

**THE FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :**

All that pieces or parcels of land admeasuring 59R, 2 Prati, equivalent to 5920 sq.mtrs. or thereabouts situate lying and being at Village Kalwa, Taluka and District Thane, within the limits of Thane Municipal Corporation and in the Registration District and Sub-District of Thane bearing S. No. 352/3, now sub divided into 3 parts viiz 352/3/A, B & C) and bounded as follows:

On or towards East by : Jakat Naka  
On or towards West by : Gopalkrishna Apartment  
On or towards North by : Nilambai Apartment  
On or towards South by : Siddhivinayak Apartment

**THE SECOND SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :**

All that pieces or parcels of land admeasuring 3717.72 sq.mtrs. situate lying and being at Village Kalwa ( Vitava ) , Taluka and District Thane, within the limits of Thane Municipal Corporation and in the Registration District and Sub-District of Thane bearing S. No. 352/3A,B, &C (part), having Corresponding CTS No.1721B/1 area 3098.29 sq. mtrs CTS No.1721B/4 area 546.80 sq. mtrs., CTS

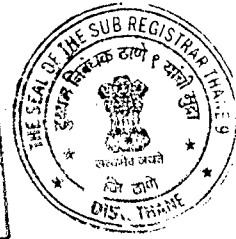
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दस्तावेज - ९

दस्तावेज क्र. २९००६/२०२४

७०६/१००



No. 1721B/5 area 71.63 sq. mtrs and forming portion of large property more particularly descried in the First Schedule written hereinabove and bounded as follows:

On or towards East by : DP Road  
On or towards West by : Surya Nagar Road  
On or towards North by : Neelambari CHS  
On or towards South by : CTS NO1754

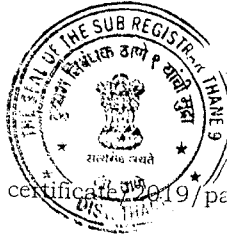
Dated this 13<sup>th</sup> January , 2020

For M/s. PATIL GANGARKAR & CO.

(P.M. PATIL)  
Partner

13/1/20

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दस्त क्र. 2900E/2028
Co. 1900



Co. 1900 / Title certificate 2019 / pandhrinath sitaram patil

536/15922

पावती

Original/Duplicate

Friday, September 01, 2023

नोंदणी क्र.: 39म

1:12 PM

Regn.: 39M

पावती क्र.: 17145 दिनांक: 01/09/2023

साबाचे नाव: कळवा

दस्तऐवजाचा अनुक्रमांक: टनन9-15922-2023

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

मादर करणाऱ्याचे नाव: स्वामी कन्ट्रक्शन चे प्रोप्रायटर पंढरीनाथ सिताराम पाटील.

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 300.00

पृष्ठांची संख्या: 15

एकूण:

₹. 400.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:32 PM ह्या वेळेस मिळेल.

Sub Registrar Thane 9

वाजार मुल्य: ₹. 1/-

मोवदला ₹. 0/-

भरलेले मुद्रांक शुल्क: ₹. 500/-

सह दुय्यम निबंधक वर्ग २ ठाणे क. ९

1) देयकाचा प्रकार: DHC रकम: ₹. 300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923015406725 दिनांक: 01/09/2023

वैकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007289002202324E दिनांक: 01/09/2023

वैकेचे नाव व पत्ता:

*[Signature]*

मुळ दस्त स्कॅन करून  
पक्षकारांना दिला.

टनन - ९
दस्त क्र. २९००९/२०२४
९९/९००





CHALLAN  
MTR Form Number-6



GRN	MH007289002202324E	BARCODE	[Barcode]		Date	28/08/2023-17:11:58	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	THN9_THANE NO 9 JOINT SUB REGISTRAR			Full Name	SWAMI	CONSTRUCTION	THROU	
Location	THANE			PROPRIETOR PANDHARINATH PATIL				
Year	2023-2024 One Time			Flat/Block No.	POWER OF ATTORNEY			
Account Head Details		Amount In Rs.		Premises/Building				
0030046401	Stamp Duty	500.00		Road/Street	THANE			
0030063301	Registration Fee	100.00		Area/Locality	THANE			
				Town/City/District				
				PIN	4 0 0 5 0			
				Remarks (If Any)	PAN2=ADPPV2343H~SecondPartyName=SANTOSH DIWA VICHARE-			
				Amount In	Six Hundred Rupees Only			
Total			600.00	Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332023082819712	2825639262	
Cheque/DD No.				Bank Date	RBI Date	28/08/2023-17:12:45	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

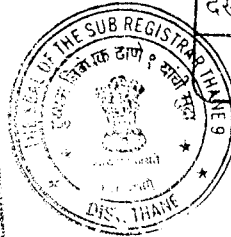
Department ID

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

Mobile No. 9930796

अदर घडन कडल दुयम निबंधक कार्यालयत नोदणी करावयाच्या दस्त्यासाठी लागू आहे. नोदणी न करावयाच्या दस्त्यासाठी अदर घडन लागू नाही.

टनन - ९  
दस्त क्र. २९००६/२०२३  
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टनन - ९  
दस्त क्र. ९५६२२/२०२३  
९/९५





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

### Receipt of Document Handling Charges

PRN 0923015406725

Receipt Date 01/09/2023

Received from SWAMI CONSTRUCTION, Mobile number 9930796282, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered on Document No. 15922 dated 01/09/2023 at the Sub Registrar office S.R. Thane 9 of the District Thane.

DEFACED

₹ 300

DEFACED

### Payment Details

Bank Name SBIN

Payment Date 01/09/2023

Bank CIN 10004152023090106399

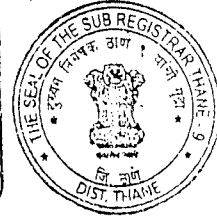
REF No. 324489083587

Deface No 0923015406725D

Deface Date 01/09/2023

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

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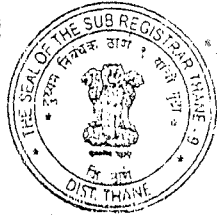
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टनन - ९
दस्त क्र. २१००६/२०२४
८६/१००



टनन - ९
दस्त क्र. १५६२२/२०२३
५/१५



### GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME,  
I, SWAMI CONSTRUCTION, through its Proprietor MR.  
PANDHARINATH SITARAM PATIL, having their Office  
address at- 301, 3<sup>RD</sup> Floor, Anand Palace, Tembhi Naka,  
Thane (W) - 400601., (hereinafter referred to as "THE SAID  
FIRM") SEND GREETINGS:-

AND WHEREAS my firms are carrying on business of Developers at Kalwa, Old Survey No. 352, Hissa No. 3, New CTS No. 1721/ A, B1 to B5, of the Project known as "AMBER GALAXY - (C WING)", and I have to Sale the Flats/Galas/Shops/Office/Parking Spaces etc. to the prospective purchasers and make & to execute the Agreements For Sale with them.

AND WHEREAS as a Proprietor of Said Firm, it is practically not possible for me to attend the Registration Office for the transaction of the Said Flats/Galas/ Shops/ Office/Parking Spaces etc. pertaining of Village-Kalwa, Thane and therefore I hereby appoint **MR. SANTOSH DIWANJI VICHARE**, Age 53 years, PAN Card No. ADPPV2343H, Residing at- 301, 3<sup>RD</sup> Floor, Shree Siddheshwar Apartment, Behind Jakat Naka, Vitava, Kalwa, Thane (W) - 400605., as our attorney holder to do the following acts, things.

NOW know we all and these presents witness that, I **MR. PANDHARINATH SITARAM PATIL**, Proprietor of **SWAMI CONSTRUCTION**", do hereby nominate, constitute and appoint **MR. SANTOSH DIWANJI VICHARE**, Indian Inhabitant to be our true and lawful attorney hereinafter referred to represent me and act on our behalf and to do

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*[Handwritten signature]*

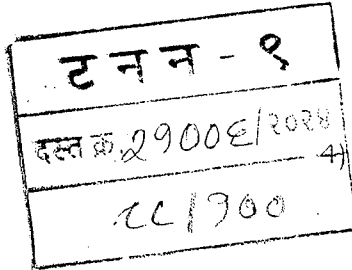
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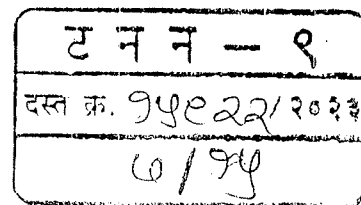
allot or any of the following acts, deeds, matters and things that is to say.

- 1) To lodge with Sub-Registrar of Assurance the various Agreements, Deeds of Flats /Galas/ Shops/Office/ Parking Spaces etc. made with various purchasers and those which are executed by me on behalf of the firm.
- 2) To admit the execution of the same and all do all or any other acts, deeds, matters and things for the purpose of effectually getting the Said Agreement duly Registered with the Sub-Registrar of Assurances Thane.
- 3) To do all other things, matters, making application and executing any other documents for the purpose of completing the registration of the agreements from



AND I hereby to ratify and confirm in capacity as a Proprietor of the Said Firm whatever the said Attorney shall lawfully do of course to be done by virtue of these presents;

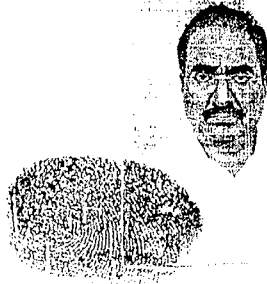
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


IN WITNESS WHEREOF, I MR. PANDHARINATH  
SITARAM PATIL, Proprietor of SWAMI CONSTRUCTION  
have caused my hands to be hereinto affixed on this 01<sup>st</sup>  
day of Sept 2023 at Thane.

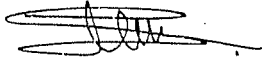
SIGNED, SEALED AND DELIVERED  
By the Withinnamed





SWAMI CONSTRUCTION  
through its Proprietor  
MR. PANDHARINATH SITARAM PATIL  
In the presence of .....

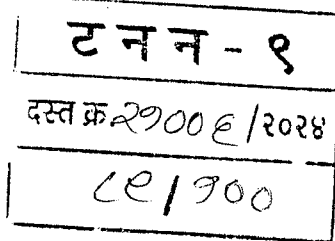
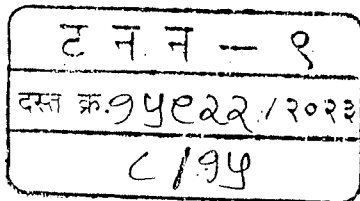
- 1) Nishal B. Fulare 
- 2) Sunny V. Lavhan 

I Accept the Power

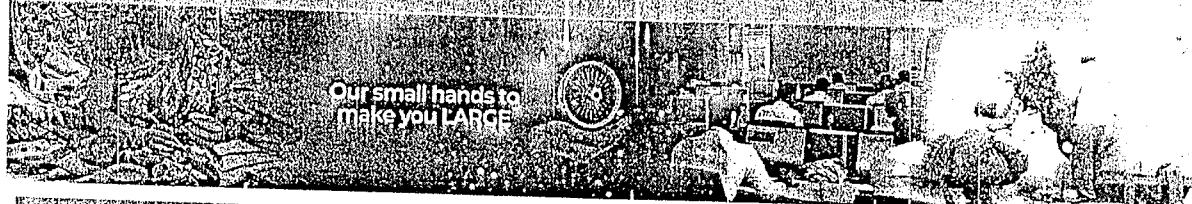


MR. SANTOSH DIWANJI VICHARE  
In the presence of .....

- 1) 
- 2) 



# UDYAM REGISTRATION CERTIFICATE



**UDYAM REGISTRATION NUMBER**

**NAME OF ENTERPRISE**

**TYPE OF ENTERPRISE**

**EMPLOYABILITY**

UDYAM-MH-33-0226433

SWAMI CONSTRUCTION

MICRO ( Based on FY 2020-21 )

SERVICES (Trading)

**SOCIAL CATEGORY OF ENTREPRENEUR**

GENERAL

**NAME OF UNIT(S)**

S.No.	Name of Unit(s)
1	SWAMI CONSTRUCTION

**OFFICIAL ADDRESS OF ENTERPRISE**

Flat/Door/Block No.	301 THIRD FLOOR	Name of Premises/ Building	ANAND PALACE
Village/Town	TEMBHI NAKA	Block	THANE WEST
Road/Street/Lane	THANE	City	THANE
State	MAHARASHTRA	District	THANE, Pin 400601
Mobile	9821547020	Email:	pundharinathpatil@gmail.com

**DATE OF INCORPORATION / REGISTRATION OF ENTERPRISE**

26/07/2022

**DATE OF COMMENCEMENT OF PRODUCTION/BUSINESS**

26/07/2022

**NATIONAL INDUSTRY CLASSIFICATION CODE(S)**

S.No.	NIC 2 Digit	NIC 4 Digit	NIC 5 Digit	ACTIVITY
1	41 - Construction of building	4100 - Construction of buildings	41001 - Construction of buildings carried out on own-account basis or on a fee or contract basis	Manufacturing

**DATE OF UDYAM REGISTRATION**

27/07/2022

\* In case of graduation (upward/reverse) of status of an enterprise, the benefit of the Government Schemes will be availed as per the provisions of Notification No. S.O. 21/9(E) dated 26.06.2020 issued by the M/o MSME.

Disclaimer: This is computer generated statement, no signature required. Printed from <https://udyamregistration.gov.in> & Date of printing: 35-08-2022

For any assistance, you may contact:

1. District Industries Cent - ९ THANE (M)

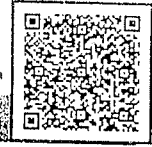
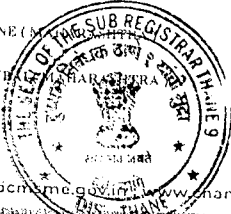
2. MSME-DEO: MEMBHI

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Visit [www.msme.gov.in](http://www.msme.gov.in); [www.dcm.msme.gov.in](http://www.dcm.msme.gov.in); [www.champions.gov.in](http://www.champions.gov.in)

[udys@min.msme.gov.in](mailto:udys@min.msme.gov.in) [udys@min.msme.gov.in](mailto:udys@min.msme.gov.in) [udys@min.msme.gov.in](mailto:udys@min.msme.gov.in)



**BE A  
CHAMPION**  
 with the  
 Ministry of  
**MSME**

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 दस्ता क्र. १५२२२/२०२३  
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