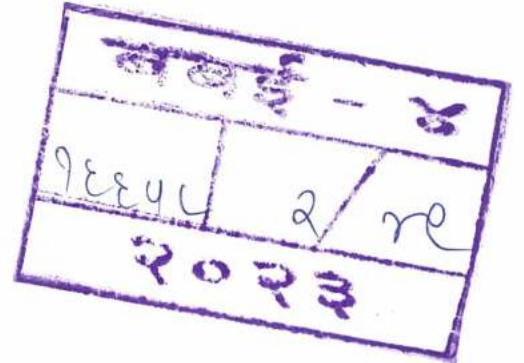
Bank CIN 10004152023092520442

REF No. 202326825866784

Deface No 0923252522379D

Deface Date 26/09/2023

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





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

Receipt of Document Handling Charges

PRN 0923266709466

Receipt Date 26/09/2023

Received from Dhc, Mobile number 9699840962, an amount of Rs.180/-, towards Document Handling Charges for the Document to be registered on Document No. 0 dated 26/09/2023 at the Sub Registrar office Joint S.R. Mumbai 4 of the District Mumbai District.

DEFACED

₹ 180

DEFACED

Payment Details

Bank Name SBIN

Payment Date 26/09/2023

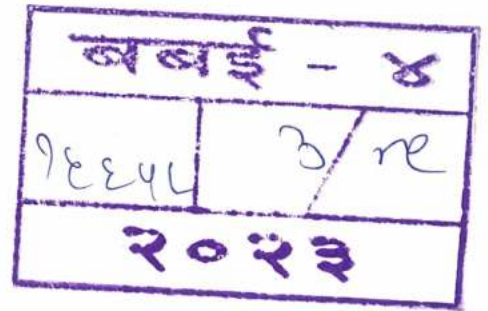
Bank CIN 10004152023092608742

REF No. 326937540993

Deface No 0923266709466D

Deface Date 26/09/2023

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



	₹ 600.00
Total	

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-508-16658	0004504504202324	26/09/2023-11:22:02	IGR549	100.00
2	(IS)-508-16658	0004504504202324	26/09/2023-11:22:02	IGR549	500.00
Total Defacement Amount					600.00



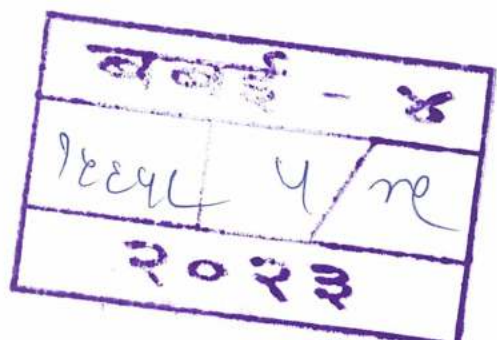


CHALLAN
MTR Form Number-6



GRN	MH008551326202324P	BARCODE			Date	25/09/2023-15:21:27		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 BOM4_JT SUB REGISTRAR MUMBAI 4					Full Name		DEEPA DIGAMBAR SAVANT						
Location MUMBAI													
Year 2023-2024 One Time					Flat/Block No.		CS NO 156-A/10						
Account Head Details				Amount In Rs.	Premises/Building								
0030045501 Stamp Duty				500.00	Road/Street		MATUNGA DIVISION						
0030063301 Registration Fee				100.00	Area/Locality		MUMBAI						
					Town/City/District								
					PIN			4	0	0	0	1	4
					Remarks (If Any)								
					SecondPartyName=BA FNA PROPERTIES LLP~								
Total				600.00	Amount In	Six Hundred Rupees Only							
					Words								
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK								
Cheque-DD Details					Bank CIN	Ref. No.	10000502023092505242		7764302193227				
Cheque/DD No.					Bank Date	RBI Date	25/09/2023-15:21:37		Not Verified with RBI				
Name of Bank					Bank-Branch			STATE BANK OF INDIA					
Name of Branch					Scroll No. , Date			Not Verified with Scroll					

Department ID : Mobile No. : 9699840962
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुख्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



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POWER OF ATTORNEY

TO ALL TO WHOM THESE PERSENTS SHALL COME: We,
DEEPA DIGAMBAR SAVANT and **JAYDEEP DIGAMBAR SAVANT** both of Indian inhabitants, residing at 163/B, Girija Bhuvan, 1st Floor, Block No. 5, Dr. Babasaheb Ambedkar Road, Opposite Parsi Gymkhana, Dadar East, Mumbai- 400 014, **DO SEND GREETINGS:**

WHEREAS we are the co-owners (having 25% and 75% undivided share, right, title and interest respectively) of and as such are jointly seized and possessed of and otherwise well and sufficiently entitled to a perpetual leasehold rights into or upon all that piece and parcel of land, hereditaments and premises bearing Plot No. 163-B, admeasuring 576.96 sq. mtrs or 690 sq.yrds. or thereabouts, and bearing C.S. No. 156-A/10 and New C.S. No.1114, of Matunga Division (hereinafter referred to as the said "**Plot**"), together with the three structures standing thereon being the main building known as "Girija Bhuvan", comprising of ground plus three floors, and two closed garages

(hereinafter collectively referred to as the "**said Building**"), lying and

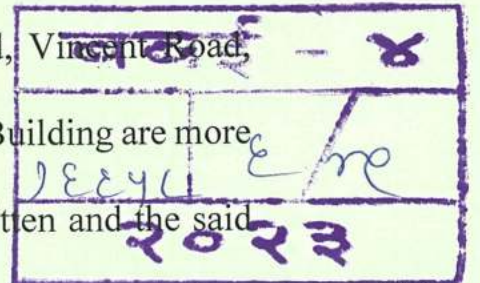
being and situate at Dr. Babasaheb Ambedkar Road, Vincent Road,

Dadar, Mumbai- 400 014. The said Land and the said Building are more

particularly described in **the Schedule** hereunder written and the said

Plot and the said Building are hereinafter collectively referred to as "**the**

said Property";



०९ श्री. दिपा सावंत

१९ Jaydeep Savant

Satish

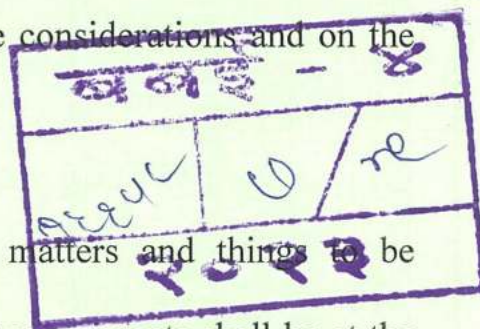
Signature of Jaydeep Savant

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AND WHEREAS , We have executed the Development Agreement dated 26/9/2023 (hereinafter referred to as "the Development Agreement") made between ourselves (therein referred to as "the Owners") of the One Part and **BAF NA PROPERTIES LLP**, a limited liability partnership firm, incorporated under the Limited Liability Partnership Act, 2008, bearing LLP Identification No. ABB-1140, having its registered office at 2B 2nd Floor, Bafna Mansion, 127 Kika Street, Gulalwadi, Madhavbaug, Mumbai, Maharashtra, India-400004 (therein referred to as "The Developer") of the Other Part and the said Development Agreement has been duly registered with the Sub Registrar of Assurances at Mumbai I/II/III/IV under Sr. No. BBE/4/16655/2023

AND WHEREAS, by the said Development Agreement we have granted Development right in respect of the said Property more particularly described in the schedule written thereunder which is same as the Schedule hereunder written, for the considerations and on the terms and conditions mentioned therein.

AND WHEREAS, all the acts, deeds, matters and things to be performed by the Developer pursuant to these presents shall be at the costs, charges and expenses of the Developer and the Owners shall not be liable or responsible for the same. The Developer has, simultaneously with the execution hereof, executed a Deed of Indemnity in favour of the Owners indemnifying the Owners against



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the actions and omissions of the Developer under these presents in the manner provided therein

AND WHEREAS The Development Agreement has been stamped with the full stamp duty being 5% on the market value of the said Property as provided in the Maharashtra Stamp Act, 1958 and therefore this Power of Attorney has been stamped by the Developers as per Article 48(g) of the Maharashtra Stamp Act, 1958. The registration charges, if any, for this Power of Attorney shall be borne and paid by the Developer.

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESS

THAT, We, DEEPA DIGAMBAR SAVANT and JATIN DEEPA

DIGAMBAR SAVANT do hereby nominates, constitute and appoints

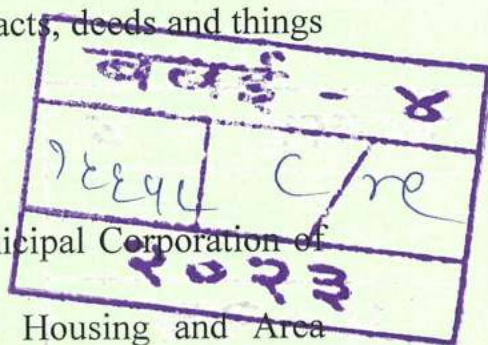
Mr. JATIN ASHOK BAFNA & Mr. PRIYANK J. BAFNA, Partners

of **BAF NA PROPERTIES LLP**, jointly and severally, as our true and

lawful attorney to do all or any of the following acts, deeds and things

viz:

1. To deal with and correspond with the Municipal Corporation of Greater Mumbai (MCGM) and Mumbai Housing and Area Development Authority (MHADA) and or all other officers and local authorities and/or the State Government and/or Central Government and its departments in respect of the said property and the general development thereof and in particular the following viz.:



डॉ. दीपा सावंत J. Jaydeep Savant.

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J. Bafna

- (a) to apply for and obtain sanction of building plans or the revalidation and/or revision of the plans sanctioned or to be sanctioned, with alterations and additions, as the Attorneys may desire.
- (b) to apply for and obtain commencement certificate and/or occupation certificate and/or completion certificate and/or all other relevant certificates for commencing and completing the construction of the said property in all aspects.
- (c) to deal with and correspond with the Assessment Department of the MCGM and MHADA, in connection with the assessment of the said Property and fixation of ratable value.
- (d) To appear and represent us before all Concerned Authorities and parties as may be necessary in connection with the proper and effective development of the said Property; and
- (e) generally, to do all other acts and matters in connection with or relating to or touching the development, demolition, construction, completion and occupation of the building/s

proposed to be constructed on the said Property

To make prepare and / or cause to be made and prepared as such, lay outs, sub-divisions, plans, specifications, designs, maps, construction, drawings etc for the development or re-development of the said Property and to submit the same to the MCGM, MHADA, office of the Collector, Town Planning Authority etc for obtaining approvals / permissions / NOCs (including I.O.D, & C.

बबई - ४	
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२०२३	



देशी. दिवा खावत.

4 Jaydeep Savant.

4 JB Savant

Handwritten signature of a person, possibly a lawyer or official, with the initials 'PB' written below it.