

398/13829

पावती

Original/Duplicate

Thursday, July 27, 2023

नोंदणी क्रं. :39म

10:58 AM

Regn.:39M

पावती क्रं.: 15492 दिनांक: 27/07/2023

गावाचे नं. व: गिरधले

दस्तावेजाचा अनुक्रमांक: पवेल3-13829-2023

दस्तावेजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: ये. भुमी कलश ग्रुप तर्फे भागीदार हिमांशू शिवलाल पटेल --

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

एकूण:

रु. 660.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:19 AM ह्या वेळेस मिळेल.

Sub Registrar Panvel 3

बाजार मूल्य: रु. 1/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह दुय्यम निबंधक वर्ग-२,
पनवेल क्र. ३.

1) देयकाचा प्रकार: DHC रक्कम: रु.560/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2607202314331 दिनांक: 27/07/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005778765202324E दिनांक: 27/07/2023

बँकेचे नाव व पत्ता:

3234

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2607202314331	Date 26/07/2023
Received from B, Mobile number 9320381010, an amount of Rs.560/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.	
Payment Details	
Bank Name SBIN	Date 26/07/2023
Bank CIN 10004152023072613227	REF No. CHN2423898
This is computer generated receipt, hence no signature is required.	

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CHALLAN
MTR Form Number-6



GRN	MH005778765202324E	BARCODE			Date	26/07/2023-19:16:19	Form ID	48(f)	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)							
		PAN No.(If Applicable)							
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR	Full Name	BHOOMI KALASH GROUP						
Location	RAIGAD	Flat/Block No.	S.N. 99 H.N. 2 AND H.N. 3 VILLAGE GIRAVALE						
Year	2023-2024 One Time	Premises/Building							
Account Head Details		Amount In Rs.	Road/Street	TAL PANVEL DIST RAIGAD					
0030046401	Stamp Duty	500.00	Area/Locality	GIRAVALE					
0030063301	Registration Fee	100.00	Town/City/District						
			PIN	4	1	0	2	0	6
			Remarks (If Any)	SecondPartyName=AIKYAM BUILDTECH LLP-CA=0-Marketval=1					
			Amount In	Six Hundred Rupees Only					
Total		600.00	Words						
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CIN	Ref. No.	00040572023072647741	CKX5546143				
Cheque/DD No.		Bank Date	RBI Date	26/07/2023-19:24:16	Not Verified with RBI				
Name of Bank		Bank-Branch	STATE BANK OF INDIA						
Name of Branch		Scroll No. , Date	Not Verified with Scroll						

Department ID :

Mobile No. : 9320381010

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

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



CHALLAN
MTR Form Number-6

पवेल - ३
१३/०७/२०२३
३/२८



GRN	MH005778765202324E	BARCODE				Date	26/07/2023-19:16:19	Form ID	48(f)
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)					
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Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR			Full Name	BHOOMI KALASH GROUP				
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0030046401	Stamp Duty		500.00	Area/Locality	GIRAVALE				
0030063301	Registration Fee		100.00	Town/City/District					
				PIN	4 1 0 2 0 6				
				Remarks (If Any)	SecondPartyName=AIKYAM BUILDTECH LLP~CA=0~Marketval=1				
				Amount In	Six Hundred Rupees Only				
Total			600.00	Words					
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Cheque/DD No.			Bank Date	RBI Date	26/07/2023-19:24:16		Not Verified with RBI		
Name of Bank			Bank-Branch	STATE BANK OF INDIA					
Name of Branch			Scroll No. , Date	Not Verified with Scroll					

Department ID :

Mobile No. : 9320381010

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Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-398-13829	0002990643202324	27/07/2023-10:58:35	IGR148	100.00
2	(IS)-398-13829	0002990643202324	27/07/2023-10:58:35	IGR148	500.00
Total Defacement Amount					600.00

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४/२८



GENERAL POWER OF ATTORNEY

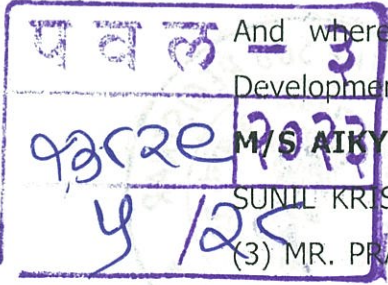
To all to whom these presents shall come, we, **M/S AIKYAM BUILDTECH LLP**, through its designated partners **(1) MR. SUNIL KRISHNAJI PARANJAPE (2) MR. MADANMOHAN BALDEO INGAWALE (3) MR. PRADEEP RATAN PATIL (4) MR. LATESH BHARAT SHAH & (5) MRS. MEDHAA SUNIL GADGIL**, (hereinafter referred to as "The Grantors") having its registered office at Saigan, Shop No.- 19, Neelkanth Darshan, Plot No- 125, Near Nadkarni Hospital, Panvel- 410 206, Send Greetings:

Shah
Patil
Ingawale

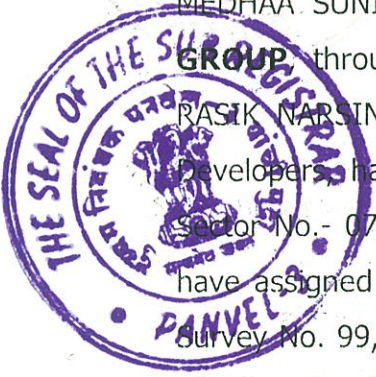
Gadgil
Paranjape

Shah
Patil
Ingawale

Whereas the Grantors are fully seized and possessed of and absolutely entitled to all that pieces and parcels of land bearing (1) Survey No. 99, Hissa No.- 2, admeasuring 0-20-00 H.R.P., & (2) Survey No.- 99, Hissa No.- 3, admeasuring 0-27-00 H.R.P., aggregating to 0-47-00 H.R.P., both situate, lying and being at Village-Giravale, Tal.-Panvel, Dist.-Raigad, and within the jurisdiction of Panvel Municipal Corporation and more particularly described in the Schedule hereunder written (hereinafter referred to as "THE PLOTS OF LAND");



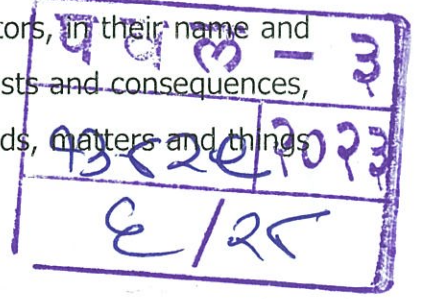
And whereas by virtue of an Agreement for Development ("the said Development Agreement") duly executed on P-2-13828 between 27/07/2023 **M/S AIKYAM BUILDTECH LLP**, through its designated partners (1) MR. SUNIL KRISHNAJI PARANJAPE (2) MR. MADANMOHAN BALDEO INGAWALE (3) MR. PRADEEP RATAN PATIL (4) MR. LATESH BHARAT SHAH & (5) MRS. MEDHAA SUNIL GADGIL, as the Owners and **M/S. BHOOMI KALASH GROUP** through its partners (1) MR. HIMANSHU SHIVLAL PATEL (2) MR. RASIK NARSINH CHAUHAN & (3) MR. BHARAT NARSINGH PATEL, as the Developers, having its office at Office No.- 710, Landmark, Plot No.- 26A, Sector No.- 07, Kharghar, Navi Mumbai, Maharashtra- 410210. the Grantors have assigned the development rights of the said Plots of land bearing (1) Survey No. 99, Hissa No.- 2, admeasuring 0-20-00 H.R.P., & (2) Survey No.- 99, Hissa No.- 3, admeasuring 0-27-00 H.R.P., aggregating to 0-47-00 H.R.P., both situate, lying and being at Village-Giravale, Tal.-Panvel, Dist.-Raigad, on the basis of area sharing ratio to **M/S. BHOOMI KALASH GROUP**, as per the terms and conditions contained therein;



And whereas to enable the said Developers "**M/S. BHOOMI KALASH GROUP**", to develop the said property in accordance with the said agreement, the Grantors are executing the present power of Attorney in favor of **M/S. BHOOMI KALASH GROUP**, through its Partners (1) MR. HIMANSHU SHIVLAL PATEL (2) MR. RASIK NARSINH CHAUHAN & (3) MR. BHARAT NARSINGH PATEL, to act for us in our name and on our behalf and to do all acts and things relating to the said property.

Handwritten signatures in blue ink at the bottom of the page. From left to right: a signature that appears to be 'Lalshah', a signature that appears to be 'Rajy', a signature that appears to be 'Rajy', a signature that appears to be 'Rajy', a signature that appears to be 'Rajy', and a signature that appears to be 'Rajy'.

Now know yet and these presents witnesseth that the Grantors do and doth hereby irrevocably nominate, constitute, authorize and appoint the said (1) MR. HIMANSHU SHIVLAL PATEL (2) MR. RASIK NARSINH CHAUHAN & (3) MR. BHARAT NARSINGH PATEL partners of M/S. BHOOMI KALASH GROUP to be our true and lawful Attorneys (hereinafter referred to as "THE SAID ATTORNEYS") to act jointly and severally for the Grantors, in their name and on their behalf, however, solely and entirely at their costs and consequences, to do and execute all or any of the following acts, deeds, matters and things only in respect of the said Plots Of Land.

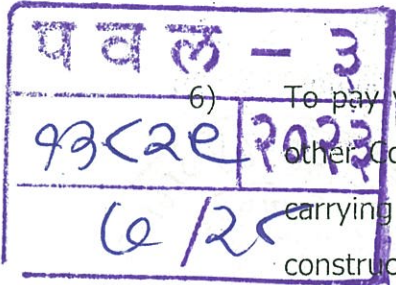


- 1) To appear and represent us before the authorities of Navi Mumbai Airport Influence Notified Area (NAINA), District Collector, Tahsildar, Talathi, Gram Panchayat, MSED Co. Ltd., Competent Authority, MSRDC, Panvel Municipal Corporation, Court constituted under the Government Eviction Act, and/or any other authority constituted under the Central/State Government or any local body.
- 2) To make, sign and submit the necessary applications, memorandums, papers and plans (including amended and modified plans) declarations and affidavit(s) for the purpose of submission to and approval of, sanction of plans and proposal for development of the said property including building plans for construction, extensions, modifications, alterations or additions of buildings or structures thereon and to do, execute and perform all other acts, deeds, matters and things as may be strictly necessary or incidental to the aforesaid powers conferred upon the said Attorney.
- 3) To enter upon the said property either alone or along with their designated officers, consultants for the purpose of the proposed development work as per the plan to be sanctioned.



Handwritten signatures in blue ink. On the left, there are three signatures, one of which is 'Himanshu'. In the center, there are two signatures, one of which is 'Rasik'. On the right, there are two signatures, one of which is 'Bharat'.

- 4) To supervise the development work in respect of the construction and to carry out and/or to get carried out through Contractors, Sub-Contractors, Architects and Surveyors as may be required by the said Attorney, construction of the proposed building and structures on the said property in accordance with the plans and specifications sanctioned by the appropriate authorities.
- 5) To carry on correspondence with and represent us before all Concerned Authorities in connection with the development of the said property.



- 6) To pay various deposits to Panvel Municipal Corporation, MSRDC and other Concerned Authorities as may be necessary for the purpose of carrying out the development work on the said property and construction of the structures thereon and to claim refund of such deposit so paid by their said Attorney and to give valid and effectual receipts in their name and on their behalf in connection with the refund of such deposits.



- 7) To do all other acts, deeds, matters and things in respect of the said property for the purpose of the development work.
- 8) To appoint and/or change any architect, RCC consultants and other consultants in connection with the development of the plots of land and construction of the buildings thereon.
- 9) To prepare and submit layout of the building plans to NAINA, District Collector of Raigad, Panvel Municipal Corporation, MSRDC or any other development authority, for development of plots of land and construction of buildings thereto.

Handwritten signatures in blue ink. From left to right: a signature with 'D. B. Bhat' written above it; a signature with 'M. M. M.' written above it; a signature with 'S. P. S.' written above it; a signature with 'S. P. S.' written above it; and a signature with 'S. P. S.' written above it.

- 10) To look after and to do the construction work on the plots of land and for that purpose to engage or change any contractor(s) and to take each and every step as may be necessary.
- 11) To approach town planning authority or any other authorities for getting the alterations and/or amendments in the approved and sanctioned plans by the Concerned Authorities.
- 12) To deal and correspond with NAINA, District Collector of Raigad, Panvel Municipal Corporation, MSRDC or any other officer/authority including Competent Authority under the Urban Land (Ceiling and Regulations) Act, 1976 and/or to the State Government and/or Central Government and its department and officers in connection with or relating to or touching the said immoveable property.
- 13) To enter into, sign and execute any Construction Agreement with any Contractor to carry out construction or development on the plots of land.
- 14) To give such letters and writings and/or undertakings as may be required from time to time by any of the Concerned Authorities for the purpose of carrying out the development work in respect of the said property as also in respect of the construction work of the buildings thereon.
- 15) To sign and execute on behalf of the Grantors as "Confirming Parties", the Agreements for Sale to be executed with the purchasers of flats, units of the share of the Developers in the Building to be constructed on the said Property and admit execution of the same before the concerned Sub-Registrar of Assurances.

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Panvel
Shankar
hadgil
Shankar
Shankar

16) To sell and dispose off the flats of the share of the Developers that may be constructed on the said property on Ownership Basis and/or in any other manner that may be thought fit by the said Attorney at the price or for the amount that the said Attorney may think fit and proper. To collect and receive of and from the prospective buyers of such flats that may be payable by such person(s) and for that act or purpose to make, sign and execute and/or give proper and lawful discharge for the same.

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17) To issue Letter of Allotment, receipt for the payments received and/or any other such letters or writings of the share of the Developers to the prospective purchasers and to execute from time to time Agreements for Sale on Ownership Basis of such flats of the share of the Developers and also to execute conveyance in respect of the building(s) that may be constructed on the said plots and also to execute and sign, conveyance, transfer or surrender in respect of the said property or any part thereof and present the documents for registration and admit the execution of any such documents before the appropriate Registering Authority.

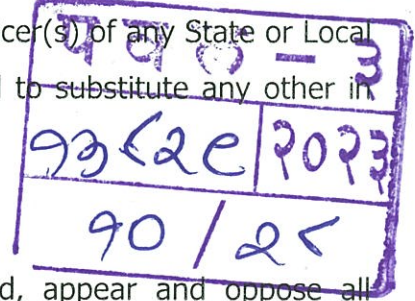
18) To appear before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar or other Officers or Authorities having jurisdiction in that behalf and to present and execute all deeds, instruments and writings for the purpose of affirmation, registration and giving declarations on behalf of the Grantors and to do all other acts and deeds in that behalf as may be as their said Attorney may deem necessary, expedient and proper for the development of the said property.

19) To ask, receive and recover from all the purchasers of the tenements and other premises every sum of monies whatsoever, now due or owing and payable or at any time hereafter to become due or owing and payable in respect of the said plots in any manner whatsoever,

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Lashal
Farayane
S. K. S. H.
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and also on non-payment thereof or any part thereof to take legal steps for recovery thereof.

- 20) To appoint pleaders, solicitors, advocates or lawyers to appear and act in any Court of Law of revenue or other officer(s) of any State or Local Body and to revoke such appointment and to substitute any other in their place and stead.



- 21) To commence, prosecute, enforce, defend, appear and oppose all actions and other legal proceedings and demand, touching any matter in connection with the development of the said land and sale of tenements.

- 22) To do all other acts, deeds, matters and things in respect of the said property for the purpose of the development work and/or to mortgage the said plots of land with any financial institution/bank for availing the loan against the mortgage of the said plots.



- 23) To deal and correspond with the Competent Authority (including all its departments and officers) in connection with or in relation to or touching the said property and in particular:

- a) To Apply for and obtain sanction of building plans or the provisions of such plans with the alterations and additions as their said Attorney shall think fit;

- b) To Apply for and obtain the Occupation Certificate and Completion Certificate in respect of the building(s) to be constructed and completed on the said property and;

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- Abshar
- Paray cure
- Gadgil MS
- Shrinikant
- Prakash
- Prakash

c) To Deal with the assessment department of the competent authority and dispose off and to deal with all matters and things in connection with the assessment of the said property and generally to do all such acts, deeds, matters and things in connection with or in relation to or touching the construction on the said property.

24) To receive from the Purchaser(s) any Earnest Money and also the balance of purchase consideration and to give good valid receipt and discharge for the same.

25) To make all necessary steps for registration of the Co-operative Housing Society of the flats purchasers and for that purpose to sign and execute all necessary applications, papers and writings and represent any person before the Registrar/Assistant Registrar of Co-operative Societies within such timelines as may be prescribed under applicable laws, rules and regulations.

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26) To lodge the Conveyance that may be executed by the Owners for registration and to admit the execution thereof before the concerned Sub Registrar of Assurances.

27) To make application for water connection, electricity supply and other incidental requirement, which may be required for the development of the said plots.

28) To allow and pay all fees, costs, charges and expenses to be allowed or paid in respect of the said property.

29) That if the Development Agreement is cancelled this Power of Attorney shall also stand cancelled. This Power of attorney shall not be used to deal with respect to the 38% premises of the Owners.

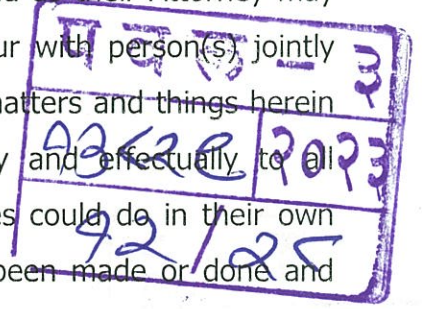
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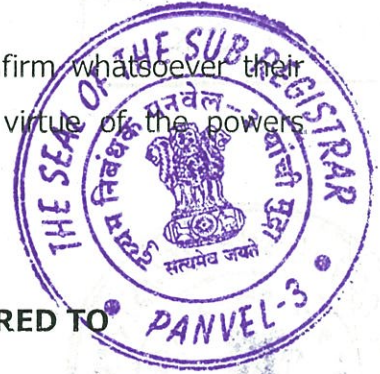
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30) To state, adjust and settle all accounts, claims and demands whatsoever now outstanding and which may hereafter be found to be due or payable in respect of the said property.

And generally to do all other acts, deeds, matters and things and to exercise all powers contained herein for the purpose aforesaid as their Attorney may deem fit in the circumstances of the case or concur with person(s) jointly interested with us therein in doing all acts, deeds, matters and things herein either particularly or generally described as amply and effectually to all intents and purposes as we the Grantors themselves could do in their own proper perspective person had these presents not been made or done and executed.



And the Grantors hereby undertake to ratify and confirm whatsoever their Attorney shall lawfully do or cause to be done by virtue of the powers hereinabove given.



THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land bearing (1) Survey No. 99, Hissa No.- 2, admeasuring 0-20-00 H.R.P. & (2) Survey No.- 99, Hissa No.- 3, admeasuring 0-27-00 H.R.P., aggregating to 0-47-00 H.R.P., both situate, lying and being at Village-Giravale, Tal.-Panvel, Dist.-Raigad.

- On or towards the North by :- Survey No.99, Hissa No.1
- On or towards the South by :- Survey No.110, Hissa No.1
- On or towards the East by :- Survey No.101 & 109
- On or towards the West by :- Survey No.47 & Village Road

Abhishek...
Kalyan
Parasuram

Radgill M
Shrinivas

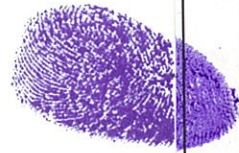
Pratik
Pratik

B

In witness whereof we hereunto set and subscribed our hands at Navi Mumbai on this 27th day of July, 2023.

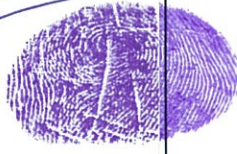
The specimen signature of our said Attorneys is given below:

(1) MR HIMANSHU SHIVLAL PATEL)

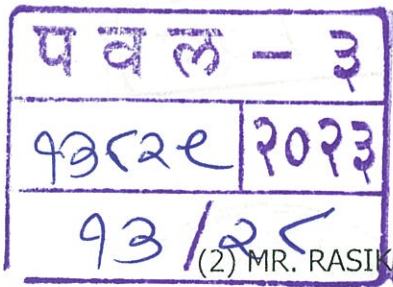


H. Patel

(2) MR. RASIK NARSINH CHAUHAN)



R. Chauhan



MR. BHARAT NARSINGH PATEL
All Partners of
M/S. BHOOMI KALASH GROUP)

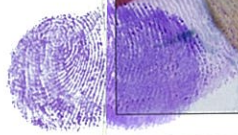


B. Patel

SIGNED, SEALED & DELIVERED BY THE)
WITHIN NAMED GRANTORS)
M/S AIKYAM BUILDTECH LLP)
THROUGH ITS DESIGNATED PARTNERS)

(1) MR. SUNIL KRISHNAJI PARANJAPE)

S. Paranjape

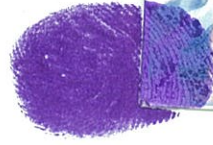


(2) MR. MADANMOHAN BALDEO INGAWALE)

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पवल - ३
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१४/२८



(3) MR. PRADEEP RATAN PATIL)

[Handwritten signature]



(4) MR. LATESH BHARAT SHAH)

[Handwritten signature]



(5) MRS. MEDHAA SUNIL GADGIL)

[Handwritten signature]
[Handwritten signature]



Witness :

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01/08/2023

सूची क्र.2

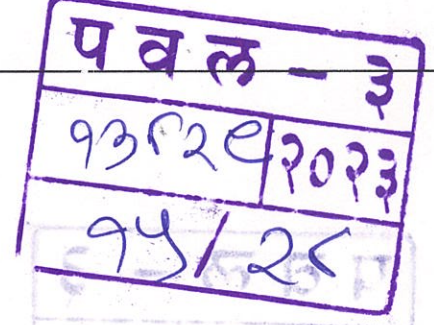
दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 13828/2023

नोंदणी :

Regn:63m

गावाचे नाव : गिरवले

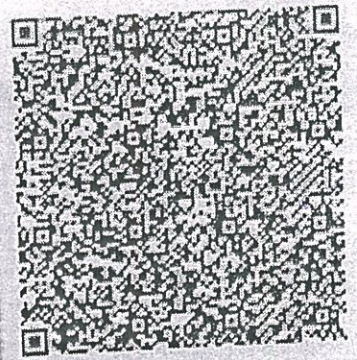


(1) विलेखाचा प्रकार	विकसनकरारनामा
(2) मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	82968700
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: मौजे गिरवले ता.पनवेल जि.रायगड सर्वे नं. 99,हिस्सा नं.2,क्षेत्र -0-20-00 हे.आर.पो.आकार 3.43 रु.पै. मौजे गिरवले ता.पनवेल जि.रायगड सर्वे नं. 99,हिस्सा नं.3,क्षेत्र -0-27-00 हे.आर.पो. एकूण क्षेत्र - 0-47-00 हे.आर.पो.आकार 4.75 रु.पै. (जा.क्र.ADJ/1300900/462/2023/अंतिम आदेश/5352)((Survey Number 89)
(5) क्षेत्रफळ	1) 0.2000 हेक्टर . आर
(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:-मे . ऐक्याम बिल्डटेक एल एल पी तर्फे भागीदार सुनील कृष्णाजी पराजपे - वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: साईगं शॉप नं. 19, नीलकंठ दर्शन, प्लॉट नं. 125, जवळ नाडकर्णी हॉस्पिटल, पनवेल, महाराष्ट्र, राईगार:(ं). पिन कोड:-410206 पॅन नं:-ABUFA8841J 2): नाव:-मे . ऐक्याम बिल्डटेक एल एल पी तर्फे भागीदार मदनमोहन बलदेव इंगवले - वय:-54; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: साईगं शॉप नं. 19, नीलकंठ दर्शन, प्लॉट नं. 125,जवळ नाडकर्णी हॉस्पिटल, पनवेल, महाराष्ट्र, राईगार:(ं). पिन कोड:-410206 पॅन नं:-ABUFA8841J 3): नाव:-मे . ऐक्याम बिल्डटेक एल एल पी तर्फे भागीदार प्रदीप रतन पाटील - वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: साईगं शॉप नं. 19, नीलकंठ दर्शन, प्लॉट नं. 125, जवळ नाडकर्णी हॉस्पिटल, पनवेल, , . पिन कोड:-410206 पॅन नं:-ABUFA8841J 4): नाव:-मे . ऐक्याम बिल्डटेक एल एल पी तर्फे भागीदार लतेश भरत शाह - वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: साईगं शॉप नं. 19, नीलकंठ दर्शन, प्लॉट नं. 125,जवळ नाडकर्णी हॉस्पिटल, पनवेल, महाराष्ट्र, राईगार:(ं). पिन कोड:-410206 पॅन नं:-ABUFA8841J 5): नाव:-मे . ऐक्याम बिल्डटेक एल एल पी तर्फे भागीदार मेधा सुनील गाडगीळ - वय:-54; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: साईगं शॉप नं. 19, नीलकंठ दर्शन, प्लॉट नं. 125, जवळ नाडकर्णी हॉस्पिटल, पनवेल, महाराष्ट्र, राईगार:(ं). पिन कोड:-410206 पॅन नं:-ABUFA8841J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. भुमी कलश ग्रुप तर्फे भागीदार हिमांशू शिवलाल पटेल - वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस नं. 710 लॅडमार्क,प्लॉट नं. 26ए , सेक्टर 07,खारघर,नवी मुंबई, महाराष्ट्र, राईगार:(ं). पिन कोड:-410210 पॅन नं:-AAZFB3859M 2): नाव:-मे. भुमी कलश ग्रुप तर्फे भागीदार रसिक नरसिंह चौहान - वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस नं. 710 लॅडमार्क,प्लॉट नं. 26ए , सेक्टर 07,खारघर,नवी मुंबई , महाराष्ट्र, राईगार:(ं). पिन कोड:-410210 पॅन नं:-AAZFB3859M 3): नाव:-मे. भुमी कलश ग्रुप तर्फे भागीदार भरत नरसिंग पटेल - वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस नं. 710 लॅडमार्क,प्लॉट नं. 26ए , सेक्टर 07,खारघर,नवी मुंबई, महाराष्ट्र, राईगार:(ं). पिन कोड:-410210 पॅन नं:-AAZFB3859M
(9) दस्तऐवज करून दिल्याचा दिनांक	27/07/2023
(10) दस्त नोंदणी केल्याचा दिनांक	27/07/2023
(11) अनुक्रमांक, खंड व पृष्ठ	13828/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	4148500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

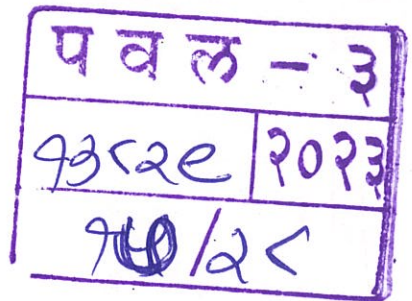
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABUFA8841J



नाम / Name
AIKYAM BUILDTECH LLP

26042021

निगमन / गठन की तारीख
Date of Incorporation/Formation
19/04/2021



[Handwritten signatures and text]
For my care
JBSH...



भारत सरकार
Government of India

परीक्षक रत्न पाले
Pratibha Ratan Pale
जन्म वर्ष / Year of Birth: 1972
पुरुष / Male

8915 7819 7517

आधार - सामान्य माणसाचा अधिकार

पवल - 3

99202033

9/2/21

8915 7819 7517

www.uidai.gov.in

Handwritten signature: *Pratibha*

भारत सरकार
GOVERNMENT OF INDIA

सुनील कृष्णाजी परांजपे
Suniti Krishnaaji Paranjape
जन्म वर्ष / Year of Birth: 1961
पुरुष / Male

3845 5688 0170

सामान्य माणसाचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: 570 कृष्णाजी परांजपे, ए. आर. हॉस्पिटल, लाईन अड्डा, मुंबई, महाराष्ट्र

Address: 570 Krishnaaji Paranjape, S.A.R. Hospital, Line Ad, Mumbai, Maharashtra

8915 7819 7517

www.uidai.gov.in

Handwritten signature: *Paranjape*

भारत सरकार
Government of India

मदनमोहन बाबू इंगवले
Madanmohan Baboo Ingawale
जन्म वर्ष / DOB: 03/09/1968
पुरुष / MALE

7944 3590 0632
VID: 9170 9980 1770 1823

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पता: 1-203, मुंबई वसोडेची, ठाना नका, पणवेल, रत्नाई, महाराष्ट्र - 410206

Address: A 203, Munoth Residency, Thana Naka Road, Panvel, Raigadh, Maharashtra - 410206

7944 3590 0632
VID: 9170 9980 1770 1823

www.uidai.gov.in

Handwritten signature: *Ingawale*

भारत सरकार
Government of India

मेधा सुमित कांगी
Medha Sumit Kangal
जन्म वर्ष / DOB: 08/01/1968
स्त्री / Female

4536 1794 7522

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: W/O सुमित कांगी, प्लॉट नं. 13-ए/बी, स्वप्नवाडी, तम मंडी, कोरार हार्मोनी सीएस लिमिटेड, प्लॉट नं. 11 अंश 12, सेक 06, खार्गार, पणवेल, महाराष्ट्र - 410210

Address: W/O Sumit Kangal, Plot No 13-A/B, Swapanwadi, Tam Mandi, Kosar Harmony CHS Limited, Plot No 11 And 12, Sec 06, Kharghar, Panvel, Maharashtra - 410210

4536 1794 7522

www.uidai.gov.in

Handwritten signature: *Kangal*

भारत सरकार
Government of India

लताश भारत शाह
Latash Bharat Shah
जन्म वर्ष / DOB: 15/06/1966
पुरुष / MALE

9875 5056 8645
VID: 9176 6492 9405 0405

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: ए. आर. हॉस्पिटल, लाईन अड्डा, मुंबई, महाराष्ट्र - 410206

Address: C/O: Bharat Kang Shah, 1201/02/03 Sonnet, Kosar Harmony CHS Limited, Plot No 11 And 12, Sec 06, Kharghar, Panvel, Maharashtra - 410210

9875 5056 8645
VID: 9176 6492 9405 0405

www.uidai.gov.in

Handwritten signature: *L.B.Shah*

पवल - ३
 १३८२९/२०२३
 १९/२५

PERMANENT ACCOUNT NUMBER
 AEBPP7600
 नाम / NAME
 SUNIL KRISHNA PARANJAPE
 पिता का नाम / FATHER'S NAME
 KRISHNAJI RAMCHANDRA
 PARANJAPE
 जन्म तिथि / DATE OF BIRTH
 03-05-1961



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
 AACPI0923
 नाम / NAME
 MADANMOHAN BALDEO INGWALE
 पिता का नाम / FATHER'S NAME
 BALDEO KRISHNA INGWALE
 जन्म तिथि / DATE OF BIRTH
 03-09-1968
 हस्ताक्षर / SIGNATURE
 आयकर अधिकारी - पुणे
 Commissioner of Income-tax | Pune

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
 AGGPP6135M
 नाम / NAME
 PRADEEP RATAN PATIL
 पिता का नाम / FATHER'S NAME
 RATAN NAMDEO PATIL
 जन्म तिथि / DATE OF BIRTH
 15-07-1972
 हस्ताक्षर / SIGNATURE
 आयकर अधिकारी - पुणे
 Commissioner of Income-tax | Pune

आयकर विभाग / INCOME TAX DEPARTMENT
 भारत सरकार / GOVT. OF INDIA
 स्थायी लेखा संख्या कार्ड / Permanent Account Number Card
 BLIPS2695R
 नाम / Name
 LATESH BHARAT SHAH
 पिता का नाम / Father's Name
 BHARAT KANJI SHAH
 जन्म तिथि / Date of Birth
 15/06/1986
 हस्ताक्षर / Signature

आयकर विभाग / INCOME TAX DEPARTMENT
 भारत सरकार / GOVT. OF INDIA
 स्थायी लेखा संख्या कार्ड / Permanent Account Number Card
 ABLPG6990P
 नाम / Name
 MEDHA SUNIL GADGIL
 पिता का नाम / Father's Name
 MANOHAR TANAJ PAWAR
 जन्म तिथि / Date of Birth
 08/01/1968
 हस्ताक्षर / Signature

पवल - ३
१३८२९/२०२३
२०/२६

आयकर विभाग
INCOME TAX DEPARTMENT

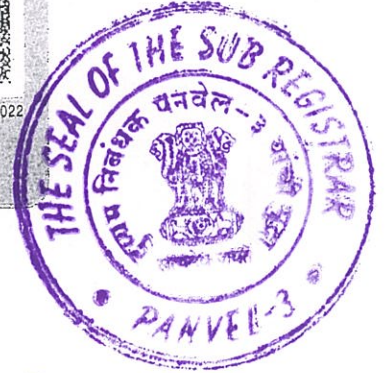
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAZFB3659M

नाम / Name
BHOOMI KALASH GROUP

निगमन / गठन की तारीख
Date of incorporation / Formation
06/04/2022

19042022



पवल

[Handwritten signature]

पवल - ३
 १३८२९/२०२३
 २१/२५

भारत सरकार
 Government of India

भारत पटेल
 Bharat Patel
 जन्म तारीख / DOB: 01/04/1978
 पुरुष / Male



8994 0619 4507

माझो आधार, माझी ओळख

[Signature]

भारतीय
 Unique Identification Authority of India

पत्ता
 वडिलाचे/आईचे नांव. नरसिंह पटेल.
 प्लॉट नं. सी/302, शुभारंभ कॉम्प्लेक्स,
 प्लॉट नं. 19, सेक्टर-20, खारघर,
 नवी मुंबई, खारघर, रायगड,
 पंजाब, महाराष्ट्र, 410210

Address:
 S/O: Narsingh Patel, Flat No.
 C/302, Shubharanbh Complex,
 Plot No. 19, Sector-20, Kharghar,
 Navi Mumbai, Maharashtra,
 Kharghar, Raigarh, Panh,
 Maharashtra - 410210



8994 0619 4507

THE SEAL OF THE SUB REGISTRAR
 PANVEL-3

भारत सरकार
 Government of India

हिमंशु शिवलाल पटेल
 Himanshu Shivlal Patel
 जन्म तारीख / DOB: 07/12/1979
 पुरुष / Male



4069 3257 3765


माझो आधार, माझी ओळख

[Signature]

भारतीय विनिश्चिंत आयोग
 Unique Identification Authority of India

पत्ता: 1702, राक्षस टॉवर प्लॉट-39, सेक्टर-20, खारघर,
 नवी मुंबई, खारघर, रायगड, महाराष्ट्र, 410210

Address: 1702 Raktin Tower Plot-39 Sector 20
 Kharghar He Kharghar Kharghar Raigarh
 Maharashtra 410210




4069 3257 3765

help@uidai.gov.in

भारत सरकार
 Government of India

रसिक नरसिंह चौहान
 Rasik Narsingh Chauhan
 जन्म तिथि/DOB: 10/06/1973
 पुरुष / MALE



2920 1015 3080
 VID: 9102 8464 9004 5308

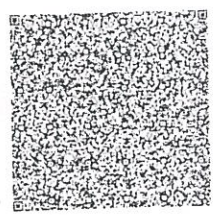
मेरा आधार, मेरी पहचान

[Signature]

भारतीय विनिश्चिंत आयोग
 Unique Identification Authority of India

पत्ता:
 S/O: नरसिंह चौहान, ए 1201 ट्विन्स टॉवर प्लॉट नं 57,
 सेक्टर 20, खारघर नवी मुंबई, खारघर, रायगड,
 महाराष्ट्र - 410210

Address:
 S/O: Narsingh Chauhan, A 1201 Twins
 Tower Plot No 57, Sector 20, Kharghar
 Navi Mumbai, Kharghar, Raigarh,
 Maharashtra - 410210



2920 1015 3080
 VID: 9102 8464 9004 5308

help@uidai.gov.in

प व ल - ३
 १३८२०/२०२३
 २२/२८

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
 AGFPP7655M



नाम / NAME
 BHARAT NARSINGH PATEL

पिता का नाम / FATHER'S NAME
 NARSINGH KANJI PATEL

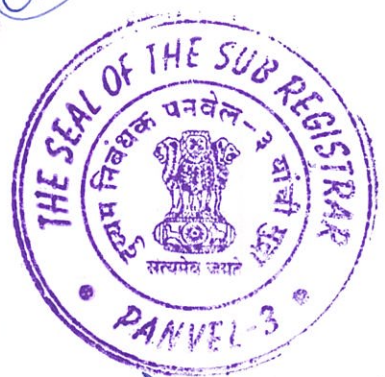
जन्म तिथि / DATE OF BIRTH
 01-04-1976

हस्ताक्षर / SIGNATURE

[Handwritten Signature]

आयकर आयुक्त, नासिक
 COMMISSIONER OF INCOME-TAX, NASIK

[Handwritten Signature]



[Handwritten Signature]

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

HIMANSHU SHIVLAL PATEL
 SHIVLAL NAGJIBHAI PATEL

07/12/1979
 Permanent Account Number

ANPPP7158L

[Handwritten Signature]
 Signature



आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

RASIK NARSINH CHAUHAN
 NARSINH KANJIBHAI CHAUHAN

10/06/1973
 Permanent Account Number

ABBPC6959J

[Handwritten Signature]
 Signature



[Handwritten Signature]

प व ल - ३
१३/०८/२०२३
२३/२५

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABLPG6989L

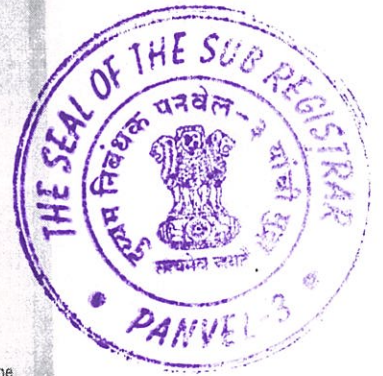
नाम / NAME
SUNIL GAJANANRAO GADGIL

पिता का नाम / FATHER'S NAME
GAJANANRAO MARUTRAO GADGIL

जन्म तिथि / DATE OF BIRTH
19-06-1962

हस्ताक्षर / SIGNATURE

आयकर अधिकारी-१, पुणे
Commissioner of Income-tax I, Pune



[Handwritten signature]

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRIYANK HARIBHAI PATEL
HARIBHAI MADHABHAI PATEL

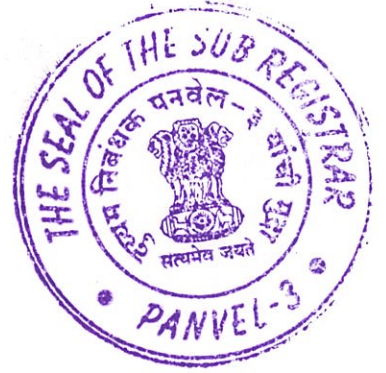
04/04/1991
Permanent Account Number
CALPP2761C

Priyank
Signature



प व ल - ३
१३८२९/२०२३
२४/२५

Priyank



398/13829

गुरुवार, 27 जुलै 2023 10:59 म.पू.

दस्त गोषवारा भाग-1

पवल3

24125

दस्त क्रमांक: 13829/2023

दस्त क्रमांक: पवल3 /13829/2023

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. पवल3 यांचे कार्यालयात

पावती:15492

पावती दिनांक: 27/07/2023

अ. क्र. 13829 वर दि.27-07-2023

सादरकरणाराचे नाव: मे. भुमी कलश ग्रुप तर्फे भागीदार हिमांशू शिवलाल पटेल - -

रोजी 10:58 म.पू. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

३५२५

दस्त हजर करणाऱ्याची सही:

एकुण: 660.00

३५२५

Sub Registrar Panvel 3

Sub Registrar Panvel 3

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-ड) जेव्हा त्यामुळे एका व्यक्तीला एकापेक्षा अधिक संव्यवहारांत किंवा सरसहा काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्षा क्रं. 1 27 / 07 / 2023 10 : 58 : 01 AM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 27 / 07 / 2023 10 : 59 : 20 AM ची वेळ: (फी)

दस्तऐवजासोबत जोडलेली कागदपत्रे
कुलमुखत्यारपत्रे, व्यक्ती इत्यादी खनावट
आढळून आल्यास त्याची संपूर्ण जबाबदारी
दस्त निष्पादकाची राहिल.

लिहून देणार

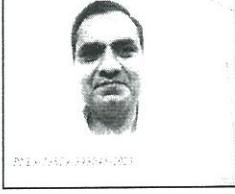



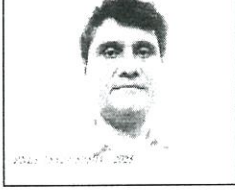

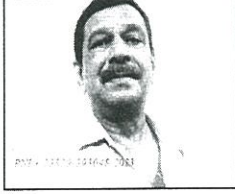

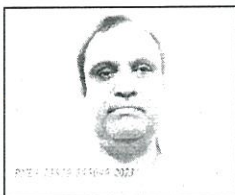
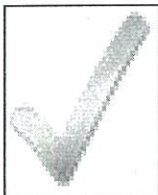



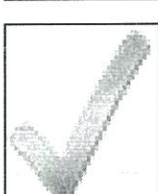

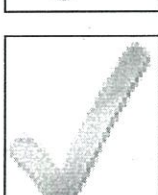
लिहून घेणार



27/07/2023 11 28:56 AM

दस्त क्रमांक :पवल3/13829/2023

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मे. भुमी कलश गुप तर्फे भागीदार हिमांशु शिवलाल पटेल -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस नं. 710 लँडमार्क,प्लॉट नं. 26ए, मेक्टर 07,खारघर,नवी मुंबई, महाराष्ट्र, राईगार: (ं:). पॅन नंबर:AAZFB3859M	पॉवर ऑफ अटॉर्नी होल्डर वय :-43 स्वाक्षरी:-		
2	नाव:मे. भुमी कलश गुप तर्फे भागीदार रमिक नरसिंह चौहान -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस नं. 710 लँडमार्क,प्लॉट नं. 26ए, मेक्टर 07,खारघर,नवी मुंबई, महाराष्ट्र, राईगार: (ं:). पॅन नंबर:AAZFB3859M	पॉवर ऑफ अटॉर्नी होल्डर वय :-49 स्वाक्षरी:-		
3	नाव:मे. भुमी कलश गुप तर्फे भागीदार भरत नरसिंह पटेल -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस नं. 710 लँडमार्क,प्लॉट नं. 26ए, मेक्टर 07,खारघर,नवी मुंबई, महाराष्ट्र, राईगार: (ं:). पॅन नंबर:AAZFB3859M	पॉवर ऑफ अटॉर्नी होल्डर वय :-46 स्वाक्षरी:-		
4	नाव:मे. ऐक्याम बिल्डटेक एल एल पी तर्फे भागीदार सुनील कृष्णाजी परांजपे -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: माईगं शॉप नं. 19, नीलकंठ दर्शन, प्लॉट नं. 125,जवळ नाडकर्णी हॉस्पिटल, पनवेल, महाराष्ट्र, राईगार: (ं:). पॅन नंबर:ABUFA8841J	कुलमुखत्यार देणार वय :-50 स्वाक्षरी:-		
5	नाव:मे. ऐक्याम बिल्डटेक एल एल पी तर्फे भागीदार मदनमोहन बलदेव इंगवले -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: माईगं शॉप नं. 19, नीलकंठ दर्शन, प्लॉट नं. 125,जवळ नाडकर्णी हॉस्पिटल, पनवेल, महाराष्ट्र, राईगार: (ं:). पॅन नंबर:ABUFA8841J	कुलमुखत्यार देणार वय :-54 स्वाक्षरी:-		
6	नाव:मे. ऐक्याम बिल्डटेक एल एल पी तर्फे भागीदार प्रदीप रतने पाटील -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: माईगं शॉप नं. 19, नीलकंठ दर्शन, प्लॉट नं. 125,जवळ नाडकर्णी हॉस्पिटल, पनवेल, महाराष्ट्र, राईगार: (ं:). पॅन नंबर:ABUFA8841J	कुलमुखत्यार देणार वय :-50 स्वाक्षरी:-		
7	नाव:मे. ऐक्याम बिल्डटेक एल एल पी तर्फे भागीदार लनेश भन्त शाह -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: माईगं शॉप नं. 19, नीलकंठ दर्शन, प्लॉट नं. 125,जवळ नाडकर्णी हॉस्पिटल, पनवेल, महाराष्ट्र, राईगार: (ं:). पॅन नंबर:ABUFA8841J	कुलमुखत्यार देणार वय :-36 स्वाक्षरी:-		
8	नाव:मे. ऐक्याम बिल्डटेक एल एल पी तर्फे भागीदार मेधा सुनील गाडगीळ -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: माईगं शॉप नं. 19, नीलकंठ दर्शन, प्लॉट नं. 125, जवळ नाडकर्णी हॉस्पिटल, पनवेल, महाराष्ट्र, राईगार: (ं:). पॅन नंबर:ABUFA8841J	कुलमुखत्यार देणार वय :-54 स्वाक्षरी:-		



वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:27 / 07 / 2023 11 : 27 : 53 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

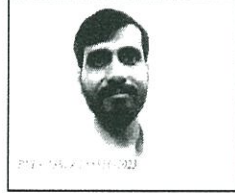
अनु क्र. पक्षकाराचे नाव व पत्ता

छायाचित्र

ठसा प्रमाणित

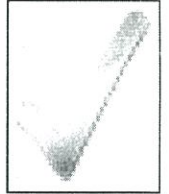
1 नाव:प्रियांक पटेल --
वय:31
पत्ता:खारघर ता पनवेल रायगड
पिन कोड:410210

Pranik स्वाक्षरी



2 नाव:सुनिल गाडगीळ --
वय:62
पत्ता:पनवेल, पनवेल, रायगड
पिन कोड:410206

Sunil स्वाक्षरी



प व ल - ३
१३५२९ २०२३
२५/२५

शिकका क्र.4 ची वेळ:27 / 07 / 2023 11 : 29 : 43 AM

Sub Registrar Panvel 3

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	BHOOMI KALASH GROUP	eChallan	00040572023072647741	MH005778765202324E	500.00	SD	0002990643202324	27/07/2023
2		DHC		2607202314331	560	RF		
3	BHOOMI KALASH GROUP	eChallan		MH005778765202324E	100	RF	0002990643202324	27/07/2023

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

13829 /2023

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1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

प्रमाणित करणेत येते की, सदर दस्तास एकूण २५

पाने आहेत, पुस्तक क्र. १

क्रमांक १३५२९ बर नोंदला.

सह दुय्यम निबंधक वर्ग-२, पनवेल-३
दिनांक २० माहे ०७ सन २०२३

