

2

Receipt (pavti)

528/14185

पावती

Original/Duplicate

Tuesday, November 15, 2022

नोंदणी क्र.: 39म

3:44 PM

Regn.: 39M

पावती क्र.: 15106 दिनांक: 15/11/2022

गात्राचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवल4-14185-2022

दस्तऐवजाचा प्रकार: अभिहस्तांतरणपत्र

मादर करणाऱ्याचे नाव: सचिन अंबादास जोगदनकर --

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 960.00

पृष्ठांची संख्या: 48

एकूण:

रु. 1060.00

आपणास मूळ दस्त, थंवनेल प्रिंट, सूची-२ अंदाजे

4:02 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Panvel 4

सह दुय्यम निबंधक, पनवेल

बाजार मूल्य: रु.2529360 /-

मोवदला रु.1300000/-

भरलेले मुद्रांक शुल्क: रु. 100/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010603341202223E दिनांक: 15/11/2022

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.960/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1511202206413 दिनांक: 15/11/2022

वॅकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

मूळ दस्तऐवज परत मिळाले

पक्षकाराची सही

लिपीक

सह दुय्यम निबंधक, पनवेल



15/11/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्त क्रमांक : 14185/2022

नोंदणी :

Regn:63m

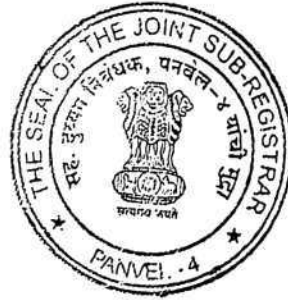
गावाचे नाव : खारघर

(1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2)मोबदला	1300000
(3) बाजारभाव(भाडेपट्टयाच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2529360
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: , इतर माहिती: सदनिका क्र. जी - 1,तळ मजला,आश्रय को - ऑप हौसिंग सोसायटी लि.,प्लॉट नं. 69 एच,सेक्टर - 21,खारघर,नवी मुंबई,तालुका - पनवेल आणि जिल्हा - रायगड,क्षेत्रफळ - 70.26 चौरस मीटर बिल्टअप क्षेत्रफळ,दस्त क्रमांक : 1308/2008,दिनांक - 12/02/2008,दुय्यम निबंधक : उरण(पनवेल 2),अन्वेष मु शु व नो फी वसुल.(( Plot Number : 69 H ; SECTOR NUMBER : 21 ; ))
(5) क्षेत्रफळ	1) 70.26 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अनिल मुकुंदलाल सिक्का तर्फे कु मु म्हणुन सादुराम भाऊ शिविलकर -- वय:-36; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र. जी - 1,तळ मजला,आश्रय को - ऑप हौसिंग सोसायटी लि.,प्लॉट नं. 69 एच,सेक्टर - 21,खारघर,नवी मुंबई,तालुका - पनवेल आणि जिल्हा - रायगड, महाराष्ट्र, राईगाड:(००:). पिन कोड:-410210 पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सचिन अंबादास जोगदनकर -- वय:-35; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र. जी - 1,तळ मजला,आश्रय को - ऑप हौसिंग सोसायटी लि.,प्लॉट नं. 69 एच,सेक्टर - 21,खारघर,नवी मुंबई,तालुका - पनवेल आणि जिल्हा - रायगड, महाराष्ट्र, राईगाड:(००:). पिन कोड:-410210 पॅन नं:-AGIPJ9822F
(9) दस्तऐवज करून दिल्याचा दिनांक	15/11/2022
(10)दस्त नोंदणी केल्याचा दिनांक	15/11/2022
(11)अनुक्रमांक,खंड व पृष्ठ	14185/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

सह दुय्यम निबंधक, पनवेल-४

मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणाचा तपशील करारनामा अलाहिदा नोंदविला आहे

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SACHIN AMBADAS JOGDANKAR	eChallan	69103332022111514984	MH010603341202223E	100.00	SD	0005262578202223	15/11/2022
2	SACHIN AMBADAS JOGDANKAR	eChallan		MH010603341202223E	100	RF	0005262578202223	15/11/2022
3		DHC		1511202206413	960	RF	1511202206413D	15/11/2022

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



CHALLAN  
MTR Form Number-6



GRN	MH010603341202223E	BARCODE			Date	15/11/2022-13:22:57	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	AGIPJ9822F			
Office Name	PNL4_PANVEL NO 4 SUB REGISTRAR			Full Name	SACHIN AMBADAS JOGDANKAR			
Location	RAIGAD			Flat/Block No.	Flat No.G-01 Ground Floor AASHRAY CHS LTD			
Year	2022-2023 One Time			Premises/Building				
Account Head Details	Amount In Rs.			Road/Street	Plot No.69H, Sector-21, Kharghar, Navi Mumbai			
0030046401	Stamp Duty		100.00	Area/Locality	Taluka-Panvel and District-Raigad			
0030063301	Registration Fee		100.00	Town/City/District				
				PIN	4	1	0	2
				PIN			1	0
				Remarks (If Any)	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>पान - ४</p> <p>१४९८५</p> <p>२०२२</p> <p>१ / १६</p> </div>			
				Second Party Name	ANIL MUKANDL SIKKA-			
				Amount In	Two Hundred Rupees Only			
Total	200.00			Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332022111514984	2777248422	
Cheque/DD No				Bank Date	RBI Date	15/11/2022-13:25:36	Not Verified with RBI	
Name of Bank				Bank-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. : 900000000  
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



8-557	
550	1/1/1
1/1	1/1



CHALLAN  
MTR Form Number-6



GRN	MH010603341202223E	BARCODE			Date	15/11/2022-13:22:57	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	AGIPJ9822F			
Office Name	PNL4_PANVEL NO 4 SUB REGISTRAR			Full Name	SACHIN AMBADAS JOGDANKAR			
Location	RAIGAD							
Year	2022-2023 One Time			Flat/Block No.	Flat No.G-01 Ground Floor AASHRAY CHS LTD			
Account Head Details		Amount In Rs.		Premises/Building				
0030046401	Stamp Duty	100.00		Road/Street	Plot No.69H, Sector-21, Kharghar, Navi Mumbai			
0030063301	Registration Fee	100.00		Area/Locality	Taluka-Panvel and District-Raigad			
				Town/City/District				
				PIN	4	1	0	2
				PIN			1	0
				Remarks (If Any)	पवेल - ४			
				Second Party Name	SACHIN AMBADAS JOGDANKAR			
				Amount In	Two Hundred Rupees Only			
				Words				
Total		200.00						
Payment Details				FOR USE IN RECEIVING BANK				
IDBI BANK				Bank CIN	Ref. No.	69103332022111514984	2777248422	
Cheque-DD Details				Bank Date	RBI Date	15/11/2022-13:25:36	Not Verified with RBI	
Cheque/DD No.								
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scro.l 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. : 9000000000

सदर चलान केवल दुरयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-528-14185	0005262578202223	15/11/2022-15:44:32	IGR547	100.00
2	(iS)-528-14185	0005262578202223	15/11/2022-15:44:32	IGR547	100.00
Total Defacement Amount					200.00



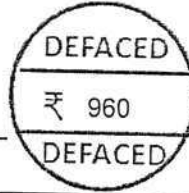
**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 1511202206413

Receipt Date 15/11/2022

Received from SACHIN AMBADAS JOGDANKAR, Mobile number 9000000000, an amount of Rs.960/-, towards Document Handling Charges for the Document to be registered on Document No. 14185 dated 15/11/2022 at the Sub Registrar office Joint S.R. Panvel 4 of the District Raigarh.



**Payment Details**

Bank Name SBIN

Payment Date 15/11/2022

Bank CIN 10004152022111505866

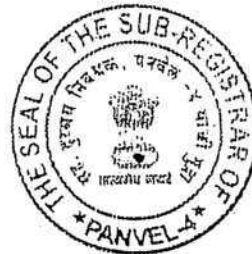
REF No. 231979796406

Deface No 1511202206413D

Deface Date 15/11/2022

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

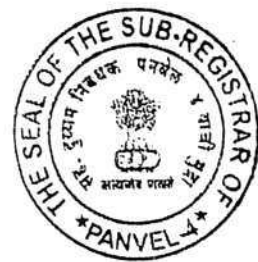
पं. नं. - ४	
१४१८५	२०२२
४	/ ४८



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1511202206413	Date 15/11/2022
Received from SACHIN AMBADAS JOGDANKAR, Mobile number 9000000000, an amount of Rs.960/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 4 of the District Raigarh.	
Payment Details	
Bank Name SBIN	Date 15/11/2022
Bank CIN 10004152022111505866	REF No. 231979796406
This is computer generated receipt, hence no signature is required.	

*Sachin*

प व ल - ४	
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8-155P	
5505	10/10/10
10/10/10	

## SALE DEED

This Deed made at Navi Mumbai this 15 day of November, 2022, BETWEEN MR. ANIL MUKANDLAL SIKKA THROUGH HIS CONSTITUTED ATTORNEY MR. SADURAM BHAU SHIVILKAR, adult, Indian Inhabitant, having address at Flat No.G-01, Ground Floor, AASHRAY CHS Ltd., Plot No.69H, Sector-21, Kharghar, Navi Mumbai, herein after referred to as "THE TRANSFEROR/SELLER" (which expression shall where the context so admits, be deemed to include his/her/their legal heirs, executors, administrators, successors and assigns) of the ONE PART AND MR. SACHIN AMBADAS JOGDANKAR (having I. T. Pan No. AGIPJ9822F) Adult, Indian Inhabitant, having address Flat No.G-01, Ground Floor, AASHRAY CHS Ltd., Plot No.69H, Sector-21, Kharghar, Navi Mumbai, hereinafter referred to as "THE TRANSFEREE/PURCHASER" (which expression shall where the context so admits, be deemed to include his/her/their heirs, executors, administrators and representatives of the OTHER PART.

पंचम - ४	
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1. WHEREAS by an Agreement to lease dated - 21.04.2004, duly registered with the Sub -Registrar of Uran (Panvel-2), on 23.04.2004, under Sr. No.2784/2004, entered into between M/s. CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (hereinafter referred to as 'THE CIDCO Ltd.,') of the ONE PART and MR. BALIRAM SHIMGYA BHAGAT & OTHERS, 'OTHER PART', the CIDCO granted licence in favour of MR. BALIRAM SHIMGYA BHAGAT & OTHERS, for the purpose and on the terms and conditions therein contained and agreed to grant a lease for a term of 60 years of all that Piece or Parcel of land bearing Plot No.69H, under 12.5% Gaothan Expansion Scheme, Sector-21, Kharghar, Navi Mumbai, Taluka - Panvel & District-Raigad, admeasuring about 599.97 Sq. mtrs., area (herein after referred to as the said Plot) at the premium and on the terms and conditions therein contained.

2. AND WHEREAS vide an Agreement of Development Dated 23.04.2004, duly registered with the Sub-Registrar of Uran (Panvel - 2) on 23.04.2004, under Sr. No. 2785/2004, MR. BALIRAM SHIMGYA BHAGAT & OTHERS,

have granted their Development rights in respect of Plot No.69H, under 12.5% Sachin Expansion Scheme Sector-21, Kharghar, Navi Mumbai, Taluka - Panvel & District - Raigad, in favour of M/S. SACHIN DEVELOPERS the Builder/Developers and as per terms and conditions mentioned therein.

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3. WHEREAS CIDCO Ltd., has granted permission by its letter No . CIDCO/BP/ATPO/714, Dated - 03.06.2004, to commence the construction work of the Building on the said Plot No.69H.

4. WHEREAS, M/S. SACHIN DEVELOPERS the Builder/Developers, has completed the construction of a building on the said plot as per plans and specifications duly approved by the Town planning authorities and obtained Occupancy Certificate bearing No.CIDCO/BP/ATPO/738, Dated-13.05.2005, from CIDCO Ltd.

5. AND WHEREAS all the Flat owners have formed the Co-Operative Housing Society namely "AASHRAY Co-op Hsg Soc. Ltd." duly registered under the Maharashtra Co-Operative Societies Act, 1960 (The Maharashtra Co-Operative Societies Rules, 1961 as amended) bearing registration No. NBOM/CIDCO/HSG(OH)/2168/JTR/YEAR 2005-2006.

6. WHEREAS, vide Agreement for sale, Dated-05.09.2005, duly registered with the Sub -Registrar of Panvel-2, on 05.09.2005, under Sr. No. Uran-6675-2005, M/S. SACHIN DEVELOPERS, the Developers, have sold and transferred the Flat No.G-01, on the Ground Floor, AASHRAY Co-operative Housing Society Ltd., Plot No.69H, 12.5% Scheme, Sector-21, Kharghar, Navi Mumbai, Taluka-Panvel and District-Raigad, to **MR. ANIL MUKANDLAL SIKKA** , for proper consideration and as per terms and conditions mentioned therein and accordingly, the CIDCO Ltd., has transferred the said Flat in the name of **MR. ANIL MUKANDLAL SIKKA**.

7. WHEREAS **MR. ANIL MUKANDLAL SIKKA** THE TRANSFEROR/ SELLER is/are seized and possessed of or otherwise well and sufficiently

entitled to a Flat No.G-01, admeasuring 70.26 Sq. Mtrs. Built up area, on the Ground Floor, AASHRAY Co-operative Housing Society Ltd., Plot.No.69H, 12.5% Scheme, Sector-21, Kharghar, Navi Mumbai, Taluka-Panvel and District-Raigad (hereinafter for brevity's sake the said flat shall be referred to as the "Said Premises") AND WHEREAS, the TRANSFEROR/SELLER is/

are the member/s of the SHRI VISHNU Co-Op. Hsg. Soc. Ltd., & he/she/they is/are holding 5 Shares of Rs.50/- each numbered from 026 to 032, under Shares Certificate No.006.

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8. AND WHEREAS the TRANSFEROR/SELLER has sold and transferred the Said Premises to the TRANSFEREE/PURCHASER herein and the TRANSFEREE/PURCHASER have purchased the Said Flat at or for the lump sum price of Rs.13,00,000/- (RUPEES THIRTEEN LAKHS ONLY) paid on or before execution of this Deed .

9. AND the TRANSFEREE/PURCHASER have purchased the same for the said price relying upon the following representations made by the TRANSFEROR/SELLER i.e. to say :-

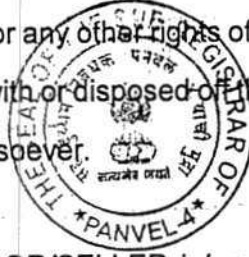
- i) There was no suits, litigations, civil or criminal or any other proceedings pending as against the TRANSFEROR/SELLER personally affecting the Said Premises.
- ii) The TRANSFEROR/SELLER have paid all the necessary charges of any nature whatsoever in respect of the Said Premises .
- iii) There are no attachments or prohibitory orders as against or affection the said premises and the said premises is free from all encumbrances or charges and/or not the subject matter of any lispendens or easements or attachments either before or after Judgement. The TRANSFEROR/SELLER has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the Said Premises.

iv) The TRANSFEROR have paid all the dues charges etc whatsoever in nature in respect of the said premises .

v) The TRANSFEROR/SELLER in the past have not entered into any Agreement either in the form of Sale, Lease, Exchange, Assignment or in any other manner whatsoever and have not created any ownership, tenancy,

Leave and License or any other rights of the like nature in the said premises and have not dealt with or disposed off the said premises or any part thereof in any manner whatsoever.

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१४९८५ / २०२२
C / ४८



vi) The TRANSFEROR/SELLER is/are in exclusive use, occupation and possession of the Said Premises and every part thereof and except the TRANSFEROR/SELLER no other person or persons were in use, occupation and enjoyment of the premises or any part thereof.

vii) The TRANSFEROR/SELLER have good and clear title free from encumbrances of any nature whatsoever of the said premises and every part thereof and there are no outstanding estates or effects by way of Lease, Lien , Charges, Inheritance, sale, gift, Trust, Mortgage or otherwise whatsoever outstanding against the TRANSFEROR and/or against the said premises or any part thereof .

viii) The TRANSFEROR/SELLER were not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, or under any other statute from disposing off the Said Premises .

ix) The TRANSFEROR/SELLER have not done any act, deed, matter or thing whereby it is prevented from entering into this Deed on the various terms and conditions as stated herein in favour of the TRANSFEREE/ PURCHASER and the TRANSFEROR have all the Rights, Title & Interest to enter into this Deed with the TRANSFEREE/PURCHASER on the various terms and Conditions as stated herein.

*[Handwritten signature]*

*[Handwritten signature]*

Relying upon the aforesaid representations and declarations made by the TRANSFEROR/SELLER herein, the TRANSFEREE/PURCHASER have purchased the Said Premises at or for the lump sum price consideration of **Rs.13,00,000/- (RUPEES THIRTEEN LAKHS ONLY)** paid as aforesaid.

9/14/2022  
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10. AND WHEREAS the TRANSFEROR/SELLER have transferred all his/her/their rights, title, interest and benefit of the Said Premises to the TRANSFEREE/PURCHASER and the TRANSFEREE/PURCHASER herein doth hereby purchased the Said Premises on making the payment of **Rs.13,00,000/- (RUPEES THIRTEEN LAKHS ONLY)** to the TRANSFEROR/SELLER inclusive of all his/her/their rights of ownership, administration charges, membership rights, share amounts, shares. The TRANSFEROR/SELLER doth hereby sells and conveys the said premises at the lump sum price consideration of **Rs.13,00,000/- (RUPEES THIRTEEN LAKHS ONLY)**

11. Upon receipt of the full consideration money referred to herein above the TRANSFEROR/SELLER:-

- i) Has handed over to the TRANSFEREE/PURCHASER the transfer forms duly signed by her/him/them, the TRANSFEROR, as regards the transfer of the said Shares and all other necessary papers, Letters, and documents required for effectively transferring the said Shares by the TRANSFEROR to the TRANSFEREE/PURCHASER.
- ii) Has surrendered his/her/their occupancy rights in respect of the said Flat No.G-01, on the Ground Floor, AASHRAY Co-operative Housing Society Ltd., in favor of the TRANSFEREE/PURCHASER.
- iii) Has caused the said society to allow to occupy the Said Premises by the TRANSFEREE/PURCHASER in place and instead of the TRANSFEROR.
- iv) Has tendered his/her/their resignation as the member of the said society
- v) Has caused the said society to enroll the TRANSFEREE/PURCHASER as the member/s of the said society in place and stead of the TRANSFEROR.

vi) Has caused the said society to transfer all the deposits, lying with the said society in the name of the TRANSFEROR and in favour of the TRANSFEREE/PURCHASER in the records of the said society.

पत्र - ४  
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१० / ४८



12. And the TRANSFEROR/SELLER has handed over the possession of Said Premises to the TRANSFEREE /PURCHASER. Besides the aforesaid terms and conditions certain other terms and conditions are also arrived at agreed and understood by and between the parties hereto which both of them intend to reduce into writing.

AND THEREFORE THIS DEED NOW WITNESSETH AS FOLLOWS :-

1. That the TRANSFEROR/SELLER has assigned and transferred all his/her/their rights, title, interest and benefit whatsoever he/she/they have in the Said Premises viz : Flat No.G-01, admeasuring 70.26 Sq. Mtrs. Built up area, on the Ground Floor, AASHRAY Co-operative Housing Society Ltd., Plot No.69H, 12.5% Scheme, Sector-21, Kharghar, Navi Mumbai, Taluka-Panvel and District-Raigad to the TRANSFEREE /PURCHASER. The assignment of the said rights were incidental to the transfer of the shares which the TRANSFEROR /SELLER holding in respect thereof and as such the ownership rights of the Said Premises and the rights accrued to the TRANSFEROR/SELLER is/are incidental to the above referred 5 Shares of Rs.50/-each numbered from 028 to 032, under Shares Certificate No.006.
2. The TRANSFEREE /PURCHASER has paid to the TRANSFEROR /SELLER the Full and Final payment of **Rs.13,00,000/- (RUPEES THIRTEEN LAKHS ONLY)** paid on or before execution of this Deed. The TRANSFEROR/SELLER doth hereby admits and acknowledges the receipt of and from the TRANSFEREE /PURCHASER the same and every part thereof and doth forever acquits, releases and discharges the TRANSFEREE/PURCHASER in respect thereof.
3. The TRANSFEROR/SELLER have put the TRANSFEREE/PURCHASER in absolute and exclusive possession of the Said Premises.
4. That the TRANSFEROR/SELLER have no right, title, interest, claim demand or charge of whatsoever nature on the payments and contributions made by the TRANSFEROR/SELLER to his/her/their predecessor-in-title

and to the said society and on the Said Premises. The TRANSFEROR/SELLER shall do all the needful in all respect to secure the title of the Said Premises to the TRANSFEREE/PURCHASER. The TRANSFEROR/SELLER shall also assist to get the said State Certificate No. 11, endorsed on the name of the TRANSFEREE/PURCHASER from the Office bearers of the said Society.

पथल-४	
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5. That the TRANSFEREE/PURCHASER hereby covenant with the TRANSFEROR/SELLER that he/she/they will abide by all the rules and regulations and Bye-Laws of the Said Society.

6. That the TRANSFEROR/SELLER hereby declares that he/she/they had paid all taxes and outgoings up to date in respect of the Said Premises and that if any amount is due from her/him/them to Society, the Corporation or Government and/or to any other person, persons authorities relating to the said Premises the same shall be paid by the TRANSFEROR/SELLER.

7. The TRANSFEROR/SELLER have handed over all the original documents of the Said Premises in token of he/she/they having transferred and assigned all his/her/their rights, title, interest and benefits in respect of the Said Premises. Similarly, the TRANSFEROR/SELLER have also handed over all the other receipts the TRANSFEREE /PURCHASER and The TRANSFEROR states that save and except the above said papers he/she/they does not possess any other documents of title in respect of the said premises nor has/have it deposited or pledged the same with anyone

8. The PURCHASER /TRANSFEREE here onward shall be entitled to have a hold on the occupation and use of the Said Premises as the same is fit for occupation and the PURCHASER/TRANSFEREE can hold the same for unto and to the use and benefit of himself/herself/themselves, his/her/their heirs, executors, successors forever without any claim, charge, interest, demand or lien of the TRANSFEROR or any person on its behalf or who may claim through it in trust for it subject only to, on the part of the



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TRANSFEEEE, to pay the taxes, assessments, charges, duties or calls made by the society, Municipal Authority, Government or any local Authority or Corporation or Co-operative Society in respect of the Said Premises .

9. That the TRANSFEROR/SELLER hereby state and declare that excepting this Deed he/she/they had not dealt with its/his/her/their rights, title & interest of the Said Premises in any manner whatsoever .

10. THE TRANSFEROR/SELLER do hereby covenant with the PURCHASER/TRANSFEEEE that the TRANSFEROR/SELLER shall from time to time at all times hereafter at the request and cost of the PURCHASER /TRANSFEEEE do and execute or cause to be done or executed all acts, deeds, matter, things, conveyance and assurance and rights whatsoever for the better and further more perfectly and absolutely getting the said premises and every part thereof vested in the PURCHASER /TRANSFEEEE.

11. This Deed shall be subject to the provisions of [1] Maharashtra Co-operative Societies Act, 1960, [2] The Indian Contract Act, 1872, [3] Transfer of Property Act, 1882, [4] Income Tax Act, 1961 and Bye-Laws of the said Society, Rules and Regulations of the CIDCO Ltd and other Authorities Concerned which is in force pertaining to the sale and transfer of the said Premises and shares thereof.

12. The said Premises is situated in Navi Mumbai. This Sale Deed is executed in Navi Mumbai and In the event of any dispute or difference between the parties, the Court in Navi Mumbai or Panvel, as the case may be alone will have jurisdiction to entertain and try the same.

13. This Deed shall be subject to the provisions contained in the Maharashtra Co - operative Society Act, 1960 or any amendment for the time being in force .

14. WHEREAS AGREEMENT OF SALE between the same parties executed on 12.02.2008 and duly Registered with the Joint Sub -Registrar of Uran (Panvel-2), on 12.02.2008, under Sr. No. Uran-1308-2008 AND Registration Fees being Rs.25,300/- & S.TAMP DUTY being Rs.1,34,400/- HAD BEEN ALREADY PAID .

प व ल - ४	
93/181	
SCHEDULE OF THE PLOT 2022	
93/181	



All that piece and parcel of land, Plot bearing No.69H, 12.5% Scheme, Sector-21, Kharghar, Navi Mumbai Tal.Panvel & Dist.Raigad, admeasuring about 599.97 Sq . mtrs or thereabout and bounded as under that is to say:-

On or towards the North by :- Plot No. 69-B & 69-C  
On or towards the South by :- Road  
On or towards the East by :- Plot No. G-69  
On or towards the West by :- Plot No. J-69.

**SCHEDULE OF THE FLAT**

Flat No.G-01, admeasuring 70.26 Sq. Mtrs. Built up area, on the Ground Floor, AASHRAY Co-operative Housing Society Ltd., Plot No.69H, Sector-21, Kharghar, Navi Mumbai, Taluka-Panvel and District-Raigad.

A handwritten signature in black ink, appearing to be "G. S. S.", located at the bottom left of the page.

A handwritten signature in black ink, appearing to be "S. S. S.", located at the bottom right of the page.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first herein

above written: <b>पवल-४</b>	
SIGNED, SEALED AND DELIVERED	
9/8/23	2023
by the within named THE TRANSFEROR/SELLER )	
98 / 8	



MR. ANIL MUKANDLAL SIKKA )

THROUGH HIS CONSTITUTED ATTORNEY )

A handwritten signature in black ink, appearing to read "Anil Mukandlal Sikka".

MR. SADURAM BHAU SHIVILKAR )



in the presence of ..... )

1.

2. S. N. Bhaskar )

SIGNED, SEALED AND DELIVERED by )

withinnamed 'THE TRANSFEREE/PURCHASER' )

MR. SACHIN AMBADAS JOGDANKAR )

A handwritten signature in black ink, appearing to read "Sachin Ambadas Jogdankar".

in the presence of ..... )

1.

2. S. N. Bhaskar )



**RECEIPT**

RECEIVED a sum Rs.13,00,000/- (RUPEES THIRTEEN LAKHS ONLY) from **MR. SACHIN AMBADAS JOGDANKAR**, THE TRANSFEREE/ PURCHASER being the FULL and FINAL payment of the total Sale price herein above mentioned in respect of Flat No.G-01, on the Ground Floor, AASHRAY Co-operative Housing Society Ltd., Plot No.69H, 12.5% Scheme, Sector-21, Kharghar, Navi Mumbai Taluka-Panvel and District Raigad, to be paid under this Deed.

पवेल - ४	
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१५ / ४८	



I/WE SAY RECEIVED

**MR. ANIL MUKANDLAL SIKKA**  
THROUGH HIS CONSTITUTED ATTORNEY  
**MR. SADURAM BHAU SHIVILKAR**  
(THE TRANSFEROR/SELLER)

WITNESSES :-

1.

2. S. N. Bhaskar

प व ल - ४	
१४९८५	२०२२
१६	४२



**POSSESSION LETTER**

I/WE MR. ANIL MUKANDLAL SIKKA do hereby CERTIFY AND CONFIRM that I/we have handed over the peaceful vacant possession of Flat No.G-01, on the Ground Floor, AASHRAY Co-operative Housing Society Ltd., Plot No.69H, 12.5% Scheme, Sector-21, Kharghar, Navi Mumbai, Taluka-Panvel and District-Raigad to **MR. SACHIN AMBADAS JOGDANKAR**, THE TRANSFEREE /PURCHASER as per the Sale Deed dated 15 November, 2022, upon receiving the agreed consideration stated therein.

**MR. ANIL MUKANDLAL SIKKA**

THROUGH HIS CONSTITUTED ATTORNEY

**MR. SADURAM BHOU SHIVILKAR**

(THE TRANSFEROR/SELLER)

Place : Navi Mumbai

Date : 15 November, 2022

Witness :

1.   
2. S.N. Bhopkar

I/We, **MR. SACHIN AMBADAS JOGDANKAR** , do hereby CERTIFY AND CONFIRM that I/We have received the peaceful vacant possession of the Flat No.G-01, on the Ground Floor, AASHRAY Co-operative Housing Society Ltd., Plot No.69H, 12.5% Scheme, Sector-21, Kharghar, Navi Mumbai, Taluka-Panvel and District-Raigad from **MR. ANIL MUKANDLAL SIKKA** THE TRANSFEROR /SELLER as per the Sale Deed dated 15 November, 2022.

**MR. SACHIN AMBADAS JOGDANKAR**

(THE TRANSFEREE/PURCHASER)

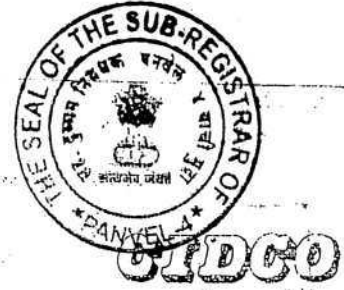
Place : Navi Mumbai

Date : 15 November, 2022

Witness :

1.   
2. S.N. Bhopkar

प ब ल - ४	
१४९८५	२०२२
९६ / ४८	



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

REGD. OFFICE

"NIRMAL", 2nd floor, Nariman Point,

Mumbai - 400 021.

PHONE (Reception) 00-91-22-5650 0900

00-91-22-5650 0928

FAX 00-91-22-2202 2509 / 5650 0933

HEAD OFFICE :

CIDCO Bhavan, CBD-Belapur,

Navi Mumbai - 400 614.

PHONE : 00-91-22-5591 8100

FAX : 00-91-22-5591 8166

Ref. No.

REF NO: CIDCO/BP/ATPO/

1738

Date :

13/5/2005

**OCCUPANCY CERTIFICATE**

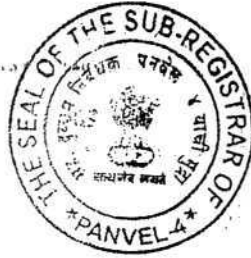
I hereby certify that the development of Residential Building [Res.BUA=786.972 Sq.mtrs. Comm.BUA=96.285 Sq.mtrs. Total BUA=883.257 Sq.mtrs.( No. of units R-20, C-05)] on Plot no. 69H, Sector-21 at Kharghar (12.5% scheme) of Navi Mumbai completed under the supervision of M/s. Fascinate has been inspected on 28/04/2005 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the commencement certificate dated 03/06/2004 and that the development is fit for the use for which it has been carried out.

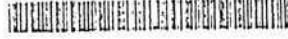
*(N.S. Swami)*

ADDL. TOWN PLANNING OFFICER  
Navi Mumbai & Khopta

*N/S*

पवल - ४	
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Tuesday, February 12, 2008

1:06:19 PM

Original

नोंदणी 39 म.

Ragn. 39 M.

पावती

पावती क्र. : 1396

दिनांक 12/02/2008

गावाचे नाव खारघर

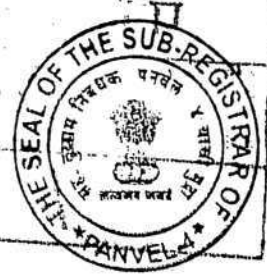
दस्तऐवजाचा अनुक्रमांक

उरण - 01308

दस्ता ऐवजाचा प्रकार

करारनामा

9896	2022
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सादर करणाराचे नाव: सचिन अंबादास जोशी

नोंदणी फी

25300.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (35)

700.00

एकूण रु.

26000.00

आपणास हा दस्त अंदाजे 1:20PM ह्या वेळेस मिळेल

*(Signature)*  
 सचिन अंबादास जोशी  
 सहकारी देणारे

वाजार मुल्य: 2529360 रु. मोबदला: 1300000 रु.

भरलेले मुद्रांक शुल्क: 134400 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

पैसेचे नाव व पत्ता: अभ्युदय फो.बँक लि., वारी;

डीडी/धनाकर्ष क्रमांक: 019491; रक्कम: 25300 रु.; दिनांक: 04/02/2008

मुळ दस्तऐवज परत मिळा.

सचिन

मुळ दस्तऐवज परत मिळासा

सचिन



दस्तावेजांक व वर्ष: 1308/2008  
Tuesday, February 12, 2008  
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दुय्यम निबंधक: सह दु.नि.पनवेल 2

नॉदणी 83 म.

Regn. 83 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : खारघर

(1) विलेखाया प्रकार, मोवदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपददभाच्या बाबतीत पट्टाकार आकारणी देतो

की पदददे से नमूद करावे) मोवदला

बा. 2529/380/08

जी-01, तळ गजला, आश्रय को. ऑ. ही. सोसा., प्लॉट 69 एच, सेक्टर

21, खारघर, तालुका व. रायगड

170.26 चौ.मी. विलेख

आकारणी किया जुडी देण्यात

असेल तेव्हा



(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किया दिवाणी न्यायालयाचा हुकुमनामा किया आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) अनिल मुकुंदलाल सियका तर्फे अख. अरुण कुमार यत्रा - -; घर/प्लॉट नं: बी-54, डिफेंस कॉलनी, नवी दिल्ली, गल्ली/रस्ता: -; ईमारतीचे नाव: -; इमारत नं: -; पेट/बसाहत: -; शहर/गाव: -; तालुका: -; पिन: 110024; पॅन नम्बर: पो पत्र

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किया दिवाणी न्यायालयाचा हुकुमनामा किया आदेश असल्यास, यादीचे नाव व संपूर्ण पत्ता

(1) सचिन अयादास जोगदानकर - -; घर/प्लॉट नं: विल्डींग 11, रुम 371, वाडिया इस्टेट, पॅल बाजार, कुली, गल्ली/रस्ता: -; ईमारतीचे नाव: -; इमारत नं: -; पेट/बसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AGIPJ.9822 F

(7) दिनांक करून दिल्याचा 12/02/2008

(8) नोंदणीचा 12/02/2008

(9) अनुक्रमांक, खंड व पृष्ठ 1308 /2008

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 134381.60

(11) बाजारभावाप्रमाणे नोंदणी रु 25300.00

(12) शेरा



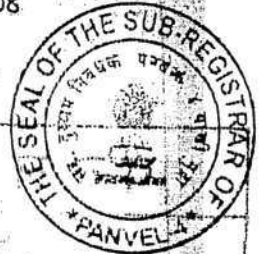
सहदुय्यम निबंधक जना  
(पनवेल-2)

# AASHRAY CO-OP. HSG. SOCIETY LTD.

(Regn. No. NBOM/CIDCO/HSG(OH)2168/JTR/2005-2008)  
 PLOT NO. H69, SECTOR-21, KHARGHAR, NAVI MUMBAI - 410 210

31.

प व ल - Date: 29/1/08	
489LY	2022
29/1/08	



To whomsoever it may concern

NO objection certificate

We have no objection if the flat no. G-01 on ground floor in Aashray Co-op housing society Ltd, plot no. H/69, sector-21, Kharghar, Navi Mumbai 410210 of Mr. Anil Muralidhar Sikka is sold by him to Mr. Sachin Ambadas Jogdankar who is at present residing at Bldg no. 11, Room no. 34, Wadia Estate, Bail Bazar, Kurla (W) 400070.



For Aashray Co. Op. Housing Soc. Ltd

*[Signature]*  
 Chairman

*[Signature]*  
 Treasurer

*[Signature]*  
 Secretary

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शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

निदेशीकृत कार्यालय :  
 'सिडको' इतरा मजला, नरीमन पॉईंट,  
 मुंबई - ४०० ०२१.  
 दूरध्वनी : ००-९१-२२-२२०२ २४८१ / २२०२ २४२०  
 फॅक्स : ००-९१-२२-२२०२ २५०९

मुख्य कार्यालय :  
 'सिडको' भवन, सी.बी.डी., वेलापूर,  
 नवी मुंबई - ४०० ६१४.  
 दूरध्वनी : ००-९१-२२-५५९९ ८९००  
 फॅक्स : ००-९१-२२-५५९९ ८९६६

दिनांक : ३/६/२००४

प्लॉट क्र. :  
 CIDCO/BPIATPO/ 5 P  
 7/4  
 98969  
 2022  
 22/18  
 Sir,

Sub: Development Permission for Residential Building  
 Plot no. 89H, Sector -21, Kharghar (12.5% scheme)  
 Navi Mumbai.  
 Ref: Your architects application dated 05/05/2004

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 २९/३५

Please refer to your application for development permission for Residential Building on Plot no.89H, Sector-21 at Kharghar (12.5% scheme) Navi Mumbai.

The development permission is hereby granted to construct Residential Building on the plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1968 is also enclosed herewith for the structures referred above.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer, Kharghar, CIDCO prior to the commencement of the construction Work.

You will ensure that the building materials will not be stacked on the road during the construction period.

Thanking you,

Yours faithfully,

Additional Town Planning Officer  
 Navi Mumbai & Khodta  
 URAN

THE SEA OF THE SUB-REGISTRAR  
 URAN

उरण  
 २००४  
 २९/३५

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :  
 'निर्मल', दुसरा मजला, नवीमन फॉर्स्ट,  
 मुंबई - ४०० ०२९.  
 दूरध्वनी : ००-९१-२२-२२०२ २४८९ / २२०२ २४२०  
 फॅक्स : ००-९१-२२-२२०२ २५०९

पत्राचार

मुख्य कार्यालय :  
 'रिडकी' भवन, सी.पी.डी., वेलापूर,  
 नवी मुंबई - ४०० ६९४.  
 दूरध्वनी : ००-९१-२२-५५९९ ८९०८  
 फॅक्स : ००-९१-२२-५५९९ ८९६६

संदर्भ क्र.:

CIDCO/BP/ATPO/ / 713  
 To.

Shri Ballram S. Bhagat & Four others  
 At. Kharghar, Tal. Panvel,  
 Dist. Raigad.

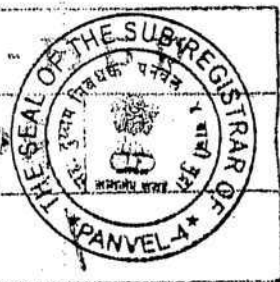
दिनांक : 3/6/2004

ASSESSMENT ORDER NO. 117/2004-2005 REGISTER NO. PAGE NO. 117  
 SUB:- Payment of development charges for Residential Building  
 no.89H, Sector-21 at Kharghar (12.5% scheme) Navi Mumbai  
 REF:- Your architect's letter dated 03/05/2004

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.  
 (OFFICE ORDER NO. CIDCO/JADM/2449 DATED 10/11/2004)

1. Name of Assessee :- Shri Ballram S. Bhagat & Four others
2. Location :- Plot no. 89H, Sector - 21 at Kharghar (12.5% scheme)
3. Land use :- Residential
4. Plot area :- 599.97 Sq. mtrs
5. Permissible FSI :- 1.5
6. AREA FOR ASSESSEMENT FOR COMMERCIAL
  - A) Plot Area :- 64.19 Sq.mtrs.
  - B) Built up Area :- 96.285 Sq.mtrs.
7. AREA FOR ASSESSEMENT FOR RESIDENTIAL
  - A) Plot area :- 535.78 Sq.mtrs.
  - B) Built up area :- 777.252 Sq.mtrs.
8. DEVELOPMENT CHARGES
  - A) FOR COMMERCIAL
    - i) On Plot Area :- 64.19 Sq.mtrs X 60/- = Rs. 3851.40
    - ii) On Built up area :- 96.285 Sq.mtrs. X 80/- = Rs. 7702.80
    - Total Rs. 11554.20
  - B) FOR RESIDENTIAL
    - i) On plot area :- 535.78 Sq.mtrs X Rs. 30/- = Rs. 16073.40
    - ii) On built up area :- 777.252 Sq.mtrs X Rs. 40/- = Rs. 31090.08
    - Total Rs. 47163.48
9. Total Assessed development Charges :- 7(A)+ 7(B)=Rs. 58717.68  
 Say Rs. 58,71,768/-
10. Date of Assessment :- 28/05/2004
11. Due date of completion :- 21/04/2004 to 20/04/2008
12. Development charges paid of Rs.63000/-Vide challan no.85017 dated 17/05/2004.

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 20/04/2004  
 20/04



Yours faithfully,  
 URAN

(N.S. Swami)

Additional Town Planning Officer,  
 Navi Mumbai & Khopta



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 930/2004  
 20/04

REF. NO. CIDCO/ATPO/ 1714

3/6/2004

**CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.**

**COMMENCEMENT CERTIFICATE**

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIV) of 1966 to Baliram S. Bhagat

Unit/Plot No. H-69 Road No. 4 four others  
Navi Mumbai. As per the approved plans and subject to the following conditions for the

development work of the proposed Residential Bldg. 4th storey  
Per B.U.A = 777.27

Per B.U.A = 96 777.27 822.57 Net total B.U.A.

No. of Residential Units 27 of Commercial units 07

This Certificate is liable to be revoked by the Corporation if:-  
The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.

(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.

(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have उत्पन्न the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

2. The applicant shall :

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorised officers of the Corporation to enter the building for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

3. The structural design, building materials, installations, electrical installations etc. Shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and / or GDCRs - 1975 in force.

4. The Certificate shall remain valid for period of 1 year from the date of its issue. The revalidation of the same shall be done in accordance with provisions of Section 45 of MRTP Act- 1966 and as per regulation no. 16.1(2) of the G.D.



Stamp: 2004, 22/24



Stamp: 2006, 29/124





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पवल - ४	
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Rs. 500  
BS 983414



जिल्हा कोषागार कार्यालय, ठाणे  
- 7 NOV 2022  
मुद्रांक प्रमुख लिपीक / लिपीक



### GENERAL POWER OF ATTORNEY

EXECUTED BY MR. ANIL MUKANDLAL SIKKA

IN FAVOR OF MR. SADURAM BHAI SHIVILKAR



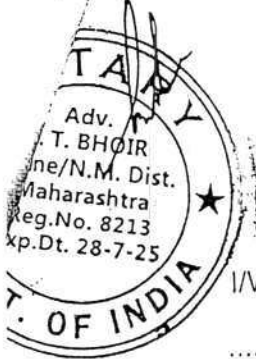
In Respect Of Flat No. G - 01, admeasuring about 70.26 Sq. Mtrs Built Up Area, on Ground Floor, AASHRAY Co - Op. Hsg. Soc. Ltd., Plot No. 69-H, Sector - 21, Kharghar, Navi Mumbai - 410210, Taluka - Panvel and Dist. Raigad.





GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME :



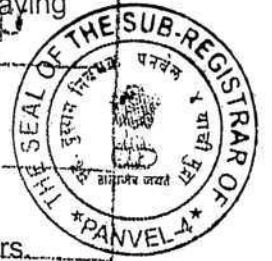
I/We, MR. ANIL MUKANDLAL SIKKA (having I . T . Pan No .

..... and Having California License #G0400125) Adult, having

address at 120 ARUNDEL DRIVE, HAYWARD, CA, 94542, USA

SEND GREETINGS :-

पान्वेल-४	१४९८५	२०२२
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WHEREAS I/We am/are the owner/s of Flat No. C-01, admeasuring 70.26 Sq. Mtrs. Built up area, on the Ground Floor, AASHRAY Co-operative Housing Society Ltd., Plot No.69H, Sector-21, Kharghar, NaviMumbai,

Taluka-Panvel and District-Raigad (hereinafter referred to as 'The Said Premises/Properties).

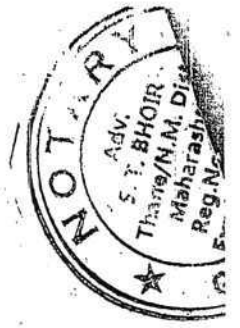
WHEREAS Vide Agreement for Sale Dated - 12.02.2008, Duly Registered with Joint Sub - Registrar Uran (Panvel - 2), on 12.02.2008, under Serial No. PVL2-1308-2008, I/We have agree to sell and transfer the said Flat to MR. SACHIN AMBADAS JOGDANKAR, (hereinafter called 'THE TRANSFEREE/PURCHASER') for proper consideration and I/we wish to transfer all ownership right in his/their name.

AND WHEREAS owing to my/our busy schedule, I/We will not be able to execute personally all the relevant documents required to be executed by us before the Sub-Registrar of Assurances for the purpose of transfer/conveyance of the said Premises/Properties to the name of any Prospective/Intending Purchaser/s .

AND WHEREAS for the above said reasons and for convenience it is necessary that I/We should appoint some fit and proper person to act in my/our name or on my/our behalf in respect of the said Premises /Properties as my true and lawful attorney and confer upon him/her powers hereinafter stated.

Anil Sikka  
Anil K. Sikka





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NOW KNOW YE AND THESE PRESENTS witnesseth that, I/We, MR. ANIL MUKANDLAL SIKKA, do hereby nominate, constitute and appoint

Mr. MR. SADURAM BHAU SHIVILKAR, Adult, Indian Inhabitant, residing at At-Post:-Chive, Taluka-Sudhagad, District-Raigad, to be my/our true and lawful attorney for me/us and in my/our names and on my/our behalf to do or cause to be done all or any of the following acts, deeds, matters and things that I/we would have done personally in respect of, the said Flat No.G-01, admeasuring 70.26 Sq. Mtrs. Builtup area, on the Ground Floor, AASHRAY Co-operative Housing Society Ltd., Plot No.69H, Sector-21, Kharghar, Navi Mumbai, Taluka-Panvel and District-Raigad (hereinafter referred to as 'The Said Premises/Properties').

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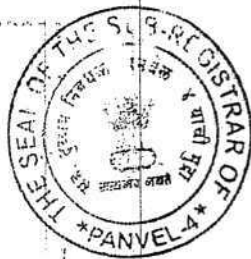
THAT IS TO SAY :

1. TO SELL, to transfer the said Premises/Properties to the any Prospective/Intending Purchaser/s as the said attorney may deem fit as per the convenience of the said attorney and upon such sale, execute the document/ documents/Agreement/Sale Deed and receive all moneys on my behalf and sign, execute all receipts, Agreement/ Sale Deed and discharges for the same.
2. ON MY/OUR BEHALF and in my/our names to appear, act, sign, execute and to lodge the documents, Agreement, Sale Deed, Deed of Assignment, Deeds in respect of the said Premises/Properties at the office of the Sub-Registrar of Assurances under the provisions of the Indian Registration Act 1908 and to take all steps as may be necessary for transfer/Sale of the said Premises/Properties in the name of above Prospective/Intending Purchaser/s as the said attorney may deem fit and proper.
3. ON MY/OUR BEHALF and in my/our name to appear and represent me before the concerned authorities viz :CIDCO, NMMC, Registrar of Thane, MSEB, Society/Builder, any Competent Authority under any law in respect of the said Premises/Properties as the said attorney may deem fit.
4. TO DEAL with documents to be executed by me/us or which is already executed by me/us and to admit the execution of such documents and sign such documents before the Sub-Registrar of Assurances and as the said attorney may deem fit.

*Signature*

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Adv. T. BHOSE  
 11, M. Dist.  
 Panvel, Dist. 4013  
 28-7-25  
 INDIA

ON OUR/MY BEHALF to be the member/s of the said Co-Operative Housing Society and to abide by all the rules and regulation thereof and To represent me/us before the Co-op. Hsg. Soc. and to sign necessary application for Sale of the said Premises/Properties, letters, documents on my behalf and submit the same to Co-op. Hsg. Soc Ltd .

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6. To Sign any transfer form and application form and Agreement, Sale Deed Application, form and all other paper or papers of the said Concerned Municipal Authorities/Government/Semi Government /Society/ Association and competent Authorities for transfer of the said Premises/ Properties in favour the any Prospective/Intending Purchaser/s or his nominees and to execute any further or other documents including any undertaking or affidavit as the said Society/Concerned Municipal Authorities/ Government/Semi Government Authorities may require from time to time for the said Premises/Properties.

7. TO APPEAR before CIDCO Ltd., and/or other competent authorities under law for any purpose for and on behalf of me/us and in my/our name in respect of the said Premises/Properties.

8. To sign any Transfer form and application form, Assignment Deed/Sale Deed and all other paper or papers of the said CIDCO Ltd., for transfer of the said Premises/Properties in favor of the any Prospective/Intending Purchaser/s and to execute any further or other documents including any Undertaking or Affidavit/Indemnity Bond by the NMMC /CIDCO LTD., or any other Authorities may required from timeto time for the said Premises/Properties.

9. To enter into, sign, execute and perform any or all acts and deedsto deliver any instrument, deeds, Agreement, Assignment, documents and papers for the purpose set out in these presents in respect of the said Premises/Properties .

10. To hand over the vacant physical peaceful possession of the said flat to the Prospective/Intending Purchaser/s and sign and execute Possession Letter, final payment receipts and Sale deed.

A I O I A



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11. ON MY/OUR BEHALF and in my/our name to Sign Deed of Rectification and to appear, act, execute and to lodge the Deed of Rectification in respect of the said Properties of the Sub- Registrar of Assurances

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12. To take care of the said Premises/Properties in/all respects as I/we myself/ourselves would do in my/our own proper person .

13. To appear on my behalf and to represent my interest before the City Survey Authorities, Land Records Authorities, Collector or Collectors of Land Revenue and Assessor of Municipal Rate and Taxes, Town Planning Authorities, CIDCO/NMMC and Municipal Authorities, Grampanchayat Authorities ; Sub - Registrar of Assurances and officers for the grant of necessary Permissions, No Objection Certificates or for any purpose as may be necessary under any local acts, rules and regulations and also to appears before any public or Governments or Other Authorities, whomsoever and to submit application, writing, undertakings, affidavits on my/our behalf, as my/our Attorney may deem fit;

14. GENERALLY to do all, acts, matters, and things on my/our behalf and in my/our name as may be necessary for the sale and/or transfer of the said Premises/Properties as I/we myself/ourselves could do in my/our own proper person.

15. I/WE ALSO hereby authorize the said attorney to present for registration admit and execute on my/our behalf documents executed or to be executed by me/us hereafter in respect of the said Premises/Properties.

16. AND I/WE HEREBY for myself/ourselves, my/our heirs, executors, and administrators RATIFY AND CONFIRM and agree to RATIFY AND CONFIRM whatsoever my/our said attorney shall do or purport to by virtue of these presents.

17. AND I do hereby further declare that this Power of Attorney shall be





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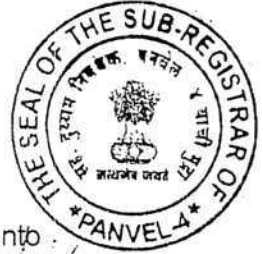


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In witness whereof I/We MR. ANIL MUKANDLAL SIKKA, have hereunto set my/our hands and seal on this ...6TH..... day of JUNE, 2022

SIGNED & DELIVERED by the within named

*Anil K. M. Sikka*

MR. ANIL MUKANDLAL SIKKA



1. *[Signature]*

ROHIT SIKKA (Witness)

120 Arundel Drive Hayward, Ca 94542

2. *[Signature]*

Dan Dineen (Witness)

3100 Mowry Ave #201, Fremont, CA 94538



*hans*

Himani  
 Assistant Consular Officer  
 Consulate General of India  
 San Francisco (USA)

OCT 21 2022

ACKNOWLEDGMENT

ESF/8834/22

No. SANFCONS  
 Seen at the Consulate General.  
 No responsibility is accepted  
 by this Consulate General for  
 the contents of this document.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
 County of Alameda

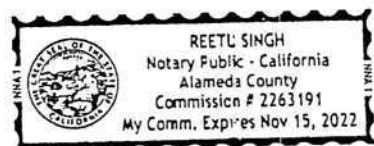
On 07/06/2022 before me, Reetu Singh, Notary Public  
 (insert name and title of the officer)

personally appeared Anil Kumar Mukandlal Sikka  
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Reetu Singh (Seal)



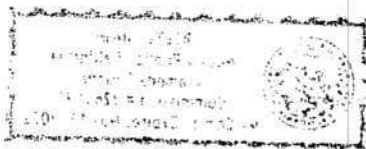


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...हस्तातः  
 Assistant Registrar  
 Registrar General of India  
 Panvel, Maharashtra (MS)



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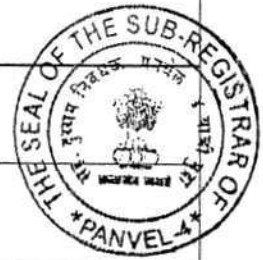


**State of California  
Secretary of State**

This Certificate is not valid for use anywhere within the United States of America, its territories or possessions.

**APOSTILLE**  
(Convention de La Haye du 5 octobre 1961)

1. Country: Pays / País:		United States of America	
This public document Le présent acte public / El presente documento público		प व २ ४	
2. has been signed by a été signé par ha sido firmado por	Reetu Singh	9894	22
3. acting in the capacity of agissant en qualité de quien actúa en calidad de	Notary Public, State of California	30	22
4. bears the seal / stamp of est revêtu du sceau / timbre de y está revestido del sello / timbre de	Reetu Singh, Notary Public, State of California		
Certified Attesté / Certificado			
5. at à / en	Sacramento, California	6. the le / el día	30th day of September 2022
7. by par / por	Secretary of State, State of California		
8. N° sous n° bajo el número	70740		
9. Seal / stamp: Sceau / timbre. Sello / timbre		10. Signature: Signature: Firma:	



This Apostille only certifies the authenticity of the signature and the capacity of the person who has signed the public document, and, where appropriate, the identity of the seal or stamp which the public document bears.

This Apostille does not certify the content of the document for which it was issued.

To verify the issuance of this Apostille, see: [apostille-search.sos.ca.gov/](http://apostille-search.sos.ca.gov/).

This certificate does not constitute an Apostille under the Hague Convention of 5 October 1961, when it is presented in a country which is not a party to the Convention. In such cases, the certificate should be presented to the consular section of the mission representing that country.

Cette Apostille atteste uniquement la véracité de la signature, la qualité en laquelle le signataire de l'acte a agi et, le cas échéant, l'identité du sceau ou timbre dont cet acte public est revêtu.

Cette Apostille ne certifie pas le contenu de l'acte pour lequel elle a été émise.

Cette Apostille peut être vérifiée à l'adresse suivante: [apostille-search.sos.ca.gov/](http://apostille-search.sos.ca.gov/).

Ce certificat ne constitue pas une Apostille en vertu de la Convention de La Haye du 5 Octobre 1961, lorsque présenté dans un pays qui n'est pas partie à cette Convention. Dans ce cas, le certificat doit être présenté à la section consulaire de la mission qui représente ce pays.

Esta Apostilla certifica únicamente la autenticidad de la firma, la calidad en que el signatario del documento haya actuado y, en su caso, la identidad del sello o timbre del que el documento público esté revestido.

Esta Apostilla no certifica el contenido del documento para el cual se expidió.

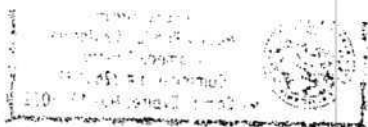
Esta Apostilla se puede verificar en la dirección siguiente: [apostille-search.sos.ca.gov/](http://apostille-search.sos.ca.gov/).

Este certificado no constituye una Apostilla en virtud del Convenio de La Haya de 5 de octubre de 1961 cuando se presenta en un país que no es parte del Convenio. En estos casos, el certificado debe ser presentado a la sección consular de la misión que representa a ese país.



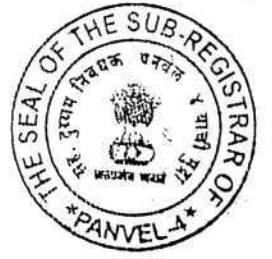
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**ACCEPTANCE OF GENERAL POWER OF ATTORNEY**

I, **MR. SADURAM BHAU SHIVILKAR** (having I. T. Pan No. BUGPS5889A),  
 Adult, Indian Inhabitant, residing at Flat No. G - 01, admeasuring about  
 70.26 Sq. Mtrs Built Up Area, on Ground Floor, AASHRAY Co - Op. Hsg.  
 Soc. Ltd., Plot No. 69 H, Sector - 21, Kharghar, Navi Mumbai - 410210,  
 Taluka - Panvel and Dist. Raigad, do hereby accept the Power of Attorney  
 Dated. 21.10.2022 given by **MR. ANIL MUKANDLAL SIKKA**.

Specimen Signature

*(Signature)*  
**MR. SADURAM BHAU SHIVILKAR**



**BEFORE ME**

*(Signature)* 15/11/2022  
**ADV. & NOTARY**  
**S. T. BHOIR**  
 Thane / N.M. Dist,  
 Maharashtra  
 NOTED & REGISTERED

No. 606/2022  
 15 NOV 2022



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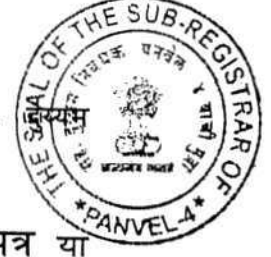


घोषणा पत्र

प व ल - ४

मी श्री.सादुराम भाऊ शिविलकर याद्वारे घोषित केल्याची,

निबंधक पनवेल ..... यांच्या कार्यालयात अभिहस्तांतरणपत्र या



शिर्षकाचा दस्त नोंदणसाठी सादर करण्यात आला आहे. श्री.अनिल

मुकुंदलाल सिक्का इ. यांनी दि. 15/11/2022 रोजी मला दिलेल्या

कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे. व

निष्पादीत करून कबुली जबाब्र दिला आहे. सदर कुलमुखत्यारपत्र लिहून

देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून

देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही

कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सरदचे

कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः

सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम

१९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र रहीन याची मला जाणीव

आहे:

15/11/22

कुलमुखत्यारपत्र धारकाचे नाव सही

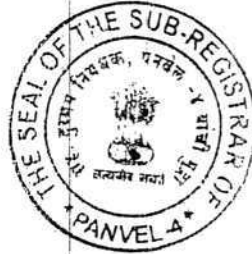
श्री.सादुराम भाऊ शिविलकर





४	५५५
५५५	५५५
५५	५५

पवेल - ४	
१४९८५	२०२२
४४ / ४८	



## FORM NO. 61

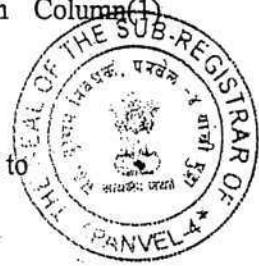
Form of Declaration to be filed by a person who has agricultural income and is not in receipt of any other income chargeable to income tax in respect of transactions specified in clauses (a) to (h) of rule 114B

1. Full name and address of the declarant: MR-ANIL MUKANDLAL -  
SIKKA. FLAT NO. A-01, GROUND FLOOR, AASHRAY-  
CHS. PLOT NO H-69, SECTOR-21, KHARAHAR.

2. Particulars of transaction:

3. Details of the document being produced in support of address in Column(1)  
SALE DEED.

पु. अ. अ. - ४	
१५/११/२०२२	
४५	४८



I hereby declare that my source of income is from agriculture and I am not required to pay income tax on any other income if any

.....  
Signature of the Declarant

Signature of the Declarant

### VERIFICATION

I, ..... do hereby declare that what is stated above is true to the best of my knowledge and belief.

Verified today, the ..... day of ... 15/11/2018 2022

Date: 15/11/2018 2022

Place: Panvel

.....  
Signature of the Declarant

Signature of the Declarant

Instructions: Documents which can be produced in support of the address are:-

- (a) Ration Card, (b) Passport, (c) Driving license, (d) Identity Card issued by any institution
- (e) Copy of the electricity bill or telephone bill showing residential address, (f) Any document or communication issued by any authority or Central Government, State Government or local bodies showing residential address, (g) Any other documentary evidence in support of his address given on the declaration.



8 - FEB	
5509	12/2/20
[Faint handwritten text]	

भारत सरकार  
GOVERNMENT OF INDIA




सचिन अंबादास जोगदानकर  
Sachin Ambadas Jogdankar  
जन्म तारीख/ DOB: 31/07/1986  
पुरुष / MALE



9481 5582 2289

माझे आधार, माझी ओळख

California USA DRIVER LICENSE FEDERAL LIMITS APPLY



DL C0400125 CLASS C  
EXP 05/26/2024 END NONE  
LN SIKKA  
FN ANILKUMAR MUKANDLAL  
120 ARUNDEL DR  
HAYWARD, CA 94542  
DOB 05/26/1950  
RSTR CORR LENS 05261950

SEX: M HAIR: BLK EYES: BRN  
HGT: 5-10 WGT: 206 lb ISS: 03/12/2013  
DD 04/10/200964FRW/BBFD/24

Pratik Sikkas

भारत सरकार  
GOVERNMENT OF INDIA




सादुराम भाऊ शिविलकर  
Saduram Bhaui Shivikar  
जन्म तारीख / DOB : 30/04/1986  
पुल्लिंगी / MALE



8246 4588 2689


आधार - सामान्य माणसाचा अधिकार

आयकर विभाग  
INCOME TAX DEPARTMENT  
SACHIN A JOGDANKAR  
AMBADAS SAYBANA JOGDANKAR  
31/07/1986  
Permanent Account Number  
AGIPJ9822F




Signature

आयकर विभाग  
INCOME TAX DEPARTMENT  
SADURAM BHAUI SHIVILKAR  
BHAUI MAHADU SHIVILKAR  
30/04/1986  
Permanent Account Number  
BUGPS5889A



Signature

आयकर विभाग  
INCOME TAX DEPARTMENT  
स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ANDPC8245M



नाम/ Name  
ROHAN VILAS CHAVAN  
पिता का नाम/ Father's Name  
VILAS GANPAT CHAVAN  
जन्म की तारीख /  
Date of Birth  
25/03/1991

08042021

Signature

आयकर विभाग  
INCOME TAX DEPARTMENT  
SACHIN NANASAHEB BHAPKAR  
NANASAHEB KHANDERAO BHAPKAR  
11/04/1977  
Permanent Account Number  
CJMPB5709C

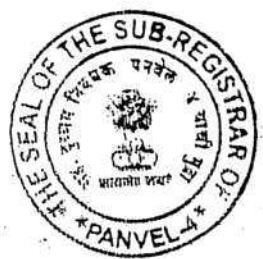


Signature

पवल - ४

१४१५ २०२२

४६ / ४



Sachin Bhapkar



8 - 557	
5503	1/1/58
11 / 08	

11/15/2022

Summary 1 (Dastgoshwara bnag 1)

528/14185

गंगळवार, 15 नोव्हेंबर 2022 3:44 म.नं.

दस्त गोपवारा भाग-1

पवेल4

दस्त क्रमांक: 14185/2022

दस्त क्रमांक: पवेल4 /14185/2022

बाजार मूल्य: रु. 25,29,360/-

मोबदला: रु. 13,00,000/-

भरलेले मुद्रांक शुल्क: रु. 100/-

नोंदणी फी माफी अमल्याम तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. सह. दु. नि. पवेल4 यांचे कार्यालयात

अ. क्र. 14185 थर दि. 15-11-2022

वेळी 3:40 म.नं. था. हजर केला.

पावती: 15106

पावती दिनांक: 15/11/2022

मादरकरणाराचे नाव: सचिन अंबादास जोगदनकर - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 960.00

पृष्ठांची संख्या: 48

एकूण: 1060.00

*Eshwar*

दस्त हजर करणाऱ्याची मही:

*[Signature]*  
Joint Sub Registrar Panvel 4

*[Signature]*  
Joint Sub Registrar Panvel 4

दस्ताचा प्रकार: अभिहस्तांतरणपत्र

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 15 / 11 / 2022 03 : 40 : 57 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 15 / 11 / 2022 03 : 42 : 46 PM ची वेळ: (फी)



## प्रतिज्ञापत्र

संदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणेस दाखल केलेला आहे. दस्तातीलसंपूर्ण मजकूर, निष्पादक्यत्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील

*[Signature]*  
लिहून घेणारे

*[Signature]*  
लिहून घेणारे



15/11/2022 3 51:08 PM

दस्त गोपवारा भाग-2

पवल4

दस्त क्रमांक:14185/2022

दस्त क्रमांक:पवल4/14185/2022

दस्ताचा प्रकार :-अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सचिन अंबादास जोगदनकर - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: मदनिका क्र. जी - 1, तळ मजला, आश्रय को - ऑप हौसिंग सोसायटी लि., प्लॉट नं. 69 एच, सेक्टर - 21, खारघर, नवी मुंबई, तालुका - पनवेल आणि जिल्हा - रायगड, महाराष्ट्र, राईगार: (ं:). पिन नंबर: AGIPJ9822F	लिहून घेणार वय :-35 स्वाक्षरी:-		
2	नाव:अनिल मुकुंदलाल सिद्धा तर्फे कु मु म्हणुन सादुराम भाऊ शिविलकर - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: मदनिका क्र. जी - 1, तळ मजला, आश्रय को - ऑप हौसिंग सोसायटी लि., प्लॉट नं. 69 एच, सेक्टर - 21, खारघर, नवी मुंबई, तालुका - पनवेल आणि जिल्हा - रायगड, महाराष्ट्र, राईगार: (ं:). पिन नंबर:	लिहून घेणार वय :-36 स्वाक्षरी:-		

श्रील दस्तगोवज करून देणार तथाकथीत अभिहस्तांतरणपत्र चा दस्त एवज करून दिल्याचे कबुल करतात.  
शिक्षा क्र.3 ची वेळ: 15 / 11 / 2022 03 : 47 : 50 PM

ओळख:-

आम्हील उमम अने तिचेदीन करतान की ने दस्तगोवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रोहन विलाम चव्हाण ... वय:31 पत्ता:सेक्टर नं. 11, वाशी नवी मुंबई पिन कोड:400703		
2	नाव:सचिन नानासाहेब भापकर ... वय:45 पत्ता:सेक्टर नं. 21, खारघर, ता पनवेल, जि रायगड पिन कोड:410210		

शिक्षा क्र.4 ची वेळ: 15 / 11 / 2022 03 : 49 : 25 PM

Joint Sub Registrar Panvel 4

प्रमाणित करण्यात येते की, या

दस्तामध्ये ४८

पृष्ठे आहेत.

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used	Deface Number	Deface Date
1	SACHIN AMBADAS JOGDANKAR	eChallan	69103332022111514984	MH010603341202223E	100.00	SD	0005262578202223	15/11/2022
2	SACHIN AMBADAS JOGDANKAR	eChallan		MH010603341202223E	100	RF	0005262578202223	15/11/2022
3		DHC		1511202206413	960	RF	1511202206413D	15/11/2022

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

पुस्तक क्र 9

दस्त क्र 989८५ सर नोंदला.

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2. Get print immediately after registration.

14185 /2022

