

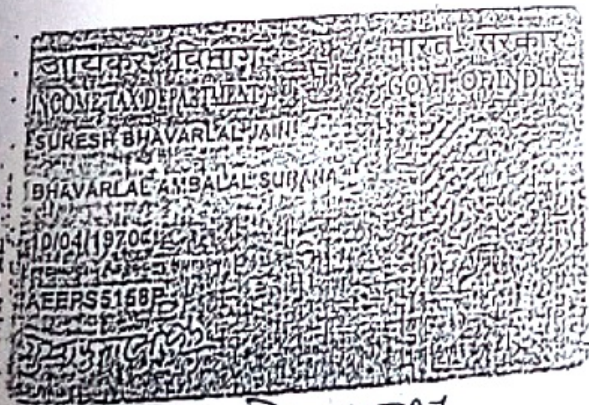
वसई-३
 दस्त क्र. १३०२/२०२३
 ६६१५

// हमीपत्र //

सदरचे हमीपत्र आज दिनांक ०५th माहे July सन २०२३ रोजीचे दिवशी
 याद्वारे घोषित करण्यात येते की, या दस्तासोबत निवासी/वाणिज्य या रथावर
 मिळकती सोबत ^{उपलब्ध} वाहन तळ/विकत देण्यात/घेण्यात आलेले नाही.

लिहून देणाऱ्याची सही अशोभाताळ

लिहून घेणाऱ्याची सही मनीष २ मा फूलपती देवी



अशोभाताळ

License No.	MH04 2028000754
Validity	20-03-2027
Date of Issue	21-03-2027
Auth to Drive	LMV&CMV
Name	AJESH B SHAMASAN
DOB	12-05-1987
S/M/O	BHADRANANDAS SHAMASAN
Sex	MA
Orinal	
Address	11/A DYING HERITAGE CHS, JESAL PARK, BHAYANDAR (S), THANE.

The Driver License certificate is generated by DigLocker(Pvt.) of digilocker.gov.in] as per data provided by the issuing authority in the National Registry of Ministry of Road Transport and Highways

Did you know?
 Driving License and Vehicle RC from DigLocker are now accepted by Traffic Police as per Motor Vehicle Act.



Phom

Printed (Date)

350/10401
Thursday, August 12, 2021
11:44 AM

पावली

Original/Duplicate
पावली क्र. 39म
Ragn., 39M

पावली क्र.: 11037 दिनांक: 12/08/2021

आपाचे नाव: सुपंड

दस्तावेजाचा अनुक्रमांक: 3503-10401-2021

दस्तावेजाचा प्रकार: प्रत्यक्षलापण

आपरा कर्त्याचाचे नाव: ये.अक्षय इन्स्टीट्यूट अँड होम स. वि. व वाणकर सुपंड सी. सी

नोंदणी की

रकम हाताळणी की

पुढाची रक्कम: 23

₹. 100.00

₹. 460.00

₹. 560.00

राज्य:

आपाचा मूळ ठावू: नवनेव पिर.सुपी. २ अरंडे
11:59 AM हा वेळी मिळेल.

आपराचे नाव: स.अ. २

नोंदणी क्र. 11

आपाचे पुढाक क्रमांक: ₹. 1500/-

1) वेतनाचा प्रकार: DHC रकम: ₹. 460/-

दस्तावेजाचा क्रमांक: 0408202110035 दिनांक: 12/08/2021

बरेच वेळ घ्या:

2) वेतनाचा प्रकार: eChallan रकम: ₹. 100/-

दस्तावेजाचा क्रमांक: MH00-519655202122E दिनांक: 12/08/2021

बरेच वेळ घ्या:

सुपंड इन्स्टीट्यूट

मि. सुधाकर निवृत्तिया बर्मा-३
वसई क्र. ३

CHALLAN
METR Form Number-6

FORM NO: MH00-519655202122E	BARCODE: 519655202122E110035110	DATE: 24/08/2021 11:47:42	FORM NO: 4871
Department: Registrar General of Registration	Paper Details		
Stamp Duty	TAX ID / TAN (if Any)	₹. 100.00	
Type of Payment: Registration Fee	PAN No. (if Available)	₹. 460.00	
Office Name: VTD, VATA, NO. 3, JOINT B/D REGISTRARS	Full Name	₹. 560.00	
Location: PA, CHAWA	Flat/Block No.	₹. 100.00	
Year: 2021-2277 Old Era	Promises/Building	₹. 100.00	
Address of Head Details	Amount in Rs.	₹. 100.00	
Stamp Duty	REGISTRATION	₹. 100.00	
REGISTRATION Fee	AVAILABILITY	₹. 100.00	
	Town/City/Quater	₹. 100.00	
	Pin	₹. 100.00	
	Remarks (if Any)	₹. 100.00	
	Approving Authority/Signature	₹. 100.00	
	Amount in Rupees and Paise (in Words)	₹. 100.00	
Payment Mode: IN BANK	FOR USE IN RECEIVING BANK	₹. 100.00	
Challan No.	Form No. / Part No.	₹. 100.00	
Name of Bank	Bank Name	₹. 100.00	
	Branch Name	₹. 100.00	
	Account No.	₹. 100.00	

NOTE: This Challan is valid for documents to be registered in this Registrar office only. Not valid for unregistered amounts. REG. FORM B/Ds (Joint B/Ds) which is submitted electronically, should be accompanied by original Challan copy only.

सुपंड इन्स्टीट्यूट



वसई-३
दस्त क्र. 350/10401/2021
ए.ए. ५

वसई-३
दस्त क्र. ३९०९/२०२३
६८, ८९

CHALLAN
 MTR Form Number-4



Sl. No. MS00010600301202	DATECODE	Sl. No. 900602011010147	Form ID
Department Inspector Central Of Registration	Stamp Duty Registration Fee	Payee Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID/TAN (If Any)	
Office Name VSD, WASHING JOINT SUB-REGISTRAR	Stamp Duty Registration Fee	PAN No (If Available)	
Location PALGHAR	Stamp Duty Registration Fee	Name	
Year 2021-2022 One Time	Stamp Duty Registration Fee	Address Director Sub-reg. Office No 2307 Naxal, Sun Road, Sector-3, Palghar	
Account Head Details	Stamp Duty Registration Fee	Flat/Bldg No.	
500006401 Stamp Duty	Stamp Duty Registration Fee	Area/Plot/Block	
500003201 Registration Fee	Stamp Duty Registration Fee	Remarks (If Any)	
	Stamp Duty Registration Fee	Remarks (If Any)	
	Stamp Duty Registration Fee	Remarks (If Any)	
	Stamp Duty Registration Fee	Remarks (If Any)	
	Stamp Duty Registration Fee	Remarks (If Any)	
	Stamp Duty Registration Fee	Remarks (If Any)	
	Stamp Duty Registration Fee	Remarks (If Any)	
	Stamp Duty Registration Fee	Remarks (If Any)	
	Stamp Duty Registration Fee	Remarks (If Any)	

600.00
DETAILED RECEIPT

वसई-३
दस्त क्र. ३९०९/२०२३
२-१२३

Payment Details: 600.00 Rupee

FOR USE IN RECEIVING BANK

Bank CN: 8010235071804140001156148212

Bank Date: 05/09/2023

Branch: CBI BANK

Corr No. Dets: 100 56092023

Sl. No. 2627459

Sl. No.	Defoliation No.	Defoliation Date	Usaid	Defoliation Amount
1	00022736300122	12080221114403	624720	100.00
2	00022736300122	12080221114400	624720	260.00
Total Defoliation Amount				600.00



Stamp Date: 12.09.2023 11:54:45



CHALLAN
 MTR Form Number-4

Sl. No. MS00010600301202	DATECODE	Sl. No. 900602011010147	Form ID
Department Inspector Central Of Registration	Stamp Duty Registration Fee	Payee Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID/TAN (If Any)	
Office Name VSD, WASHING JOINT SUB-REGISTRAR	Stamp Duty Registration Fee	PAN No (If Available)	
Location PALGHAR	Stamp Duty Registration Fee	Name	
Year 2021-2022 One Time	Stamp Duty Registration Fee	Address Director Sub-reg. Office No 2307 Naxal, Sun Road, Sector-3, Palghar	
Account Head Details	Stamp Duty Registration Fee	Flat/Bldg No.	
500006401 Stamp Duty	Stamp Duty Registration Fee	Area/Plot/Block	
500003201 Registration Fee	Stamp Duty Registration Fee	Remarks (If Any)	
	Stamp Duty Registration Fee	Remarks (If Any)	
	Stamp Duty Registration Fee	Remarks (If Any)	
	Stamp Duty Registration Fee	Remarks (If Any)	
	Stamp Duty Registration Fee	Remarks (If Any)	
	Stamp Duty Registration Fee	Remarks (If Any)	
	Stamp Duty Registration Fee	Remarks (If Any)	
	Stamp Duty Registration Fee	Remarks (If Any)	
	Stamp Duty Registration Fee	Remarks (If Any)	

Payment Details: 600.00 Rupee

FOR USE IN RECEIVING BANK

Bank CN: 8010235071804140001156148212

Bank Date: 05/09/2023

Branch: CBI BANK

Corr No. Dets: 100 56092023

Sl. No. 2627459

Sl. No.	Defoliation No.	Defoliation Date	Usaid	Defoliation Amount
1	00022736300122	12080221114403	624720	100.00
2	00022736300122	12080221114400	624720	260.00
Total Defoliation Amount				600.00

Stamp Date: 12.09.2023 11:54:45



Stamp Date: 12.09.2023 11:54:45

Department: Registrar General of Companies
 Date: 12/06/2023 (03:26) Form ID: 4871

PAYEE DETAILS	
TAX ID / TAN (If Any)	AOCN/MPC
PAN No. (If Applicable)	MS NAVKAR ESTATE AND HOMES PVT LTD
Full Name	3327, NAVKAR CITY
Flat/Block No.	NEAR DON BOSCO SCHOOLS
Amount in Rs.	1000.00
Address/Building	NEAR DON BOSCO SCHOOLS
Area/Locality	WINGDON EAST, DIST PALGHAR
Town/City/District	
PIN	4 0 1 1 0 1
Remarks (If Any)	वसई - ३
Signature/Name	वसई - ३

Amount in Words	ONE THOUSAND RUPEES ONLY
FOR USE IN RECEIVING BANK	
Bank Code	0242720104125647
Branch Code	1308023102402
State	STATE BANK OF INDIA
Account No.	Not linked with bank

Debitment No.	600231363037322	Debitment Date	12/06/2023 14:40:07	Debitment Amount	1000.00
Total Debitment Amount				1000.00	

STATE BANK OF INDIA
 CHENNAI BRANCH
 1000.00
 DEPOSITED

NOTE: This receipt is generated by the Registrar office only. Not valid for any other purpose.

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File Date: 12-06-2023 11:55:26

POWER OF ATTORNEY FOR REGISTRATION ONLY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, (1) M/s. NAVKAR ESTATE & HOMES PVT. LTD., through its authorised Directors, a registered company established under the Companies Act having its place of business at Survey No. 3327, Near Don Bosco High School, Naigaon (E), Taluka Vasai, Dist. Palghar, (2) NAVKAR TOWNSHIP PVT. LTD., through its authorised Directors, a company registered under the Companies Act 1956, having its address at 3327, Near Don Bosco High School, Naigaon (E), Taluka Vasai, Dist. Thane, (3) M/s. NAVKAR HOMES TOWNSHIP LLP, a Limited Liability Partnership firm, (through its designated Partners) having address at 1604, Shiv Shacker Plaza II, Plot No. 1 Sector -7, Airoli, New Mumbai - 400 708., (4) M/s. NAVKAR HOLIDAY HOMES AND WATER PARK LLP, a Limited Liability Partnership firm, (through its designated Partners) having address at Unit No. 818, 8th floor, Jijimina Complex, Raheja Metroplex, Link Road, Malad (West), Mumbai - 400 064., (5) M/s. NAVKAR DEVELOPMENT AND INFRASTRUCTURE LLP, a Limited Liability Partnership firm, (through its designated Partners) having address at Unit No. 818, 8th floor, Jijimina Complex, Raheja Metroplex, Link Road, Malad (West), Mumbai - 400 064., do hereby SEND GREETINGS.

WHEREAS We all the authorised directors and Partners in the said Companies and firms are required to sign various documents in my/our individual capacity as well as in my/our capacity as partners/Directors of the said Companies in which we are associated and interest any one of the said Companies

AND WHEREAS the documents are required to be filed for registration before the Sub-Registrar of Assurances at Vasai/Nallasopara/Virar/Palghar/Mumbai/Randol/Thane/Mira Road/Bhayandar/Wada or any other Registrar office and we are required to attend before the Sub Registrar and admit execution thereof.

AND WHEREAS being personally unable to attend before the Sub-Registrar of Assurances at Vasai/Nallasopara/Virar/Palghar/Mumbai/Randol/Thane/Mira Road/Bhayandar/Wada or any other Registrar office and admit execution thereof; We are desirous to appoint some fit and proper person to represent us for the purpose hereof: as forth NOW KNOW YE.

THESE PRESENTS WITNESS that we, (1) M/s. NAVKAR ESTATE & HOMES PVT. LTD., through its authorised Directors, (2) NAVKAR TOWNSHIP PVT. LTD., through its authorised Directors, (3) M/s. NAVKAR HOMES TOWNSHIP LLP, a Limited Liability Partnership firm, (through its designated Partners) (4) M/s. NAVKAR HOLIDAY HOMES AND WATER PARK LLP, a Limited Liability Partnership firm, (through its designated Partners) having address at Unit No. 818, 8th floor, Jijimina Complex, Raheja Metroplex, Link Road, Malad (West), Mumbai - 400 064., (5) M/s. NAVKAR DEVELOPMENT AND INFRASTRUCTURE LLP, a Limited Liability Partnership firm, (through its designated Partners) having address at Unit No. 818, 8th floor, Jijimina Complex, Raheja Metroplex, Link Road, Malad (West), Mumbai -

वसई-३
 दस्त क्र. १३०४/२०२३
 ६६, ५



Handwritten signature and initials.



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 दस्त क्र. १०४०१/२०२१
 ६/२३

2. - 400 064, as per Resolution attached hereto, we all do hereby nominate, constitute and appoint (1) MRS. PUSHPA SHAMADASANI (2) MR. SHYAM SHAMADASANI (3) MR. RAJESHI SHAMADASANI to be our true and lawful attorney deeds, matters and things as mentioned hereinabove in our individual capacity and also as the Partners and Directors of the above said various Companies and firms.

To lodge all the deeds, documents, agreement undertaking writing and contracts, Agreement for Sale, Sale Deed, Conveyance Deed, Rectification Deed, Cancellation Deed, Mortgaged Deed, Lease Deed, Leave and Licence Agreements, etc., of any nature whatsoever executed by us whether in our individual capacity or in our capacity as partners/directors or otherwise to attend before the sub-registrar of assurance and admit execution thereof any one of the above said nominees. However we confirm that our Attorneys are not liable for the judgments and orders of the court in respect of any deed and documents duly signed by us. We hereby confirm for ourselves, yours self, our executors and administrators agree to indemnify and confirm all and wherever our said attorney shall or purported to do all such things as aforesaid in our virtue those present.



IN WITNESS WHEREOF WE, do have hereunto set our hand seal at Nallasopara/Vasai aforesaid on this 12th day of August, 2021.



WITNESSED SEALLED AND DELIVERED

By the within named

(1) M/S. NAVKAR ESTATE & HOMES PVT. LTD.,

through any its authorised Directors

Mr. Suresh B. Jain

Mr. Laxman B. Khedkar

Mr. Nareesh Chandmal Jain



(2) NAVKAR TOWNSHIP PVT. LTD.,
 through any of its authorised Directors

Mr. Suresh B. Jain

Mr. Laxman B. Khedkar

Mr. Nareesh Chandmal Jain

(3) M/S. NAVKAR HOMES TOWNSHIP LLP.,

through any of its designated Partner

Mr. Suresh B. Jain

Mr. Laxman B. Khedkar

Mr. Nareesh Chandmal Jain

(4) M/S. NAVKAR HOLIDAY HOMES
 AND WATER PARK LLP.

through any of its designated Partner

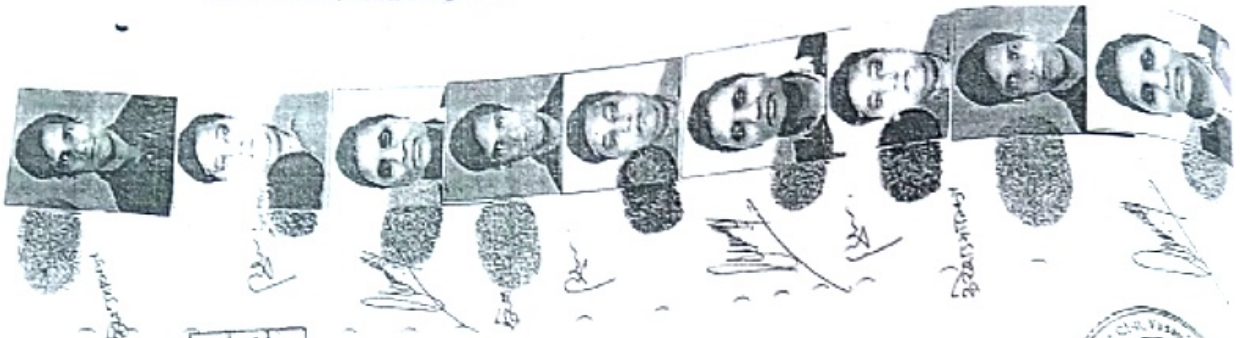
Mr. Laxman B. Khedkar

Mr. Suresh B. Jain

Mr. Nareesh Chandmal Jain



वसई - ३
 दस्त क्र. १३०२४/२०२३
 ७०/२५



क्र. 90709/2021
L.123

(5) M/s. NAVKAR DEVELOPMENT AND INFRASTRUCTURE LLP.,

through any of its designated Partner

Mr. Suresh B. Jain

Mr. Laxman B. Khedkar

Mr. Naresh Chandmal Jain

We confirm the said power,

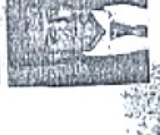
(1) MRS. PUSHPA SHAMADASANI



(2) MR. SHYAM SHAMIDASANI

(3) MR. RAJESH SHAMIDASANI

In confirmation of the above



वसई-३
दस्ता क्र. 90709/2021
पंजीकरण प्रमाण-पत्र
2010-2011

कंपनीचे पत्ता : 14/400M/201/19M/2228113

कंपनीचे नाव : NAVKAR DEVELOPMENT AND INFRASTRUCTURE PRIVATE LIMITED

कंपनीचे पंजीकरण क्र. : 2010-2011

कंपनीचे पंजीकरण दिनांक : 12/07/2021

कंपनीचे पंजीकरण स्थान : वसई-३

कंपनीचे पंजीकरण प्रकार : प्रायोजक

Form 1
Certificate of Incorporation

Composite Return Number: U-540340019M/2228113
2010-2011
I hereby certify that NAVKAR DEVELOPMENT AND INFRASTRUCTURE PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is fit to be formed.



Date of issue: 12/07/2021
At Mumbai this Twelfth day of July Two Thousand and Twenty One.

Signature of Registrar of Companies
Mumbai



वसई-३
दस्ता क्र. 90709/2021
69/29



प्रारूप 1

पंजीकरण प्रमाणीकरण

वसई - ३
दस्ता क्र. 90809/13023
90/123

कॉर्पोरेट पहचान संख्या : U45400MH2012PTC229068

2012 - 2013

ई एमआरआर संचालित करता है कि निम्नलिखित

NAVAKAR TOWNSHIP PRIVATE LIMITED

का पंजीकरण, कंपनी अधिनियम 1956 (1956 का 1) के अंतर्गत किया गया है, जो एक
अव्यवस्थापित लिमिटेड है।

यह निम्नलिखित अवधि के अंतर्गत प्रमाणित किया गया है।

Firm 1

Certificate of Incorporation

Corporate Identity Number - U45400MH2012PTC229068 2012 - 2013
I hereby certify that NAVAKAR TOWNSHIP PRIVATE LIMITED is this day
incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company
is private limited.

Given at Mumbai this second day of April Two Thousand Twelve.

Registrar of Companies, Maharashtra, Mumbai

Note: The corresponding form has been approved by ANURADHANA BHASKAR AINAVALE, Deputy Registrar of Companies and the certificate has been digitally signed by the Registrar through a system generated digital signature under rule 5(2) of the Companies (Electronic Filing and Authentication of Documents) Rules, 2006. The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).



आवृत्ति संख्या के अंतर्गत प्रमाणित किया गया है कि निम्नलिखित
Mailing Address as per record available in Registrar of Companies
NAVAKAR TOWNSHIP PRIVATE LIMITED
SURVEY NO. 3327 NAVAKAR CITY, NEAR DON BOSCO
NAGAOON EAST, TALUKA VASAI,
VASAI - 401205.



GOVERNMENT OF INDIA

MINISTRY OF CORPORATE AFFAIRS

Registrar, Mumbai
Level-2, 150 Marine Drive, Mumbai, Maharashtra, 400002, India

FORM 18

(Under Section 12(1)(b) of the LLP Act, 2008)

CERTIFICATE OF INCORPORATION

LLP Identification Number: AAB-1876

I hereby certify that NAVAKAR HOMES TOWNSHIP LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008.

Given at Maharashtra this Twenty sixth day of March Two thousand eighteen.



Registrar, Mumbai

Note: The corresponding form has been approved by B.O. BATCH, and the certificate has been digitally signed by the Registrar through a system generated digital signature under rule 3(1)(b) of the Limited Liability Partnership Rules, 2008.

The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

ANING AINAVALE as per record available in Registrar office:

NAVAKAR HOMES TOWNSHIP LLP
1004, Shivshankar Plaza - II, Plot No. 1, Sector - 7, Airoli,
Navi Mumbai, Thane,
Maharashtra, 400708, India



Joint Registrar, Chhatrapati Shivaji Maharaj

वसई - ३
 एन.ए. १०४०११०
 १३ नव

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
 Registrar Maharashtra, Mumbai
 Everest, 100, Marine Drive, Mumbai - 400002, Maharashtra, INDIA

FORM 16

[Refer Section 12(1)(b) of the LLP Act, 2008]

CERTIFICATE OF INCORPORATION

LLP Identification Number: AAB-7877

I hereby certify that NAVKAR DEVELOPMENT & INFRASTRUCTURE LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008

Given at Maharashtra this Twenty Seventh day of September Two Thousand Thirteen

(Signature)
 Registrar Maharashtra, Mumbai

Note: The corresponding form has been approved by Aya Jyoti (Private) Assistant Registrar and the certificate has been digitally signed by the Registrar through a system-generated digital signature under rule 26(3)(1) of the Limited Liability Partnership Rules, 2009. The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in)

Mailing Address as per record available at Registrar office
 NAVKAR DEVELOPMENT & INFRASTRUCTURE LLP
 Unit No. 115, 8th Floor, LUMBA Complex, Rabana Metroplex, Lax Road, Mumbai
 (Maharashtra)
 Mumbai - 400004
 Maharashtra, INDIA



(Signature)

वसई - ३
 एन.ए. १०४०११०
 १२ नव

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
 Registrar Maharashtra, Mumbai
 Everest, 100, Marine Drive, Mumbai - 400002, Maharashtra, INDIA

FORM 16

[Refer Section 12(1)(b) of the LLP Act, 2008]

CERTIFICATE OF INCORPORATION

LLP Identification Number: AAB-7867

I hereby certify that NAVKAR HOUSING HOMES & WATER PARK LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008

Given at Maharashtra this Twenty Seventh day of September Two Thousand Thirteen

(Signature)
 Registrar Maharashtra, Mumbai

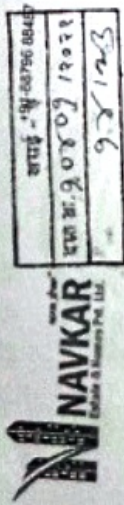
Note: The corresponding form has been approved by Aya Jyoti (Private) Assistant Registrar and the certificate has been digitally signed by the Registrar through a system-generated digital signature under rule 26(3)(1) of the Limited Liability Partnership Rules, 2009. The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in)

Mailing Address as per record available at Registrar office
 NAVKAR HOUSING HOMES & WATER PARK LLP
 Unit No. 118, 8th Floor, LUMBA Complex, Rabana Metroplex, Lax Road, Mumbai
 (Maharashtra)
 Mumbai - 400004
 Maharashtra, INDIA



(Signature)





CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF NAVKAR ESTATE & HOMES PRIVATE, LIMITED AT ITS MEETING HELD ON 25th SEPTEMBER 2023

"RESOLVED THAT the standard "Agreement for Sale", Deed of Confirmation, Conveyance Deed, Mortgage Deed, Supplementary Agreement, Deed of Rectification, Deed of Modification, Deed of Cancellation and other related documents, for registration of the same with the appropriate Officer of the Registrar/ Sub-Registrar of Assurances and generally are hereby authorized to all such acts, deeds, matters and things as may be necessary and expedient to give full effect to this resolution or any other deeds and documents for sale of flat/Shops/M.P. Rooms/ Parkings, etc. developed and constructed by our Navkar Estate and Homes Pvt. Ltd. and/or any amalgamated Companies with the said Company developing the Larger Project known as Navkar City, and in Navkar Township in Phases and parts, such as Navkar City Phase I & II, Navkar Town, Navkar City Phase III and others, to be executed as Directors/Promoters by or with the various Allottees/Ultimate Transferees/buyers, as the draft placed before the Board be and is hereby approved"

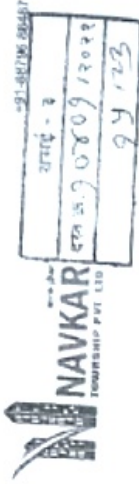
RESOLVED FURTHER THAT the following Directors viz. Mr. Laxman B Kulkarni, Mr. Suresh B Jain and Mr. Naresh Chandrahal Jain, Directors of the above said Company be and are hereby authorized to sign, execute, jointly or individually by any one of the Directors in above said "Agreement for Sale", Rectification Deed, Supplementary Agreement, Conveyance Deed or any other deeds and documents for sale of flat/Shops/M.P. Rooms/ Parkings, etc. developed and constructed by our Navkar Estate and Homes Pvt. Ltd. and/or any amalgamated Companies with the said Company developing the Larger Project known as Navkar City, and to sign, execute and execute the same jointly or severally, separately and finally the other terms and conditions of the sale transaction in respect of the above said Company

RESOLVED FURTHER THAT all the Directors of the above said Company are further authorized to jointly or severally, or individually delegate and grant the power of execution, administration and to present its applications of all or any Agreement for Sale, Deed of Confirmation, Conveyance Deed, Mortgage Deed, Deed of Rectification, Deed of Modification, Deed of Cancellation, and other related documents, to received Sale proceed on behalf of an company name and other related documents with respect to the above matter, and registration of the same with the appropriate Officer of the Registrar/ Sub-Registrar of Assurances, to Mrs. Parulpa Shambhudas, Shyam Shambhudas and Rajesh Shambhudas.

Certified True Copy

For Navkar Estate & Homes Pvt. Ltd.

[Signature]
Director



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF NAVKAR TOWNSHIP PRIVATE LIMITED AT ITS MEETING HELD ON SEPTEMBER 2023

"RESOLVED THAT the standard "Agreement for Sale", Deed of Confirmation, Conveyance Deed, Mortgage Deed, Supplementary Agreement, Deed of Rectification, Deed of Modification, Deed of Cancellation and other related documents, for registration of the same with the appropriate Officer of the Registrar/ Sub-Registrar of Assurances and generally are hereby authorized to all such acts, deeds, matters and things as may be necessary and expedient to give full effect to this resolution or any other deeds and documents for sale of flat/Shops/M.P. Rooms/ Parkings, etc. developed and constructed by our Navkar Township Pvt. Ltd. and/or any amalgamated Companies with the said Company developing the Larger Project known as Navkar City, in Phases and parts, such as Navkar City Phase I & II, and others, to be executed as Directors/Promoters by or with the various Allottees/Ultimate Transferees/buyers, as per the draft placed before the Board be and is hereby approved"

RESOLVED FURTHER THAT the following Directors viz. Mr. Laxman B Kulkarni, Mr. Suresh B Jain and Mr. Naresh Chandrahal Jain, Directors of the above said Company be and are hereby authorized to sign, execute, jointly or individually by any one of the Directors in above said "Agreement for Sale", Rectification Deed, Supplementary Agreement, Conveyance Deed or any other deeds and documents for sale of flat/Shops/M.P. Rooms/ Parkings, etc. developed and constructed by our Navkar Township Pvt. Ltd. and/or any amalgamated Companies with the said Company developing the Larger Project known as Navkar City, and to sign, execute and execute the same jointly or severally, separately and finally the other terms and conditions of the sale transaction in respect of the above said Company

RESOLVED FURTHER THAT all the Directors of the above said Company are further authorized to jointly or severally, or individually delegate and grant the power of execution, administration and to present its applications of all or any Agreement for Sale, Deed of Confirmation, Conveyance Deed, Mortgage Deed, Deed of Rectification, Deed of Modification, Deed of Cancellation, and other related documents, to received Sale proceed on behalf of an company name and other related documents with respect to the above matter, and registration of the same with the appropriate Officer of the Registrar/ Sub-Registrar of Assurances, to Mrs. Parulpa Shambhudas, Mr. Shyam Shambhudas and Mr. Rajesh Shambhudas.

Certified True Copy

The Navkar Township Pvt. Ltd.

[Signature]
Director



वसई-३
दस्त क्र. 928/2023
48/4



NAVYAR DEVELOPMENT AND INFRASTRUCTURE LLP.

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF PARTNERS OF NAVYAR DEVELOPMENT AND INFRASTRUCTURE LLP AT ITS MEETING HELD ON 15TH SEPTEMBER 2020

"RESOLVED THAT the standard "Agreement for Sale", Deed of Confirmation, Conveyance Deed, Mortgage Deed, Supplementary Agreement, Deed of Rectification, Deed of Modification, Deed of Cancellation and other related documents, for registration to be made with the appropriate Office of the Registrar/ Sub-Registrar of Assurances and generally as hereby annexed as if such as, deeds, matters and things as may be necessary and expedient to give full effect to this resolution or any other deeds and documents for sale of lands/ shops/ M.P. Rooms/ Plots, etc. developed and constructed by our NAVYAR DEVELOPMENT AND INFRASTRUCTURE LLP, and developed and constructed Partnership firms, LLP, or Companies with the said Partnership firms to develop the various Projects to be executed as Directors/Partners by us with the various Associates/Partners/Transferees/ Buyers, as per the draft placed before the Board, is and is hereby approved, passed, adopted and agreed to by the Partners of the said Partnership firms, Mr. Lavina Jain and Mr. Navesh Chandra Jain, Partners of the above said Partnership firm be and are hereby authorized to sign, execute, jointly or individually by any one of the Partners in above said "Agreement for Sale", Rectification Deed, Supplementary Agreement, Cancellation Deed or any other deeds and documents for sale of lands/ shops/ M.P. Rooms/ Plots, etc. developed and constructed by our NAVYAR DEVELOPMENT AND INFRASTRUCTURE LLP and/or any individual Partnership firms, LLP, or Companies with the said Partnership firm developing the various Projects to negotiate and finalize the other terms and conditions as Partners of the Partnership firms, be and are hereby authorized to jointly or severally, negotiate and finalize the other terms and conditions of the sale transaction in respect of the above said Partnership firms.

RESOLVED FURTHER THAT the following Partners viz., Mr. Lavina Jain and Mr. Navesh Chandra Jain, Partners of the above said Partnership firm be and are hereby authorized to sign, execute, jointly or individually by any one of the Partners in above said "Agreement for Sale", Rectification Deed, Supplementary Agreement, Cancellation Deed or any other deeds and documents for sale of lands/ shops/ M.P. Rooms/ Plots, etc. developed and constructed by our NAVYAR DEVELOPMENT AND INFRASTRUCTURE LLP and/or any individual Partnership firms, LLP, or Companies with the said Partnership firm developing the various Projects to negotiate and finalize the other terms and conditions as Partners of the Partnership firms, be and are hereby authorized to jointly or severally, negotiate and finalize the other terms and conditions of the sale transaction in respect of the above said Partnership firms.

RESOLVED FURTHER THAT all the Partners of the above said Partnership firms, are further authorized on behalf of our said Partnership firms, and its Partners to, jointly or severally, or individually delegate and grant the Power of execution, admission and to present for registration of all or any Agreement for Sale, Deed of Confirmation, Conveyance Deed, Mortgage Deed, Deed of Rectification, Deed of Modification, Deed of Cancellation, and other related deeds and documents, to received Sale deed on behalf of a company name and other related documents with respect to the above matter, and registration of the same with the appropriate Office of the Registrar/ Sub-Registrar of Assurances, to Mrs. Pooja Sharmadran, Mr. Shyam Sharmadran and Mr. Rajendra Sharmadran.

Certified True Copy
For NAVYAR DEVELOPMENT AND INFRASTRUCTURE LLP
Partners
Designated Partner / Partner



E: Unit Navkar 8th Floor, Jharkhand Complex, Bhubai Metroplex, Link Road, Nabal(Vend), Area-84, 40064, E-mail:navkar8@rediffmail.com

वसई-३
दस्ता क्र. १३०८/२०२३
७६, ८५

Multiple official stamps and signatures from various government departments including the Registrar of Assurances, Sub-Registrar, and other legal offices. Includes a large circular stamp of The State of Jharkhand, Ranchi, Chh. Vessels, Dist. Palghat. A handwritten box contains the text: 'वसई-३ दस्ता क्र. १३०८/२०२३ ७६, ८५'. There are several signatures and official seals throughout the document.



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शुभम - श्याम श्याम श्याम श्याम

वसई-३
दस्ता क्र. 9300/2022
JL, 29

Summary

15/03/2024
18/03/2024
18/03/2024

Sub: **पुणे जिल्हा न्यायिक वार्ड-३**
सं. १०४०१/२०२२



Provision	Type	Verification no/Number	CPMA Number	Amount	Unit A	Defuse Number	Defuse Date
1	e-Create	9706057087108126847	MAH04082942207128	1000.00	00	0000001802000000	18/03/2024
2	e-Create	69110833002506414566	MAH04082942207128	MA. 0.	00	0000001802000000	18/03/2024
3	e-Create	MAH04082942207128	MAH04082942207128	100	00	0000001802000000	18/03/2024
4	DHC	04082025119035		000	00	0000001802000000	18/03/2024

[SD:Stamps Only] [RF-Registration Fee] [DHC: Document Issuing Charge]

18/03/2024

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वसई - ३
दस्ता क्र. 9300/2022
23/03

पुणे जिल्हा न्यायिक वार्ड-३
सं. १०४०१/२०२२
18/03/2024
18/03/2024

11. ...
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दस्ता क्र. 9300/2022
18/03/2024

19. ...
20. ...



वसई-३
दस्त क्र. ३०८/२०२३
०६/०५

घोषणापत्र

मी/आम्ही, राजेश शंभूराव शिंदे यांना
 घोषित करतो की, सह दुय्यम निबंधक ०२१६३ यांचे कार्यालय
५२/२०१११ या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.
 याकामी श्री मे. तबफाट होम टाऊनशीप मालकी. से इतर यांनी
भा. वी. वी. २३२३ ए. वी. जे. न
 दिनांक १२/०६/२०२२ रोजी मला दिलेल्या कुळमुखत्यारपत्राच्या आधारे मी, सादर दस्त
 नोंदणीस सादर केला आहे. व तो निष्पादीत करून कबुलीजवाब दिला आहे. मला दिलेले
 सादर कुळमुखत्यारपत्र लिहून घेणार यांनी कुळमुखत्यारपत्र रद्द केलेले नाही किंवा अजून
 कोणत्याही कारणामुळे कुळमुखत्यारपत्र रद्दवादात उरलेले नाही. सादरचे कुळमुखत्यारपत्र
 पूर्णपणे वैध असून उपरोक्त कृती करण्यात मी/आम्ही पूर्णतः सज्जन आहे. सादरचे जवळ
 चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्केस मी/आम्हां
 पात्र राहिले नाही मला जाणीव आहे.

Sham

कुळमुखत्यार धारकाची सही

दस्तऐवजासोबतचे कुळमुखत्यारपत्र मी/आम्ही वाचून समजून घेतले आहे.
 अखत्यारपत्र धारक यांना सादर अखत्यारपत्राचे आधारे हा दस्त ऐवज लिहून घेण्याचे पूर्ण
 अधिकार व हक्क असल्याचे माझी कायदेशीर खात्री झालेली आहे. या अखत्यारपत्राचे
 आधारे होणाऱ्या या दस्तऐवजाच्या परिणामाची जबाबदारी पूर्णपणे दस्तऐवज लिहून घेणार
 अखत्यारी व दस्तऐवज लिहून घेणार यांचीच आहे त्याचा दुय्यम निबंधक किंवा त्यांचे
 कार्यालयीन कर्मचारी यांचा काहीच संबंध असणार नाही.

मनोज शर्मा फूलमरी देवी

घारेदी करणाऱ्याची सही/-



आयकर विभाग
INCOME TAX DEPARTMENT
MANOJ SHARMA
RAMASRAY SHARMA
10/05/1974
DLSPS5946D
Colour Xerox

भारत सरकार
GOVT. OF INDIA

मनीष शर्मा

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
Permanent Account Number Card
IUNPD8719N
Colour Xerox

नाम / Name
FULPARI DEVI
पिता का नाम / Father's Name
RAJDEV SHARMA
जन्म की तिथि / Date of Birth
01/01/1976
हस्ताक्षर / Signature

फूलपरी देवी

भारत सरकार
Government of India
मानोज शर्मा
Manoj Sharma
जन्म तारीख / DOB: 10/05/1974
पुरुष / MALE
Colour Xerox
6633 0623 1511
माझे आधार, माझी ओळख

मनीष शर्मा

भारत सरकार
Government of India
पता:
S/O: रामराय शर्मा, ब्रह्मपुर टोला
मनोहरपुर, मु पोस्ट- गोकुलपुर, झखरा,
वेस्ट चम्पारण,
बिहार - 845307
Address:
S/O: Ramasray Sharma, Jhakra
Tola Ganeshpur, At Post-
Gopalpur, Jhakra, West
Champaran,
Bihar - 845307
Colour Xerox
6633 0623 1511
1947 help@uidai.gov.in www.uidai.gov.in

वसई-३
दस्तावेज क्र. 9300/2023

भारत सरकार
Government of India
फूलपरी देवी
Fulpari Devi
जन्म तिथि / DOB: 01/01/1976
महिला / Female
Colour Xerox
2053 6449 3976
आधार - आम आदमी का अधिकार

फूलपरी देवी

भारत सरकार
Government of India
पता:
W/O: मनोज शर्मा, गणेशपुर, झखरा,
सिक्टा, पश्चिमी चम्पारण, बिहार,
845307
Address:
W/O: Manoj Sharma, Ganeshpur,
Jhakra, Sikta, West Champaran,
Bihar, 845307
Colour Xerox
2053 6449 3976
1947 1500 300 1947 help@uidai.gov.in www.uidai.gov.in



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दस्त गोपबारा भाग-2

नसद3

दस्त क्रमांक:13942/2023

दस्त क्रमांक:वसई3/13942/2023




दस्तावा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम:मे.नवकार होम्म टाऊनशीप एलएलपी, चे भागीदार सुरेश बी, बैन तर्फे कु.मु.म्हणून राजेश शामदासानी पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: एम. पी. रुम नं. 10, 1ला मजला, बिश्विम टाईप-ए, नवकार सिटी फेस-२, व्हिजेज जुबंद, नायगाव पूर्व, तालुका वसई, जिल्हा - पालघर, ब्लॉक नं. -, रोड नं. - AAKFN4S09J, महाराष्ट्र, उरण, पिन नंबर:	लिहून देणार वय :- स्वाधरी:- <i>Shom</i>		
2	नाम:मनोज शर्मा - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सखरा टोला, गणेशपुर, पोस्ट - गोपालपुर, सखरा, पश्चिमी चम्पारण, बिहार, ब्लॉक नं. -, रोड नं. -DLSPS5946D, बिहार, पश्चिम कू:आंपाराण, पिन नंबर:	लिहून देणार वय :-49 स्वाधरी:- <i>मनोज शर्मा</i>		
3	नाम:फूलपरी देवी - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सखरा टोला, गणेशपुर, पोस्ट - गोपालपुर, सखरा, पश्चिमी चम्पारण, बिहार, ब्लॉक नं. -, रोड नं. -JUNPO8719N, बिहार, पश्चिम कू:आंपाराण, पिन नंबर:	लिहून देणार वय :-47 स्वाधरी:- <i>फूलपरी देवी</i>		

वरील दस्तऐवज करून देणार तयारकीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ:05 / 07 / 2023 09 : 17 : 42 AM

अंदाज:-

दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख समती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत ग्राम माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार मे.नवकार होम्म टाऊनशीप एलएलपी, चे भागीदार सुरेश बी, बैन तर्फे कु.मु.म्हणून राजेश शामदासानी	05/07/2023 09:17:57 AM	राजेश भगवानदास शामदासानी M XXXX XXXX 8731 
2	लिहून देणार मनोज शर्मा - -	05/07/2023 09:18:12 AM	मनोज शर्मा M XXXX XXXX 1511 
3	लिहून देणार फूलपरी देवी - -	05/07/2023 09:18:27 AM	फूलपरी देवी F XXXX XXXX 3976 

शिक्रा क्र.4 ची वेळ:05 / 07 / 2023 09 : 18 : 27 AM

शिक्रा क्र.5 ची वेळ:05 / 07 / 2023 09 : 18 : 37 AM नोंदणी पुस्तक 1 मध्ये

Sub Registrar, Vasai
सह. दुय्यम निबंधक वर्ग-३
वसई क्र. ३



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NAVKAR HOMES TOWNSHIP LLP	eChallan	69103332023033113021	MH018023946202223E	237100.00	SD	0002403509202324	05/07/2023
2		DHC		0407202310061	1700	RF	0407202310061D	05/07/2023
3	NAVKAR HOMES TOWNSHIP LLP	eChallan		MH018023946202223E	30000	RF	0002403509202324	05/07/2023

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

13942 /2023

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वसई-३
दस्त क्र. 1300510/2023
14/14

प्रमाणित करण्यात येते की
सदर दस्तामध्ये एकूण... 14 ...पाने आहेत
पुस्तक क्र. 1 चे अनुक्रमांक... 1300510
वर दिनांक... 11/07/2023 रोजी नोंदला

सह. दुय्यम निबंधक वर्ग-२
वसई क्र. ३



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वमई 3

05/07/2023

दस्त क्रमांक : 13942/2023

नोंदणी :

Regn:63m

गावाचे नाव : जुचंद्र

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3387129
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्ट्याकार आकारणी देणे की पट्टेदार ते नमूद करावे)	2359000
(4) भू-मापन, पोट्टिस्मा व धरक्रमांक (अमल्यास)	1) पालिकेचे नाव: पालघर इतर वर्णन : इतर माहिती: मोजे जुचंद्र, विभाग 5, मदतिका क्र. 2108, 21 वा मजला, नवकार एम्पायर विल्डिंग, विल्डिंग/विंग एच 2, एच 3, विल्डिंग टाईप एच 1, एच 2, एच 3, एच 4, नवकार सिटी फेम 1 पार्ट-9, मोजे जुचंद्र, डॉन वॉस्को शाळा जवळ, नायगाव पूर्व, तालुका वमई, जिल्हा पालघर, क्षेत्रफळ 27.92 चौ. मी. मदतिका कार्पेट एरिया व 10.59 चौ. मी. बाल्कनी व इतर कार्पेट एरिया एकूण क्षेत्रफळ 38.51 चौ. मी. कार्पेट एरिया म्हणजे 42.361 चौ. मी. विल्ट अप एरिया ((Survey Number : नवीन मर्वे नं. 335 आणि 332, हिस्सा नं. 2, 2 ;))
(5) क्षेत्रफळ	1) 42.361 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तगवेज करून घेणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- नवकार होम टाऊनशीप एलएलपी, चे भागीदार सुरेश बी. जेन तर्फे कु.मु. म्हणून राजेश शामदासानी वय:- पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- एम. पी. कम नं. 10, 1वा मजला, विल्डिंग टाईप-ए, नवकार सिटी फेम-9, व्हिलेज जुचंद्र, नायगाव पूर्व, तालुका वमई, जिल्हा - पालघर, ब्लॉक नं:-, रोड नं:- AAKFN4809J, महाराष्ट्र, ठाणे, पिन कोड:-401208 पॅन नं:-
(8) दस्तगवेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मनोज शर्मा - - वय:-49; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- सखरा टोला, गणेशपुर, पोस्ट - गोपालपूर, सखरा, पश्चिमी चम्पारण, बिहार, ब्लॉक नं:-, रोड नं:- DLSPS5946D, बिहार, पश्चिम कु: आंधाराण, पिन कोड:-845307 पॅन नं:- 2): नाव:- भूलपरी देवी - - वय:-47; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- सखरा टोला, गणेशपुर, पोस्ट - गोपालपूर, सखरा, पश्चिमी चम्पारण, बिहार, ब्लॉक नं:-, रोड नं:- IUNPD8719N, बिहार, पश्चिम कु: आंधाराण, पिन कोड:-845307 पॅन नं:-
(9) दस्तगवेज करून दिल्याचा दिनांक	05/07/2023
(10) दस्त नोंदणी केल्याचा दिनांक	05/07/2023
(11) अनुक्रमांक, खंड व पृष्ठ	13942/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	237100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) गेरा	

सह. दुय्यम निबंधक वर्ग-२
वसई क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

7/5/23, 9:19 AM

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Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NAVKAR HOMES TOWNSHIP LLP	eChallan	69103332023033113021	MH018023946202223E	237100.00	SD	0002403509202324	05/07/2023
2		DHC		0407202310061	1700	RF	0407202310061D	05/07/2023
3	NAVKAR HOMES TOWNSHIP LLP	eChallan		MH018023946202223E	30000	RF	0002403509202324	05/07/2023

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