

451/12419

पावती

Original/Duplicate

Thursday, September 08, 2022

नोंदणी क्र. :39म

2:37 PM

Regn.:39M

पावती क्र.: 13019 दिनांक: 08/09/2022

गावाचे नाव: बोरीवली

दस्तऐवजाचा अनुक्रमांक: बरल7-12419-2022

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मेसर्स के एम आर असोसिएट्स चे भागीदार संतोष कुमार रामचंद्रन

नोंदणी फी

रु. 200.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

2:52 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक बोरीवली-७

सह. दुय्यम निबंधक बोरीवली-७,
मुंबई उपनगर जिल्हा.

वाजार मुल्य: रु.1/-

मोवदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0809202208382 दिनांक: 08/09/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007474392202223P दिनांक: 08/09/2022

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

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

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 9310e12

3A





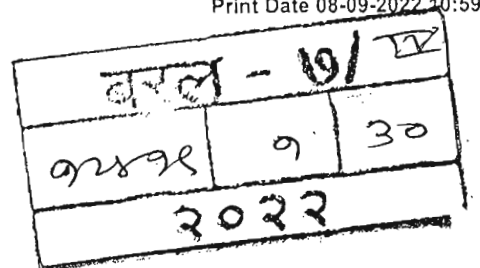
CHALLAN
MTR Form Number-6

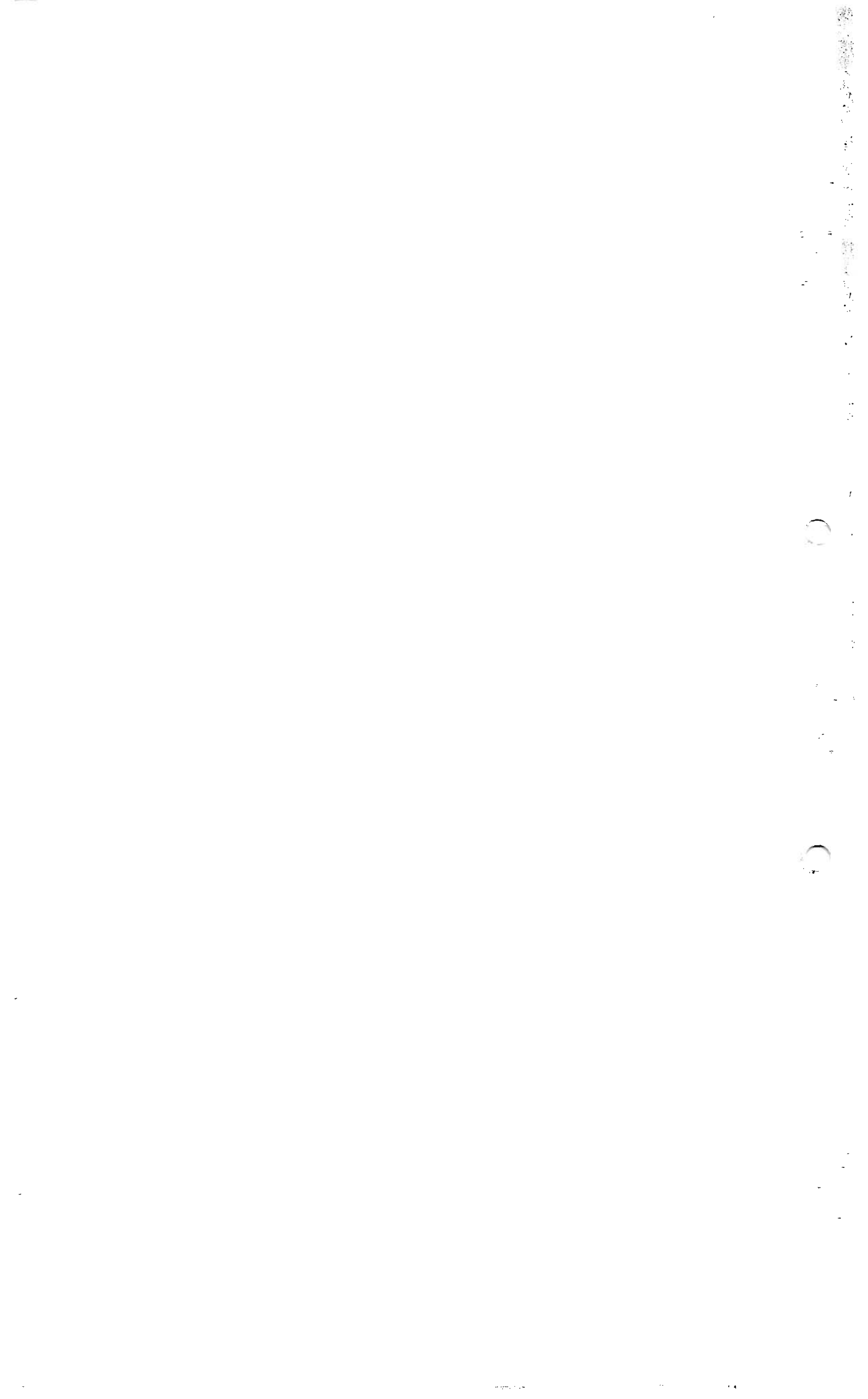


GRN	MH00747439220223P	BARCODE			Date	08/09/2022-10:56:06	Form ID				
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Registration Fee Ordinary Collections IGR			TAX ID / TAN (If Any)							
				PAN No.(If Applicable)	AAICS1385B						
Office Name	BRL7_JT SUB REGISTRAR BORIVALI 7			Full Name	SUMIT WOODS LIMITED						
Location	MUMBAI										
Year	2022-2023 One Time			Flat/Block No.	CTS 282pt 283pt 284pt And 293pt						
Account Head Details		Amount In Rs.		Premises/Building							
0030063301 Amount of Tax		200.00		Road/Street		Village Borivali					
				Area/Locality		Village Borivali					
				Town/City/District							
				PIN		4	0	0	0	9	2
				Remarks (If Any)		SecondPartyName=MS KMR ASSOCIATES-					
				Amount In		Two Hundred Rupees Only					
Total		200.00		Words							
Payment Details				STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	10000502022090800404	9915788076617				
Cheque/DD No.				Bank Date	RBI Date	08/09/2022-10:56:37	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. : 9167210616
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर चलान केवल दुरासम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सादर चलान लागू नाही.





मुद्रांक जिल्हाधिकारी, बोरीवली तालुका, यांचे कार्यालय

एम. एम. आर. डी. ए. इमारत, पहिला मजला,
बांद्रा-कुर्ला संकुल, बांद्रा (पुर्व), मुंबई - 400051.

जा.क्र./आदेश/

दिनांक -

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

निर्णय

उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/IGR/242/812/2022 अन्वये पक्षकार Sumit Woods Ltd यांनी दिनांक 02/09/2022 रोजी Joint Development Agreement चा संलेख अभिनिर्णयाकरीता सादर केलेला आहे. सदर संलेखामधील तपशिल खालील प्रमाणे.

Particulars	Description	वरल - 09/14		
Date of Execution	Unexecuted	92895	2	30
Type of Document	Joint Development Agreement	2022		
The Developer-1	M/s. K.M.R.Associates			
The Owners	Mrs. Pushpa Ramachandran & Others			
The Developer-2	Sumit Woods LTD			
Detail of the Property				
Village	Borivali			
CTS No.	CTS NO. 282(pt),283(pt),284(pt) and 293(pt)			
Plot Area	6084.90 Sq.Mtrs			
Zone 2022-23	83/375 Village - Borivali			
Land Rate per sq.mtr	Rs. 67,500/- + 10% = Rs.74,250/- (Corner Plot)			
Residential Rate	Rs. 1,57,310/-			
Const. Cost	Rs. 30,250/-			
DP Remark	Ch.E/DP34202204111386291/R/C/2022/111386291 Dated - 11/04/2022			
DP Remark	Ch.E/DP34202204111386291/R/C/2022/111386296 Dated - 11/04/2022			



अभिनिर्णयाकरीता सादर केलेला दस्त हा Joint Development Agreement या प्रकारचा असून दस्तात नमूद केल्यानुसार मिळकतीचे Owners/ Developer 1 व Developer 2 सदरच्या दस्तान्वये सदर मिळकतीतील खुले क्षेत्र Jointly विकसित करत आहेत. सादर केलेल्या दस्तात Schedule मध्ये नमूद केल्याप्रमाणे मालमत्तेचे क्षेत्र 6084.90 चौ.मी. नमूद आहे.

सदर मिळकत Owners/ Developer 1 हे Developer 2 सोबत मिळून विकसित करणार आहेत. यामध्ये एकूण अनुज्ञेय Potential मध्ये Owners/ Developer 1 चे बांधीव क्षेत्र 32 टक्के हिस्सा असून 68 टक्के Developer 2 चा हिस्सा आहे. संपूर्ण मिळकत विकसित करण्यासाठी MCGM ला भरावे लागणारे प्रिमियम हे Sumit Woods LTD/ Developer 2 भरणार आहेत.

सदर मिळकतीस डी.पी. रिमार्क नुसार 18.30 मी. रुंदीचा विकास रस्ता उपलब्ध होत असल्याने सदर मिळकत क्षेत्रात 1.40 रोड विड्थ टि.डी.आर अनुज्ञेय होत आहे म्हणजेच सदर मिळकत क्षेत्रात 35 टक्के देय फंजिबल FSI सहीत 3.24 चटई निर्देशांक अनुज्ञेय होत आहे. तसेच एकूण FSI 3.24 नुसार

अनुज्ञेय FSI 19715.08 चौ.मी होत आहे, परंतु दस्तातील पृष्ठ क्रं. 9 व 10 ,परिच्छेद क्रं.1 मध्ये नमूद केल्यानुसार एकूण FSI 19750.00 चौ.मी आहे, हे क्षेत्र जास्तीचे असल्यामुळे मूल्यांकन करतांना जास्तीचे क्षेत्र विचारात घेऊन मूल्यांकन करण्यात आले आहे.

वरील बाबींचा विचार करून दस्तात मध्ये नमूद केल्यानुसार मालमत्तेचे क्षेत्र 6084.90 चौ.मी. क्षेत्र विचारात घेऊन प्रकरणी मूल्यांकन सन 2022-23 चे बाजारमूल्यदर नुसार पुढीलप्रमाणे निश्चित करण्यात येत आहे.



Joint Development Agreement (21 Months + 6 Months Grace Period)					
ADJ/IGR242/812/2022	Land	Flat	Office	Shop	Const. Cost
2022-23	74,250	1,57,310			30250
Zone : Borivali	83/375				
Plot area	6084.90	sq.mtrs			
Permissible Area	6084.90	x	3.24	=	19715.08
Total FSI As per Joint Development Agreement				=	19750.00
Area Sharing					
a) First Developers & Owners Area (32%)	19750.00	0.32	=	6320.00	
b) Second Developer Area (68%)	19750.00	0.68	=	13430.00	
Second Developers Value -					
Second Developers Area Value	13430.00	x	74,250	=	99,71,77,500
Less Additional FSI (6084.90 x 0.50)	3042.45	67,500	0.5	=	10,26,82,688
Less Admissible TDR (6084.90 x 0.90)	5476.41	67,500	0.3	=	11,08,97,303
Less Fungible Premium Value (6084.90 x 2.40 x 35%)	5111.31	67,500	0.5	=	17,25,06,713
Total Market Value A -(B+C+D)	997177500	10,26,82,688	11,08,97,303	17,25,06,713	61,10,90,798
Value of Second Developers area is Market Value is i.e. Rs					61,10,91,000
First Developers & Owners Value -					
First Developers Area Value	6320.00	30,250	1.05	=	20,07,39,000
Security Deposit	180000000	0.06	2	=	2,16,00,000
Development Charges	6320.00	67,500	0.02	=	85,32,000
Infrastructure Charges	6320.00	5,000		=	3,16,00,000
Total Consideration					23,08,71,000
Value of Owners and First Developers area is Consideration Value is i.e. Rs					23,08,71,000
Stamp Duty					
Amount	Article		Stamp Duty Amount		
61,10,91,000	5(g-a) @ 5%		3,05,54,550		
Total Stamp Duty Payable					3,05,54,550

बरोल - 19/11/22
 2022

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वरील प्रमाणे दस्तातील मिळकतीचे बाजारमूल्य रक्कम रु. 61,10,91,000/- हे मोबदलामूल्य रक्कम रु. 23,08,71,000/- पेक्षा कमी असल्याने जास्तीच्या बाजारमूल्य रक्कम रु. 61,10,91,000/- वर मुद्रांक शुल्क वसूल करण्यात आले आहे.

बाजारमूल्य	अनुच्छेद	देय मु.शु
रु. 61,10,91,000/-	5(g-a)	रु. 3,05,54,550/-
Power Of Attorney (Rs.500 x 2)	48	रु.1,000/-
एकूण देय		रु. 3,05,55,550/-

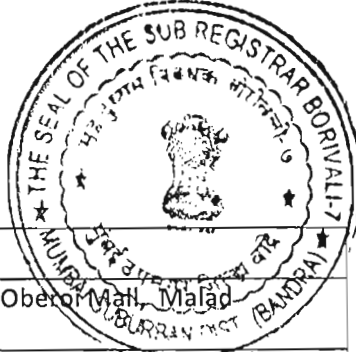
आदेश

- अभिनिर्णयाकरीता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसुची 1 मधील अनुच्छेद 5(g-a) व 48 नुसार मुद्रांक शुल्क रु. 3,05,55,550/- देय असल्याबाबत जा.क्र./नोटीस/9561/2022 दिनांक. 06/09/2022 अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसरून मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपविना पक्षकार यांनी केला असल्याने दिनांक. 06/09/2022 रोजी विरुपित केलेल्या चलन क्र. MH007402073202223P, MH007402823202223P, MH007402590202223P, वरून दिसून येत असल्याने दिनांक. 06/09/2022 रोजीची नोटीस ही आदेश म्हणून कायम करण्यात येत आहे.

प्रस्तुत प्रकरणात पक्षकाराचे मुद्रांक शुल्क व दंड तसेच नोंदणी करतांना नोंदणी फी जरी शासनाकडे जमा केली तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही व बांधकाम अनधिकृत असल्यास ते अधिकृत होणार नाही हयाबाबतची सर्व जबाबदारी संबंधीत पक्षकारांची राहिल त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, बोरीवली हे जबाबदार राहणार नाहीत.

- Joint Development Agreement ची एकूण पाने 1 ते 99 आहेत, तसेच Power of Attorney ची एकूण पाने 1 ते 10 व Power of Attorney ची एकूण पाने 1 ते 7 दस्तातील नमुद सर्व Annexure तसेच अनुषंगीक कागदपत्रे हा दस्ताचा भाग बनविण्यात येत आहे.

प्रति	Sumit Woods LTD
पत्ता	B-1101, Express Zone Opp Oberoi Mall, Malad (East) Mumbai 400 097
प्रत	सह दुय्यम निबंधक बोरीवली कार्यालय क्र.1/2/3/4/5/6/7/8/9



(वैशाली चव्हाण)
मुद्रांक जिल्हाधिकारी, बोरीवली.



बरेल - ७/१४		
१२४९२	४	३०
२०२२		



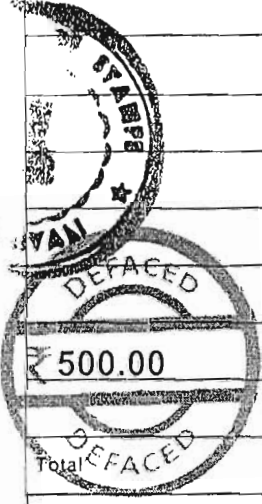
बरेल - ७/TV		
१२४१९	५	३०
२०२२		



CHALLAN
MTR Form Number-6



GRN	MH007402823202223P	BARCODE			Date	06/09/2022-19:23:31	Form ID		
Department				Inspector General Of Registration					
Type of Payment				Non-Judicial Stamps Duty on Doc Voluntarily brought for adjudicatrn SoS					
Office Name				CSB_COLLECTOR OF STAMPS BORIVALI		Payer Details			
Location				MUMBAI		Full Name			
Year				2022-2023 One Time		SUMIT WOODS LTD			
Account Head Details				Amount In Rs.		Flat/Block No.			
0030050801 Amount of Tax				500.00		CTS 282pt 283pt 284pt And 293pt			
						Premises/Building			
						Road/Street			
						Village Borivali			
						Area/Locality			
						Borivali West Mumbai			
						Town/City/District			
						PIN			
						4 0 0 0 9 2			
						Remarks (If Any)			
						ADJIGRI/242/812/2022			
						Amount In			
						Five Hundred Rupees ONLY			
						Words			
						Total			
						500.00			
Payment Details				SBIEPAY PAYMENT GATEWAY					
				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Ref. No.		10000502022090604024 9007815327937	
Cheque/DD No.				Bank Date		RBI Date		06/09/2022-19:23:48 Not Verified with RBI	
Name of Bank				Bank-Branch		SBIEPAY PAYMENT GATEWAY			
Name of Branch				Scroll No.		Date		Not Verified with Scroll	



Department ID

Mobile No.

9167499223

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

संदर्भ चालान कोचल दुय्यम लिबिधक कारालयात नोदणी करालयाच्या दस्त्यासाठी लागू आहे. नोदणी न करालयाच्या दस्त्यासाठी लागू नाही.

Defaced by me

Anil Tippawar
(Clerk)

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1		0003681834202223	06/09/2022-19:25:48	IGR242	500.00
Total Defacement Amount					500.00

06/09/2022 - 19/25
02899 E 30
Print Date 06-09-2022 07:25:55
2022



बरल - ७/IV		
१२४१९	७	३०
२०२२		

Certificate u/s. 32(1) (b) of the Bombay Stamp Act, 1958.

MH00740289320223P

Office of the Collector of Stamps
Case No. Adj. / 1812/2022
Date 02.09.2022

Received from Shri. Sumit. Wadhwa Ltd
residing at
stamp duty of Rs. (500/-)

Certified under Section 32(1) (b) of the Bombay Stamp Act, 1958 that the full duty of Rs. 500/- with which this instrument is chargeable has been paid vide article No. 18 of schedule.

This certificate is subject to the provisions of section 53-A of Bombay Stamp Act, 1958.

Place Borivali
Date 07 SEP 2022

Collector of Stamps
Borivali



हे प्रमाणपत्र मुबई मुद्राक आधेनयम 1958 अन्वये असलल्या नियमान्वये निर्गमित केलेले आहे. परंतु उक्त दस्त नोंदणीसाठी नोंदणी अधिका-यासमोर दाखल झाल्यास, नोंदणी अधिनियम 1908 च्या अधिनियमातील तरतूदीनुसार नोंदणी अधिकारी दस्त नोंदणी कार्यवाही करतील

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, MR. SANTOSH KUMAR RAMACHANDRAN and MR. N. RAMACHANDRAN being the partners of M/S K.M.R. ASSOCIATES, a registered Partnership firm, registered under the provisions of the Partnership Act, 1932 and having its address at Office No. 2, Vastudeep - I Condominium, 1st Floor, Junction of Ashok Nagar and Jayraj Nagar, Borivali (West), Mumbai 400091, hereinafter referred to as "KMR Associates /DEVELOPER - 1" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its Partners or Partner for the time being, the survivors or survivor of them and the heirs, executors and administrators of last such survivor, their/his or her assigns) SEND GREETINGS:

(Signatures)

बरल - 07/22		
92898	2	30
2022		

वर्ग = ७/१३		
२२२२	८	३०
WHEREAS:		
३०३३		

- a. By a Registered Development Agreement of even date, we have agreed to grant development rights to SUMIT WOODS LTD. with regards to all that piece and parcel of land admeasuring 4826.90 sq Mtrs. as per PR Card of the plot bearing Survey No. 42, Hissa No 2 (part) and bearing CTS No. 283 (pt.), 284(pt.) and 293 (pt.) situated at the junction of Ashok Nagar and Jayraj Nagar, Off. Chandavarkar Road, Borivali Village, Taluka and District Borivali, Mumbai Suburban District (hereinafter referred to as the "said Property") more particularly defined in Schedule hereto below and marked with orange colour has mark in the plan annexed hereto as Annexure - A on the terms and conditions and for the consideration mentioned therein;
- b. Under the said Agreement of even date we have agreed to give Power of Attorney to SUMIT WOODS LTD. (the Developers) to do various acts, deeds and things pursuant to the said Agreement;
- c. The said Agreement is stamped and registered with Sub- Registrar of Assurances at Borivali - 7 at Sr. No. BRL-7/12415/2022 on 8th day of September 2022 and therefore under article 48 read with Article 5(a) of Bombay Stamp Act this Power of Attorney is required to be stamped with only Rs.500/- and same is stamped accordingly;

[Handwritten signature]



NOW KNOW ALL AND THESE PRESENTS WITNESSETH THAT WE, (1) Mr. Santosh Kumar Ramachandran and (2) Mr. N. Ramachandran being the partners of M/S K.M.R. ASSOCIATES, a registered Partnership firm, registered under the provisions of the Partnership Act, 1932 and having its address at Office No. 2, Vastudeep - I tower, 1st Floor, Junction of Ashok Nagar and Jayraj Nagar, Borivali (West), Mumbai 400091, hereinafter referred to as "KMR Associates/DEVELOPER - 1" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its Partners or Partner for the time being, the survivors or survivor of them and the heirs, executors and administrators of last such survivor, their/his or her assigns) hereby nominate, appoint and constitute the said SUMIT WOODS LTD. and its directors (1) Mr. Mitaram R. Jangid and (2) Mr. Bhushan S. Nemlekar, jointly and/or severally to act and to do, execute and/or perform and/or cause to be done, executed and performed all or any of the acts, deeds, matters and/or things including the following acts, deeds, matters and things in respect of the said property at the costs, expenses, risk and responsibility of the said Attorneys.

[Handwritten signatures]

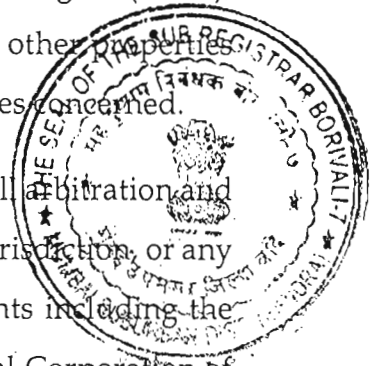
1. To appear, represent and make necessary applications to all authorities concerned including the Government of Maharashtra, Collector, Brihanmumbai Mahanagar Palika (Municipal Corporation of Greater Mumbai), or any other Local Authority, Government of Maharashtra and other public and semi-public authorities or such other authorities as may be necessary for the purposes mentioned in said executed Agreement mentioned above.

2. To get the said property surveyed by all concerned authorities including by Surveyors, Architects and upon such survey being done to execute Deed of Rectification, supplemental agreements or any other writings or writing confirming the variation of the area if any, of the said land and to do all necessary acts, deeds, things and matters including presenting and getting such documents registered with the authorities concerned and to get the accordingly altered in all records with all authorities including Municipal Revenue, etc. with intimation to us.

3. To apply for and obtain the entire FSI, which may be available in respect of the said property, in lieu thereof including for balconies, staircase, lift, passage, basement, stilt, society office, servant's toilet, refuge floor, fire escape and/or to load on the said property FSI credit by way of Transfer Development Rights (TDRs), Fungible FSI accrued on the said property and/or acquired from other properties and/or of the same property as may be permitted by the authorities concerned.

4. To attend or represent us in respect of the said property in all arbitration and courts including the High Court either in Ordinary or Appellate Jurisdiction, or any other courts and in all Central and State Government Departments including the Collectors of Land Revenue, the Assessor and Collector, Municipal Corporation of Greater Mumbai, or any other local offices or appropriate Police Stations or Police Officers, Fire Brigade, electricity provider, Income Tax and other tax authorities in relation to the affairs of the said property or any part or portion thereof for any purpose connected with or effecting the said property or any of them or any part or portion thereof with intimation to the Society.

5. Attend to, manage, look after, watch, examine and take care and protect the said property or any part or portion thereof regularly at all reasonable time and to prevent any encroachments, trespasses and/or unauthorized constructions thereof being made by any person/s by fencing or erecting compound wall and if any trespasses or unauthorized structures are being made hereafter and/or erected or



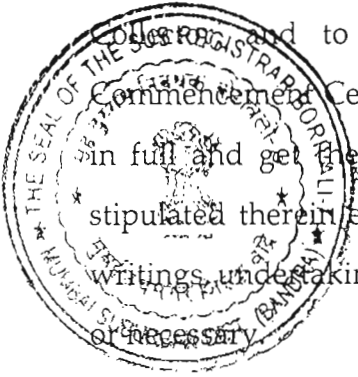
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constructed by any person/persons on the said property or any part or portion thereof to take all effective steps for removing the same and/or to remove them and pull down the same and to take all preventive measures, appropriate actions, and legal proceedings against the concerned person or persons or body.

6. To make and prepare and/or cause to be made and prepared all plans, specifications, maps, designs, including for construction, reconstruction, additions, alterations, repair, renovation, modification, amendments variation and/or to submit the same to appropriate authorities including the Government of Maharashtra, Municipality, Town Planning, Competent Authority if required and to get the same sanctioned, obtain IOD and Commencement Certificate, from time to time and to get re-validated, revised from such authorities and for that purpose to do all acts, deeds, things and matters and sign and execute all papers, documents, deeds, declarations, undertakings, assurances, etc.

7. To make application and submit the amended or new building plans, to all authorities concerned including the Government of Maharashtra, the MCGM, Collector and to get the building plans, sanctioned, obtain IOD and/or Commencement Certificate by whatever name it may be called whether in part or in full and get the same revalidated from time to time and/or get the period stipulated therein extended and to make, sign and give such other applications, writings, undertakings, indemnities, declarations, affidavits, etc. as may be required or necessary



8. To comply with all requirements of the Municipal Corporation of Greater Mumbai and all other concerned authorities including, Government of Maharashtra, in respect of the said property including the leveling, filing and carrying out the construction if any, and to do all other acts, deeds, things and matters in order to become entitled to the FSI to be loaded on the said property.

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9. To make application to all authorities concerned including the Municipal Corporation of Greater Mumbai, Collector, etc. and to obtain the FSI and TDR and/or get released the said lands from reservation and/or get permission, sanction, the NOC for development thereof and get the same revalidated from time to time and/or get the period stipulated therein extended and to make, sign and give such other applications, writings, undertakings, indemnities, declarations, affidavits, etc. as may be required.

[Handwritten signatures and initials]

10. To obtain all essential services to the proposed building/s including water connection, drainage connection, electricity supply, electric transformer, telephone cables, Mahanagar Gas connection, etc. and for the said purpose or any of them to make and sign applications, give such facilities to the authorities concerned on the said property as may be necessary or required.

11. To carry out all the terms and conditions of IOD, C.C., and any other order and scheme passed by any authorities concerned including Corporation, or any other Local Authority and for that purpose to do all acts, deeds, things and matters and to sign, execute, deliver any undertaking, declaration, affidavit, bond, deeds, documents etc. including all agreements for the purpose of and/or in pursuance to the development of the said Property as may be required by the authorities concerned and to get the same registered with the concerned sub-registrar.

12. To apply for any permissions, sanctions, NOC, etc. to all authorities concerned which may be required or necessary whether under any rules, regulation, by-laws, statutes, or otherwise for the proposes, mentioned in these

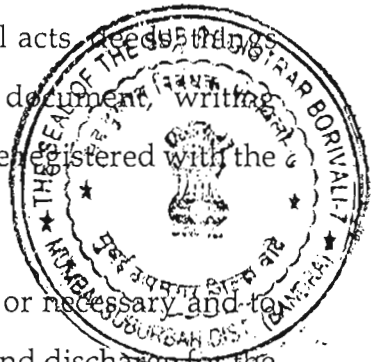
presents and to obtain the same and for that purpose to do all acts, deeds and matters and to sign, execute and deliver any deed, document, writing, undertakings, declarations, affidavit, bond, etc. and get the same registered with the concerned sub-registry.

13. To make all payments and deposits as may be required or necessary and to apply for and obtain refund thereof and to give proper receipt and discharge for the same.

14. To apply for and obtain Occupation Certificate and Building Completion Certificate from the authorities concerned.

15. To make necessary applications for procuring permits and quotas for cement, steel and other building materials and for the purpose to sign and execute such applications, affidavits, undertakings, indemnities, bonds and such documents etc. as may be required and to represent before the concerned authorities and to receive the same and make payments for such permits, quotas, etc.

16. To Pay all taxes, assessments, levies, rates, charges, expenses and other outgoings in respect of the said property from the date of execution of these presents upto the date of completion of development of the said property.



[Handwritten signatures]

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17. To carry on correspondence and to prepare, sign, execute and verify all papers, applications and documents including affidavits, complaints, petitions, declarations, usual indemnity and usual undertakings, etc. as may be required for the purpose of construction on the said property as more particularly described in the Schedule hereunder written.

18. To ask for and apply for and to collect the refund and/or return of the deposits, scrutiny fee and other amounts if any paid to the Corporation, Collector, and or any other authorities concerned for getting the building plans sanctioned and also to apply for and obtain the refund of the deposits if any paid to the authorities concerned.

19. To sell and dispose off Sumit's Area to enter into agreements for sale thereof at their sole discretion and get the same registered with the concerned Sub-Registrar of Assurances.

20. To put up construction on the said property and carrying out development work of the said property in pursuance of the said Development Agreement and for that purpose to do all acts, deeds, things and matters and to execute all agreements, transfer forms, deeds, documents and to admit execution thereof before the concerned Sub-Registrar and get such documents, as are necessary to be registered,



21. To raise loan on security of the flats or any other constructed premises (i.e. Sumit's entitlement) which are not earmarked for the Owners and KMR.

IN GENERAL to do all other acts, deeds, matters and things whatsoever in or about development of our said property, estates, and affairs herein either particularly or generally described as amply and effectually to all intents and purposes as we could do in our own proper person.

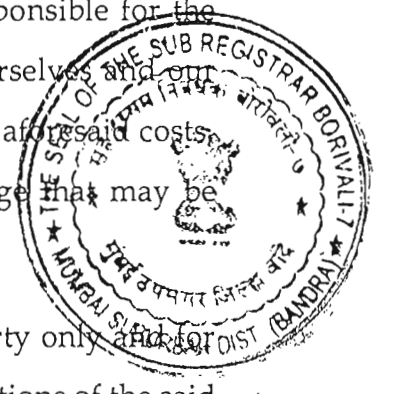
AND WE HEREBY agrees and undertakes to allow, ratify and confirm all and whatever our said Attorney shall lawfully do or cause to be done in the premises aforesaid by virtue of these presents.

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All costs, charges and expenses of and incidental to any act, deed, matter or things done or caused to be done by our said Attorney in or about or by virtue of the powers and authorities herein contained shall be borne and paid by and

[Handwritten signatures and initials]

provided by our said Attorney alone and they alone shall be responsible for the same and our Attorney shall indemnify and keep indemnified ourselves and our Society, our estate and effects from and against the payment of the aforesaid costs, charges and expenses and from and against any loss and damage that may be caused to us by virtue of these presents.



This Power of Attorney is granted in respect of the said property only for the purposes set out herein only, and subject to the terms and conditions of the said Development Agreement of even date.

IN WITNESS WHEREOF we have set and subscribed our respective hands and seal as hereunder written on this 08th day of Sept, 2022.



[Handwritten signatures]

SCHEDULE OF THE SAID PROPERTY

All that piece and parcel of land admeasuring 4826.90 sq Mtrs. as per PR Card of the plot bearing Survey No. 42, Hissa No 2 (part) and bearing CTS No. 283 (pt.), 284(pt.) and 293 (pt.) situated at the junction of Ashok Nagar and Jayraj Nagar, Off. Chandavarkar Road, Borivali Village, Taluka and District Borivali, Mumbai Suburban District (hereinafter referred to as the "said Property").



SIGNED, SEALED AND DELIVERED)
 By the within named)
 M/S KMR ASSOCIATES)
 Through its Authorised Partners)
 MR. SANTOSH KUMAR RAMACHANDRAN)
 MR. N. RAMACHANDRAN.)

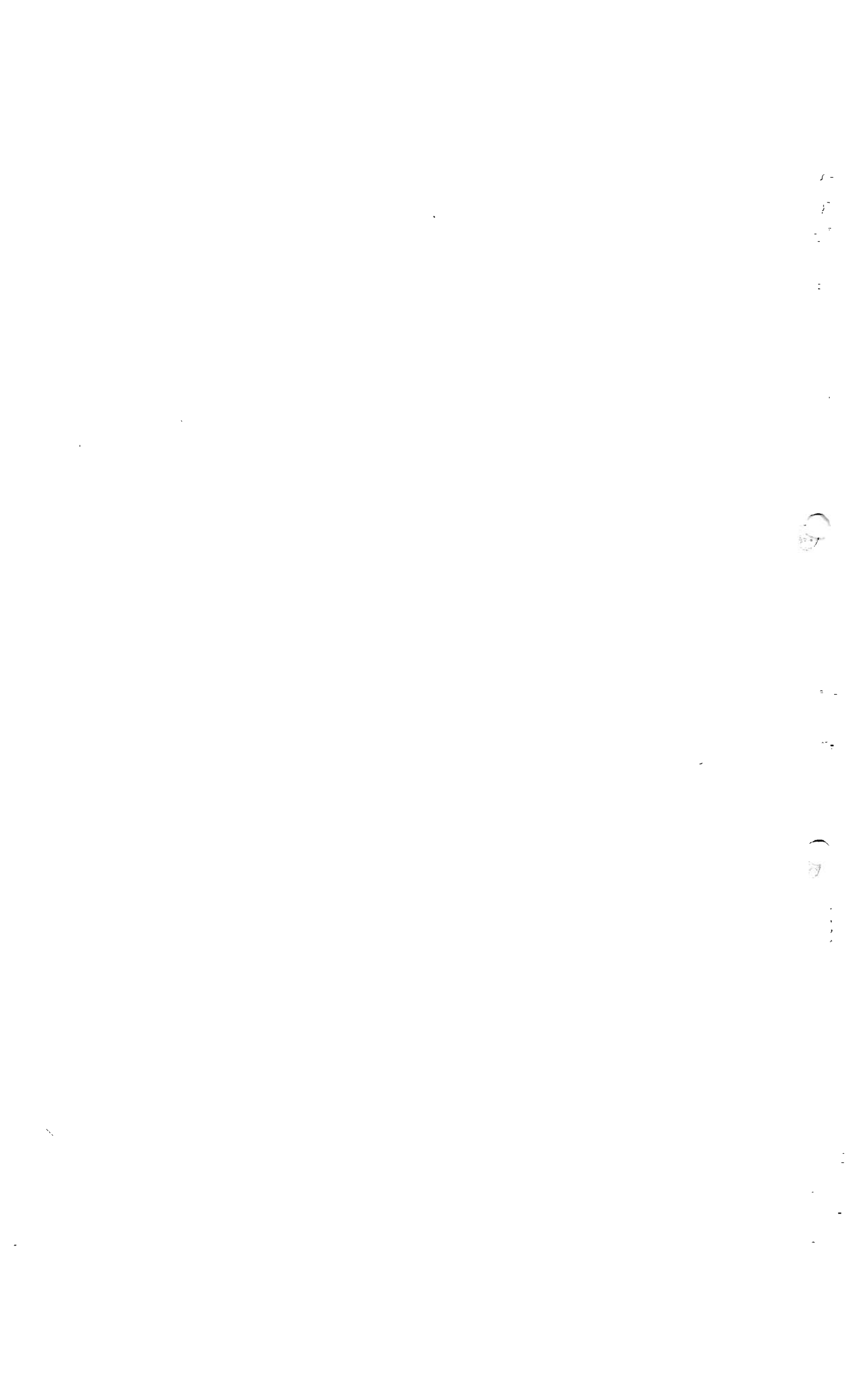
For KMR ASSOCIATES:

[Signature]
 Partner
[Signature]


In the presence of)
 1) *[Signature]*)
 2) *[Signature]*)






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We Accept

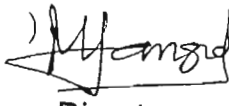
M/S. SUMIT WOODS LTD.,

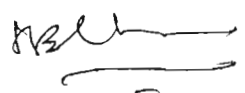
the Developers through its Directors:

1. Shri Mitaram R. Jangid



) For SUMIT WOODS LIMITED

) 

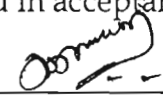
) 

Director

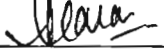
Director

2. Shri Bhushan S. Nemlekar

who signed in acceptance in presence of

1. Mr.  _____



2. Mr.  _____

)



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सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 7

दस्त क्रमांक : 12415/2022

नोंदणी :

Regn:63m

गावाचे नाव : बोरीवली

(1) विलेखाचा प्रकार	विकसनकरारनामा
(2) मोबदला	230871000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	611091000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :, इतर माहिती: जमीन,सर्व्हे क्र. 41,हिंसा क्र 6,सीटीएस क्रमांक 282 पार्ट आणि सर्व्हे क्रमांक 42 हिंसा नं 1 आणि 2 क आणि सीटीएस क्रमांक 283 पार्ट,284 पार्ट आणि 293 पार्ट व्हिलेज - बोरीवली,अशोक नगर आणि जयराज नगरचे जंक्शन ऑफ चंदावरकर रोड,बोरीवली पश्चिम मुंबई - 400091.,चे एकूण क्षेत्र - 6084.90 चौ. मीटर.. असून अभिनिर्णय प्रकरण क्रमांक एडिजे/आयजीआर/242/812/2022. दिनांक - 07/09/2022.. इतर माहिती दस्तात नमूद केल्याप्रमाणे..... ((C.T.S. Number : 282 pt, 283 pt, 284 pt, And 293 pt ;))
(5) क्षेत्रफळ	1) 6084.90 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:-मेसर्स के एम.आर असोसिएट्स चे भागीदार संतोष कुमार रामचंद्रन वय:-47; पत्ता:-प्लॉट नं: ऑफिस नं 2 , माळा नं: 1.ला मजला, इमारतीचे नाव: वास्तुदीप - आय कॉन्डोमिनियम, ब्लॉक नं: बोरीवली (पश्चिम), मुंबई, रोड नं: अशोक नगर आणि जयराज नगरचे जंक्शन, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-AAGFK5030L 2): नाव:-मेसर्स के एम.आर असोसिएट्स चे भागीदार एन रामचंद्रन वय:-82; पत्ता:-प्लॉट नं: ऑफिस नं 2 , माळा नं: 1 ला मजला, इमारतीचे नाव: वास्तुदीप - आय कॉन्डोमिनियम, ब्लॉक नं: बोरीवली (पश्चिम), मुंबई, रोड नं: अशोक नगर आणि जयराज नगरचे जंक्शन, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-AAGFK5030L 3): नाव:-पुष्पा रामचंद्रन वय:-69; पत्ता:-प्लॉट नं: फ्लॅट नं.501 आणि 502 , माळा नं: -, इमारतीचे नाव: वास्तुदीप 1 बिल्डिंग, ब्लॉक नं: बोरीवली पश्चिम, मुंबई, रोड नं: जयराज नगर ऑफ चंदावरकर रोड, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-AACPR1770J 4): नाव:-करंबूर एम. रामचंद्रन उर्फ एन रामचंद्रन वय:-82; पत्ता:-प्लॉट नं: फ्लॅट नं.501 आणि 502, माळा नं: -, इमारतीचे नाव: वास्तुदीप 1-बिल्डिंग, ब्लॉक नं: बोरीवली पश्चिम, मुंबई, रोड नं: जयराज नगर ऑफ चंदावरकर रोड, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-AACPR1769H 5): नाव:-विद्या रामचंद्रन तर्फे मुखल्यार एन रामचंद्रन वय:-82; पत्ता:-प्लॉट नं: फ्लॅट नं.501, माळा नं: -, इमारतीचे नाव: वास्तुदीप 1 बिल्डिंग, ब्लॉक नं: बोरीवली पश्चिम, मुंबई, रोड नं: जयराज नगर ऑफ चंदावरकर रोड, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-ABBPR1980N 6): नाव:-संतोष कुमार रामचंद्रन वय:-47; पत्ता:-प्लॉट नं: फ्लॅट नं.503, माळा नं: -, इमारतीचे नाव: वास्तुदीप 1 बिल्डिंग, ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड नं: जयराज नगर ऑफ चंदावरकर रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400091 पॅन नं:-ABBPR2031G 7): नाव:-शेखर रामचंद्रन वय:-45; पत्ता:-प्लॉट नं: फ्लॅट नं.1403 , माळा नं: -, इमारतीचे नाव: वास्तुदीप बिल्डिंग, ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड नं: जयराज नगर ऑफ चंदावरकर रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400091 पॅन नं:-AETPR1977C 8): नाव:-पुष्पा रामचंद्रन फॅमिली ट्रस्ट चे ट्रस्टी पुष्पा रामचंद्रन वय:-69; पत्ता:-प्लॉट नं: फ्लॅट नं.501, माळा नं: -, इमारतीचे नाव: वास्तुदीप बिल्डिंग, ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड नं: जयराज नगर ऑफ चंदावरकर रोड, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-AAFTP0813K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुमित बुझ लिमिटेड चे संचालक मिताराम आर जांगिड वय:-66; पत्ता:-प्लॉट नं: ऑफिस नं बी 1101, माळा नं: -, इमारतीचे नाव: एक्सप्रेस झोन, ब्लॉक नं: मालाड (पूर्व), मुंबई, रोड नं: वेस्टर्न एक्सप्रेस हायवे, ऑफ ओबेराय मॉल, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AAICS1385B 2): नाव:-सुमित बुझ लिमिटेड चे संचालक भूषण एस नेगळेकर वय:-44; पत्ता:-प्लॉट नं: ऑफिस नं बी 1101, माळा नं: -, इमारतीचे नाव: एक्सप्रेस झोन, ब्लॉक नं: मालाड (पूर्व), मुंबई, रोड नं: वेस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-AAICS1385B
(9) दस्तऐवज करून दिल्याचा दिनांक	08/09/2022
(10) दस्त नोंदणी केल्याचा दिनांक	08/09/2022
(11) अनुक्रमांक, खंड व पृष्ठ	12415/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	30554550
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



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मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील अभिनिर्णीत दस्त ADJ/IGR/242/812/2022

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

Import Booked Token



Payment Details

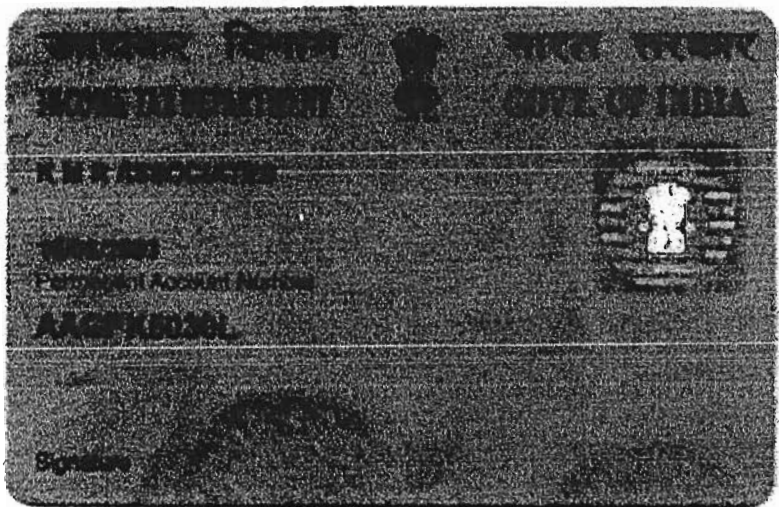
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/IGR/242/812/2022	1/1632	30554550	SD		
2		DHC		0809202208229	1100	RF	0809202208229D	08/09/2022
3		DHC		0809202207623	2000	RF	0809202207623D	08/09/2022
4		eChallan		MH007473541202223P	30000	RF	0003729339202223	08/09/2022

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



बरेली - 19/11
 92892 96 30
 2022





For KMR ASSOCIATES

[Handwritten Signature]
Partner

For KMR ASSOCIATES

[Handwritten Signature]
Partner



बराण - 19/IV		
9289R	95	30
2022		





ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AACPR1769H

नाम / Name	RAMACHANDRAN NARAYAN
पिता का नाम / Father's name	MUNISAWMY NARAYAN
जन्म की तारीख / Date of Birth	19/01/1940
लिंग / Gender	Male
	हस्ताक्षर / Signature



Signature valid

Digitally signed by
Income Tax Deptl.
Date: 22.06.18 10:18
GMT+05:30

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलैक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B. का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card. संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>भारत सरकार GOVT. OF INDIA</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card AACPR1769H</p> <p>नाम / Name RAMACHANDRAN NARAYAN</p> <p>पिता का नाम / Father's Name MUNISAWMY NARAYAN</p> <p>जन्म की तारीख / Date of Birth 19/01/1940</p> <p></p> <p>हस्ताक्षर / Signature</p>	<p>इस कार्ड के खोले/पाने पर कृपया सूचित करें/सूचित करें। जबकि पैन सेवा इकाई, एन एच सी एल 1 वीं मंजिल, मन्थी स्ट्रीटिंग, प्लॉट नं. 341, सर्वे नं. 997/8, मॉडल कॉलोनी, दीप बंगला चौक के पास, पुणे - 411 016.</p> <p>If this card is lost / someone's lost card is found, please inform / return to :- Income Tax PAN Services Unit, NSDL, 5th Floor, Mantri Sterling, Plot No. 341, Survey No. 997/8, Model Colony, Near Deep Bungalow Chowk, Pune - 411 016.</p> <p>Tel: 91-20-2721 8080, Fax: 91-20-2721 8081 e-mail: tininfo@nsdl.co.in</p>
--	--

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 138A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, click here

बरल - ७/४४
१२४९९ ९९ ३०
२०२२



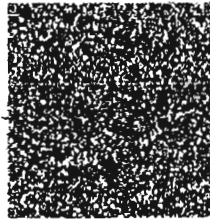
भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0000/00916/97369

To
रामचन्द्रन नारायण
RAMACHANDRAN NARAYAN
S/O: Munisawmy Narayan
Vastu Deep/1, Flat No 501, Jayraj Nagar
Vastu Deep 1, Junction Off Ashok Nagar And Jayraj Nagar
Off Chandawarkar Lane
Borivalli West
Mumbai
Mumbai Maharashtra - 400091
9833201496

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

7911 0702 8566

VID : 9153 2766 2061 0487

मेरा आधार, मेरी पहचान



रामचन्द्रन नारायण
RAMACHANDRAN NARAYAN
जन्म तिथि/DOB: 19/01/1940
पुरुष/ MALE

7911 0702 8566

VID : 9153 2766 2061 0487

मेरा आधार, मेरी पहचान



Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



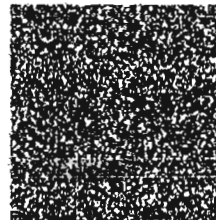
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:

आलमज: मुनिस्वामी नारायण, वस्तु डीप/1, फ्लैट न 501,
जयराज नगर, वस्तु डीप 1, जंक्शन ऑफ अशोक नगर
ऑफ जयराज नगर, ऑफ चंदवारकर लाने, बोरीवली वेस्ट,
मुंबई, महाराष्ट्र - 400091

Address:
S/O: Munisawmy Narayan, Vastu Deep/1, Flat
No 501, Jayraj Nagar, Vastu Deep 1, Junction
Off Ashok Nagar And Jayraj Nagar, Off
Chandawarkar Lane, Borivalli West, Mumbai,
Mumbai,
Maharashtra - 400091



7911 0702 8566

VID : 9153 2766 2061 0487

1947

help@uidai.gov.in

www.uidai.gov.in

बरल - ७/IV		
92898	20	30
2022		



ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
ABBPR2031G

नाम / Name	SANTOSH KUMAR RAMACHANDRAN
पिता का नाम / Father's name	RAMACHANDRAN NARAYAN
जन्म की तारीख / Date of Birth	25/02/1975
लिंग / Gender	Male



	हस्ताक्षर / Signature	

Signature valid

Digitally signed by
Income Tax Dept
Date: 22.08.2022 13:01
GMT+05:30

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक कदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के गिस्तान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B. का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card. संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>भारत सरकार GOVT OF INDIA</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card ABBPR2031G</p> <p>नाम / Name SANTOSH KUMAR RAMACHANDRAN</p> <p>पिता का नाम / Father's Name RAMACHANDRAN NARAYAN</p> <p>जन्म की तारीख / Date of Birth 25/02/1975</p> <p></p>	<p>इस कार्ड के खोले/फंसे पर कृपया एपिल करें/करें। आयकर विभाग इकाई, एन एच सी एन 5 वीं मंजिल, मन्त्री स्ट्रीट, प्लॉट नं. 341, सर्वे नं. 997/8, मॉडल कॉलोनी, नैर डीप बंगला चौक, पुणे - 411 016.</p> <p>If this card is lost / someone's lost card is found, please inform / return to: Income Tax PAN Services Unit, NSDI, 5th Floor, Mantri Street, Plot No. 341, Survey No. 997/8, Model Colony, Near Deep Bunglow Chowk, Pune - 411 016.</p> <p>Tel: 91-20-2721-8080, Fax: 91-20-2721-8081 e-mail: eintax@nsdi.co.in</p>
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Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (8) of Rule 114 of the Income Tax Rules, click here

बरल - 9/1/22		
92892	29	30
2022		



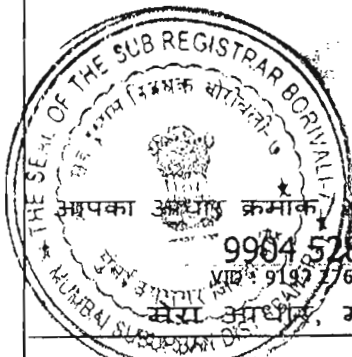
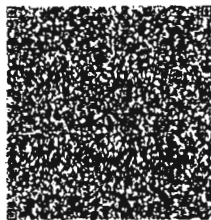
भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0000/00485/91599

To
संतोष कुमार रामचन्द्रन
Santosh Kumar Ramachandran
S/O RAMACHANDRAN NARAYAN
FLAT NO. 503, VASTU DEEP/1 BUILDING
JAYRAJ NAGAR, OFF CHANDAVARKAR ROAD
BORIVALI WEST
Mumbai
Mumbai Suburban Maharashtra - 400091
9833491080

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :
9904 5281 6787
VID : 9197 2767 1720 0747
मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



संतोष कुमार रामचन्द्रन
Santosh Kumar Ramachandran
जन्म तिथि/DOB: 25/02/1975
पुरुष/ MALE

9904 5281 6787
VID : 9197 2767 1720 0747

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify Identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

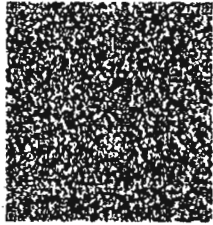


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
स/ओ रामचन्द्रन नारायण, फ्लैट न. 503, वास्तु दीप/1
बिल्डिंग, जयराज नगर, ऑफ चन्दवर्कर रोड, बोरिवली
वेस्ट, मुंबई, महाराष्ट्र - 400091

Address:
S/O RAMACHANDRAN NARAYAN, FLAT NO.
503, VASTU DEEP/1 BUILDING, JAYRAJ
NAGAR, OFF CHANDAVARKAR ROAD,
BORIVALI WEST, Mumbai, Mumbai Suburban,
Maharashtra - 400091



9904 5281 6787
VID : 9197 2767 1720 0747

1947 | help@uidai.gov.in | www.uidai.gov.in

Handwritten signature

बरल - ७/IV
22 30
2012

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAICS1385B

NTR / Name
SUMIT WOODS LIMITED

निगम/आय का तिथि
Date of Incorporation/Formation
09/01/1997

Mangru

भारत सरकार
GOVERNMENT OF INDIA

भूषण सुबोध नेमळेकर
Bhushan Subodh Nemlekar
DOB: 15-04-1978
Gender: Male

4218 3269 6169

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
सी-1205 ओबरोल वुड्स टावर, मोहन मोहन मार्ग, जोखले इंटर्नेशनल स्कूल जवळ, गोरगाव-ईस्ट, मुंबई, महाराष्ट्र, 400063
C-1205 Oberoi Woods Tower, Mohan Gokhale Marg, Near Oberoi International School, Goregaon-east, Mumbai, Goregaon East, Mumbai, Mumbai, Maharashtra, 400063

1947
1800 300 1947

help@uidai.gov.in www.uidai.gov.in

AO. Box No. 1947, Bengaluru-560 001

भारत सरकार
Unique Identification Authority of India
Government of India

नॉदविण्याचा क्रमांक / Enrollment No 1088/16621/01425

To:
मिहारांम रामलाल जंगिड
Miharam Ramlal Jangid
S/O: Ramlal Jangid
B-3101/3102 Oberoi Woods
Mohan Gokhale Marg
Next to Oberoi International School Goregaon-East
Mumbai
Goregaon East Mumbai Mumbai
Maharashtra 400063
9821010493

16012016

Rel: 564 / 19M / 89077 / 88113 / P

SE007016107FT

आपला आधार क्रमांक / Your Aadhaar No. :
8187 5618 4543

आधार - सामान्य माणसाचा अधिकार

मिहारांम रामलाल जंगिड
Miharam Ramlal Jangid
जन्म तारीख / DOB 18/06/1956
पुरुष / Male

8187 5618 4543

आधार - सामान्य माणसाचा अधिकार

Mangru



बरोल - 0/10		
9289E	23	30
2022		





भारत सरकार

GOVERNMENT OF INDIA



निकुंज प्रवीन शाह

Nikunj Pravin Shah

जन्म तिथि/DOB: 08/10/1975

पुरुष / MALE



3536 2637 2190

मेरा आधार, मेरी पहचान



(Handwritten signature)

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

Address

ई/1101, वृंदावन सीएचएस,
रामबाग लेन, विजय सेल्स
मागे, मुंबई, मुंबई,
महाराष्ट्र - 400092

E/1101, Vrindavan CHS, Rambaug
Lane, Behind Vijay Sales, Mumbai,
Mumbai, Maharashtra - 400092



1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

तारीख - 19/11		
9222	28	30
P.O. Box No. 1947 Bengaluru-560 001		
2022		



भारत सरकार
GOVERNMENT OF INDIA



आयुष झवर
Ayush Jhavar
जन्म तारीख/ DOB: 11/10/1992
पुरुष / MALE



4683 1370 7899

मेरा आधार, मेरी पहचान

Ahava



भारत सरकार
आधार
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O अशोक कुमार , 142 S/O Ashok Kumar , 142 Nehru
नेहरु वॉर्ड, तहसिल - पिपरिया, Ward, Tehsil - Pipariya, Pipariya,
पिपरिया, पिपरिया, होशंगाबाद, Hoshangabad, Madhya Pradesh -
पिपरिया, मध्य प्रदेश - 461775
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Ahava

बसल - ७/१४		
१२४१९	२५	३०
२०२२		



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

Receipt of Document Handling Charges

PRN 0809202208382

Receipt Date 08/09/2022

Received from DFC, Mobile number 9167499223, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 12419 dated 08/09/2022 at the Sub Registrar office Joint S.R. Borivali 7 of the District Mumbai Sub-urban District.

DEFACED

₹ 600

DEFACED

Payment Details

Bank Name ICICIC

Payment Date 08/09/2022

Bank CIN 10004152022090807628

REF No. 0486505901

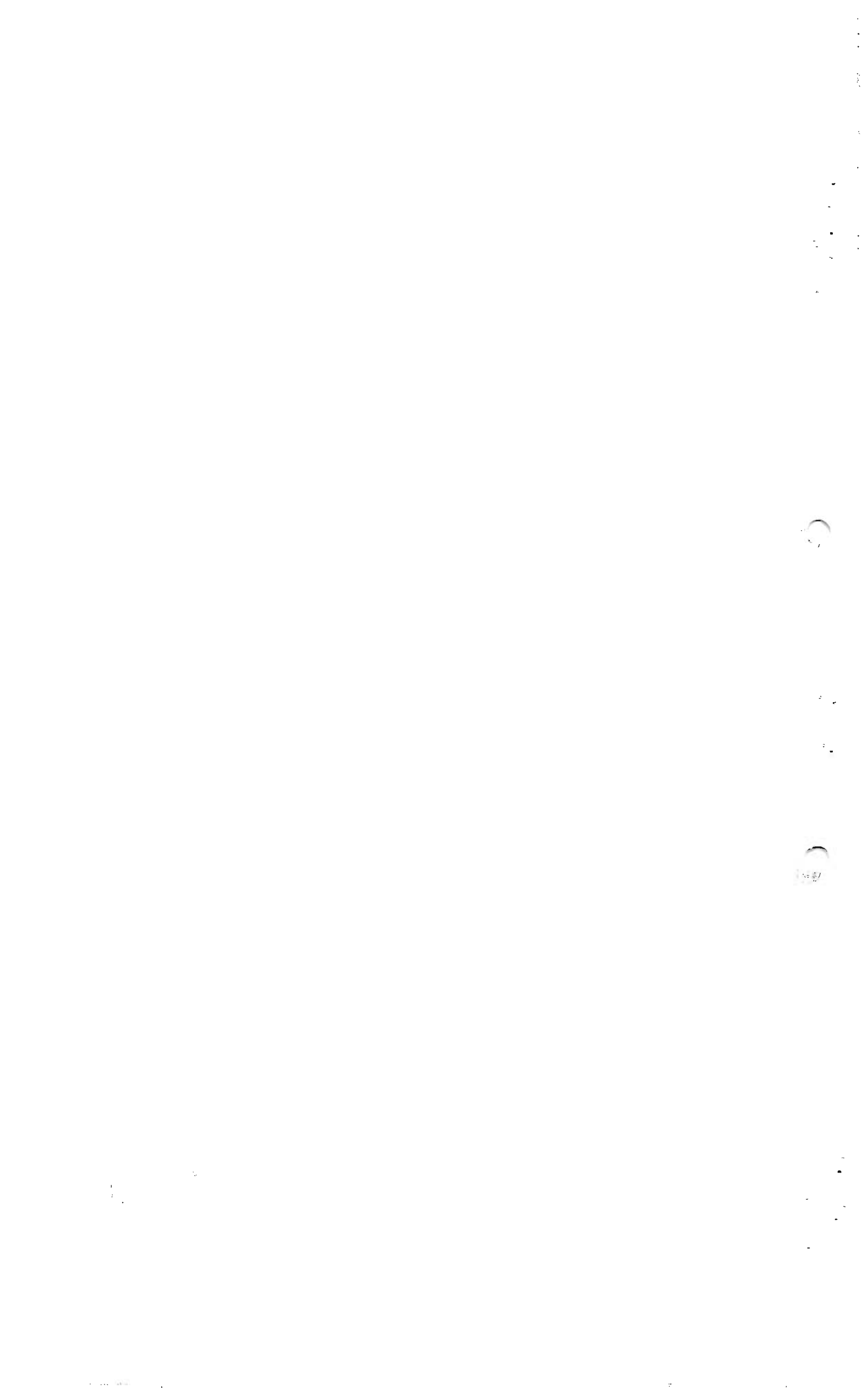
Deface No 0809202208382D

Deface Date 08/09/2022

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



बॉरिवली - ७/७
१२४१९ ७६ ३०
२०२२

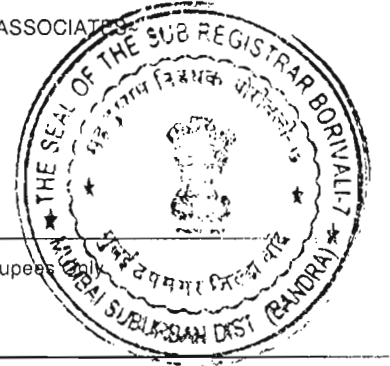
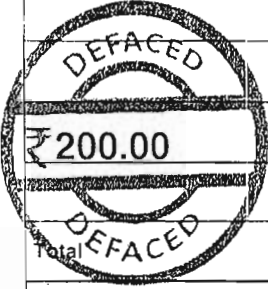




CHALLAN
MTR Form Number-6



GRN	MH007474392202223P	BARCODE			Date	08/09/2022-10:56:06	Form ID		
Department				Inspector General Of Registration					
Registration Fee				Payer Details					
Type of Payment				TAX ID / TAN (If Any)					
Ordinary Collections IGR				PAN No.(If Applicable)		AAICS1385B			
Office Name				Full Name		SUMIT WOODS LIMITED			
BRL7_JT SUB REGISTRAR BORIVALI 7									
Location				Flat/Block No.		CTS 282pt 283pt 284pt And 293pt			
MUMBAI									
Year				Premises/Building					
2022-2023 One Time									
Account Head Details			Amount In Rs.		Road/Street				
0030063301 Amount of Tax			200.00		Village Borivali				
					Area/Locality				
					Village Borivali				
					Town/City/District				
					PIN				
					4 0 0 0 9 2				
				Remarks (If Any)					
				SecondPartyName::MS KMR ASSOCIATES					
				Amount In					
				Two Hundred Rupees					
				Words					
				200.00					
Payment Details				FOR USE IN RECEIVING BANK					
STATE BANK OF INDIA									
Cheque-DD Details				Bank CIN		Ref. No.		1000050222090800404 9915788076617	
Cheque/DD No.				Bank Date		RBI Date		08/09/2022-10:56:37 Not Verified with RRI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			



Department ID :

Mobile No. :

9167210616

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

सदर चालन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-451-12419	0003730382202223	08/09/2022-14:37:30	IGR196	200.00
Total Defacement Amount					200.00

बदल - ७/१४		
०२४९९	२६	३०
२०२२		
Print Date 08-09-2022 08:49:06		



451/12419

गुरुवार, 08 सप्टेंबर 2022 2:38 म.नं.

दस्त गोषवारा भाग-1

बरल7

दस्त क्रमांक: 12419/2022

दस्त क्रमांक: बरल7 /12419/2022

बाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

नोंदणी फी माफी असल्यास तपशिल :-

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

दु. नि. सह. दु. नि. बरल7 यांचे कार्यालयात

पावती:13019

पावती दिनांक: 08/09/2022

अ. क्रं. 12419 वर दि.08-09-2022

सादरकरणाराचे नाव: मेसर्स के एम आर असोसिएट्स चे भागीदार संतोष कुमार रामचंद्रन

रोजी 2:30 म.नं. वा. हजर केला.

नोंदणी फी

रु. 200.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

दस्त हजर करणाऱ्याची सही:

एकूण: 800.00

सह. दु.नि.का. बोरीवली-७,
सह. दुय्यम निबंधक बोरीवली-७,
मुंबई उपनगर जिल्हा.

सह. दुय्यम निबंधक बोरीवली-७,
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: कुलमुखत्यारपत्र

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

शिक्रा क्रं. 1 08 / 09 / 2022 02 : 30 : 22 PM ची वेळ: (सादरीकरण)

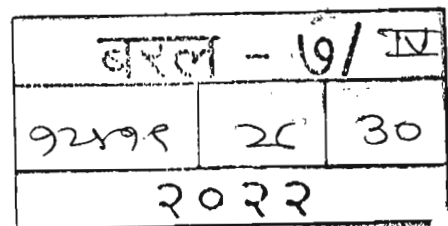
शिक्रा क्रं. 2 08 / 09 / 2022 02 : 32 : 40 PM ची वेळ: (फी)

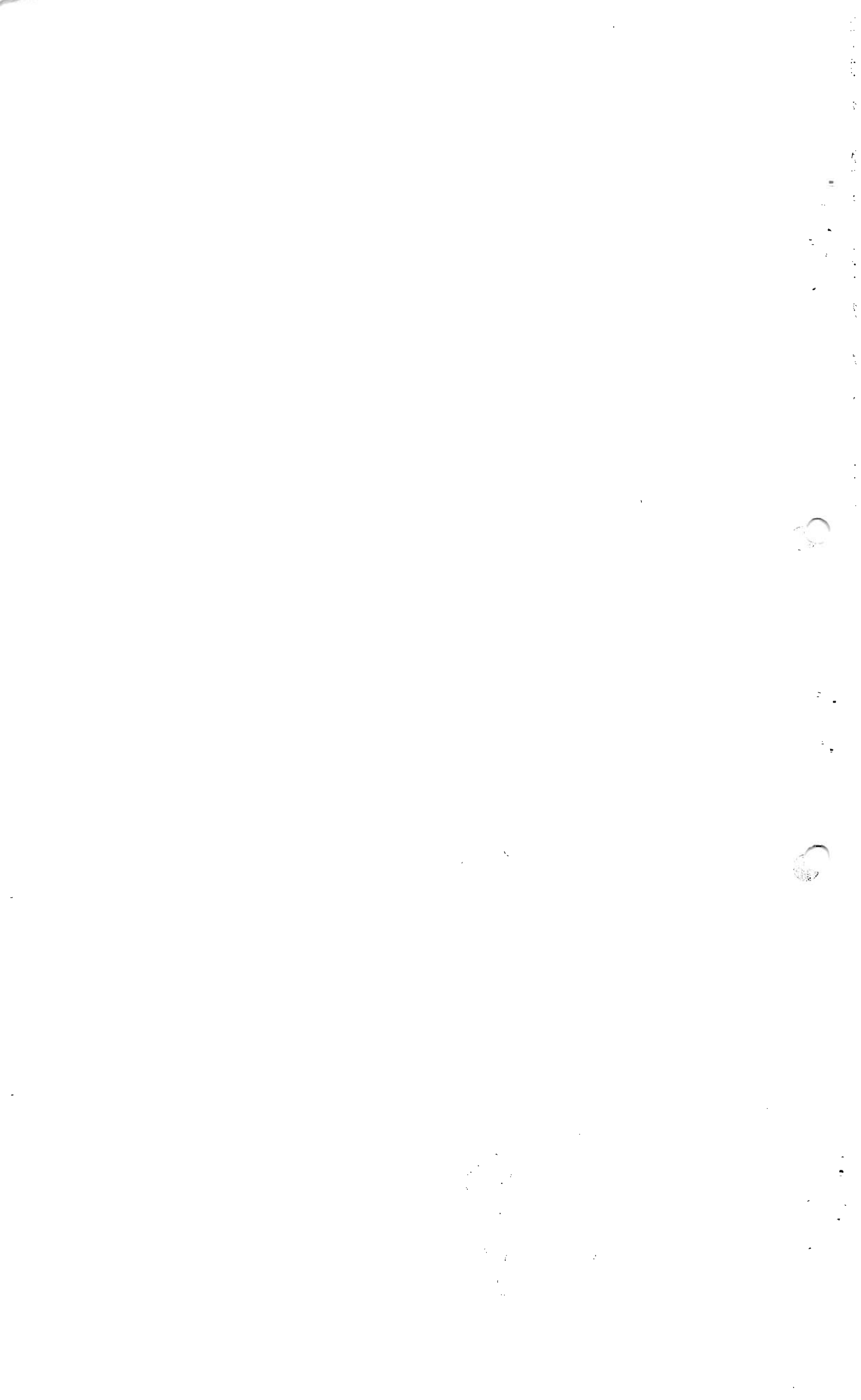
प्रतिज्ञापत्र

सादर दस्तऐवज ह्य नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. *दस्तावीस संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सरसहा *सहाय्य आहे. * दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व अनुसंधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे :

लिहून घेणारे :







08/09/2022 2 40:41 PM

दस्त शोषवारा भाग-2

बरल7

दस्त क्रमांक:12419/2022

दस्त क्रमांक :बरल7/12419/2022

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा दस्त
1	नाव:मेमर्स के एम आर असोसिएट्स चे भागीदार संतोप कुमार गामचंद्रन पत्ता:प्लॉट नं: ऑफिस नं 2, माळा नं: 1 ला मजला, इमारतीचे नाव: वास्तुदीप - आय कॉन्डोमिनियम, ब्लॉक नं: बोरिवली (पश्चिम), मुंबई, रोड नं: अशोक नगर आणि जयराज नगरचे जंक्शन, महाराष्ट्र, मुंबई. पॅन नंबर:AAGFK5030L	कुलमुखत्यार देणार वय :-47 स्वाक्षरी:-		
2	नाव:मेमर्स के एम आर असोसिएट्स चे भागीदार एन रामचंद्रन पत्ता:प्लॉट नं: ऑफिस नं 2, माळा नं: 1 ला मजला, इमारतीचे नाव: वास्तुदीप - आय कॉन्डोमिनियम, ब्लॉक नं: बोरिवली (पश्चिम), मुंबई, रोड नं: अशोक नगर आणि जयराज नगरचे जंक्शन, महाराष्ट्र, मुंबई. पॅन नंबर:AAGFK5030L	कुलमुखत्यार देणार वय :-82 स्वाक्षरी:-		
3	नाव:मुमित वुड्स लिमिटेड चे संचालक मिताराम जांगिड पत्ता:प्लॉट नं: ऑफिस नं वी 1101, माळा नं: -, इमारतीचे नाव: एक्सप्रेस झोन, ब्लॉक नं: मालाड (पूर्व), मुंबई, रोड नं: वेस्टर्न एक्सप्रेस हायवे, ऑफ. ओबेराय मॉल, महाराष्ट्र, MUMBAI. पॅन नंबर:AAICS1385B	पॉवर ऑफ अटॉर्नी होल्डर वय :-66 स्वाक्षरी:-		
4	नाव:मुमित वुड्स लिमिटेड चे संचालक भूषण एस नेमळेकर पत्ता:प्लॉट नं: ऑफिस नं वी 1101, माळा नं: -, इमारतीचे नाव: एक्सप्रेस झोन, ब्लॉक नं: मालाड (पूर्व), मुंबई, रोड नं: वेस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पॅन नंबर:AAICS1385B	पॉवर ऑफ अटॉर्नी होल्डर वय :-44 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तशाकधीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:08 / 09 / 2022 02 : 35 : 03 PM

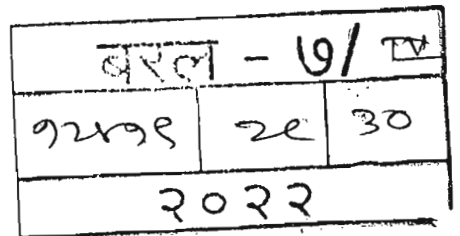
ओळख:-

खालील इसम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र	पक्षकाराचे नाव व पत्ता	द्वयाचित्र	अंगठ्याचा दस्त
1	नाव:निकुंज पी शाह वय:46 पत्ता:ई /1101, वृंदावन को ऑप हौ सो लि. रामबाग लेन मुंबई पिन कोड:400092	स्वाक्षरी	
2	नाव:आयुष झवर वय:29 पत्ता:142, नेहरू बॉर्ड मध्य प्रदेश पिन कोड:461775	स्वाक्षरी	

शिक्षा क्र.4 ची वेळ:08 / 09 / 2022 02 : 35 : 53 PM

सह. दुय्यम निबंधक बोरिवली-७,
मुंबई उपनगर जिल्हा.



Payment Details.

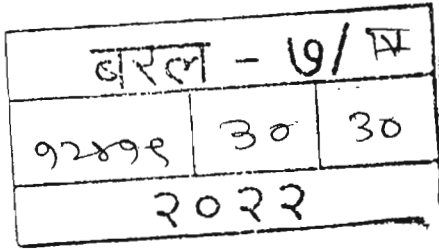
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/IGR/242/812/2022/1	1/1632	500	SD		
2		DHC		0809202208382	600	RF	0809202208382D	08/09/2022
3		eChallan		MH00747439220223P	200	RF	0003730382202223	08/09/2022

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

12419 /2022

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या दस्तामध्ये एकूण ३०
पाने आहेत.

बरल- ७/१२४९/२०२२

पुस्तक क्रमांक १४ वर नोंदला

दिनांक: ०८ सप्टेंबर २०२२

सह. दुय्यम निबंधक बोरीवली- ७



