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534/7062

Monday, June 28, 2021

11:59 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 7721

दिनांक: 28/06/2021

गावाचे नाव: गोखिवरे

दस्तऐवजाचा अनुक्रमांक: वसई5-7062-2021

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: कुलमुखत्यार घेणार- गुरुद्वारा श्री गुरु सिंह साभा तर्फे अध्यक्ष सुरेंद्रसिंह बुद्धसिंह सेठी -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1120.00

पृष्ठांची संख्या: 56

एकूण:

रु. 1220.00

आपणाम मूळ दस्त , थंवनेल प्रिंट, सूची-२ अंदाजे

12:16 PM ह्या वेळेस मिळेल.

Joint S R Kasai-5

वाजार मुल्य: रु.0/-

मोबदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

प्रह दुय्यम निबंधक वर्ग-२

वसई क्र. ५

1) देयकाचा प्रकार: DHC रकम: रु.1120/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1806202103291 दिनांक: 28/06/2021

वॅकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002809654202122E दिनांक: 28/06/2021

वॅकेचे नाव व पत्ता:

Sunder Singh Telles





CHALLAN  
MTR Form Number-6



MH002809654202122E		BARCODE		Date 28/06/2021-09:53:26		Form ID 48(f)	
Department Inspector General Of Registration				Payer Details			
Stamp Duty		TAX ID / TAN (If Any)					
Registration Fee		PAN No.(If Applicable)		AAATG0775G			
Name VS13_VASAI NO 3 JOINT SUB REGISTRAR		Full Name		GURUDWARA SHREE GURU SINGH SABHA			
Address PALGHAR		Flat/Block No.		S NO 64, H NO 3, S.NO. 278, H.NO.23			
2021-2022 One Time		Premises/Building					
Account Head Details		Amount In Rs.		Road/Street			
46401 Stamp Duty		500.00		GOKHIWARE			
63301 Registration Fee		100.00		Area/Locality			
				VASAI			
				Town/City/District			
				PIN			
				4 0 1 2 0 8			
वसई - ५		Remarks (If Any)					
दस्तावेज १०६२ / २०२१		PAN2=ABFPL5079C-SecondPartyName=DEVENDRA RAJNIKANT					
१ / १६		LADHANI-					
		Amount In		Six Hundred Rupees Only			
		600.00		Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				69103332021062811164		2688238820	
Cheque/DD No.				Bank Date		RBI Date	
				28/06/2021-09:54:27		Not Verified with RBI	
Name of Bank				Bark-Branch			
				IDBI BANK			
Name of Branch				Scroll No. , Date			
				Not Verified with Scroll			

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 1111111111  
१. चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजाची लागू आहे. नोंदणी न करावयाच्या दस्तावेजाची सदर चालन लागू







## GENERAL POWER OF ATTORNEY

TO ALL WHOM THESE PRESENTS SHALL COME, WE,  
1] MR. DEVENDRA RAJNIKANT LADHANI, aged 47 years, (PAN ABFPL5079C), 2] M/S. SAI RYDAM REALTORS PRIVATE LIMITED (CIN U45202MH2009PTC195216), (PAN AANCS5715Q) through its authorized signatory MR. ANIL RAMCHANDRA GUPTA and 3] M/S. RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED (CIN U45400MH2010PTC203490), (PAN AAECR8508H), a company incorporated and registered under the provisions of the Companies Act, 1956 and having its collectively registered Office address at:- D-II/1 & 2, Aakanksha Commercial Complex, Achole Road, Nallasopara (East), Taluka : Vasai, District : Palghar - 401 209 through its authorized signatory MR. ANIL RAMCHANDRA GUPTA, (hereinafter all collectively referred to as "the Executants") do hereby SEND GREETINGS:-

*Rashmi Ameya*

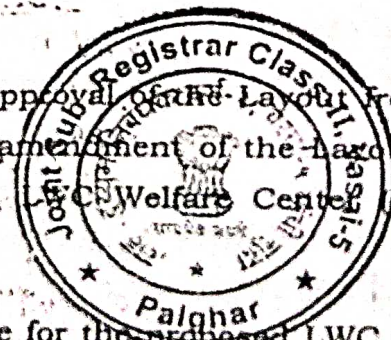
*Devendra*

*Anil Ramchandra Gupta*



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WHEREAS:

- a. By and under diverse registered Conveyance Deeds/Sale Deed, Executants are the absolute owners of and seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of contiguous lands bearing Survey No. 62, Hissa No. 1 and 7; Survey No. 63 Hissa No. 2/1, 2/2 and 3; Survey No. 64 Hissa No. 2 and 3; Survey No. 65; Survey No. 68 Hissa No. 1, 2 and 3; Survey No. 69 Hissa No. 1, 2, 3, 4 and 5; Survey No. 72; Survey No. 73; Survey No. 75 Hissa No. 1, 2/1, 2/2, 3, 4, 5 and 7; Survey No. 76; Survey No. 77 Hissa No. 2,3,4,5,6 and 7; Survey No. 81 Hissa No. 5, 6, 8, 9, 13, 14, 16, 18, 22 and 23; Survey No. 82 Hissa No. 5, 7, 8/1 and 9; Survey No. 83 Hissa No. 1/pt.; Survey No. 84 Hissa No. 3, 4 6/pt., 7/pt., 8, 10 and 11; Survey No. 85 Hissa No. 3B, 9, 10 and 12; Survey No. 87 Hissa No. 1A, 1B, 1C, 2A & 2B; Survey No. 88 Hissa No. 1A, 1B, 2A, 2B; Survey No. 89 Hissa No. 1, Survey No. 271, Survey No. 272, Survey No. 273, Survey No. 274 Hissa No. 1, 2 and 3; Survey No. 275 Hissa No. 1 and 2; Survey No. 276 Hissa No. 1, 2, 3 and 4; Survey No. 277 Hissa No. 2 and 3; Survey No. 278 Hissa No. 1, 2 and 3; Survey No. 279 Hissa No. 1; Survey No. 280 Hissa No. 1, 2, 3, 4 and 5 of Village Gokhiware, Taluka Vasai, District Palghar and more particularly described in the FIRST SCHEDULE hereunder written (hereinafter referred to as the "said Larger Property").
- b. The Executants have jointly agreed to develop the said Larger Property and have accordingly prepared and submitted a layout in respect of the said Larger Property to the Vasai Virar City Municipal Corporation (VCCMC).
- c. The Executants has got the approval of the Layout from the VCCMC and now has applied for the amendment of the Layout, wherein the said Property falls under the LWC Welfare Center (Nursing Home) reservation.
- d. The Commencement Certificate for the proposed LWC Welfare Center (Nursing Home) in Sector II (Other) on land bearing Survey No. 64, Hissa No. 3 & Survey No. 278, Hissa No. 2 is granted by the VASAI-VIRAR CITY MUNICIPAL CORPORATION (VCCMC) vide Order No.



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वसई - ५
दस्ता क्र. १०६२/२०२१
५ / ५२

VVCMC/TP/CC/VP-0329, 0815 & 0509/485/2019-20 dated 23/03/2020.

e. VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-0329, 0815 & 0509/29/2020-21 dated 28<sup>th</sup> October 2020 on the terms and conditions mentioned therein.

f. By and under Agreement for Sale of even date registered with the Office of Sub Registrar of Assurances at Vasai - 5 under Regd. No. 7061 of 2021 ("Agreement for Sale") made and executed by and between Executants therein referred to as Sellers, Mr. Anil Ramchandra Gupta, therein referred to as Confirming Party and **GURUDWARA SHREE GURU SINGH SABHA** therein referred to as the purchasers of the Other part, Executants herein and Sellers therein agreed to sell, assign, assure, transfer and convey the Property i.e. land bearing Survey No.64, Hissa No.3, Area admeasuring **80-90-00 R. Sq. Mtrs., Out of Area admeasuring 11-93-50 R. Sq. Mtrs.,** Assessment **Rs.809.00 Ps.,** Survey No.278, Hissa No.2, Area admeasuring **77-30-00 R. Sq. Mtrs., Out of Area admeasuring 6-33-80 R. Sq. Mtrs.,** Assessment **Rs.773.00 Ps.,** and Survey No.278, Hissa No.3, Area admeasuring **47-30-00 R. Sq. Mtrs. P.K. 30-30-00 R. Sq. Mtrs., Out of Area admeasuring 0-04-72 R. Sq. Mtrs.,** Assessment of **Rs.2.50 Ps., Total sale area admeasuring 18-32-02 R. Sq. Mtrs.** alongwith present sanctioned and approved Nursing Home **FSI area admeasuring 2687.43 R. Sq. Mtr. Built-up area having Stilt + Ground + 5<sup>th</sup> Upper Floors(Part) of Building No.1 in Sector II (Other) (as per revised amendment plan dated 28/10/2020)** being situated at Village Gokhiware, Taluka Vasai and District Palghar and more particularly described on the SECOND SCHEDULE herein under free from all encumbrances, charges and liens for the consideration and on the terms and conditions contained therein under **"the Property"**; together with all benefits of present and subsequent area ratio arising/generated from the said property.

g. In terms of the Agreement for Sale, the Executants have jointly appointed **GURUDWARA SHREE GURU SINGH SABHA**, the purchasers under the Agreement for Sale and through their office

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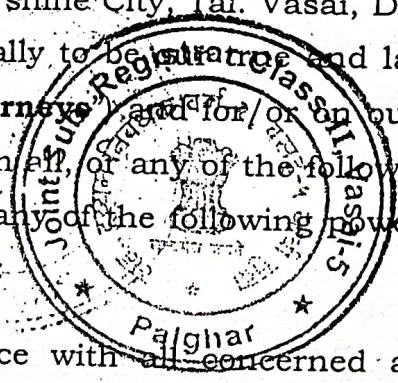


वसा नं. १०६२  
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representative 1] **MR. SURINDERSINGH BUDHSINGH SETHI** (President) (PAN No: ADYPS1138G) and 2] **MR. KARAMJITSINGH BHAGATSINGH CHHABRA** (Vice-President) (PAN No: AAVPC5248F) jointly and severally (hereinafter collectively referred to as "the Attorneys") as our true and lawful attorney and confer upon them certain powers and authorities hereinafter contained, *inter alia*, to enable the purchasers i.e. **GURUDWARA SHREE GURU SINGH SABHA** and their office representative 1] **MR. SURINDERSINGH BUDHSINGH SETHI** (President) and 2] **MR. KARAMJITSINGH BHAGATSINGH CHHABRA** (Vice-President), jointly and severally to do various acts, deeds and things as mentioned hereinafter;

**NOW KNOW ALL MEN AND THESE PRESENTS WITNESSETH THAT**

1] **MR. DEVENDRA RAJNIKANT LADHANI**, 2] **M/S. SAI RYDAM REALTORS PRIVATE LIMITED** and 3] **M/S. RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED**, the Executants above named, doth hereby irrevocably, nominate, constitute and appoint **GURUDWARA SHREE GURU SINGH SABHA, (PAN AAATG0775G)**, having its registered office address at:- 17/A, Ambadi Road, Navghar, Vasai (West), Taluka Vasai, District Palghar through their office representative 1] **MR. SURINDERSINGH BUDHSINGH SETHI** (President) (PAN No: ADYPS1138G), age about 74 years, Indian Inhabitant, Residing at: Ek Simer Bungalow, Plot No.11, Bhabola Naka, Near Sai Baba Temple, Sandor, Vasai-West, Tal. Vasai, Dist. Palghar 401 202 and 2] **MR. KARAMJITSINGH BHAGATSINGH CHHABRA** (Vice-President) (PAN No: AAVPC5248F), age about 74 years, Indian Inhabitant, Residing at: A/704, Evershine Solitaire CHS Ltd., Near Reliance Fresh, Evershine City, Tal. Vasai, Dist. Palghar 401 208 acting whether jointly or severally to be attorneys and lawful attorneys, (hereinafter referred to as "the Attorneys") and for/ or on our behalf and in our name to do, execute and perform all, or any of the following acts, deeds, matters and things and to execute any of the following powers, authorities, discretions in respect of the Property:



- 1) 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

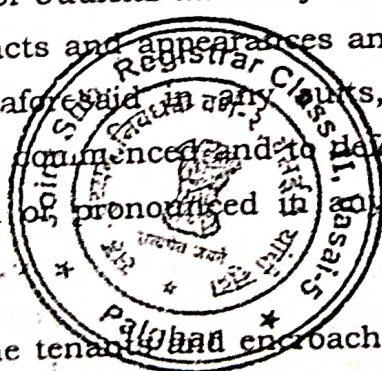
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REG. NO.	12022
DATE	1/1/22

Authority/Gram Panchayat, Thasildar, Talathi or any other authority for the purpose of perfecting my title to the said property.

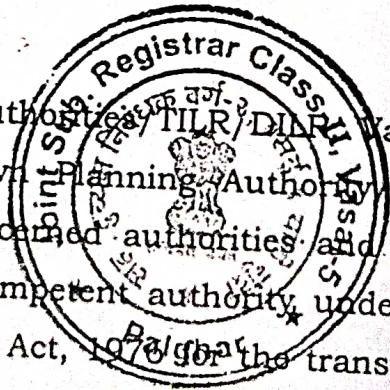
- 2) TO APPLY and obtain from the income tax officer, income tax Clearance certificate under Section 230-A of the income tax Act 1961 for the purpose of registration of the Conveyance and/or other documents of transfer in respect of the said property that may be executed by the said Attorney.
- 3) TO ENTER upon the said property and to take possession of the said property either along or alone for the purpose of commencing work on the said property.
- 4) 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.
- 5) TO SIGN, verify and execute Plaints, Affidavits, Written statements, Counter claims, appeals, reviews, applications, affidavits, authorities, compromise pursues and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever in any Court of law or Equity whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial authority established by me lawful Attorney and to do all acts and appearances and applications in any such court or courts aforesaid in any suits, actions, appeals or proceedings, brought or commenced and to defend answer or Decree to be had given, taken or pronounced in any such suits, actions, appeals, proceedings.
- 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.





वसति क्र.	१०६२/३०२९
	६-१-७६

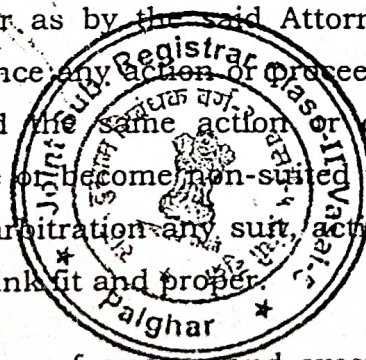
- 8) TO EXECUTE Agreement for Sale of the said property or any part thereof, described in the schedule hereunder written or any part thereof and/or other premises in respect of the said property.
- 9) TO SELL and dispose off the said property or any part thereof or all on ownership basis and/or in any 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 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, TILR/DIAR, Vasai - Virar City Municipal Corporation/Town Planning Authority, Gram Panchayat/Collector and all other concerned 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.





वसई - ५	IV
दस्ता क्र. १०६५	१२०२१
७-	१३

- 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, 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 in respect of the said property.
- 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 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.
- 17) 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 appear in any Police Station, Court and before all Courts, Magistrate or Judicial or other officers whatsoever, as by the said Attorney shall be thought advisable and to commence any action or proceedings in any court of justice or authority and the same action or other proceedings to prosecute or discontinue or become non-suited therein and to settle, compromise or refer to arbitration any suit, action or proceedings as the said Attorney may think fit and proper.
- 18) FOR THE BETTER doing performance and executing all the matters and things aforesaid, I hereby further grant the said Attorney full power and authorities 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

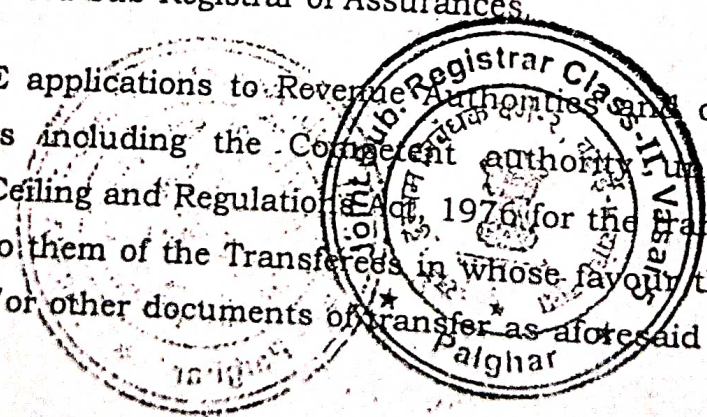




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appointment from time to time and others in place of such Attorney, to sub-let our attorney's power any other person as the said Attorney shall from time to time think fit and proper.

- 19) 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 from the office of the Sub-Registrar after its compliance in all respects.
- 20) 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.
- 21) TO LODGE Agreements, Conveyance or Conveyances, Deeds, documents or writings or agreement for sale, lease and/or other documents of transfer that may be signed by us for registration before the concerned Sub-Registrar of Assurances.
- 22) 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 them of the Transferees in whose favour the Conveyance, lease and/or other documents of transfer as aforesaid may have been executed.
- 23) 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.





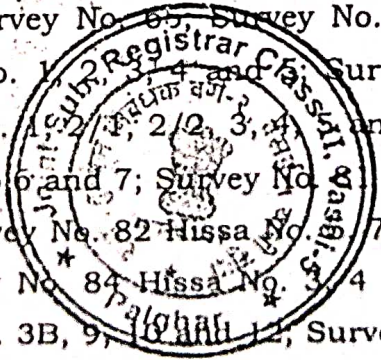
- 24) The acts done by our said Attorney in pursuance of this Power of Attorney shall be binding on us & on our heirs, executors, administrators, assigns.
- 25) THE POWERS herein contained or any of them may be exercised by the said Attorney personally or through substitute or substitutes and the Attorney are hereby authorised to appoint and/or remove any substitutes or agent so appointed at his pleasure on such terms and conditions as said Attorney may deem fit and proper.
- 26) 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.
- 27) 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.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

**(Description of the said Larger Property)**

All that piece and parcel of contiguous lands bearing Survey No. 62, Hissa No. 1 and 7; Survey No. 63 Hissa No. 2/1, 2/2 and 3; Survey No. 64 Hissa No. 2 and 3; Survey No. 65, Survey No. 68 Hissa No. 1, 2 and 3; Survey No. 69 Hissa No. 1, 2, 3, 4 and 5; Survey No. 72; Survey No. 73; Survey No. 75 Hissa No. 1, 2, 3, 4 and 7; Survey No. 76; Survey No. 77 Hissa No. 2, 3, 4, 5, 6 and 7; Survey No. 81 Hissa No. 5, 6, 8, 9, 13, 14, 16, 18, 22 and 23; Survey No. 82 Hissa No. 7, 8/1 and 9; Survey No. 83 Hissa No. 1/pt.; Survey No. 84 Hissa No. 3, 4 6/pt., 7/pt., 8, 10 and 11; Survey No. 85 Hissa No. 3B, 9, 10, 11, 12; Survey No. 87 Hissa No. 1A, 1B, 1C, 2A & 2B; Survey No. 88 Hissa No. 1A, 1B, 2A, 2B; Survey No. 89 Hissa No. 1, Survey No. 271, Survey No. 272, Survey No. 273, Survey No. 274 Hissa No. 1, 2 and 3; Survey No. 275 Hissa No. 1 and 2; Survey No. 276



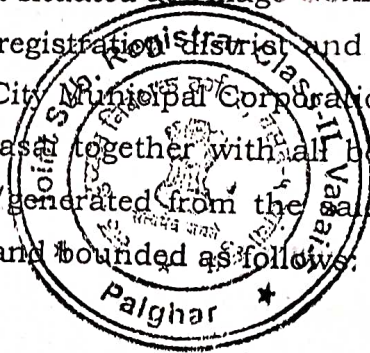


बसा.प्र. ७०६२ / २०३३
१२/५६

Hissa No. 1, 2, 3 and 4; Survey No. 277 Hissa No. 2 and 3; Survey No. 278 Hissa No. 1, 2 and 3; Survey No. 279 Hissa No.1; Survey No. 280 Hissa No. 1, 2, 3, 4 and 5 of Village Gokhiware, Taluka Vasai, District Palghar.

**THE SECOND SCHEDULE ABOVE REFERRED TO:  
(Description of the Property)**

All that piece and parcel of land bearing Survey No. 64, Hissa No. 3, Area admeasuring 80-90-00 R. Sq. Mtrs, Out of Area admeasuring 11-93-50 R. Sq.Mtrs, Assessment Rs.809.00 Ps., Survey No. 278, Hissa No. 2, Area admeasuring 77-30-00 R. Sq. Mtrs, Out of Area admeasuring 6-33-80 R. Sq.Mtrs, Assessment Rs.773.00 Ps., and Survey No. 278, Hissa No. 3, Area admeasuring 0-47-30 H. R. Sq.Mtrs. P.K. 0-30-30 H. R. Sq.Mtrs., Out of Area admeasuring 0-04-72 R. Sq.Mtrs, Assessment Rs.2.50 Ps., Total sale area admeasuring 18-32-02 R. Sq.Mtrs. alongwith present sanctioned and approved Nursing Home FSI area admeasuring 2687.43Sq. Mtr. Built-up area having Stilt+ Ground + 5<sup>th</sup> Upper Floors(Part) of Building No.1 in Sector II (Other) (as per revised amendment plan dated 28/10/2020), lying, being and situated at Village Gokhiware, Taluka - Vasai, District - Palghar, within the registration district and Sub-District of Vasai, within the area of Vasai-Virar City Municipal Corporation, within the limits of Sub-Registrar of Assurance, Vasai together with all benefits of present and subsequent area ratio/arising/generated from the said property and which portion of the Larger Property and bounded as follows:



**1] The said Survey No. 64, Hissa No. 3 is bounded as follows:-**

- On or towards the East by: By land bearing S.no.62/1
- On or towards the West by: By land bearing S.no.64/1
- On or towards the North by: By land bearing S.no.63/2/1
- On or towards the South by: By land bearing S.no.278/2

**2] The said Survey No. 278, Hissa No. 2 is bounded as follows:-**

- On or towards the East by: By land bearing S.no.65/1
- On or towards the West by: By land bearing S.no.278/3
- On or towards the North by: By land bearing S.no.64/1
- On or towards the South by: By land bearing S.no.278/1

*[Handwritten signatures and marks at the bottom of the page]*



वसई - 4
वसई क्र. १०६३ / २०२२
१३
१६

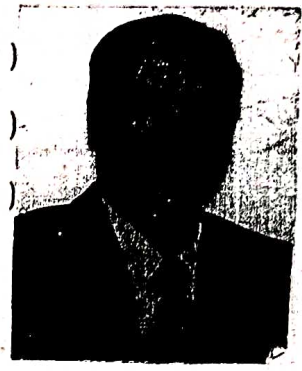
3] The said Survey No. 278, Hissa No. 3 is bounded as follows:

- On or towards the East by: By land bearing S.no.278/2
- On or towards the West by: By land bearing S.no.278/4
- On or towards the North by: By land bearing S.no.64/2
- On or towards the South by: By land bearing S.no.278/1

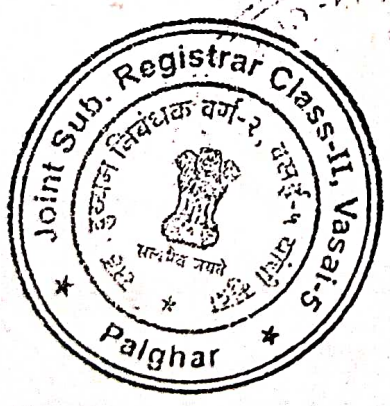
IN WITNESS WHEREOF, WE 1] MR. DEVENDRA RAJNIKANT LADHANI, (PAN ABFPL5079C), 2] M/S. SAI RYDAM REALTORS PRIVATE LIMITED (CIN U45202MH2009PTC195216),(PAN AANCS5715Q) and 3] M/S. RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED (CIN U45400MH2010PTC203490), (PAN AAECR8508H), have subscribed our respective hands on these presents this 28<sup>th</sup> day of June, 2021 (Two Thousand and Twenty One).

SIGNED AND DELIVERED BY  
the within named "Executants"

1] MR. DEVENDRARAJNIKANTLADHANI

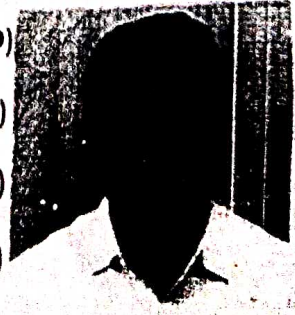


*Devendra*



2] M/S. SAI RYDAM REALTORS PRIVATE LIMITED

through its Authorised Signatory  
MR. ANIL RAMCHANDRA GUPTA  
Duly authorised vide Board Resolution  
passed by Board of Directors



*Anil*



दस्तावेज क्र. 1006/2020/2020  
98 / 100

In the meeting held on 22/06/2020

**J/M/S. RASHMI AMEYA DEVELOPERS HOUSING**

**& ESTATE REALTORS PRIVATE LIMITED**

through its Authorised Signatory

**MR. ANIL RAMCHANDRA GUPTA**

Duly authorised vide Board Resolution

passed by Board of Directors

in the meeting held on 23/06/2020

in the presence of



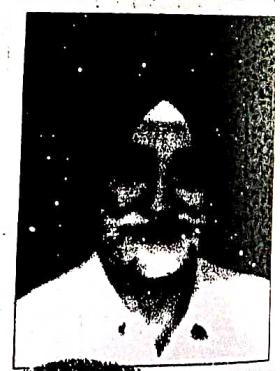
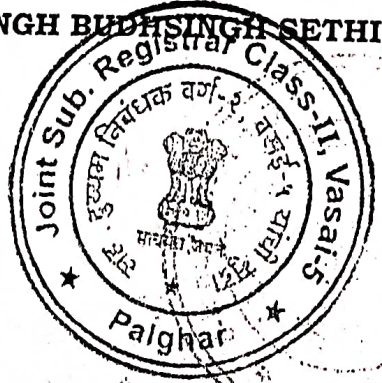
EXECUTANTS

SPECIMEN SIGNATURE OF  
ATTORNEY HOLDER

**GURUDWARA SHREE GURU SINGH SABHA**

Represented by its office

1] **MR. SURINDERSINGH BUDHSINGH SETHI** (President)



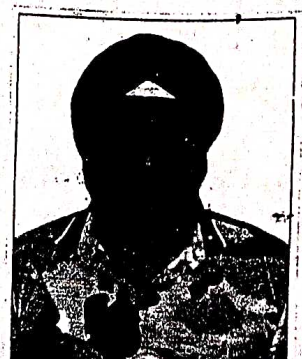
Surinder Singh Se

2] **MR. KARAMJITSINGH BHAGATSINGH CHHABRA** (Vice-President)

for verification,

Identified by me

Advocate





गावाचे नाव : गोखिवरे

करारनामा

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वसई - 4 IV

दस्ता क्र. 7061/2021

97/58

1) पालिकेचे नाव:पालघर इतर वर्णन : , इतर माहिती: , इतर माहिती: गाव मोजे गोखिवरे,ता.दु.नि.वसई,जिल्हा पालघर,येथील सर्वे नं. 64,हिस्सा नं. 3,क्षेत्र 80-90-00 आर. चौ. मी.,यापैकी क्षेत्र 11-93-50 आर. चौ. मी.,आकारणी रु. 809.00 पै.,सर्वे नं. 278,हिस्सा नं. 2,क्षेत्र 77-30-00 आर. चौ. मी.,यापैकी क्षेत्र 6-33-20 आर. चौ. मी.,आकारणी रु. 773.00 पै.,आणि सर्वे नं. 278,हिस्सा नं. 3,क्षेत्र 47-30-00 आर. चौ. मी.,पो.ख. 30-30-00 आर. चौ. मी.,यापैकी क्षेत्र 0-04-72 आर. चौ. मी.,आकारणी रु. 2:50 पै.,एकुण विक्री क्षेत्र 18-32-02 आर. चौ. मी.,सोबत मंजूर नर्सिंग होम एफएसआय चे क्षेत्र 2687.43 चौ. मी. विल्टअप,स्टिन्ट+तळ+पाच वरचे मजले(पार्ट),बिल्डींग नं. 1,सेक्टर 2(इतर),(दिनांक 28/10/2020 रोजीच्या सुधारित दुरुस्ती योजनेनुसार),( ( Survey Number : 64; हिस्सा नं. 3, सर्वे नं. 278, हिस्सा नं. 2, 3 ; ) )

1) 2687.43 चौ.मीटर

- 1): नाव:-देवेन्द्र रजनिकांत लधानी तर्फे कु. सु. भावेश मानकर वय:-30; पत्ता:-प्लॉट नं: ऑफिस डी-2/1 आणि 2, माळा नं: -, इमारतीचे नाव: आकांक्षा कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: -, रोड नं: आचोळे रोड, नालासोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-ABFPL5079C
- 2): नाव:-मे. साई रिदम रियल्टर्स प्रायवेट लिमिटेड तर्फे ऑथोरॉइज्ड मिग्रेटरी अनिल रामचंद्र गुप्ता कु. सु. भावेश मानकर वय:-30; पत्ता:-प्लॉट नं: ऑफिस डी-2/1 आणि 2, माळा नं: -, इमारतीचे नाव: आकांक्षा कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: -, रोड नं: आचोळे रोड, नालासोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-AANCS5715Q
- 3): नाव:-मे. रश्मी अमेया डेव्हलपर्स हीसिंग अॅण्ड ईस्टेट रियल्टर्स प्रायवेट लिमिटेड तर्फे ऑथोरॉइज्ड मिग्रेटरी अनिल रामचंद्र गुप्ता कु. सु. भावेश मानकर वय:-30; पत्ता:-प्लॉट नं: ऑफिस डी-2/1 आणि 2, माळा नं: -, इमारतीचे नाव: आकांक्षा कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: -, रोड नं: आचोळे रोड, नालासोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-AAEGR8508H
- 4): नाव:-मान्यता देणार - अनिल रामचंद्र गुप्ता तर्फे कु. सु. भावेश मानकर वय:-30; पत्ता:-प्लॉट नं: ऑफिस डी-2/1 आणि 2, माळा नं: -, इमारतीचे नाव: आकांक्षा कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: -, रोड नं: मजावट कॉम्प्लेक्स मनोर, आचोळे रोड, नालासोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-AFFPG2243D

- 1): नाव:-गुरुद्वारा श्री गुरु सिंह साभा तर्फे अध्यक्ष सुरेंद्रसिंह बुद्धसिंह सेठी वय:-40; पत्ता:-प्लॉट नं: 17/ए, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: आंबाडी रोड, नवघर, वसई प, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AAATG0775G
- 2): नाव:-गुरुद्वारा श्री गुरु सिंह साभा तर्फे उपाध्यक्ष करमजीतसिंह भगतसिंह छत्रा वय:-40; पत्ता:-प्लॉट नं: 17/ए, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: आंबाडी रोड, नवघर, वसई प, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AAATG0775G

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नोंदणी करून दिल्याचा दिनांक

नोंदणी केल्याचा दिनांक

दस्ता क्रमांक, खंड व पृष्ठ

जारा भावाप्रमाणे मुद्रांक शुल्क

जारा भावाप्रमाणे नोंदणी शुल्क

ग

नामाची विचागत घेतलेला तपशील:-

शुल्क आकारताना निवडलेला अनुच्छेद :-

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



वसई - ५	IV
दिनांक.	०६/२/२०२१
	१०/१९

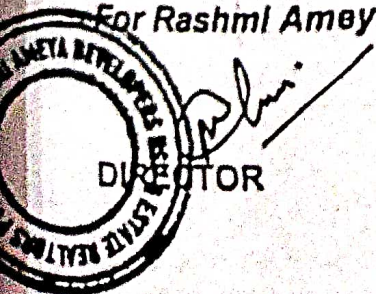
**Rashmi Ameya Developers Housing & Estate Realtors Pvt. Ltd.**  
 Office: DI-DII/Aankksha Commercial Complex, Opp. Ratnakar / HDFC Bank, Achole Road, Malhapur (E), 401

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY AT ITS MEETING HELD ON 23-06-2020 AT 5 P.M. AT THE REGISTERED OFFICE OF THE COMPANY.**

"RESOLVED THAT the Company be and is hereby appointed Mr. Anil Gupta as an Authorised Representative of the Company to facilitate the deals for the purpose of Land Developments Sub Developments, Conveyances and Agreement For Sale for the various pieces and parcels of freehold non- agricultural or any piece and parcel of lands situated at the Village Gokhivira, Taluka-Vasai, District-Palghar- State--Maharashtra- and held in the name of the Company and to sign and execute for and on behalf of the company, all Documents including Deeds, Conveyances, Agreements, Undertakings, Understandings, Affidavits, Declaration, Bonds and writings required for registration before Registrar or any other forms to be filed and also make appearances as may be necessary or required before the Central/State Governments, Semi Government, Municipal or Local Authorities, Registrar of Assurance, Stamp Authorities or any other concerned Authorities and to take all such steps, actions and decisions necessary or required, & handle all the matters relating to the same as may be required from time to time."

It is further RESOLVED THAT any one of the directors of the company be and is hereby authorized to sign and furnish the certified copy of the forgoing Resolution to the concerned.

**CERTIFIED TRUE COPY**  
**For Rashmi Ameya Developers Housing & Estate Realtors Pvt. Ltd.**







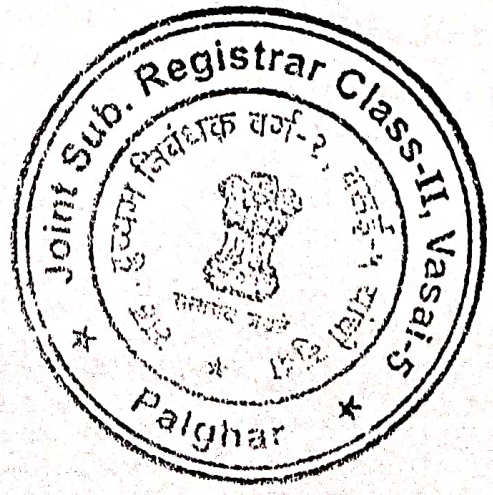
वसई - ५	IV
दस्त क्र.	५०६२ / २०२१
	१८ / १६

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY AT ITS MEETING HELD ON 22-06-2020 AT 4 P.M. AT THE REGISTERED OFFICE OF THE COMPANY.**

"RESOLVED THAT the Company be and is hereby appointed Mr. Anil Gupta as an Authorised Representative of the Company to facilitate the deals for the purpose of Land Developments Sub Developments, Conveyances and Agreement For Sale for the various pieces and parcels of freehold non- agricultural or any piece and parcel of lands situated at the Village Gokhivira, Taluka-Vasai, District-Palghar- State--Maharashtra- and held in the name of the Company and to sign and execute for and on behalf of the company, all Documents including Deeds, Conveyances, Agreements, Undertakings, Understandings, Affidavits, Declaration, Bonds and writings required for registration before Registrar or any other forms to be filed and also make appearances as may be necessary or required before the Central/State Governments, Semi Government, Municipal or Local Authorities, Registrar of Assurance, Stamp Authorities or any other concerned Authorities and to take all such steps, actions and decisions necessary or required, & handle all the matters relating to the same as may be required from time to time."

It is further RESOLVED THAT any one of the directors of the company be and is hereby authorized to sign and furnish the certified copy of the forgoing Resolution to the concerned.

CERTIFIED TRUE COPY  
 S. N. RYDAM REALTORS PVT. LTD.  
 DIRECTOR







महाराष्ट्र MAHARASHTRA

2019

23 JAN 2020

AS 380623



Sub-Treasury Officer,  
Vasai.  
22 JAN 2020  
Sub-Treasury Officer,  
Vasai.

वसई क्र. ४  
दस्त क्रमांक ६७५ / २०२०  
९ / २५



**POWER OF ATTORNEY**

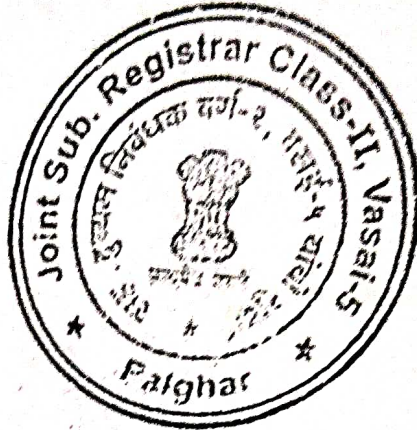


*LA*  
*Prudh*

*Rohan*  
*MSD*

*Prudh*





**POWER OF ATTORNEY**

TO ALL TO WHOM THESE PRESENTS SHALL COME, We  
1) **M/S. RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED (CIN U45400MH2010PTC203490)**, a company incorporated and registered under the provisions of the Companies Act, 1956, through its Director **MR. DHARMESH ARVIND GANDHI**, aged 42 years, having its registered office address at:- D-II/1 & 2, Aakanksha Commercial Complex, Achole Road, Nallasopara (East), Taluka : Vasai District : Palghar - 401 209,

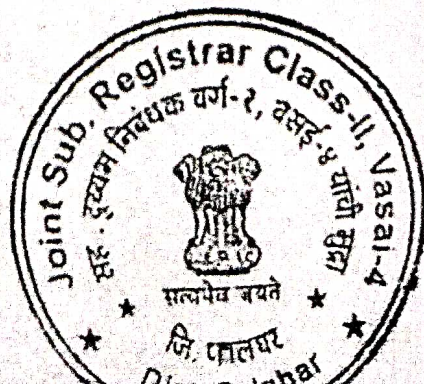
*Dharmesh* *AG*  
1

*Rashmi*

*Rashmi*

*R*

*Rashmi*





वसई क्र. ४  
वसई क्र. ७७५ / २०२०  
६ / २५

वसई - ५ IV  
वसई क्र. ७०६२ / २०२१  
२५ / २६

2) M/S. SAI RYDAM REALTORS PRIVATE LIMITED (CIN U45202MH2009PTC195216), a company incorporated and registered under the provisions of the Companies Act, 1956, through its Director MR. DHARMESH ARVIND GANDHI, aged 42 years, having its registered office address at:- D-II/1 & 2, Aakanksha Commercial Complex, Achole Road, Nallasopara (East), Taluka : Vasai, District : Palghar - 401 209; AND 3) MR. ANIL RAMCHANDRA GUPTA, aged 45 years, Indian Inhabitant, having address at:- D-II/1 & 2, Aakanksha Commercial Complex, Achole Road, Nallasopara (East), Taluka : Vasai, District : Palghar - 401 209; AND 4) MR. DEVENDRA RAJNIKANT LADHANI, aged - 44 years, Indian Inhabitant, having address at:- D-II/1 & 2, Aakanksha Commercial Complex, Achole Road, Nallasopara (East), Taluka : Vasai, District : Palghar - 401 209, SEND GREETINGS.

WHEREAS by and under diverse registered Conveyance Deeds/Sale Deed, the Owners are the absolute owners of and otherwise well and sufficiently entitled to their respective right, title and interest in the Agricultural and Non-agricultural lands, situated at Village - Gokhivare, Taluka - Vasai, District - Palghar, within the area of Vasai-Virar City Municipal Corporation, within the limits of Sub-Registrar of Assurance, Vasai and more particularly described in the SCHEDULE. (hereinafter referred to as the "SAID LARGER PROPERTY");

AND WHEREAS we are personally unable to execute registering various Development Agreements, Power of Attorney & others document before the Sub-Registrar. AND THEREFORE we are desirous of appointing some fit and proper person in our name and on our behalf to execute a document made and signed by/or between us and/or any other person/persons/Company by/or between us and any other person/persons/Company before the concerned Registrar/Authority.

NOW THEREFORE THESE PRESENTS WITNESS we, the said  
1) M/S. RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED through its Director MR. DHARMESH ARVIND GANDHI, AND 2) M/S. SAI RYDAM REALTORS PRIVATE LIMITED through its Director MR. DHARMESH ARVIND GANDHI AND 3) MR. ANIL RAMCHANDRA GUPTA AND 4) MR. DEVENDRA RAJNIKANT LADHANI do hereby jointly and severally nominate, constitute and appoint the 1) MR. BHAVESH HEMANT MANKAR,

*Bhavanth*

*Devendra*

*4/26*

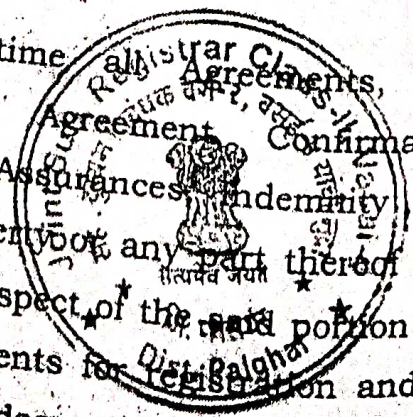
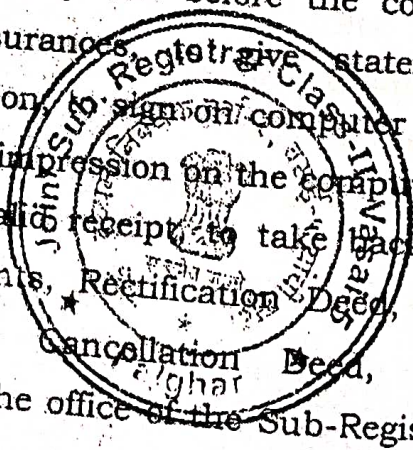


दस्त क्र. १०६३  
२६ / १६

दस्त क्रमांक ६७  
७

aged 32 years, 2) MR. PANKAJ DIGAMBER RASAL, aged 37 years, 3) MR. NAKUL RAGHUNATH SUTAR, aged 27 years, all Indian Inhabitant, having address at:- D-II/1 & 2, Aakanksha Commercial Complex, Achole Road, Nallasopara (East), Taluka : Vasai, District : Palghar - 401 209; to be our true and lawful Attorneys 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 :-

- 1) **TO ATTEND** before Sub-Registrar of Assurances and to execute and present for transfer and registration and admit execution by us of all Agreements, Documents, Rectification Deed, Development Agreement, Confirmation Deed, Cancellation Deed, Assignments, Assurances, Indemnity etc. or other instruments or writings the registration of which is compulsory and generally to do all things, necessary or expedient for registering the said deeds, instruments and writings or any of them as fully and effectually as us ourselves could do, in respect of the said property.
- 2) **TO PRESENT** all Agreements, Documents, Rectification Deed, Development Agreement, Confirmation Deed, Cancellation Deed, Assignments, Assurances, Indemnity etc. 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 Deeds, all Agreements, Documents, Rectification Deed, Development Agreement, Confirmation Deed, Cancellation Deed, Assignments, Assurances, Indemnity etc. from the office of the Sub-Registrar after its compliance in all respects.
- 3) **TO PRESENT** from time to time all Agreements, Documents, Rectification Deed, Development Agreement, Confirmation Deed, Cancellation Deed, Assignments, Assurances, Indemnity etc. or any writing in respect of the said property or any part thereof and also to execute transfer or surrender in respect of the said portion of the land and lodge the document or documents for registration and admit the execution of any such document or documents before the Sub-Registrar



*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*



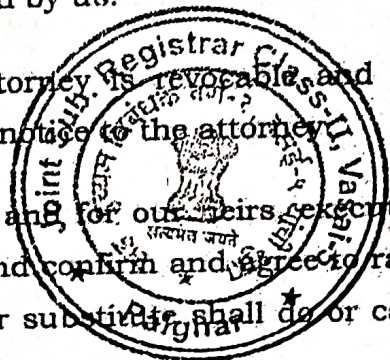
वसई क्र. ४  
 न क्रमांक ६७५ / २०२०  
 ८/२५

वसई - ५  
 वस्त क्र. १०६१ / २०२१  
 २० / १६

of Registrar of Assurances to admit the execution of any such document or documents before the concerned authorities.

- 4) **TO LODGE** for registration the documents that may be required of Assurances and to admit execution thereof.
- 5) **TO LODGE** the documents signed by us for registration before the concerned Sub-Registrar of Assurances.
- 6) **THIS** Power of Attorney is given for registration of the documents signed by us and not to sign any document. Any one from the aforesaid Power of Attorney Holders can execute the registration of documents which are signed and executed by us.
- 7) **THIS** Power of Attorney is revocable and can be revoke at any time without giving any notice to the attorney.

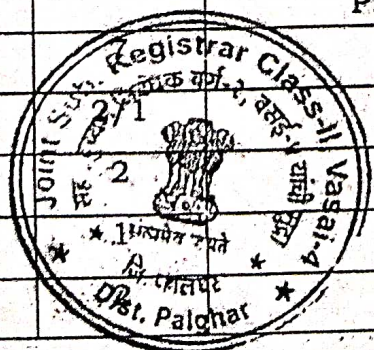
AND we ourselves and for our heirs, executors and administrators and agents do hereby ratify and confirm and agree to ratify and confirm whatsoever our said Attorney or their substitutes shall do or cause to be done by virtue of these presents.



**SCHEDULE**

All those pieces or parcels of vacant agricultural and Non-Agricultural lands situate lying and being at Village : **Gokhivare**, Taluka : **Vasai**, District : **Palghar** (old Thane) in the Registration Sub - District of Vasai :-

Sr. No.	Survey No.	Hissa No.	Area Admeasuring H.R./ sq. mtr	Assessment of Rs.
1.	62	1	1-32-80	1328.00
2.	62	2Pt.	0-63-90 P. K. 0-01-30	9-18
3.	62	3	0-02-0 P. K. 0-01-50	0-02
4.	62		0-35-00	350-00
5.	63		1-64-40	1644-00
6.	64		0-40-50	405-00
7.	69		0-10-5	0-30
8.	69		0-11-10	111-00



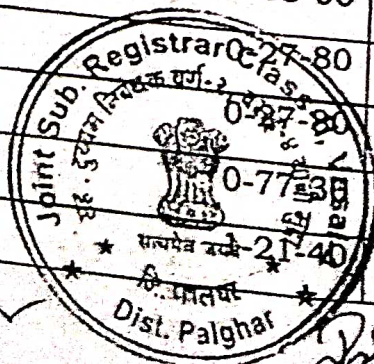
*Dhman* *Palghat* *mi* *4*



दस्ता क्र. 22 / 138

दस्ता क्रमांक 83  
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9.	69	3		0-14-20	14-20
10.	69	4		0-08-10	81-00
11.	69	5		0-02-00	2-00
12.	77	2		0-10-10	101-00
13.	77	5		0-32-90	329-00
14.	81	2		0-04-30	43-00
15.	81	6		0-05-80	58-00
16.	81	18		0-22-80	3-06
17.	83	1		0-43-30	5-81
18.	84	6		0-01-00	0-19
19.	87	2/B		0-07-60	1-64
20.	87	7		0-14-90	149-00
21.	88	1/A		0-25-00	4-15
22.	88	1/B		P. K. 0-00-80	4-16
23.	88	2/A		0-25-80	3-19
24.	88	2/B		P. K. 0-00-50	3-19
25.	271	-		0-34-90	3-19
26.	272	-		P. K. 0-01-50	3-19
27.	273	-		0-33-90	3-19
28.	274	-		P. K. 0-01-30	3-19
29.	274	-		0-67-80	2678-00
30.	274	-		2-07-10	2071-00
31.	275	-		2-55-00	15-75
32.	275	-		P. K. 0-20-20	1838-00
33.	276	1		1-83-80	116-80
34.	276	2		0-11-68	718-00
35.	276	3		0-71-80	1320-00
36.	278	2		1-32-00	647-00
37.	279	1		0-64-70	880-00
				0-88-00	278-00
				0-77-30	278-00
				0-77-30	773-00
				0-77-30	1214-00



Johank

Johank

W



वसई क्र. ४

दस्ता क्रमांक ६७५ / २०२०

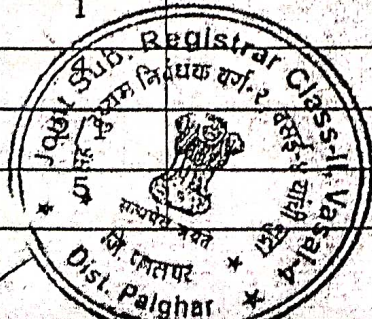
१० / २५

वसई - ५

दस्ता क्र. ७०६१ / २०२१

२९ / ५६

38.	280	2	1-26-50	1265-00
39.	280	3	0-65-80	658-00
40.	280	4	0-20-20	202-00
41.	280	5	0-20-20	202-00
42.	65	-	0-72-10	721-00
43.	68	1	0-51-30	531-00
44.	68	2	0-48-30	5-18
			P. K. 0-07-60	
45.	68	3	0-72-00	7-00
			P. K. 0-10-00	
46.	77	6	0-20-70	106-00
			Out of this 0-10-60	
47.	81	4	0-05-10	0-75
48.	81	12	0-04-00	0-55
49.	81	15	0-01-00	0-14
50.	81	17	0-00-50	0-08
51.	81	19	0-10-40	1-81
			P. K. 0-00-50	
52.	82	3/3	0-26-00	2-13
			P. K. 0-02-10	
53.	85	6	0-01-80	0-20
			P. K. 0-00-50	
54.	85	9	0-12-40	124-00
55.	87		0-16-10	2-87
			0-01-60	
56.	276		0-83-50	835-00
57.	277		0-97-60	976-00
58.	277	8	0-46-60	466-00
59.	278	1	0-45-30	453-00
60.	278	3	0-47-30	2-50
			P. K. 0-30-30	
61.	280	1	0-45-50	455-00
62.	75		0-10-10	101-00
63.	75		0-05-30	53-00
64.	75		0-07-80	78-00



Palghar

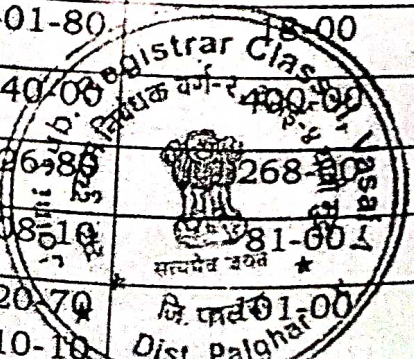
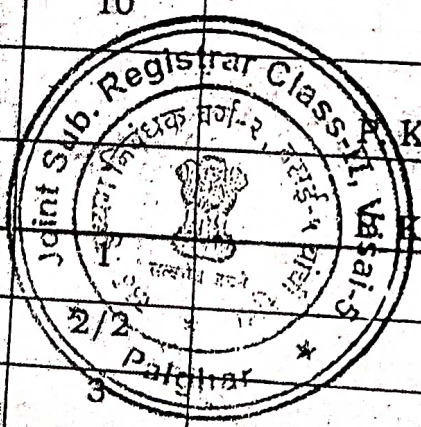
41



पुस्तक क्र. 30 176

पुस्तक क्र. 99

65.	81	8		0-05-60	56-00
66.	81	13		0-11-20	112-00
67.	81	22		0-02-30	23-00
68.	82	10		0-02-00	0-06
69.	85	10		0-43-00	430-00
70.	85	12		0-02-50	25-00
71.	87	2/A		0-04-50	45-00
72.	87	3		0-06-30	63-00
73.	89	2		0-40-00	4-37
74.	89	4		P. K. 0-03-00	
75.	276	5		0-25-80	258-00
76.	278	4		P. K. 0-35-40	-
77.	62	4		0-40-20	3-45
78.	62	5		0-11-00	0-30
79.	63	2/2		P. K. 0-03-00	
80.	63	3		P. K. 0-04-50	-
81.	64	3		0-31-30	313-00
82.	81	10		0-02-00	0-06
83.	72			0-80-90	809-00
84.	73			0-03-30	33-00
85.	75			0-68-80	4-81
86.	75			P. K. 0-04-80	
87.	75			1-06-00	8-69
88.	75			P. K. 0-03-80	
89.	76			0-33-40	334-00
90.	77			0-10-10	101-00
91.	77			0-19-20	19-20
92.	77			0-01-80	18-00
				0-40-00	400-00
				0-26-80	268-00
				0-08-10	81-00
				0-20-70	207-00
				0-10-10	101-00



Out of this 0-10-10



सई क्र. ४  
 ६७५/२०२०  
 २२/२५

वसई - ५ IV  
 वसई क्र. ७६२ / २०२१  
 ३९ / ५६

93.	77	7	0-03-80	38-00
94.	84	3	0-17-10 P. K. 0-03-10	2-94
95.	81	5	0-06-60	66-00
96.	81	9	0-02-50	25-00
97.	81	14	0-08-30	83-00
98.	81	16	0-00-80	0-80
99.	81	21	0-01-50	15-00
100.	81	23	0-03-50	35-00
101.	82	5	0-19-20	192-00
102.	82	7	0-08-80	88-00
103.	82	8/1	0-08-60	86-00
104.	82	9	0-03-00	30-00
105.	84	4	0-26-30	2-56
106.	84		0-31-40	7-82
107.	85		0-10-10	101-00
108.	87		0-06-10	61-00
109.	87		0-06-80	68-00
110.	89		0-35-90	359-00



IN WITNESS WHEREOF we, the Executant/s have set and subscribed our hand/s to these presents at 23<sup>rd</sup> on this Jan. day of 2020.

SIGNED, SEALED AND DELIVERED  
 BY THE WITHINAMED EXECUTANTS  
 1) M/S. RASHMI AMEYA DEVELOPERS HOUSING  
 & ESTATE REALTORS PRIVATE LIMITED  
 through its Director  
 MR. DHARMESH ARVIND GANDHI

*D.A. Gandhi*





वसई - ५  
दस्त क्र. १०६१ / २०२१  
३२ / १६

दस्त क्रमांक ६७५  
९३ / २

*[Handwritten signature]*



2) M/S. SAI RYDAM REALTORS PRIVATE LIMITED  
through its Director  
MR. DEARMESH ARVIND GANDHI



*[Handwritten signature]*

3) MR. ANIL RAMCHANDRA GUPTA

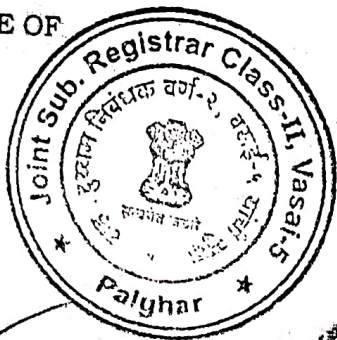


*[Handwritten signature]*

4) MR. DEVENDRA RAJNIKANT LADHANI  
in the presence of .....

SPECIMEN SIGNATURE OF  
ATTORNEY HOLDER

EXECUTANTS



*[Handwritten signature]*

1) MR. BHAVESH HEMANT MANKAR





वसई क्र. ४  
दस्त क्र. ६७५ / २०२१  
२०/२५

वसई - ५ W  
दस्त क्र. ७७२ / २०२१  
३३ / ५६

*Pankaj*

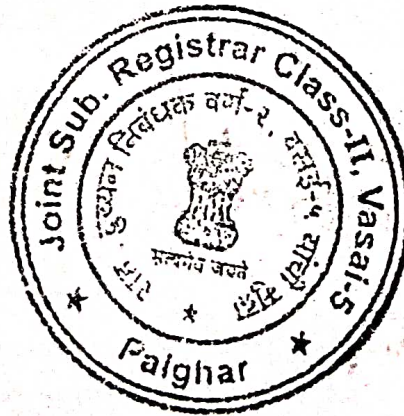
2) MR. PANKAJ DIGAMBER RASAL

*Nakul*

3) MR. NAKUL RAGHUNATH SUTAR

for verification

Identified by me



Advocate



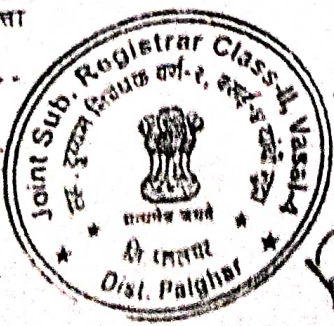
क्र.	पदाधिकारीचे नाव व पत्ता	पॉवर ऑफ अटॉर्नी होल्डर	ध्यायानिच	अंगठ्याचा ठसा
1	नाम: भावेश हेमंत भावकर पत्ता: प्लॉट नं: ऑफिस नं. डी - 2/1 व 2, माला नं: - इमारतीचे नाव: आकांक्षा कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: - रोड नं: आचोळे रोड, मालामोपारा पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर: ASEFMS252F	पॉवर ऑफ अटॉर्नी होल्डर वय: 32 स्वाक्षरी:		
2	नाम: संकाज दिगंबर रमाळ पत्ता: प्लॉट नं: ऑफिस नं. डी - 2/1 व 2, माला नं: - इमारतीचे नाव: आकांक्षा कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: - रोड नं: आचोळे रोड, मालामोपारा पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय: 37 स्वाक्षरी:		
3	नाम: नकुल रघुनाथ सुतार पत्ता: प्लॉट नं: ऑफिस नं. डी - 2/1 व 2, माला नं: - इमारतीचे नाव: आकांक्षा कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: - रोड नं: आचोळे रोड, मालामोपारा पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर: DQQPS6264D	पॉवर ऑफ अटॉर्नी होल्डर वय: 27 स्वाक्षरी:		
4	नाम: अ. रमणी प्रमोद लिमिटेड पूर्व हाऊसिंग पॅन्ड इस्टेट लिमिटेड, अरविंद गिरी पत्ता: प्लॉट नं: ऑफिस नं. डी - 2/1 व 2, माला नं: - इमारतीचे नाव: आकांक्षा कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: - रोड नं: आचोळे रोड, मालामोपारा पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर: AAFGR8508H	कुलमुखत्यार देणार वय: 42 स्वाक्षरी:		
5	नाम: अ. रमणी प्रमोद लिमिटेड पूर्व हाऊसिंग पॅन्ड इस्टेट लिमिटेड तर्फे संचालक श्री. अरविंद गिरी पत्ता: प्लॉट नं: ऑफिस नं. डी - 2/1 व 2, माला नं: - इमारतीचे नाव: आकांक्षा कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: - रोड नं: आचोळे रोड, मालामोपारा पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर: AANCS5715Q	कुलमुखत्यार देणार वय: 42 स्वाक्षरी:		



वरील हस्तऐवज करून देणार तथाकथित कुलमुखत्यारपत्र भा वस्त ऐवज काढव दिव्याचे कबुल करतात.

शेवट:-  
 घाणीत इशम असे निवेदीत करतात की ते वस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

क्र.	पदाधिकारीचे नाव व पत्ता	ध्यायानिच	अंगठ्याचा ठसा
1	नाम: मीरभ गांवकर वय: 22 पत्ता: मालामोपारा प. पिन कोड: 401203	स्वाक्षरी	
2	नाम: कुणास गटेल वय: 28 पत्ता: मालामोपारा प. पिन कोड: 401203	स्वाक्षरी	





13/02/2020 3 04:28 PM

दस्तावेज क्रमांक: वसई 4/675/2020  
दस्तावेजाचा प्रकार: कुलमुखत्यारपत्र

वसई - 4 IV  
0062/2020

अनु क्र. पक्षकाराचे नाव व पत्ता  
1 नाव: अनिल रामचंद्र गुसा --  
पत्ता: प्लॉट नं. ऑफिस नं. डी - 2/1 व 2, माळा नं. -, इमारतीचे नाव: आकांक्षा कमर्शियल कॉम्प्लेक्स, ब्लॉक नं. -, रोड नं: आचोळे रोड, नालासोपारा पूर्व, महाराष्ट्र, ठाणे.  
पिन नंबर: AFFPG2243D



स्वाक्षरी

हरीत दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्तऐवज करून दिल्याचे कबुल करतात.

शेवट: खालील हस्त अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता  
1 नाव: सौरभ गांवकर --  
वय: 22  
पत्ता: नालासोपारा प.  
पिन कोड: 401203



स्वाक्षरी

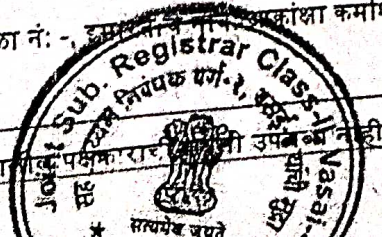
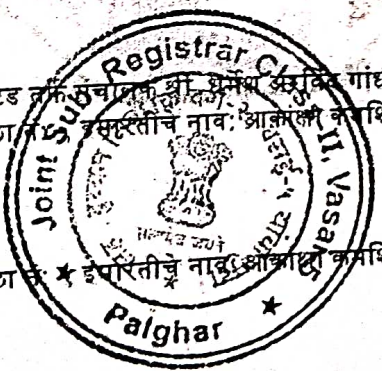
2 नाव: कृपाल पटेल --  
वय: 28  
पत्ता: नालासोपारा प.  
पिन कोड: 401203



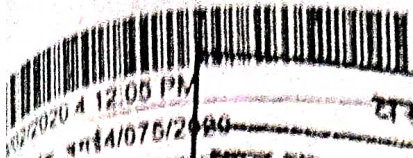
स्वाक्षरी

खालील पक्षकाराची कवली उपलब्ध आहे.

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 मे. रश्मी अमेया डेव्हलपर्स हाऊसिंग ग्रॅण्ड इस्टेट रियलटर्स प्रायव्हेट लिमिटेड तर्फे संचालक श्री. धर्मेश अर्चविंद गांधी :-  
प्लॉट नं: ऑफिस नं. डी - 2/1 व 2, माळा नं: -, इमारतीचे नाव: आकांक्षा कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: -, रोड नं: आचोळे रोड, नालासोपारा पूर्व, महाराष्ट्र, ठाणे.  
AAECR8508H
  - 2 मे. माई रिदम रियलटर्स प्रायव्हेट लिमिटेड तर्फे संचालक श्री. धर्मेश अर्चविंद गांधी :-  
प्लॉट नं: ऑफिस नं. डी - 2/1 व 2, माळा नं: -, इमारतीचे नाव: आकांक्षा कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: -, रोड नं: आचोळे रोड, नालासोपारा पूर्व, महाराष्ट्र, ठाणे.  
AANCS5715Q
  - 3 भावेश हेमंत मानकर - :-  
प्लॉट नं: ऑफिस नं. डी - 2/1 व 2, माळा नं: -, इमारतीचे नाव: आकांक्षा कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: -, रोड नं: आचोळे रोड, नालासोपारा पूर्व, महाराष्ट्र, ठाणे.  
ASZPM8252F
  - 4 पंकज दिगंबर रसाळ - :-  
प्लॉट नं: ऑफिस नं. डी - 2/1 व 2, माळा नं: -, इमारतीचे नाव: आकांक्षा कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: -, रोड नं: आचोळे रोड, नालासोपारा पूर्व, महाराष्ट्र, ठाणे.
  - 5 नकुल रघुनाथ मुतार - :-  
प्लॉट नं: ऑफिस नं. डी - 2/1 व 2, माळा नं: -, इमारतीचे नाव: आकांक्षा कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: -, रोड नं: आचोळे रोड, नालासोपारा पूर्व, महाराष्ट्र, ठाणे.  
DQQPS6264D



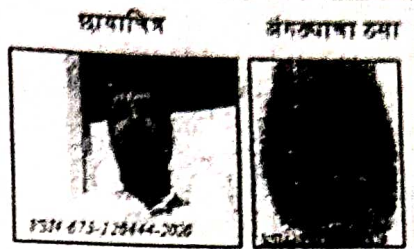




पत्र सोपवारा भाग-2

संख्या 25/24  
दिनांक 07/02/2020

पत्र सोपवाराचे नाव व पत्ता  
 नाव: विवेक राजगिराज कर्मचारी  
 पत्ता: प्लॉट नं: ऑफिस नं. डी - 2/1 व 2, माळा नं: -  
 इमारतीचे नाव: आकांक्षा कमर्शियल कॉम्प्लेक्स, ब्लॉक  
 नं: - , रोड नं: आर्चवेल रोड, नाळामोपारा पूर्व, महाराष्ट्र,  
 ठाणे.  
 पिन संख्या ABFPL5079C



पत्र सोपवाराची प्रकृत देणार तयारकीत कुलमुखत्यारपत्र चा दात ऐवज करत दिल्याचे कबुल करतात.  
 दिनांक 26/02/2020 04:11:01 PM

पत्र सोपवाराचे नाव व पत्ता  
 नाव: मीरम गायकर - -  
 वय: 22  
 पत्ता: नाळामोपारा प.  
 पिन कोड: 401203



पत्र सोपवाराचे नाव व पत्ता  
 नाव: कृपाल पटेल - -  
 वय: 28  
 पत्ता: नाळामोपारा प.  
 पिन कोड: 401203



खालील पत्र सोपवाराची कबुली उपलब्ध आहे.

- पत्र सोपवाराचे नाव व पत्ता  
 मे. रम्यी अमेया डेव्हलपर्स हाऊसिंग ग्रॅण्ड इस्टेट रियल्टर्स प्रायव्हेट लिमिटेड तर्फे संचालक श्री. धर्मेस अरविंद गांधी :-  
 प्लॉट नं: ऑफिस नं. डी - 2/1 व 2, माळा नं: - , इमारतीचे नाव: आकांक्षा कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: - , रोड नं: आचोळे  
 रोड, नाळामोपारा पूर्व, महाराष्ट्र, ठाणे.  
 AAECR8508H
- मे. आई रिदम रियल्टर्स प्रायव्हेट लिमिटेड तर्फे संचालक श्री. धर्मेस अरविंद गांधी :-  
 प्लॉट नं: ऑफिस नं. डी - 2/1 व 2, माळा नं: - , इमारतीचे नाव: आकांक्षा कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: - , रोड नं: आचोळे  
 रोड, नाळामोपारा पूर्व, महाराष्ट्र, ठाणे.  
 AANCS5715Q
- भावेश हेमंत मानकर - :-  
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 रोड, नाळामोपारा पूर्व, महाराष्ट्र, ठाणे.  
 ASZPM8252F
- पंकज दिगंबर रसाळ - :-  
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 रोड, नाळामोपारा पूर्व, महाराष्ट्र, ठाणे.  
 नकुल रघुनाथ सुतार - :-  
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 रोड, नाळामोपारा पूर्व, महाराष्ट्र, ठाणे.  
 DQQPS6264D
- अनिल रामचंद्र गुसा - :-  
 प्लॉट नं: ऑफिस नं. डी - 2/1 व 2, माळा नं: - , इमारतीचे नाव: आकांक्षा कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: - , रोड नं: आचोळे  
 रोड, नाळामोपारा पूर्व, महाराष्ट्र, ठाणे.  
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