534/12612
Tuesday,August 22 ,2023
6:39 PM

पावती

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

पावती क्रं.: 13499 दिनांक: 22/08/2023

गावाचे नाव: पेल्हार
दस्तऐवजाचा अनुक्रमांक: वसई5-12612-2023
दस्तऐवजाचा प्रकार : 65-चुक दुरुस्ती पत्र
सादर करणाऱ्याचे नाव: मे. अवोरा रियल्टी चे भागीदार अनिल रामचंद्र गुप्ता तर्फे कु. मु. भावेश हेमंत मानकर - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 1600.00
पृष्ठांची संख्या: 80	
एकूण:	रु. 1700.00

S R Vasai-5
सह दुय्यम निबंधक वर्ग–२
वसई क्र. ५

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

1) देयकाचा प्रकार: DHC रक्कम: रु.1600/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0823229914520 दिनांक: 22/08/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006987095202324E दिनांक: 22/08/2023
बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

GRN	MH006987095202324E	BARCODE		Date	22/08/2023-15:43:26	Form ID	25.2

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	ACCFA2830J
Office Name	VSI3_VASAI NO 3 JOINT SUB REGISTRAR	**Full Name**	AVORA REALTY
Location	PALGHAR		
Year	2023-2024 One Time	**Flat/Block No.**	SURVEY NO 232 B, PLOT NO 3
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030046401 Stamp Duty	500.00	**Road/Street**	PELHAR
0030063301 Registration Fee	100.00	**Area/Locality**	NALLASOPARA
		Town/City/District	
		PIN	4 0 1 2 0 9
		Remarks (If Any)	
		PAN2=AAQFR4491J~SecondPartyName=RELIABLE TARANG~	
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

वसई क्र. ५
दस्त नं. 9269२ / २०२३
9 / 10

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	691033320230822 18024	2824740294
Cheque/DD No.		Bank Date	RBI Date	22/08/2023-15:44:22	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. : 1111111111

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

Joint Sub Registrar Class-II, Vasai-5 Palghar

Print Date 22-08-2023 03:44:33

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दस्त नं. १२६१२/२०२३
२/८०

CHALLAN
MTR Form Number-6

GRN	MH006987095202324E	BARCODE		Date	22/08/2023-15:43:26	Form ID	25.2

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	ACCFA2830J
Office Name	VSI3_VASAI NO 3 JOINT SUB REGISTRAR	**Full Name**	AVORA REALTY
Location	PALGHAR		
Year	2023-2024 One Time	**Flat/Block No.**	SURVEY NO 232 B, PLOT NO 3

Account Head Details	Amount In Rs.		
0030046401 Stamp Duty	500.00	**Premises/Building**	
0030063301 Registration Fee	100.00	**Road/Street**	PELHAR
		Area/Locality	NALLASOPARA
		Town/City/District	
		PIN	4 0 1 2 0 9
		Remarks (If Any)	
		PAN2=AAQFR4491J~SecondPartyName=RELIABLE TARANG~	
₹ 600.00			
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No	69103332023082218024	2824740294
Cheque/DD No.		Bank Date	RBI Date	22/08/2023-15:44:22	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. : 1111111111

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

Joint Sub Registrar Class-1 Vasai-3 Palghar

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-534-12612	0003634902202324	22/08/2023-18:38:28	IGR545	100.00
2	(iS)-534-12612	0003634902202324	22/08/2023-18:38:28	IGR545	500.00
			Total Defacement Amount		**600.00**

Print Date 22-08-2023 07:43:11

वसई क्र.-५
दस्त नं. १२६७२ /२०२३
3 CD

D H C

Receipt of Document Handling Charges

PRN	0823229914520	Receipt Date	22/08/2023

Received from AVORA REALTY, Mobile number 1111111111, an amount of Rs.1600 towards Document Handling Charges for the Document to be registered on Document No. 12612 dated 22/08/2023 at the Sub Registrar office Joint S.R. Vasai 5 of the District Palghar.

1600

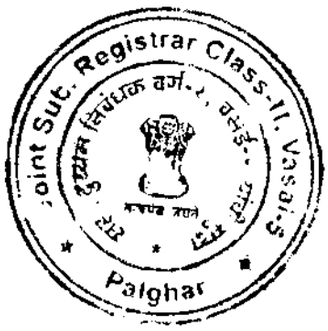
Payment Details

Bank Name	SBIN	Payment Date	22/08/2023
Bank CIN	10004152023082213726	REF No.	323464275643
Deface No	0823229914520D	Deface Date	22/08/2023

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

Joint Sub. Registrar Class-II
Palghar

वसई क्र.-५
दस्त क्र. १२६१२/२०२३
४ / LD



DEED OF RECTIFICATION

THIS DEED OF RECTIFICATION made at **Vasai** on this 22nd day of Aug **2023** BETWEEN;

तपाई क्र.-५
दस्त नं. १२६७२ /२०२२
५ / ८०

M/S. RELIABLE TARANG, (PAN AAQFR4491J), a partnership firm, duly registered under Indian Partnership Act, having its office at:-Shop no.138, Reliable Prestige -1, Chandan Naka, Achole Road, Nallasopara (East), Tal. Vasai, Dist. Palghar- 401 209; through its Partners **a] MRS. FATIMA ALIASAGAR BHANPURWALA** and **b] MR. ZARIWALA GHAZAFFER HUSSAIN RIZVI,** *through its Power of Attorney Holder* **1] M/S. AVORA REALTY, (PAN ACCFA2830J),** a partnership firm, duly registered under the provisions of Indian Partnership Act, 1932, having its office address at: Flat No.201, Bldg.1, Reliable Swapna Nagari, Near Reliance Petrol, Pelhar, Vasai (East), Tal. Vasai, Dist. Palghar and **2] M/S. METRO DEVELOPERS, (PAN No. ABWFM7904J),** a partnership firm, duly registered under the provisions of Indian Partnership Act, 1932 having its registered office address at:-Shree Krupa Bungalow, Near G. M. Juction Hotel, Naringi-bypass Road, Virar (East), Taluka-Vasai, Dist. – Palghar-401 305, hereinafter referred to as **"OWNERS"** (which expression shall unless repugnant to the context or meaning thereof mean and include the Partners for the time being of the firm, the survivors or survivor of them and the heirs, executors and administrators of the last surviving Partners and his/her/their assigns) **OF THE FIRST PART.**

AND

1] M/S. AVORA REALTY, (PAN ACCFA2830J), a partnership firm, duly registered under the provisions of Indian Partnership Act, 1932, having its office address at: Flat No.201, Bldg.1, Reliable Swapna Nagari, Near Reliance Petrol, Pelhar, Vasai (East), Tal. Vasai, Dist. Palghar; hereinafter referred to as the "**PURCHASER No.1**" and **2] M/S. METRO DEVELOPERS, (PAN No. ABWFM7904J),** a partnership firm, duly registered under the provisions of Indian Partnership Act, 1932 having its registered office address at:-Shree Krupa Bungalow, Near G. M. Juction Hotel, Naringi-bypass Road, Virar (East), Taluka-Vasai, Dist. – Palghar-401 305, hereinafter referred to as the "**PURCHASER No.2**" (which expression shall unless repugnant to the context or meaning thereof mean and include the Partners for the time being of the firm, the survivors or survivor of them and the heirs, executors and administrators of the last surviving Partners and his/her/their assigns) **OF THE SECOND PART**:-

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६ : ८०

("Purchaser No. 1", and **"Purchaser No. 2"** are hereinafter collectively referred to as **"Purchasers")**

WHEREAS:-

a) By a registered Deed of Conveyance dated 07/08/2023, 1] M/S. AVORA REALTY i.es. Purchaser no.1 and 2] M/S. METRO DEVELOPERS i.es. Purchaser no.2 have jointly purchased the said land bearing Survey No.232B, Plot No.3, Area admeasuring 44338-67Sq.Mtrs., Assessment Rs. 44338-67Ps., lying, being and situate at Village: PELHAR, Taluka: VASAI, District : PALGHAR, within the area of Vasai-Virar City Municipal Corporation and within the Jurisdiction of Sub-Registrar Vasai from land owners M/S. RELIABLE TARANG through its Partners 1] MRS. FATIMA ALIASAGAR BHANPURWALA and 2] MR. ZARIWALA GHAZAFFER HUSSAIN RIZVI, which is registered in the office of Sub-Registrar Vasai – V, bearing Sr. No.12021/2023 on 08/08/2023, on the terms and conditions more particularly mentioned in the said Deed of Conveyance 08/08/2023.

b) By a registered Irrevocable Power of Attorney dated 07/08/2023, M/S. RELIABLE TARANG through its Partners 1] MRS. FATIMA ALIASAGAR BHANPURWALA and 2] MR. ZARIWALA GHAZAFFER HUSSAIN RIZVI have executed Power of Attorney in accordance with the said Deed of Conveyance in favour of 1] M/S. AVORA REALTY and 2] M/S. METRO DEVELOPERS, which is registered in the office of Sub-Registrar Vasai – V, bearing Sr. No.12075/2023 on 08/08/2023.

c) The Vasai-Virar City Municipal Corporation has granted Revised Development Permission for the proposed Industrial Building on Plot-2 and Residential with shopline on Plot -3 and Industrial Building on Plot-2 on said property & other lands vide their order No.VVCMC/TP/RDP/VP-5483, 5484, 5485 & 5269/646/2022-23, dt. 31/03/2023.

d) The execution of the said Deed of Conveyance has been admitted by all the parties with the Sub-Registrar of Vasai-V and other formalities were completed.

वसई क्र.-५
4 दस्त क्र. १२६१२ /२०२३
७ / ८०

AND WHEREAS from perusal of the copy of the said Deed of Conveyance dated 07/08/2023 it was found that, being the Joint-Purchaser of the said Property and by virtue of commencement certificates and revised development permission previously obtained and for the betterment of transaction Purchaser no.1 and Purchaser no.2 have respectively in the said property to distribute the said building (sanctioned building previously and present) in between themselves being their respective share generated out of the said property and which was not mentioned in the said Deed of Conveyance, due to typographically error & oversight.

AND WHEREAS this has been necessitated with a view to rectify the said mistake and to incorporate description of their share of building as "The Purchaser No.1 i.e. M/S. AVORA REALTY shall develop, commence and complete Building no.3, 6, 16 to be constructed on some portion of land bearing Survey No.232B, Plot No.3, lying, being and situate at Village: PELHAR, Taluka: VASAI, District : PALGHAR, within the area of Vasai-Virar City Municipal Corporation and within the Jurisdiction of Sub-Registrar Vasai (More particularly described in the FIRST SCHEDULE) and the Purchaser No.2 i.e. M/S. METRO DEVELOPERS shall develop, commence and complete Building no.1, 2, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 to be constructed on some portion of land bearing Survey No.232B, Plot No.3, lying, being and situate at Village: PELHAR, Taluka: VASAI, District : PALGHAR, within the area of Vasai-Virar City Municipal Corporation and within the Jurisdiction of Sub-Registrar Vasai (More particularly described in the SECOND SCHEDULE) in the said Deed which both parties have agrees to do so.

NOW THIS DEED WITNESSETH: that in pursuance of the said Deed of Conveyance dated 07/08/2023, all the Parties doth hereby admit that the correct description of their share of building as "The Purchaser No.1 i.e. M/S. AVORA REALTY shall develop, commence and complete Building no.3, 6, 16 to be constructed on some portion of land bearing Survey No.232B, Plot No.3, lying, being and situate at Village: PELHAR, Taluka: VASAI, District : PALGHAR, within the area of Vasai-Virar City Municipal Corporation and within the Jurisdiction of Sub-Registrar Vasai (More particularly described in the FIRST SCHEDULE) and the

वसई क्र.-५
दस्त नं. १२६१२ /२०२३
८ / ८

Purchaser No.2 i.e. M/S. METRO DEVELOPERS shall develop, commence and complete Building no.1, 2, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 to be constructed on some portion of land bearing Survey No.232B, Plot No.3, lying, being and situate at Village: PELHAR, Taluka: VASAI, District : PALGHAR, within the area of Vasai-Virar City Municipal Corporation and within the Jurisdiction of Sub-Registrar Vasai (More particularly described in the SECOND SCHEDULE) and henceforth the same shall be read alongwith other consideration which is mentioned in Deed of Conveyance dated 07/08/2023.

That as rectified and modified as aforesaid the principal deed shall remain in full force and effect.

THE FIRST SCHEDULE ABOVE REFERRRED TO:

(Description of the Buildings)

All that piece and parcel of contiguous lands forming portion of the said Property together with the right to avail, utilize and consume approved Building no.3, 6, 16 to be constructed on some portion of land bearing Survey No.232B, Plot No.3, lying, being and situate at Village: PELHAR, Taluka: VASAI, District : PALGHAR, within the area of Vasai-Virar City Municipal Corporation and within the Jurisdiction of Sub-Registrar Vasai.

THE SECOND SCHEDULE ABOVE REFERRRED TO:

(Description of the Buildings)

All that piece and parcel of contiguous lands forming portion of the said Property together with the right to avail, utilize and consume approved Building no.1, 2, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 to be constructed on some portion of land bearing Survey No.232B, Plot No.3, lying, being and situate at Village: PELHAR, Taluka: VASAI, District : PALGHAR, within the area of Vasai-Virar City Municipal Corporation and within the Jurisdiction of Sub-Registrar Vasai.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS HEREUNTO THE DAY AND YEAR FIRST HEREIN ABOVE WIRTTEN.

SIGNED, SEALED AND DELIVERED)
By the within named **"OWNERS"**)
M/S. RELIABLE TARANG)
through its Partners)
a] MRS. FATIMA ALIASAGAR BHANPURWALA)
b] MR. ZARIWALA GHAZAFFER HUSSAIN RIZVI)
Through its POA Holder)
1] M/S. AVORA REALTY)
through its Partner)
MR. ANIL RAMCHANDRA GUPTA)



2] M/S. METRO DEVELOPERS)
through its Partner)
MR. ANIL RAMCHANDRA GUPTA)
In the presence of...)



1.

2.

SIGNED, SEALED AND DELIVERED)
By the within named "PURCHASERS")
1] M/S. AVORA REALTY)
through its Partner)
MR. ANIL RAMCHANDRA GUPTA)



वसई क्र.--५
दस्त क्र. १२६१२ /२०२३
९० / ८०

2] M/S. METRO DEVELOPERS)

through its Partner)

MR. ANIL RAMCHANDRA GUPTA)



In the presence of...

1.

2.

Joint Sub Registrar Class-II, Vasai-5
सह दुय्यम निबंधक वर्ग-२, वसई-५
सत्यमेव जयते
Palghar

वसई क्र.-५

नं. १२६१२ / २०२३

११ / ६०

12021534 16-08-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	**सूची क्र.2**	दुय्यम निबंधक : सह दु.नि.वसई 5 दस्त क्रमांक : 12021/2023 नोदंणी : Regn:63m

गावाचे नाव : पेल्हार

(1)विलेखाचा प्रकार	अविभाज्य हिश्याची पूर्ण विक्री
(2)मोबदला	239909000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	266565000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन :, इतर माहिती: गाव मौजे पेल्हार,तालुका वसई,जिल्हा पालघर येथील सर्व्हे नं 232 बी,प्लॉट नं 3,क्षेत्र 44338.67 चौ.मी.,आकारणी 44338.67 रु. पै,खुली जमीन मिळकतीचे खरेदीखत.((Survey Number : 232 ब/प्लॉट नं 3 ;))
(5) क्षेत्रफळ	443.3867 आर.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:-मे.रिलायबल तरंग तर्फे भागीदार च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. मे.रिलायबल तरंग तर्फे भागीदार म्हणून वय:-54; पत्ता:-प्लॉट नं: शॉप नं 138, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रिलायबल प्रेस्टीज- 1, चंदन नाका, आचोळे रोड, नालासोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-AAQFR4491J 2): नाव:-2) झरीवाला गझफ्फर हुसैन रिजवी च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. मे.रिलायबल तरंग तर्फे भागीदार म्हणून वय:-54; पत्ता:-प्लॉट नं: शॉप नं 138 , माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रिलायबल प्रेस्टीज- 1, चंदन नाका, आचोळे रोड, नालासोपारा पूर्व, महाराष्ट्र, THANE. पिन कोड:-401209 पॅन नं:-AAQFR4491J
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स अवोरा रियल्टी वय:-; पत्ता:-प्लॉट नं: फ्लॅट नं 201, माळा नं: -, इमारतीचे नाव: रिलायबल स्वप्ननगरी ,बिल्डींग नं 1, ब्लॉक नं: -, रोड नं: रीलायन्स पेट्रोलजवळ, पेल्हार, वसई पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-ACCFA2830J 2): नाव:-मेसर्स मेट्रो डेव्हलपर्स वय:-; पत्ता:-प्लॉट नं: श्री कृपा बंगलो, माळा नं: -, इमारतीचे नाव: जी.एम. जंक्शन हॉलेटजवळ, ब्लॉक नं: -, रोड नं: नारंगी बायपास रोड, विरार पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-ABWFM7904J
(9) दस्तऐवज करुन दिल्याचा दिनांक	07/08/2023
(10)दस्त नोंदणी केल्याचा दिनांक	08/08/2023
(11)अनुक्रमांक,खंड व पृष्ठ	12021/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	18659600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

Palghar

वसई क्र.-५
दस्त क्र. १२९७१/२०२३
१२/८०

3

534/12075 **पावती** Original/Duplicate
Monday,August 07 ,2023 नोंदणी क्रं. :39म
6:28 PM Regn.:39M

पावती क्रं.: 12912 दिनांक: 07/08/2023

गावाचे नाव: पेल्हार
दस्तऐवजाचा अनुक्रमांक: वसई5-12075-2023
दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: मे. अबोरा रियल्टी चे भागीदार अनिल रामचंद्र गुप्ता तर्फे कु. मु. मावेश मानकर -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 1000.00
पृष्ठांची संख्या: 50	
एकूण:	रु. 1100.00

Joint S R Vasai-5
सह दुय्यम निबंधक वर्ग--२
वसई क्र. ५

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

1) देयकाचा प्रकार: DHC रक्कम: रु.640/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0108202304193 दिनांक: 07/08/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु.360/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0208202305306 दिनांक: 07/08/2023
बँकेचे नाव व पत्ता:
3) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006043992202324E दिनांक: 07/08/2023
बँकेचे नाव व पत्ता:

Joint Sub Registrar Class-II, Vasai-5 सह दुय्यम निबंधक वर्ग-२, वसई-५ Palghar

दस्त क्र.—५
दस्त नं. १२६१२ / २०२३
९३ / LO

CHALLAN

MTR Form Number-6

GRN	MH006043992202324E	BARCODE	[redacted]	Date	01/08/2023-12:38:31	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)	ACCFA2830J
Office Name	VSI3_VASAI NO 3 JOINT SUB REGISTRAR	**Full Name**	AVORA REALTY
Location	PALGHAR		
Year	2023-2024 One Time	**Flat/Block No.**	SURVEY NO 232 B, PLOT NO 3
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030046401 Stamp Duty	500.00	**Road/Street**	PELHAR
0030063301 Registration Fee	100.00	**Area/Locality**	NALLASOPARA
		Town/City/District	
		PIN	4 0 1 2 0 9
		Remarks (If Any)	PAN2=AACFR4831J~SecondPartyName=PALIABLE TARANG~
		Amount in Words	Six Hundred Rupees Only
Total	600.00		

दसई क्र.—५ (1)
दस्त नं. १२०५५ / २०२३
९ / ५०

Joint Sub Registrar Class-II, Vasai-5, Palghar

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023080114740	2821226852
Cheque/DD No.		Bank Date	RBI Date	01/08/2023-12:39:20	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. : 1111111111

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

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

Joint Sub Registrar Class-II, Vasai-5, Palghar

Print Date 01-08-2023 12:39:32

वसई क्र.-५
दस्त नं. १२६१२/२०२३
१४ / ८०

वसई क्र.-५
दस्त नं. १२०५५/२०२३
२ / ५०

CHALLAN
MTR Form Number-6

GRN	MH006043992202324E	BARCODE		Date	01/08/2023-12:38:31	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)	ACGFA2830J
Office Name	VSI3_VASAI NO 3 JOINT SUB REGISTRAR	**Full Name**	AVORA REALTY
Location	PALGHAR		
Year	2023-2024 One Time	**Flat/Block No.**	SURVEY NO 232 B, PLOT NO 3
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030046401 Stamp Duty	500.00	**Road/Street**	PELHAR
0030063301 Registration Fee	100.00	**Area/Locality**	NALLASOPARA
		Town/City/District	
		PIN	4 0 1 2 0 9
		Remarks (If Any)	PAN2=AAQFR4491J~SecondPartyName=RELIABLE TARANG~
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

DEFACED ₹600.00 DEFACED

Joint Sub Registrar Class-II, Vasai-3, Palghar

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	691033320230801147 40	2821226852
Cheque/DD No.		Bank Date	RBI Date	01/08/2023-12:39:20	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		100 , 02/08/2023	

Mobile No. : 1111111111

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-534-12075	0003299174202324	07/08/2023-18:10:58	IGR545	100.00
2	(iS)-534-12075	0003299174202324	07/08/2023-18:10:58	IGR545	500.00
			Total Defacement Amount		**600.00**

Print Date 07-08-2023 06:36:57

वसई क्र.-५
१२९७२/२०२३
१५/८०

वसई क्र.-५ IV
१२०४५/२०२३
३/५७

Document **H**andling **C**ha₹ges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0108202304193	**Receipt Date**	07/08/2023

Received from AVORA REALTY, Mobile number 1111111111, an amount of Rs.640/- towards Document Handling Charges for the Document to be registered on Document No. 12075 dated 07/08/2023 at the Sub Registrar office Joint S.R. Vasai 5 of the District Palghar.

DEFACED
₹ 640
DEFACED

Payment Details

Bank Name	SBIN	**Payment Date**	01/08/2023
Bank CIN	10004152023080103930	**REF No.**	321357385338
Deface No	0108202304193D	**Deface Date**	07/08/2023

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

Joint Sub. Registrar Class-II
सह दुय्यम निबंधक वर्ग-२, वसई-५
Palghar

Joint Sub. Registrar Class-II, Vasai-5
सह दुय्यम निबंधक वर्ग-२, वसई-५
Palghar

वसई क्र.-५
दस्त नं. १२६७२ / २०२३
१६/ ८०.

वसई क्र.-५ IV
दस्त नं. १२०७५ / २०२३
२ / ५०

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

Receipt of Document Handling Charges

PRN	0208202305306	Receipt Date	07/08/2023

Received from AVORA REALTY, Mobile number 1111111111, an amount of Rs.360/ towards Document Handling Charges for the Document to be registered on Document No. 12075 dated 07/08/2023 at the Sub Registrar office Joint S.R. Vasai 5 of the District Palghar.

DEFACED
₹ 360
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	02/08/2023
Bank CIN	10004152023080205006	REF No.	CHN2987485
Deface No	0208202305306D	Deface Date	07/08/2023

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

Joint Sub Registrar Class-II, Vasai-5
सह दुय्यम निबंधक वर्ग-२, वसई-५
Palghar

Joint Sub Registrar Class-II, Vasai-5
सह दुय्यम निबंधक वर्ग-२, वसई-५
Palghar

वसई क्र.-५ १४
दस्त :७८४५५/२०२३
५ / ५०

वसई क्र.-५
दस्त क्र. ७२९७२/२०२३
७७ / ८०

Joint Sub-Registrar Class-II, Vasai-5
Palghar

Joint Sub-Registrar Class-II, Vasai-5
Palghar

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME We, **M/S. RELIABLE TARANG, (PAN AAQFR4491J),** a partnership firm, duly registered under Indian Partnership Act, having its office at:-Shop no.138, Reliable Prestige -1, Chandan Naka, Achole Road, Nallasopara (East), Tal. Vasai, Dist. Palghar- 401 209; through its Partners **1] MRS. FATIMA ALIASAGAR BHANPURWALA** and **2] MR. ZARIWALA GHAZAFFER HUSSAIN RIZVI**; **SEND GREETINGS**;

Fatema

वसई क्र.-५
दस्त 12892 /२०२३
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वसई क्र.-५ II
दस्त 12805 /२०२३
₹ / 40

WHEREAS we are absolutely owners of and in peaceful possession of or/and otherwise well and sufficiently entitled to all that piece and parcel of the land bearing Survey **No.232B,** Plot No.**3,** Area admeasuring **44338-67Sq.Mtrs.,** Assessment Rs. **44338-67**Ps., lying, being and situate at Village: **PELHAR**, Taluka: **VASAI**, District: **PALGHAR**, within the area of Sub - Registrar Vasai. (hereinafter collectively referred to as the **"SAID PROPERTY"** for brevity's sake).

By an Deed of Conveyance dated 07/08/2023, and registered in the office of Sub-Registrar **Vasai No.-** 5, at Serial **No.** 12021/2023 registered on dt.08/08/23, We, **M/S. RELIABLE TARANG** through its Partners **1] MRS. FATIMA ALIASAGAR BHANPURWALA** and **2] MR. ZARIWALA GHAZAFFER HUSSAIN RIZVI** have sold, convey and transfer the said Property to **1] M/S. AVORA REALTY and 2] M/S. METRO DEVELOPERS**, **on "As is where is what is basis"** AND IN PURSUANCE TO THE Deed of Conveyance we hereby nominate, constitute and appoint **1] M/S. AVORA REALTY and 2] M/S. METRO DEVELOPERS** our lawful attorney.

NOW THEREFORE THESE PRESENTS WITNESS we **M/S. RELIABLE TARANG,** through its Partners **1] MRS. FATIMA ALIASAGAR BHANPURWALA** and **2] MR. ZARIWALA GHAZAFFER HUSSAIN RIZVI** do hereby nominate, constitute and appoint **1] M/S. AVORA REALTY, (PAN AOCFA2830J)**, a partnership firm, duly registered under the provisions of Indian Partnership Act, 1932 , having its office address at: Flat No.203, Bldg.1, Reliable Swapna Nagari, Near Reliance Petrol, Pelhar, Vasai (East), Tal. Vasai, Dist. Palghar; and **2] M/S. METRO DEVELOPERS, (PAN No. ABWFM7904J),** a partnership firm, duly registered under the provisions of Indian Partnership Act, 1932 having its registered office address at:-Shree Krupa Bungalow, Near G. M. Juction Hotel, Motingi-Bypass Road, Virar (East), Taluka-Vasai, Dist. – Palghar-401 305, to be our true and lawful Attorney for us, in our name and on our behalf to do or cause to be done all or any of the following acts, deeds, matters and things that is so say:

Fatema

दस्त क्र.-५
नं. १२६७२/२०२३
१६ / ८०

दस्त क्र.-५ ४४
नं. १२७४५/२०२३
४ / ५०

1) TO ENTER upon the said property and to take possession of the said property either along or alone for the purpose of commencing construction work on the said property.

2) TO CARRY on correspondence with all concerned authorities and bodies including Government of Maharashtra and all its departments, Vasai – Virar City Municipal Corporation/Town Planning Authority/Gram Panchayat, Thasildar, Talathi or any other authority for the purpose of perfecting my title to the said property and/or for construction of building on the said property.

3) TO APPLY and obtain from the income tax officer, income tax Clearance certificate under Section 230-A of the income tax Act 1961 for the purpose of registration of the Conveyance and/or other documents of transfer in respect of the said property that may be executed by the said Attorney.

4) IN ANY CIRCUMSTANCES the above-mentioned plot its larger plot ZCC plot the Original Property Owner only has Full Right to change any location of layout plot & also has Full Right to Transfer any Reservation from one place to another place in above mentioned plot.

5) TO APPOINT Pleaders, Solicitors, Advocates or Attorneys or lawyers to appear and act in any Court of justice or before any Custom or Revenue or other officer or officers of any state or local authority and to revoke such appointment and to submit any other in their place and stead.

6) TO NEGOTIATE with the tenants and encroachers in concerned with this property and to attend all problems regarding tenants with the concerned property.

7) TO LODGE for registration the documents that may be required of Assurances and to admit execution thereof.

Fatema

वसई क्र.-५
दस्त नं. १२९७२/२०२३
२० / ८०

वसई क्र.-५ IV
दस्त नं. १२०५५/२०२३
८ / ४०

8) TO EXECUTE Agreement for Sale of the said property or any part thereof, described in the schedule hereunder written or any part thereof and/or other premises in respect of the said property.

9) TO SELL and dispose off the said property or any part thereof or all on ownership basis and/or in any other manner that may be thought fit by the said Attorney at the prices or for the amount that the collect and receive of and from the acquirers, occupants or purchasers that may be payable by such aforesaid person or persons.

10) TO EXECUTE from time to time Agreements, Deed of Conveyance, Deeds, Documents or writings or agreement for sale in respect of the said property or any part thereof or on ownership basis of conveyance in respect of the said land also to execute and sign conveyance, transfer or surrender in respect of the said portion of the property and lodge the document or documents for registration and admit the execution of any such document or documents before the sub-Registrar or Registrar of Assurances to admit the execution of any such document or documents before the concerned authorities.

11) TO EXECUTE the conveyance or conveyances in respect of the said property and any part thereof in favour of such persons as the said Attorney shall determine including in favour of Limited Company/partnership firm that may be formed for the said purpose.

12) TO LODGE the conveyance, lease and/or other documents of transfer that may be executed by the said Attorney for registration before the concerned Sub-Registrar of Assurances & also if necessary to rectify the same or any such document and execute before registration in my behalf as the attorney may deem fit.

13) TO MAKE applications to Revenue Authorities, ULR, DILR, Vasai –Virar City Municipal Corporation, Town Planning Authority/Gram Panchayat/Collector and all other concerned

Fatema

वसई क्र.-५
दस्त नं. १२६७२/२०२३
२१ / ८० -6-

क्र.-५ IV
२१०५५/२०२३
₹ ५०

18) FOR Us in Our name or in the name of our Attorney to accept service of any writ Summons or other legal process and to settle, compromise or refer to arbitration any suit, action or proceedings as the said Attorney may think fit and proper.

19) FOR THE BETTER doing performance and executing all the matters and things aforesaid, I hereby further grant the said Attorney full power and authorities to substitute and appoint in her place and stead on such terms as the Attorney shall think fit one or more Attorneys to exercise all or any of the powers and authorities hereby conferred and to revoke any such appointment from time to time and to substitute or appoint any other or others in place of such Attorney, to sub-let our attorney's power any other person as the said Attorney shall from time to time think fit and proper.

20) TO ATTEND before Sub-Registrar of Assurances and to execute and present for transfer and registration and admit execution by me of any agreement, deed, conveyance, transfer, assignments, assurances, releases, Rectification, Cancellation, Indemnity or other instruments or writings the registration of which is compulsory and generally to do all things necessary or expedient for registering the said deed, instruments and writings or any of them as fully and effectually as we our self could do, in respect of the said property.

21) TO PRESENT all necessary Deeds, Deed of Conveyance, agreement, Documents, Agreement for Sale, agreement for right of way before the concerned Sub-registrar or registrar of assurances, to give statement for its registration, to admit the execution, to sign on computer slips, to pose before Computer and give thumb impression on the computer, to pay the registration charges, to obtain valid receipt, to take back the original Documents, Deed of Conveyance, Agreement/Agreement for Sale, Rectification Deed, Cancellation Deed from the office of the Sub-Registrar after its compliance in all respects.

Fatema

वसई क्र.-५
दस्त क्र. १२६१२/२०२३
२२ / १०

वसई क्र.-५
दस्त क्र. १२०४५/२०२३
१० / ५०

authorities and other concerned authorities including the Competent authority under the urban property Ceiling and Regulations Act, 1976 for the transfer of the said property to them of the Transferees in whose favour the Conveyance, lease and/or other documents of transfer as aforesaid may have been executed.

14) TO ATTEND before Sub-Registrar of Assurances and to execute and present for transfer and registration and admit execution by us of any Deed of Conveyance, Agreement, Deed, Rectification Deed, Cancellation Deed, Transfer, Assignments, Assurances, Releases, Indemnity or other instruments or writings the registration of which is compulsory and generally to do all things, necessary or expedient for registering the said deed, instruments and writings or any of them as fully and effectually as we, ourself could do.

15) TO ASK receive and recover from purchasers and others whatsoever all rents, charges, profits, emoluments and sums of moneys now due or owing and payable or at any time hereafter to become due owing and payable in respect of the said property in any manner whatsoever and also on non-payment thereof or any manner whatsoever and also on non-payment thereof or to eject such defaulting acquirers and/or occupants.

16) TO SUB-DIVIDE the said property or any part thereof and submit the proposal for the sub-divide thereof and submit the proposal for the same of the said property. To amalgamate the said property with any other property.

17) TO APPLY for and obtain necessary permissions sanctions under Section 26 and 27 of the Urban property (ceiling and Regulations) Act, 1976 in respect of the transferee and for the purpose of registration of the deed of conveyance with the Registrar of Assurances and also to apply to various departments under section 35 of Forest Act or any other Acts related to the said property.

Fatema

वसई क्र.-५
दस्त क्र. १२९१२ / २०२३
२३ / ८०

वसई क्र.-५-१७
दर ४८७५ / २०२३
२२ ५.०

22) TO PRESENT from time to time Agreements, Conveyance or Conveyances, Deeds, Documents or writings or agreement for sale in respect of the said property or any part thereof and also to execute conveyance, transfer or surrender in respect of the said portion of the property and lodge the document or documents for registration and admit the execution of any such document or documents before the Sub-Registrar or Registrar of Assurances to admit the execution of any such document or documents before the concerned authorities.

23) TO LODGE Agreements, Conveyance or Conveyances, Deeds, documents or writings or agreement for sale, Rectification Deed, Cancellation Deed, lease and/or other documents of transfer that may be signed by us for registration before the concerned Sub-Registrar of Assurances.

24) TO MAKE applications to Revenue Authorities and other concerned authorities including the Competent authority under the urban property Ceiling and Regulations Act, 1976 for the transfer of the said property to the name the Transferees in whose favour the Conveyance, lease and/or other documents of transfer as aforesaid may have been executed.

25) TO DO all other acts, deeds, matters, things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes according to law and Customs of India.

26) The acts done by our said Attorney in pursuance of this Power of Attorney shall be binding on us & on our heirs, executors, administrators, assigns.

27) THE POWERS herein contained or any of them may be exercised by the said Attorney personally or through substitute or substitutes and the Attorney are hereby authorised to appoint and/or remove any substitutes or agents so appointed at his

Fatema

वसई क्र.-५
दस्त नं. १२८७२/२०२३
२४/८०

वसई-क्र.-५ N
दस्त नं. ७४० ५५/२०२३
T३/५०

pleasure on such terms and conditions as said Attorney may deem fit and proper.

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

29) AND WE HEREBY agree to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents AND WE HEREBY DECLARE THAT this General power of attorney is irrevocable and we shall not revoke this power of Attorney.

AND we our self and for our heirs, executors and administrators and agents do hereby ratify and confirm and agree to ratify and confirm whatsoever we said Attorney or their substitute shall do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF WE, THE EXECUTANTS HAVE SET AND SUBSCRIBED THEIR HANDS TO THESE PRESENTS AT Virar **ON THIS** 7th **DAY OF** Aug 2023

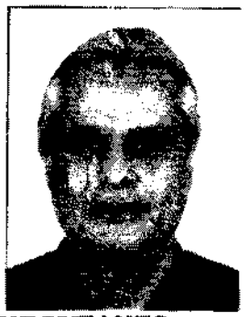
SIGNED, SEALED AND DELIVERED
BY THE WITHINAMED EXECUTANT
M/S. RELIABLE TARANG
through its Partners
1]MRS. FATIMA ALIASAGAR BHANPURWALA

Fatima



Joint Sub. Registrar Class-II, Vasai-5 Palghar

2] MR. ZARIWALA GHAZAFFER HUSSAIN RIZVI



EXECUTANTS

Joint Sub. Registrar Class-II, Vasai-5 Palghar

वसई क्र.-५
दस्त क्र. १२९१२/२०२३
४५/ ८०

वसई क्र.-५
दस्त क्र. १२९१५/२०२३
१३ ५०

SPECIMEN SIGNATURE OF
ATTORNEY HOLDER



1] M/S. AVORA REALTY
Through its Partner
MR. ANIL RAMCHANDRA GUPTA



2) M/S. METRO DEVELOPERS
through its Partner
MR. ANIL RAMCHANDRA GUPTA

for verification.

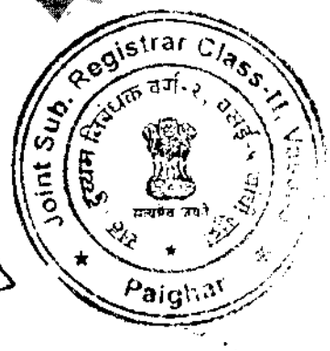
Identified by me

Advocate
witness :

1) Mr. Sagar Satra

2) Mr. Bhavesh Vora

3) Mr. Manish Churi





वसई क्र.-५
दस्त नं. १२६७२/२०२३
२६/ ८०

08/08/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 5

दस्त क्रमांक : 12021/2023

नोंदणी :

Regn.63m

गावाचे नाव : पेल्हार

वसई क्र.-५ TV
दस्त नं. १२०२५/२०२३
२४/ ५०

(1)विलेखाचा प्रकार	अविभाज्य हिश्याची पूर्ण विक्री
(2)मोबदला	239909000
(3) बाजारभाव(भाडेपटट्या-या बाबतिपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	266565000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघर इतर वर्णन :, इतर माहिती: गाव मौजे पेल्हार,तालुका वसई,जिल्हा पालघर येथील सर्व्हे नं 232 ही,प्लॉट नं 3,क्षेत्र 44338.67 चौ.मी.,आकारणी 44338.67 रु. पै.खुली जमीन मिलकतीचे खरेदीखत.((Survey Number : 232 व/प्लॉट नं 3 ;))
(5) क्षेत्रफळ	1) 443.3867 आर.चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहुन ठेवणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.रिलायबल तरंग तर्फे भागीदार च्या तर्फे अधिकृत स्वाक्षरीकर्ता 1) फातेमा अलीअसगर भातुरवाला वय तर्फे दस्तऐवज प्रवेशासाठी कु. मु. सुदेश केरकर - - वय:-58; पत्ता:-प्लॉट न: शॉप नं 138, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रिलायबल प्रेस्टीज- 1, चंदन नाका, आचोळे रोड, नालासोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-AAQFR4491J 2): नाव:-2) झरीवाला गझनफर हुसैन रिजवी च्या तर्फे अधिकृत स्वाक्षरीकर्ता मे.रिलायबल तरंग तर्फे भागीदार म्हणून वय:-54; पत्ता:-प्लॉट नं: शॉप न 138 , माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रिलायबल प्रेस्टीज- 1, चंदन नाका, आचोळे रोड, नालासोपारा पूर्व, महाराष्ट्र, THANE. पिन कोड:-401209 पॅन नं:-AAQFR4491J
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स अवोरा रियल्टी च्या तर्फे अधिकृत स्वाक्षरीकर्ता अनिल रामचंद्र गुप्ता तर्फे कु. मु. भावेश हेमंत मानकर वय:-32; पत्ता:-प्लॉट नं: श्री कृपा बंगलो, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: जी.एम. जकशन हॉस्पिटलजवळ, रोड नं: नारंगी वायफाम रोड, विरार पूर्व, महाराष्ट्र, THANE. पिन कोड:-401305 पॅन नं:-ABWFM7904J 2): नाव:-मेसर्स मेट्रो डेव्हलपर्स च्या तर्फे अधिकृत स्वाक्षरीकर्ता अनिल रामचंद्र गुप्ता तर्फे कु. मु. भावेश हेमंत मानकर वय:-32; पत्ता:-प्लॉट नं: फ्लॅट नं 201, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रिलायबल स्वप्ननगरी ,बिल्डींग न 1, रोड नं: रिलायन्स पेट्रोलजवळ, पेल्हार, वसई पूर्व, महाराष्ट्र, THANE. पिन कोड:-401202 पॅन नं:-ACCFA2830J
(9) दस्तऐवज करुन दिल्याचा दिनांक	07/08/2023
(10)दस्त नोंदणी केल्याचा दिनांक	08/08/2023
(11)अनुक्रमांक,खंड व पृष्ठ	12021/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	18659600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक वर्ग-२
वसई क्र. ५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

Joint Sub. Registrar Class-II, Vasai-5
सह दुय्यम निबंधक वर्ग-२, वसई-५
Palghar

Joint Sub. Registrar Class-II, Vasai-5
सह दुय्यम निबंधक वर्ग-२, वसई-५
Palghar

वसई क्र.-५
दस्त क्र. १२६७२/२०२३
२७ / ८०

वसई क्र.-५ IV
दस्त क्र. १२४५५ / २०२३
१५ / ८०

Receipt (pavti)

533/12558
Tuesday,August 01 ,2023
5:21 PM

पावती

Original/Duplicate

पावती क्र.: 13013 दिनांक: 01/08/2023

गावाचे नाव: पेल्हार
दस्तऐवजाचा अनुक्रमांक: वसई4-12558-2023
दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: सुदेश कमलाकर केरकर - -

नोंदणी फी	₹. 100.00
दस्त हाताळणी फी	₹. 280.00
एकाची संख्या: 14	
एकूण:	₹. 380.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अदाजे
5:42 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक S R Vasai
वसई ३

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

1) देयकाचा प्रकार: DHC रक्कम: रु.280/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0108202309280 दिनांक: 01/08/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006062322202324E दिनांक: 01/08/2023
बँकेचे नाव व पत्ता:

Joint Sub Registrar Class-II Vasai-3 दुय्यम निबंधक वर्ग-२, वसई-३ Palghar

Joint Sub Registrar Class-II Vasai-3 दुय्यम निबंधक वर्ग-२, वसई-३ Palghar

वसई क्र.-५ IN
दस्त क्र.१२९७५ /२०२३
१८ / ५०

वसई-४
दस्त क्र.१२५५८/२०२३
९ /१९८

CHALLAN
MTR Form Number-6

GRN	MH006062322202324E	BARCODE		Date	01/08/2023-15:57:35	Form ID	48(i)

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	VSI3_VASAI NO 3 JOINT SUB REGISTRAR	Full Name	RELIABLE TARANG
Location	PALGHAR	Flat/Block No.	SURVEY NO. 232B, PLOT NO. 3
Year	2023-2024 One Time	Premises/Building	
Account Head Details	**Amount In Rs.**	Road/Street	VILLAGE PELHAR
0030046101 Stamp Duty	500.00	Area/Locality	TALUKA - VASAI, DISTRICT - PALGHAR
0030063301 Registration Fee	100.00	Town/City/District	
		PIN	4 0 1 2 0 9
		Remarks (If Any)	SecondPartyName=SUDESH KAMLAKAR KERKAR~
Total	600.00	Amount In Words	Six Hundred Rupees Only

वसई क्र.-५
दस्त क्र. १२९९२ /२०२३
२८ / ५०

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023080117742	2821279778
Cheque/DD No.		Bank Date	RBI Date	01/08/2023-15:58:07	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Joint Sub Registrar Class-II, Vasai 3 सह दुय्यम निबंधक वर्ग-२, वसई ३ Palghar

Mobile No. : 9999999999

NOTE:- This chatlan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सह दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू

Joint Sub Registrar Class-II, Vasai 3 सह दुय्यम निबंधक वर्ग-२, वसई ३ Palghar

Joint Sub Registrar Class-II, Vasai 3 सह दुय्यम निबंधक वर्ग-२, वसई ३ Palghar

Print Date 01-08-2023 03:58:18

वसई-४
दस्त क्र.9245/२०२३
2 /98

वसई क्र.-५ 10
दस्त ७२१७५/२०२३
१५ / ५०

क्र.-५
दस्त ७२९१/२०२३
९९ / १०

Joint Sub Registrar Class-II, Vasai-5
Palghar

Joint Sub Registrar Class-II, Vasai-5
Palghar

Joint Sub Registrar Class-II, Vasai-5
Palghar (Rural)

वसई क्र.-५ TV
दस्त क्र.१२०५५/२०२३
१८ / ५०

वसई-४
दस्त क्र.९२५५८/२०२३
३ / ९४

CHALLAN
MTR Form Number-6

GRN	MH006062322202324E	BARCODE	Date	01/08/2023-15:57:35	Form ID	48(i)

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	VSI3_VASAI NO 3 JOINT SUB REGISTRAR	Full Name	RELIABLE TARANG
Location	PALGHAR		
Year	2023-2024 One Time	Flat/Block No.	SURVEY NO. 232B, PLOT NO. 3
		Premises/Building	
		Road/Street	VILLAGE PELHAR
		Area/Locality	TALUKA - VASAI, DISTRICT - PALGHAR
		Town/City/District	
		PIN	4 0 1 2 0 9
		Remarks (If Any)	SecondPartyName=SUDESH KAMLAKAR KERKAR~
		Amount In Words	Six Hundred Rupees Only

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

वसई क्र.-५
दस्त क्र. १२९१२/२०२३
१० / ८०

600.00

Payment Details	IDBI BANK
Cheque-DD Details	
Cheque-DD No.	
Bank Name	
Bank Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	691033320230801177 42	2821279778
Bank Date	RBI Date	01/08/2023-15:58:07	Not Verified with RBI
Bank-Branch		IDBI BANK	
Scroll No.	Date	Not Verified with Scroll	

Department ID : Mobile No. : 9999999999

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
टीप:- सदर चलन दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Sub Registrar Class-II Vasai-3 Palghar

Sub. Registrar Class-II Vasai-3 Palghar

Sub Registrar Class-II Palghar (Rural)

Date Defaced Details

Sr No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-533-12558	0003131386202324	01/08/2023 17:21:34	IGR543	100.00
2	(S)-533-12558	0003131386202324	01/08/2023 17:21:34	IGR543	500.00
			Total Defacement Amount		600.00

Print Date 01-08-2023 05:34:22

वसई-४
दस्त क्र.१२५५८/२०२३
४ / ९४

दसई क्र.-५ IV
दस्त क्र.१२८५५/२०२३
१९ / ५०

दसई क्र.-५
दस्त क्र.१२९७२ /२०२३
३१ / ८०

Joint Sub. Registrar Class-II, Vasai-5
Palghar

Joint Sub. Registrar Class-II, Vasai-5
Palghar

Joint Sub Registrar Class-II, Vasai-5
Palghar (Rural)

वसई क्र.-५
दस्त क्र.१२५५/२०२३
२० / १०

वसई-४
दस्त क्र.१२५५/२०२३
५ / १९४

वराई क्र.-५
दस्त क्र.१२९२१/२०२३
३२ / ८०

Joint Sub. Registrar Class-II
Palghar

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENT SHALL COME, I **M/S. RELIABLE TARANG** through its Partner **FATEMA ALIASGAR BHANPURWALA,** Age **38** years, adult, Indian Inhabitant, having its office at : Shop No. 138, Reliable Prestige -1, Chandan Naka, Achole Road, Nallasopara [East], Taluka Vasai, District Palghar -401209, do hereby SEND GREETINGS :-

Joint Sub. Registrar Class-II
Palghar

Fatema

.....2/-

Joint Sub Registrar Class-II, Vasai-4
Palghar (Rural)

दस्त क्र.9244/२०२३
६ / ९८

वसई क्र.-५
दस्त क्र.९२४४ /२०२३
२७ / ५०

WHEREAS :-

WHEREAS I am absolutely owner and possession holder of or/and otherwise well and sufficiently entitled to all that piece or parcel of land bearing Survey No. **232B,** Plot No. **3,** area admeasuring **44338.67 Sq.Mtrs, Assessment Rs. 44338-67** Ps. situated at VILLAGE **PELHAR**, TALUKA ~~VASAI~~, DISTRICT PALGHAR, within the area of Sub-Registrar Vasai, and more particularly set out in the schedule written hereunder (Hereinafter referred to as **"THE SAID PROPERTY"** for brevity's sake.)

वसई क्र.-५
दस्त क्र.९२४४/२०२३
३३ / ८०

B) On account of my pre-occupation it is not possible for me to in the registrar office register the said agreement/s and therefore is necessary for me to appoint true person, as my true attorney and to confer upon person the Powers hereinafter set out.

NOW, THEREFORE, THESE PRESENTS WITNESSES AND **M/S. RELIABLE TARANG** through its Partner **FATEMA ALIASGAR BHANPURWALA,** do hereby constitute, nominate and appoint **MR. SUDESH KAMLAKAR KERKAR,** Age **58** years, Indian Inhabitant, having address at:- Flat No. D-304, Jay Vijay Green Apartment, Achole Road, Near 100 Feet Link Road, Nallasopara [East], Taluka Vasai, District Palghar - 401209, to be my agent and true and lawful attorney for me in my name and on my behalf to do and admit or cause to be done and admitted following deeds, matters and things that is to say:

1) **TO PRESENT** Conveyance Deed, Power of Attorney, Confirmation Deed, Correction Deed, any other documents signed and executed by me for registration, admit execution, or before the concerned Sub-registrar or Registrar of Assurances, to give statement for its registration, to admit the execution, to sign computer slips, to pose before computer and give thumb impression on the computer, to pay the registration charges,

Fatema

वसई क्र.-५
दस्त क्र.९२०५५/२०२३
२२ / ५.०

वसई-४
दस्त क्र.९२५५/२०२३
८ / ९८

obtain valid receipt, to take back the original Deeds or other instruments or writings from the office of the Sub-Registrar after its compliance in all respects.

वसई क्र.-५
दस्त क्र.९२९१२/२०२३
३८/ ८०

2] **THIS** Power of Attorney is given for registration of the documents executed and signed by me only.

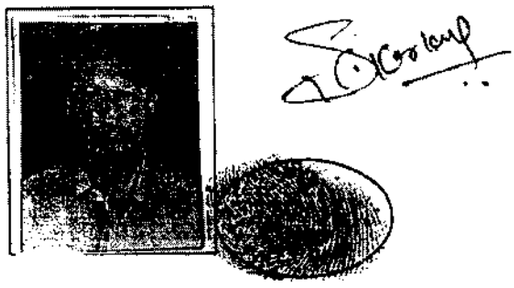
IN WITNESS WHEREOF I HAVE HEREUNTO SET AND SUBSCRIBED MY RESPECTIVE HANDS AND SIGNATURE ON THIS 01st DAY OF August 2023.

SIGNED AND DELIVERED by the)
Within named "THE EXECUTANT")
M/S. RELIABLE TARANG)
through its Partner **FATEMA**)
ALIASGAR BHANPURWALA)
In the presence of .....)



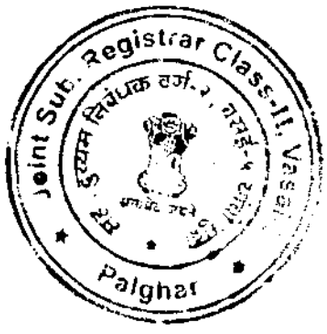
EXECUTANT

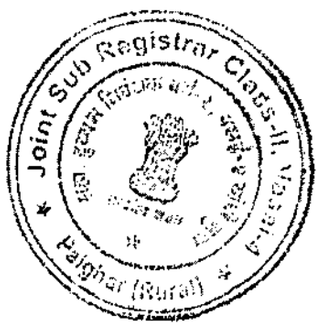
Accepted by me,





MR. SUDESH KAMLAKAR KERKAR
(Power Of Attorney Holder)





दस्त क्र.9244/२०२३
८ / १४

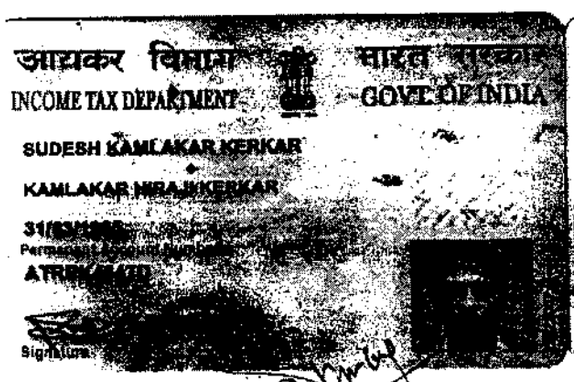
वसई क्र.-५
दस्त क्र.१२८५५ / २०२३
२३ / १०

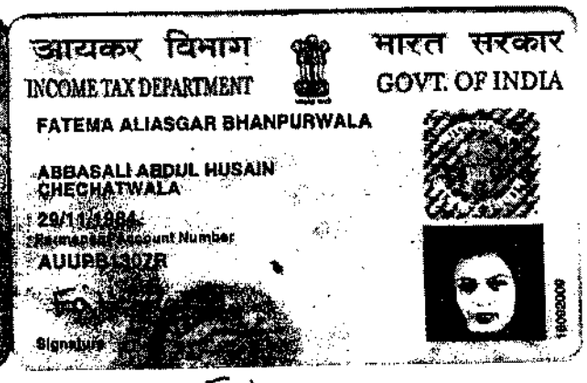
क्र.-५
दस्त क्र.१२६१२ / २०२३
३५ / ८०

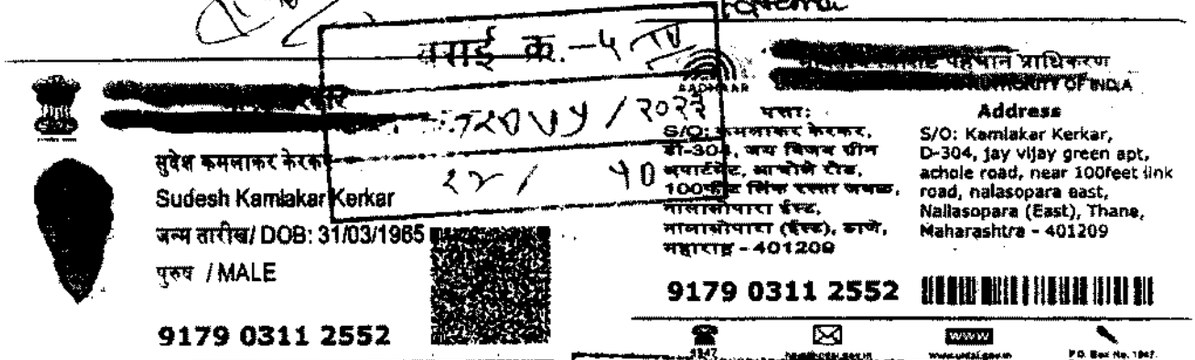
Joint Sub. Registrar Class-II. Vasai-5
सह. दुय्यम निबंधक वर्ग-२, वसई-५
Palghar

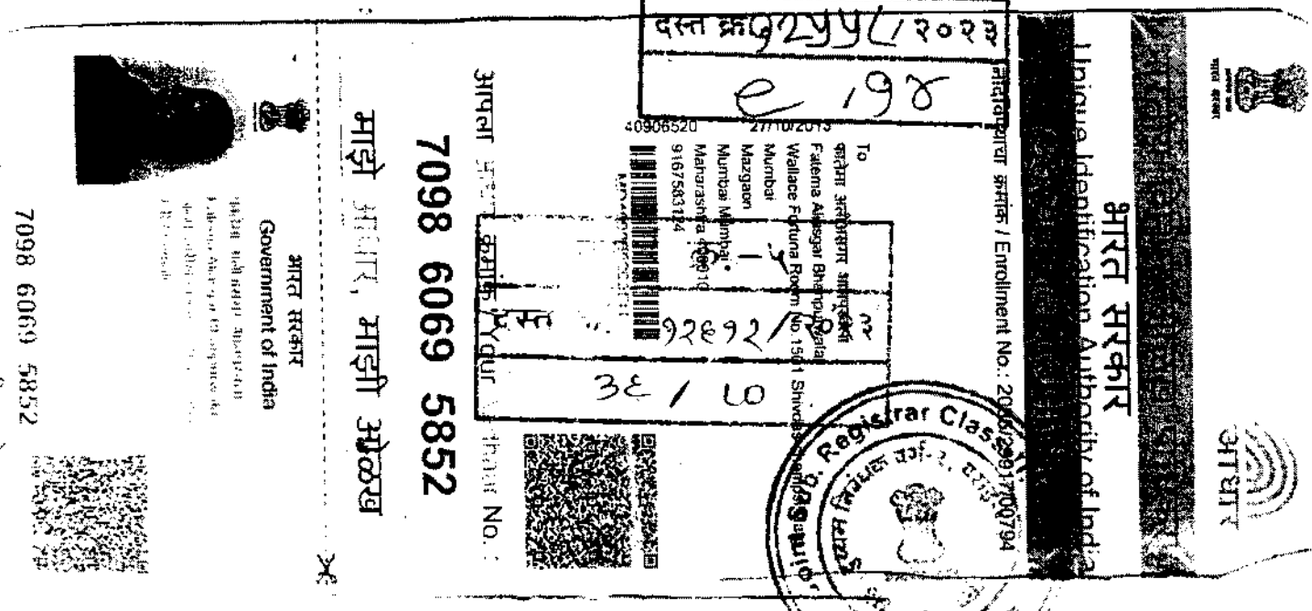
Joint Sub. Registrar Class-II. Vasai-5
सह. दुय्यम निबंधक वर्ग-२, वसई-५
Palghar

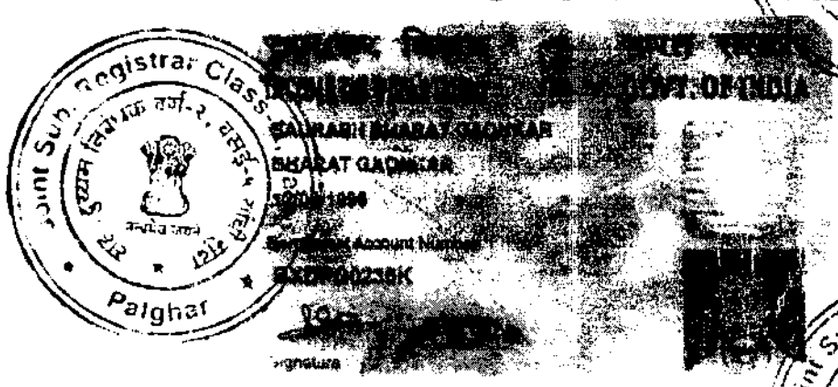
Joint Sub Registrar Class-II Vasai-5
सह. दुय्यम निबंधक वर्ग-२, वसई-५
Palghar (Maha)

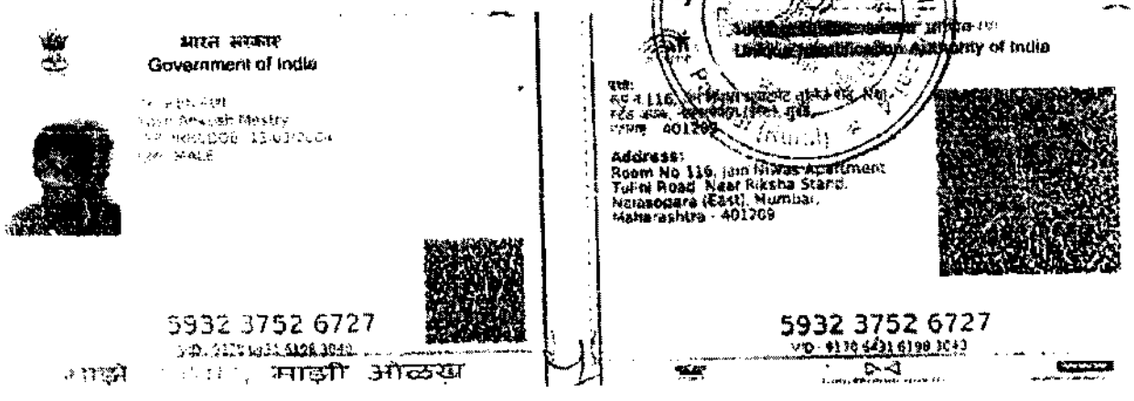

आयकर विभाग
भारत सरकार
INCOME TAX DEPARTMENT
GOVT. OF INDIA
SUDESH KAMLAKAR KERKAR
KAMLAKAR MEGHJI KERKAR
Signature


आयकर विभाग
भारत सरकार
INCOME TAX DEPARTMENT
GOVT. OF INDIA
FATEMA ALIASGAR BHANPURWALA
ABBASALI ABDUL HUSAIN CHECHATWALA
29/11/1984
Permanent Account Number
AUUPB1307R
Signature


Fatema
सुदेश कमलाकर केरकर
Sudesh Kamlakar Kerkar
जन्म तारीख/ DOB: 31/03/1985
पुरुष / MALE
9179 0311 2552
पत्ता:
S/O: कमलाकर केरकर,
डी-304, जय विजय ग्रीन अपार्टमेंट, आचोळे रोड,
100फीट लिंक रस्ता जवळ,
नालासोपारा ईस्ट,
नालासोपारा (ईस्ट), ठाणे,
महाराष्ट्र - 401209
Address
S/O: Kamlakar Kerkar,
D-304, jay vijay green apt,
achole road, near 100feet link
road, nalasopara east,
Nallasopara (East), Thane,
Maharashtra - 401209
9179 0311 2552
माझे आधार, माझी ओळख


भारत सरकार
Government of India
7098 6069 5852
माझे आधार, माझी ओळख
Unique Identification Authority of India
To
Fatema Aliasgar Bhanpurwala
Wallace Fortuna Room No 1501 Shivdas
Mazgaon
Mumbai
Mumbai Mumbai
Maharashtra 400010
9167583184
आपला आधार क्रमांक / Your Aadhaar No.
नोंदणी क्रमांक / Enrollment No.: 2000/29017/00794
Joint Sub. Registrar Class-II
Palghar


GOVT OF INDIA
BHARAT GADHKAR
Signature
Joint Sub. Registrar Class-II
Palghar


भारत सरकार
Government of India
5932 3752 6727
माझे आधार, माझी ओळख
Unique Identification Authority of India
Address:
Room No 116, Jain Nivas Apartment
Tulini Road Near Riksha Stand,
Nalasopara (East), Mumbai,
Maharashtra - 401209
5932 3752 6727

दस्त क्र. 9244/2023
90 / 98

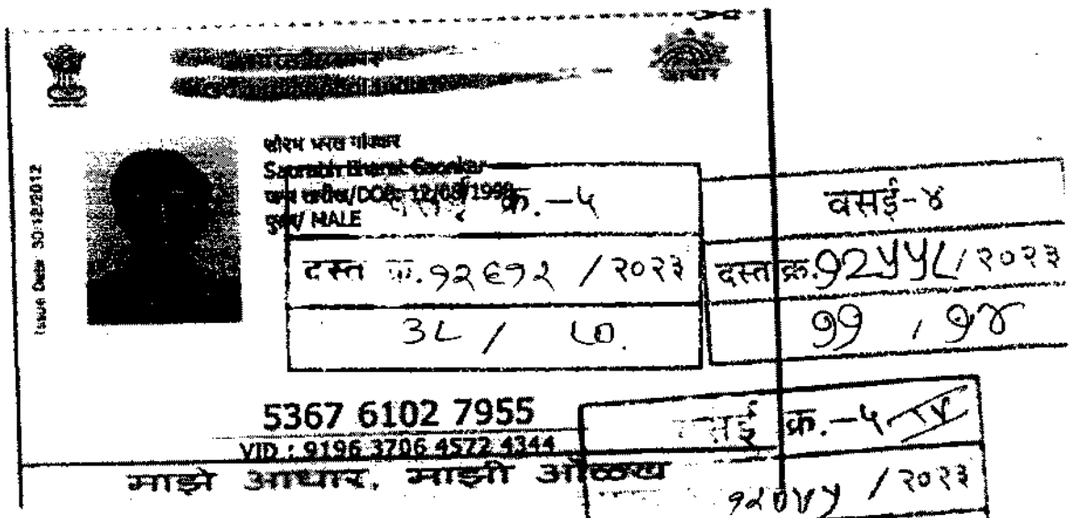
वसई क्र.-५ IV
दस्त क्र.१२०४५/२०२३
८५ / ५०

वसई क्र.-५
दस्त क्र.१२६१२ /२०२३
३७ / ८०

Joint Sub. Registrar Class-II
Palghar

Joint Sub. Registrar Class-II
Palghar

Joint Sub Registrar Class-II
Palghar (Rural)



सौरभ भरत गावकर
Saurabh Bharat Gaonkar
जन्म तारीख/DOB: 12/08/1998
पुरुष/ MALE

5367 6102 7955
VID : 9196 3706 4572 4344

माझे आधार, माझी ओळख

Issue Date: 30/12/2012

क्र.-५

दस्त क्र.९२७१ /२०२३

३८ / ८०

वसई-४

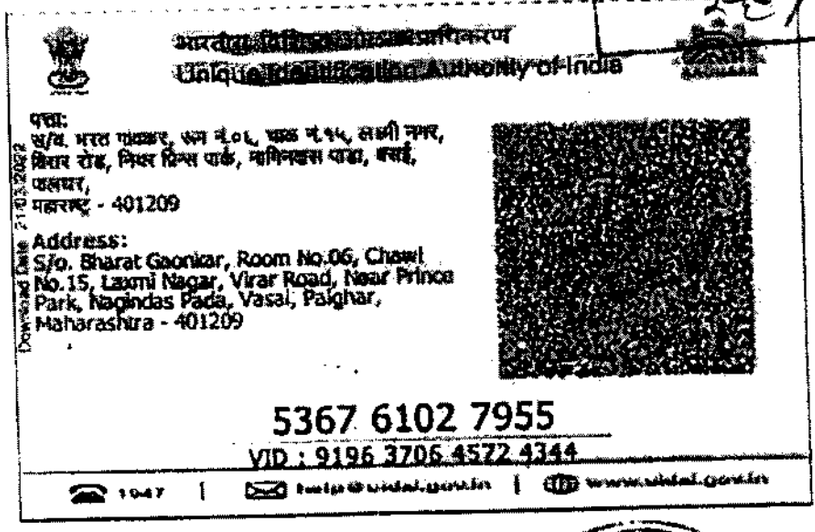
दस्त क्र.९२५५/२०२३

९९ / ९४

वसई क्र.-५-IV

९२७५ /२०२३

२८१ / ५०



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
एस/ओ. भरत गावकर, रूम नं.०६, चाळ नं.१५, लक्ष्मी नगर, विरार रोड, निअर प्रिन्स पार्क, नगिनदास पाडा, वसई, पालघर, महाराष्ट्र - 401209

Address:
S/o. Bharat Gaonkar, Room No.06, Chawl No.15, Laxmi Nagar, Virar Road, Near Prince Park, Nagindas Pada, Vasai, Palghar, Maharashtra - 401209

Download Date: 21/03/2022

5367 6102 7955
VID : 9196 3706 4572 4344

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भारत सरकार
Government of India

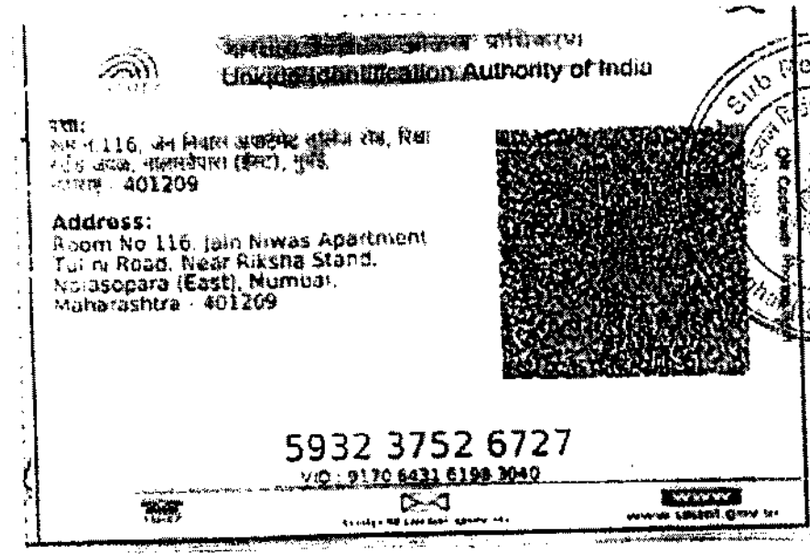
यश अंकुश मेस्त्री
Yash Ankush Mestry
जन्म तारीख/DOB: 13/03/2000
पुरुष/ Male

5932 3752 6727
VID : 9170 6431 6198 3040

माझे आधार, माझी ओळख

Joint Sub Registrar Class-II, Vasai-3
सह दुय्यम निबंधक वर्ग-२, वसई-३

Joint Sub. Registrar Class II Vasai-3
सह दुय्यम निबंधक वर्ग-२, वसई-३
Palghar



भारत सरकार
Government of India

पत्ता:
रूम नं.116, जैन निवास अपार्टमेंट, तुलिंज रोड, निअर रिक्षा स्टँड, नालासोपारा (ईस्ट), मुंबई, महाराष्ट्र - 401209

Address:
Room No 116, Jain Niwas Apartment Tulinj Road, Near Riksha Stand, Nalasopara (East), Mumbai, Maharashtra - 401209

5932 3752 6727
VID : 9170 6431 6198 3040

Sub Registrar Class II Vasai-3
Dr. Collector Palghar

वसई-४
दस्त क्र.९२५५/२०२३
९२ / ९८

वसई क्र.-५ IV
दस्त क्र. २१०५५/२०२३
२७ / ५०

वसई क्र.-५
दस्त क्र. ९२६९२/२०२३
३६ / ८०

Joint Sub. Registrar Class-II, Vasai-5
सह दुय्यम निबंधक वर्ग-२, वसई-५
Palghar

Joint Sub. Registrar Class-II, Vasai-5
सह दुय्यम निबंधक वर्ग-२, वसई-५
Palghar

Joint Sub Registrar Class-II, Vasai-5
सह दुय्यम निबंधक वर्ग-२, वसई-५
Palghar (West)

233 12558
मंगळवार,01 ऑगस्ट 2023 5:22 म.नं.

दस्त गोषवारा भाग-1

वसई4 93/98
दस्त क्रमांक: 12558/2023

दस्त क्रमांक: वसई4 /12558/2023

वसई क्र.-५ ११८
दस्त क्र.१२९७५/२०२३
२८ / ५.१

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मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क : रु.500/-

दु. नि. सह. दु. नि. वसई4 यांचे कार्यालयात

पावती:13013

पावती दिनांक: 01/08/2023

अ. क्र. 12558 वर दि.01-08-2023

मादरकरणाराचे नाव: सुदेश कमलाकर केरकर - -

सादरीकरणाचा दिनांक 5.21 म.नं. वा. हजर केला.

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 280.00
पृष्ठांची संख्या: 14	
एकूण:	380.00

दस्त हजर करणाऱ्याची सही

दस्त क्र.-५
दस्त क्र. १२९७२/२०२३
४० / ८०

Joint S R Vasai-4
सह. दुय्यम निबंधक वर्ग-२
वसई क्र. ४

Joint S R Vasai-4
सह. दुय्यम निबंधक वर्ग-२
वसई क्र. ४

दस्त हजर करणाऱ्याची सही (48-ड) जेव्हा यामुळे एकापेक्षा अधिक व्यक्तींना संयुक्तपणे किंवा अलगअलगपणे एका किंवा एकापेक्षा अधिक संव्यवहारांत किंवा संदर्भात काम करण्याचा प्राधिकार दिला असेल तेव्हा

दस्त नं. 1 01 / 08 / 2023 05 : 21 : 17 PM ची वेळ: (सादरीकरण)

दस्त नं. 2 01 / 08 / 2023 05 : 22 : 11 PM ची वेळ: (फी)

Joint Sub. Registrar Class-II, Vasai-5
दुय्यम निबंधक वर्ग-२, वसई-५
Palghar

Joint Sub. Registrar Class-II, Vasai-5
दुय्यम निबंधक वर्ग-२, वसई-५
Palghar

Joint Sub. Registrar Class-II, Vasai-5
दुय्यम निबंधक वर्ग-२, वसई-५
Palghar (Rural)

01/08/2023 5 26:38 PM

दस्त क्रमांक 12558/2023

वसई क्र.-५ ७५
दस्त क्र.१२५५४/२०२३
२८/ ५०

दस्त क्रमांक :वसई4/12558/2023
दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सुदेश कमलाकर केरकर - - पत्ता:प्लॉट नं: फ्लॅट नं. डी-304, माळा नं: -, इमारतीचे नाव: जय विजय ग्रीन अपार्टमेंट, ब्लॉक नं: -, रोड नं: आचोळे रोड, 100फिट लिंक रोड, नालासोपारा पूर्व, तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पॅन नंबर:ATRPK4647D	पॉवर ऑफ अटॉर्नी होल्डर वय :-58 स्वाक्षरी:-		
2	नाव:मे. रिलायबल तरंग तर्फे भागीदार फातेमा अलीअसगर भानपूरवला - - पत्ता:प्लॉट नं: शॉप नं. 138, माळा नं: -, इमारतीचे नाव: रिलायबल प्रेस्टिज - 1, ब्लॉक नं: -, रोड नं: चंदन नाका, आचोळे रोड, नालासोपारा पूर्व, तालुका वसई, जिल्हा पालघर , महाराष्ट्र. ठाणे. पॅन नंबर:AUUPB1307R	कुलमुखत्यार देणार वय :-38 स्वाक्षरी:-		

वसई क्र.-५
दस्त क्र. १२५९२/२०२३
४१ / ८०

वरील दस्तऐवज करुन देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:01 / 08 / 2023 05 : 23 : 41 PM

ओळख:-
दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत तपशील पुढीलप्रमाणे आहे,

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)	
1	पॉवर ऑफ़ अटॉर्नी होल्डर सुदेश कमलाकर केरकर - -	01/08/2023 05:24:27 PM	सुदेश कमलाकर केरकर M XXXX XXXX 2552	
2	कुलमुखत्यार देणार मे. रिलायबल तरंग तर्फे भागीदार फातेमा अलीअसगर भानपूरवला - -	01/08/2023 05:24:06 PM	फातेमा अलीअसगर भानपूरवला F XXXX XXXX 5852	

Joint Sub. Registrar Class-II Vasai-4 दुय्यम निबंधक वर्ग-२ वसई-४ Palghar

शिक्का क्र.4 ची वेळ:01 / 08 / 2023 05 : 24 : 29 PM

शिक्का क्र.5 ची वेळ:01 / 08 / 2023 05 : 27 : 12 PM नोंदणी पुस्तक ९ मध्ये

Joint S R Vasai-4
सह. दुय्यम निबंधक वर्ग-२

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RELIABLE TARAG	eChallan	69103332023080117742	MH006062322202324E	500.00	SD	0003131386202324	01/08/2023
2		DHC		0108202309280	280	RF	0108202309280D	01/08/2023
3	RELIABLE TARAG	eChallan		MH006062322202324E	100	RF	0003131[illegible]202324	01/08/2023

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

Joint Sub. Registrar Class-II Vasai-4 दुय्यम निबंधक वर्ग-२ वसई-४ Palghar

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वसई क्र.-५
दस्त नं. १२६७२ / २०२३
७२ / ८०

वसई क्र.-५/१४
दस्त क्र.१२४७५/२०२३
३० / १०

घोषणापत्र

मी ..... सुदेश कमलाकर केरकर ..... याव्दारे घोषित करतो की, दुय्यम निबंधक वसई- ५ यांचे कार्यालयात ~~.....~~ कुलमुखत्यारपत्र शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. ..... फातेमा अलीअसगर भालपूरवाला ..... इतर यांनी दिनांक 01/08/23 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र रद्द केले नाही. किंवा कुलमुखत्यारपत्र लिहुन देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यापत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यापत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळुन आल्यास नोंदणी अधिनियम 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक

Joint Sub Registrar Class-II Vasai-5 Palghar

कुलमुखत्यारपत्रधारकाचे सही

दस्तऐवजासोबतचे कुलमुखत्यारपत्र मी/आम्ही वाचून समजुन घेतले आहे. अखत्यारपत्र धारक यांना सदर अखत्यारपत्राचे आधारे हा दस्त ऐवज कबुलीजबाब देण्याचे पूर्ण अधिकार व हक्क असल्याचे माझी/आमची कायदेशीर खात्री झालेली आहे. या अखत्यारपत्राचे आधारे होणा–या या दस्तऐवजाच्या परिणामाची जबाबदारी पूर्णपणे दस्तऐवज सही करणारा म्हणजेच कुळमुखतयारपत्र देणारे व दस्तऐवज लिहुन घेणार यांचीच आहे. त्यांचा दुय्यम निबंधक, त्यांचे कार्यालयीन कर्मचारी किंवा कुळमुखत्यार धारक यांचा काहीच संबंध असणार नाही.

Joint Sub Registrar Class-II Vasai-5 Palghar

खरेदी करणा–याची सही /–

वसई क्र.-५
दस्त नं. १२९१२/२०१२
४३/ ८०

वसई क्र.-५ IV
दस्त क्र.१२८७५/२०१२
३१/ ५०

शौकत चिंचोलकर अधिकृत मुद्रांक विक्रेता
परवाना क्रमांक : २४/२००२, दिनांक : १०/१२/२००२
विक्रीचे ठिकाण : दुकान क्र.६२, सत्यम शिवम शॉपिंग सेंटर, नालासोपारा (पश्चिम), जिल्हा ठाणे - ४०१ २०३.
No. 822 ठिकाण : Vsp दिनांक : 3/4/12
कि खरेदी करणाऱ्याचे नांव : श्री/श्रीमती Devendra Ladhani

	किंमत	नग	एकूण किंमत
	२०		
	५०		
	१००		
	५००	1	५००
	१०००		
	५०००		
	एकूण किंमत रुपये :		५००

(अक्षरी रुपये Five Hundred only मात्र)
मुद्रांक खरेदी करणाऱ्याची सही :
शौकत चिंचोलकर
अधिकृत मुद्रांक विक्रेता
परवाना क्रमांक : २४/२००२
स्टेशन रोड, नालासोपारा (प.)

Tuesday, April 03, 2012
6:16:00 PM

ORIGINAL
नोंदणी 39 म.
Regn. 39 M

पावती

वसई1 पावती क्र. : 1123
गावाचे नाव आचोळे दिनांक 03/04/2012
दस्तऐवजाचा अनुक्रमांक वसई1 - 00000 -
दस्ता ऐवजाचा प्रकार अभिस्वीकृती/भरणा पावती
सादर करणाराचे नाव: मनीष ज. घुरी / मु नामा न.39/12
मुखत्यारनामा अनुप्रमाणन :- 100.00
एकूण रु. 100.00

Joint Sub. Registrar Class-II, Vasai
दुय्यम निबंधक वर्ग-२, वसई
सत्यमेव जयते
Palghar

आपणास हा दस्त अंदाजे 6:30PM ह्या वेळेस मिळेल
दुय्यम निबंधक वसई - २

Joint Sub. registrar Class-II, Vasai
दुय्यम निबंधक वर्ग-२, वसई
Palghar

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वसई क्र.-५ ४४
दस्त नं. १२४५५ / २०२२
३२ / ५०

वसई क्र.-५
दस्त नं. १२६१५ / २०२३
४४ / ८०

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

APR 20

महाराष्ट्र MAHARASHTRA

680790

अ.नं. 27346 दिनांक 3/4/12
दिलेले लिखाण न्यायालयाच. ता. वसई
श्री/श्रीमती Devendra Ladhani
रा.....
यांस रु.....
किंमतीचा लोग

Sub Treasury Office, Vasai.
2 8 MAR 2012
Sub Treasury Officer, Vasai.

श्री. शौकत पिंपोलकर
मुद्रांक क्र. (ला. नं. २४/२०१२)

Joint Sub Registrar Class-II, Vasai-3
सह दुय्यम निबंधक वर्ग-२, वसई-३
Palghar

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, we ~~MR. DEVENDRA RAJNIKANT LADHANI, aged 38 yrs.,~~ ① MR. MUKESH SHIVDAS SONAR, aged 36 yrs., ② MR. ANIL RAMCHANDRA GUPTA, aged 37 yrs., all adults, Indian inhabitants, having their address at D-II/01, 02, Aakanksha Commercial Complex, Achole Road, Nallasopara (E), Tal Vasai, Dist. Thane, SEND GREETINGS.

Joint Sub Registrar Class-II, Vasai-3
सह दुय्यम निबंधक वर्ग-२, वसई-३
Palghar

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वसई क्र.-५
दस्त १२९९२/२०२३
४७/ ८०

वसई क्र.-५ नव
दस्त क्र.१२८७५/२०२३
३३/ ५०

WHEREAS we intend to purchase an immovable property by a Deed of Conveyance and the said deed is required to be lodged for registration in the Office of Registrar of Assurance, but I am unable to appear before the Office of Registrar of Assurance for admitting execution of the said deed and therefore desirous of appointing **1) MR. MANISH JAGANNATH CHURI, 2) MR. BHAVESH HEMANT MANKAR, 3) MR. NAKUL RAGHUNATH SUTAR,** as our attorney to attend the Office of Registrar of Assurance to admit execution of the said Conveyance on our behalf and which the said attorney has agreed to do.

NOW THEREFORE THESE PRESENTS WITNESS, we the said ~~**1) MR. DEVENDRA RAJNIKANT LADHANI,**~~ **2) MR. MUKESH SHIVDAS SONAR,** **3) MR. ANIL RAMCHANDRA GUPTA,** do hereby nominate, constitute and appoints jointly and severally **1) MR. MANISH JAGANNATH CHURI,** aged 26 yrs., **2) MR. BHAVESH HEMANT MANKAR,** aged 24 yrs., **3) MR. NAKUL RAGHUNATH SUTAR,** aged 19 yrs., all adults, Indian inhabitants, having address at D-II/01, 02, Aakanksha Commercial Complex, Achole Road, Nallasopara (E), Tal Vasai, Dist Thane, to be our true and lawful Attorney for us in our name and on my behalf to do or cause to be done all or any of the following acts, deeds, matters and things that is so say:

1) TO ATTEND before Sub-Registrar of Assurance and to execute and present for transfer and registration and admit execution for me, of any Agreement, Deed, Conveyance, Transfer, Assignments, Assurances, Releases, Indemnity or other instruments or writings the Registration of which is compulsory and generally to do all things, necessary or expedient for registering the said deed, instruments and writings or any of them as fully and effectually as I myself could do, in respect of the said property.

2) TO PRESENT all necessary Deeds, Agreements, Documents, Agreement for Sale, Agreement for Right of Way before the concerned Sub-Registrar or Registrar of Assurances, to give statement for its registration to admit the execution, to sign on computer and give

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वसई क्र.-५
दस्त नं. १२६१२/२०२३
७६/ ८०

वसई क्र.-५ एस
दस्त नं. १२०५५/२०२३
३४/ ५०

thumb impression on the computer, to pay the registration charges, to obtain valid receipt, to take back the original documents, Agreement, Agreement for Sale and or other document from the office of the Sub-Registrar after its compliance in all respects.

3) TO PRESENT the conveyance or conveyances in respect of the said property or any part thereof in favour of such persons as we shall determine.

4) TO LOEGE the conveyance, lease and/or other documents or transfer signed by us for registration before the concerned Sub-Registrar of Assurances and to admit execution thereof.

5) TO MAKE applications to Revenue Authorities and other concerned authorities including the competent authority under the Urban Land Ceiling and Regulations Act, 1976 for the transfer of the said land to them on the Transferees in whose favour the Conveyance, Lease, Transfer Deed and/or other documents as aforesaid. have been executed.

6) THIS Power of Attorney is given for registration of the documents executed by us and not to sign or execute any document.

7) THIS Power of Attorney is revocable and can be revoked at any time giving notice to the Attorney.

AND we ourselves and for our heirs, executors and administrators and agents do hereby ratify and confirm and agree to ratify and confirm whatsoever my said Attorney shall do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF we, the executants have set and subscribed our hand to these presents at Nallasopara on this ____ day of April, 2012

Joint Sub-Registrar Class-II, Vasai-3, Palghar

Bhmankar

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दस्त क्र.-५
१२६१२/२०२३
३७/८०

वसई क्र.-५ IV
दस्त क्र.१२०५७/२०२३
३५/३०

SIGNED, SEALED AND DELIVERED :
By the withinnamed EXECUTANTS :

~~1) MR. DEVENDRA RAJNIKANT LADHANI~~ :



2) MR. MUKESH SHIVDAS SONAR :

3) MR. ANIL RAMCHANDRA GUPTA

In the presence of .....

Joint Sub. Registrar Class-II, Vasai, Palghar

EXECUTANT

WE ACCEPT



(MR. MANISH JAGA[illegible]SH CHURI)



(MR. BHAVESH HEMANT MANKAR)

Joint Sub. Registrar Class-II, Vasai, Palghar



(MR. NAKUL RAGHUNATH [illegible])

Specimen signature of the Attorney

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वसई क्र.-५
दस्त क्र. ७८९७५/२०२३
३६ / ५१

वसई क्र.-५
दस्त क्र. ७२९७२/२०२३
७८/ ८०

मुखत्यारपत्र क्र. ३९/२०२२ दि. ०३/०१/२०२३
प्रमाणित फी रु. १००/- पावती क्र. ११२३/२०२२

1st Party

(1) श्री. देवेंद्र [illegible]
वय.
रा.

(2) श्री. मुकेश शिवदास सोनार वय: ३५.
रा.

(3) श्री. मनिष रामचंद्र गुजा वय. ३८
रा.

व

2nd Party

(1) श्री. मानिष ज. चुरी वय. २६.
रा.

(2) श्री. आवेश हेमंत मानकर वय. २४
रा.

(3) श्री. नवुज रघुनाथ सुतार वय. २९.
रा.

यांनी माझ्या समक्ष सदर कृत्य त्यांच्या मोबदल्यात लिहुन दिले.

Joint Sub. Registrar Class-II, Palghar

साक्षीदार

(1) नरेंद्र प्रदाश पाटील वय. ३२
रा. वसई.

(2) अजय सिंग वय २८ रा. विरार.
हे खात्री पटविसात.

Joint Sub. Registrar Class-II, Vasai-3, Palghar

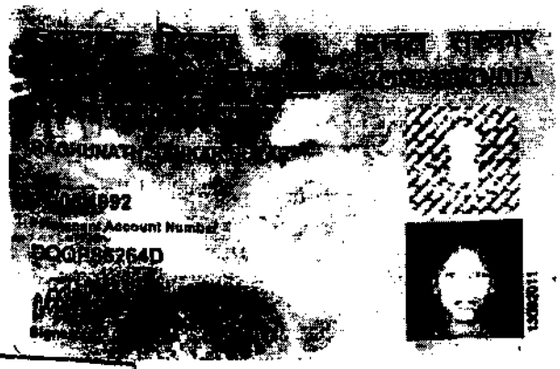
सदर मुखत्यार मध्ये एकुण ६ पाने असुन, खालचे पान क्र. २,३,५,६ वर खाडा-खोड असुन, उर्वरीत पानांवर खाडाखोड नाही पान क्र. ७ ते १२ हे 1st/2nd/साक्षीदार यांची मोबदलपत्रे जोडणेत आलेली आहेत.

दु. नि. पुस्तक वर्ग-२.
वसई-३

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वसई क्र.-५ IV
दस्त क्र.९२८४५ /२०२३
३५/ ५०

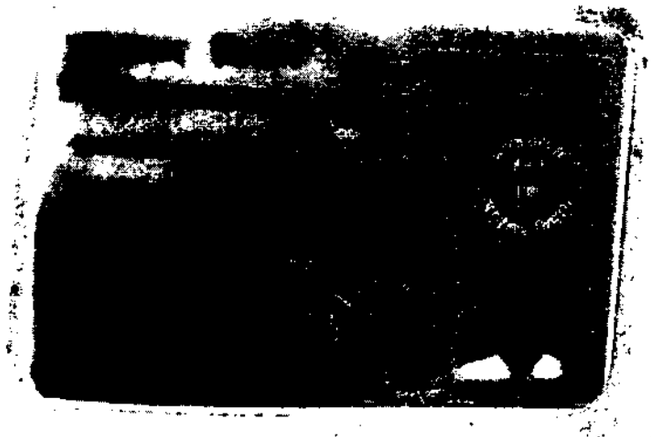




क्र.-५
९२९१२/२०२३
१९/ ८०







Joint Sub. Registrar Class-II, Vasai-5
दुय्यम निबंधक वर्ग-२, वसई-५
Palghar

Joint Sub. Registrar Class-II, Vasai-5
दुय्यम निबंधक वर्ग-२, वसई-५
Palghar

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वसई क्र.-५ ४५
दस्त क्र.१२०५५ /२०२३
३८ / ५०

वसई क्र.-५
१२६१२/२०२३
५० / ६०



P<INDSONAR<<MUKESH<SHIVDAS<<<<<<<<<<<<<<
F8066557<0IND7607039M1605103<<<<<<<<<<<<<<4

P IND SONAR MUKESH SHIVDAS M 03/07/1976 MUMBAI, MS
F8066557 INDIAN THANE
11/05/2006 10/05/2016

Joint Sub Registrar Class-II Vasai-5 Palghar

Joint Sub Registrar Palghar

SONAR SHIVDAS SONU,
SONAR SAROJ SHIVDAS
SONAR RUPALEE MUKESH
A/003-004 MERU HSG COMPLEX
NIRMITI DEVELOPERS, ANVELPADA ROAD
VIRAR EAST, THANE 401 303

THN00190106

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वसई क्र.-५

९२६७२ / २०२३

५१ / ८०

वसई क्र.-५ IV

दस्त क्र.१२०७५/२०२३

३९/ ५०

GUPTA RANCHANDRA MOTILAL

GUPTA REKHA RANCHANDRA

GUPTA SANGITA ANIL

B/4,HARAYAN NIWAS,

GANADWADI,VIRAR(EAST),

THANN00444706

Joint Sub. Registrar Class-II, Vasai-5
सह दुय्यम निबंधक वर्ग-२, वसई-५
Palghar

Joint Sub. Registrar Class-II, Vasai-5
सह दुय्यम निबंधक वर्ग-२, वसई-५
Palghar

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वसई क्र.-४
दस्त नं. १२६९२/२०२३
५२ / ८०

वसई क्र.-४
दस्त नं. ७१२४७५/२०२३
२० / ५.१०

Joint Sub. Registrar Class-II, Vasai
सह दुय्यम निबंधक वर्ग-२, वसई
Palghar

Joint Sub. Registrar Class-II, Vasai
सह दुय्यम निबंधक वर्ग-२, वसई
Palghar

भारत गणराज्य REPUBLIC OF INDIA

P F9103448

GUPTA

ANIL KUMAR RAMCHANDRA

11/08/1974

VIRAR THANE MS

THANE

25/07/2006

24/07/20

P<INDGUPTA<<ANIL<KUMAR<RAMCHANDRA<<<<<<<<<<

F9103448<8IND7408111M4507244<<<<<<<<<<<<<<4

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वसई क्र.-५

९२६१२/२०२३

५७ ८०

वसई क्र.-५-IV

दस्त क्र. ९२०५५/२०२३

४२/५०

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वसई क्र.-५
दस्त १२६७२ /२०२३
५४ / ८०

वसई क्र.-५ IV
दस्त क्र.१२०४५ /२०२३
५२ / ५०

घोषणापत्र

मी ..... आवेश हेमंत मालकर ..... यादारे घोषित करतो की, दुय्यम निबंधक ..... वसई ५ ..... यांचे कार्यालयात ..... कुलमुखत्यारपत्र ..... शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. ..... अनिल रामचंद्र गुप्ता ..... इतर यांनी दिनांक 03/04/12 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र रद्द केले नाही. किंवा कुलमुखत्यारपत्र लिहुन देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यापत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यापत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळुन आल्यास नोंदणी अधिनियम 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक

Joint Sub. Registrar Class-II. Vasai-5 पालघर

कुलमुखत्यारपत्रधारकाचे सही

दस्तऐवजासोबतचे कुलमुखत्यारपत्र मी/आम्ही वाचून समजुन घेतले आहे. अखत्यारपत्र धारक यांना सदर अखत्यारपत्राचे आधारे हा दस्त ऐवज कबुलीजबाब देण्याचे पूर्ण अधिकार व हक्क असल्याचे माझी/आमची कायदेशीर खात्री झालेली आहे. या अखत्यारपत्राचे आधारे होणा–या या दस्तऐवजाच्या परिणामाची जबाबदारी पूर्णपणे दस्तऐवज सही करणारा म्हणजेच कुळमुखतयारपत्र देणारे व दस्तऐवज लिहुन घेणार यांचीच आहे. त्यांचा दुय्यम निबंधक, त्यांचे कार्यालयीन कर्मचारी किंवा कुळमुखत्यार धारक यांचा काहीच संबंध असणार नाही.

Joint Sub Registrar Class-II. Vasai-5 पालघर

खरेदी करणा–याची सही /–

वसई क्र.-५

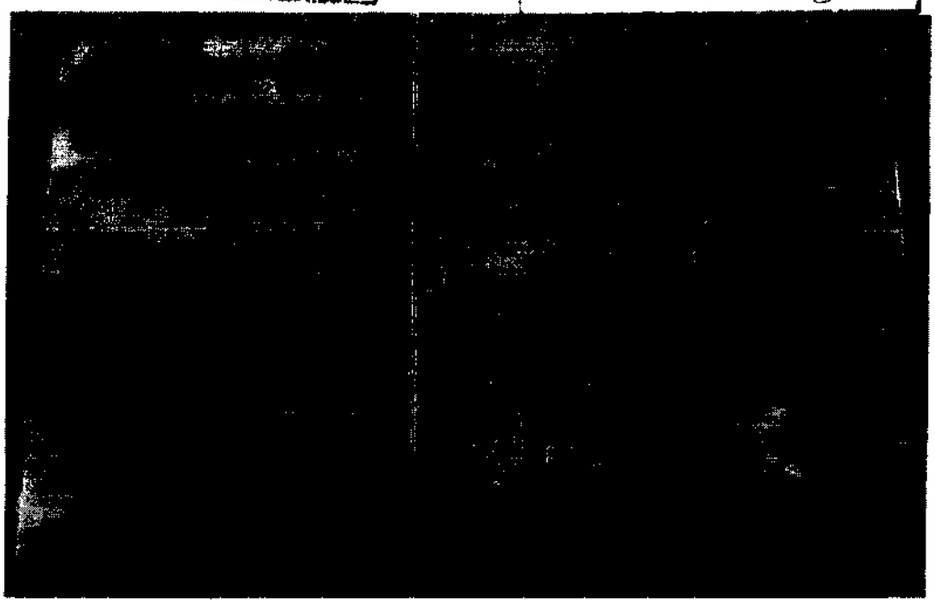
दस्त क्र. १२६१२ / २०२३

५५ / ८०

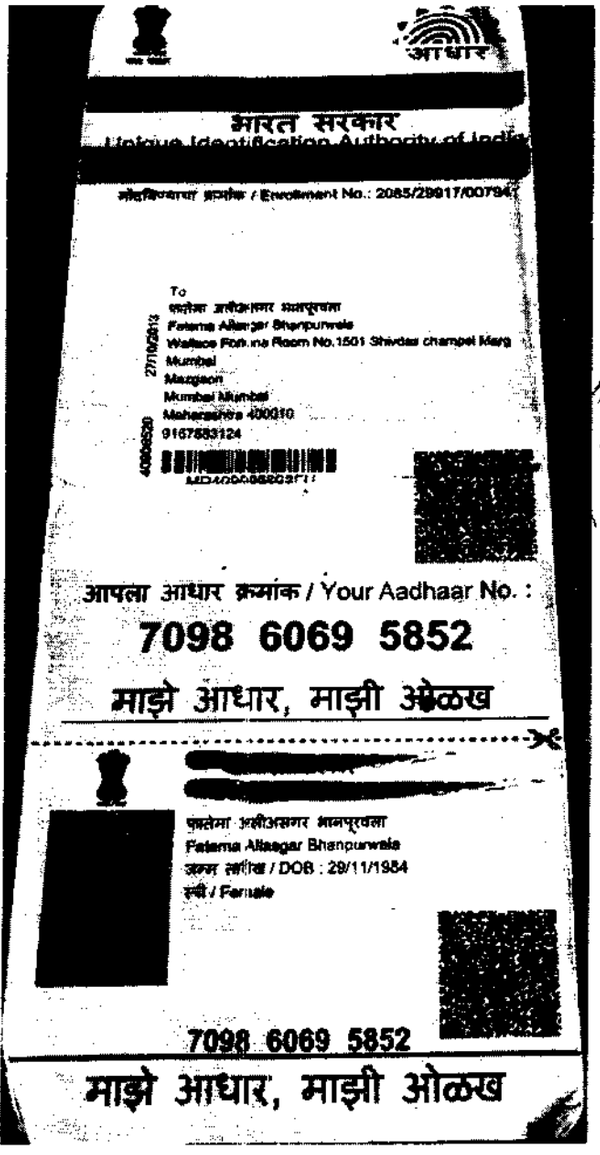
वसई क्र.-५ IV

दस्त क्र. १२४५५ / २०२३

४३ / ५.०



Joint Sub. Registrar Class-II, Vasai-3
सह दुय्यम निबंधक वर्ग-२, वसई-३
Palghar



भारत सरकार

नोंदणीकरणाचा क्रमांक / Enrollment No.: 2085/29917/00794

To
फातेमा अलीअसगर भानपूरवाला
Fatema Aliasgar Bhanpurwala
Wallace Fonsina Room No.1501 Shivdas champsi Marg
Mumbai
Mazgaon
Mumbai Mumbai
Maharashtra 400010
9167853124

आपला आधार क्रमांक / Your Aadhaar No. :

7098 6069 5852

माझे आधार, माझी ओळख

फातेमा अलीअसगर भानपूरवाला
Fatema Aliasgar Bhanpurwala
जन्म तारीख / DOB : 29/11/1984
स्त्री / Female

7098 6069 5852

माझे आधार, माझी ओळख

Joint Sub. Registrar Class-II, Vasai-3
सह दुय्यम निबंधक वर्ग-२, वसई-३
Palghar

वसई क्र.-५

दस्त नं. १२६७२/२०२३

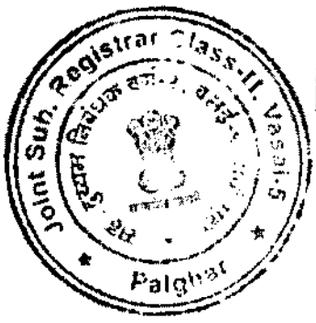
५६/ ८०.

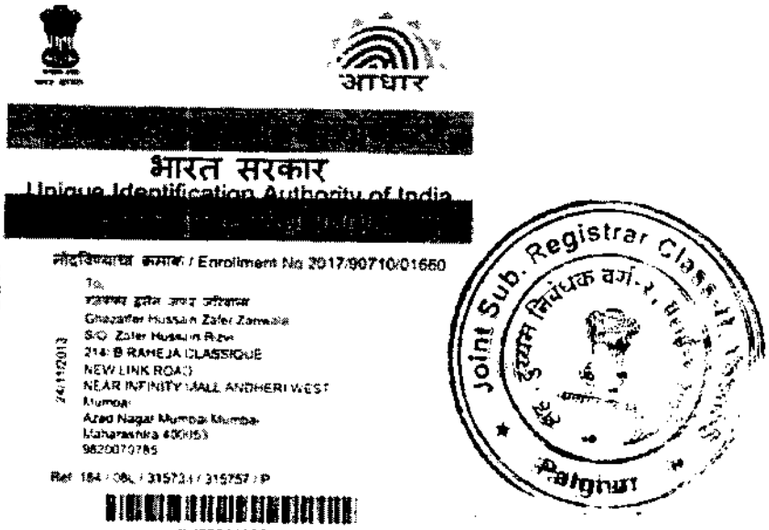
वसई क्र.-५

दस्त नं. १२४७५/२०२३

५२/ ५०





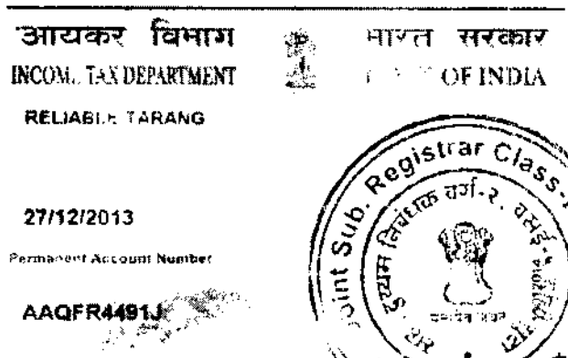


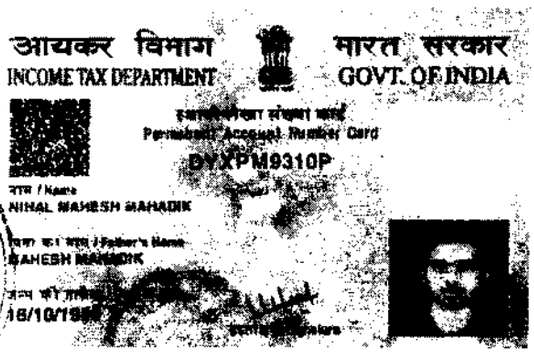
वसई क्र.--५

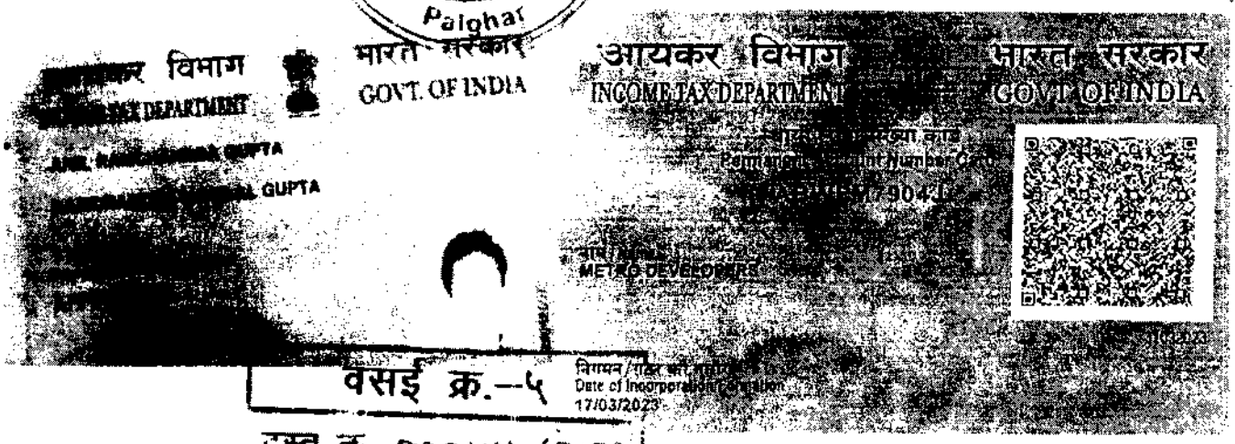
दस्त क्र. १२९१२ / २०२३

५७ / ८०









Joint Sub. Registrar Class-II, Vasai-5
दुय्यम निबंधक वर्ग-२, वसई-५
Palghar

वसई क्र.--५

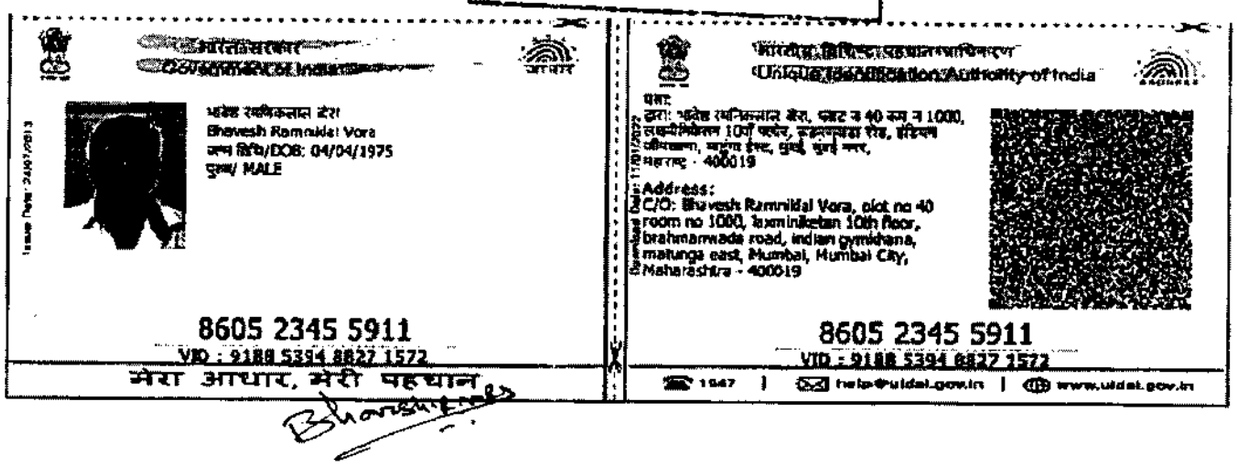
दस्त क्र. १२०७५ / २०२३

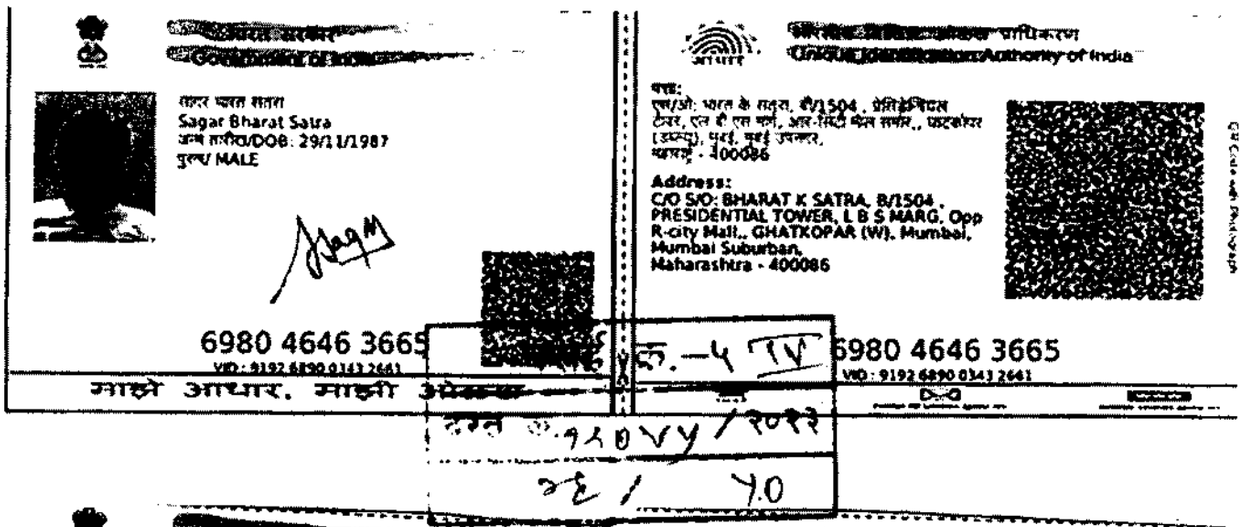
४५ / ५०



Joint Sub. Registrar Class-II, Vasai-5
दुय्यम निबंधक वर्ग-२, वसई-५
Palghar

वसई क्र.-५
दस्त नं. १२६७२ / २०२३
५८ / ८०





वसई क्र.-५ १४
दस्त नं. १२०४५ / २०२३
२६ / ५०

