



529/19471 Saturday, December 23, 2023 12:17 PM	<b>पावती</b>	<b>Original/Duplicate</b> नोंदणी क्र. :39म Regn.:39M
गावाचे नाव: खारघर दस्तावेजाचा अनुक्रमांक: पवल5-19471-2023 दस्तावेजाचा प्रकार : करारनामा सादर करणाऱ्याचे नाव: अनुभव रॉय - -	नोंदणी फी दस्त हाताळणी फी पृष्ठांची संख्या: 66	पावती क्र.: 21307 दिनांक: 23/12/2023 रु. 30000.00 रु. 1320.00
	एकूण:	रु. 31320.00
आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे 12:37 PM ह्या वेळेस मिळेल.		 Joint Sub Registrar Panvel 5
बाजार मुल्य: रु.11916065 /- मोबदला रु.14900000/- भरलेले मुद्रांक शुल्क : रु. 1043000/-		
1) देयकाचा प्रकार: DHC रक्कम: रु.1320/- डीडी/धनादेश/पे ऑर्डर क्रमांक: 1223237901169 दिनांक: 23/12/2023 बँकेचे नाव व पत्ता: 2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/- डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012854798202324E दिनांक: 23/12/2023 बँकेचे नाव व पत्ता:		 सह दुय्यम नियंत्रक, थंबनेल ५, (वर्ग-२)





CHALLAN  
MTR Form Number-6



GRN	MH012854798202324E	BARCODE			Date	22/12/2023-17:59:50	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				PNL3_PANVEL 3 JOINT SUB REGISTRAR				
Location				RAIGAD				
Year				2023-2024 One Time				
Account Head Details				Amount In Rs.				
0030046401 Stamp Duty				1043000.00				
0030063301 Registration Fee				30000.00				
Total				10,73,000.00				
Payment Details				IDBI BANK				
Cheque/DD No.								
Name of Bank				IDBI BANK				
Name of Branch								
Remarks (If Any)				PAN2=AQTPK9060H~SecondPartyName=MRS DEEPTI S KASAR-				
Amount In				Ten Lakh Seventy Three Thousand Rupees Only				
Words				पचसठ लाख - ५ हजार ३०००				
FOR USE IN RECEIVING BANK				Bank CIN Ref. No. 69103332023122219848 2844746592				
Bank Date				22/12/2023-18:02:47				
Bank-Branch				IDBI BANK				
Scroll No. , Date				Not Verified with Scroll				

पचसठ लाख - ५ हजार ३०००  
२०२३



Department ID :

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 दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सवलत देणारे नाही.

*(Handwritten Signature)*

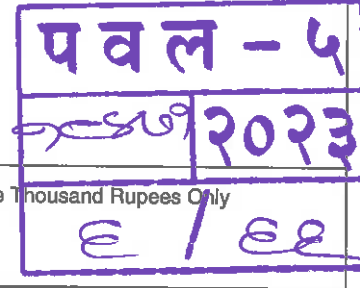
*(Handwritten Signature)*



**CHALLAN**  
**MTR Form Number-6**



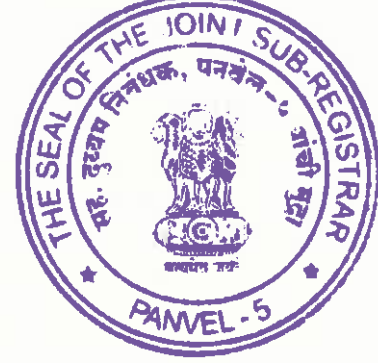
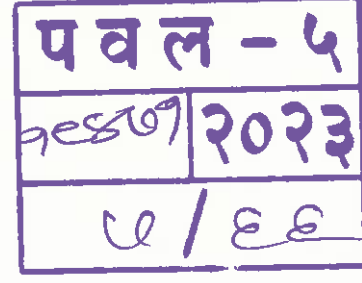
GRN	MH012854798202324E	BARCODE			Date	22/12/2023-17:59:50	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				PNL3_PANVEL 3 JOINT SUB REGISTRAR				
Location				RAIGAD				
Year				2023-2024 One Time				
Account Head Details				Amount In Rs.				
0030046401 Stamp Duty				1043000.00				
0030063301 Registration Fee				30000.00				
Total				10,73,000.00				
Payer Details				TAX ID / TAN (If Any)				
PAN No.(if Applicable)				AHEPR1881K				
Full Name				MR ANUBHAV ROY				
Flat/Block No.				FLAT NO. E 602 FLR 6TH PROVISO ENCLAVE,				
Premises/Building				PROVISO COMPLEX CHSL				
Road/Street				PLOT NO. 5 6 AND 7, SECTOR 35 E, KHARGHAR				
Area/Locality				PANVEL				
Town/City/District								
PIN				4 1 0 2 1 0				
Remarks (If Any)				PAN2=AQTPK9060H-SecondPartyName=MRS DEEPTI S KASAR-				
Amount In				Ten Lakh Seventy Three Thousand Rupees Only				
Words				E / ११				
Payment Details				IDBI BANK				
Cheque-DD Details				FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank CIN Ref. No. 6910333202312221984812844746392				
Name of Bank				Bank Date RBI Date 22/12/2023-18:02:38				
Name of Branch				Bank-Branch IDBI BANK				
				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.  
सादर चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी चालन लागू नाही.

**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-529-19471	0006769821202324	23/12/2023-12:17:34	IGR548	30000.00
2	(IS)-529-19471	0006769821202324	23/12/2023-12:17:34	IGR548	1043000.00
Total Defacement Amount					10,73,000.00



## AGREEMENT FOR SALE

This 'Agreement for Sale' is made and executed at Panvel on this 23<sup>rd</sup> day of December in the Year 2023;

### BETWEEN

1) MRS. DEEPTI S. KASAR (PAN: AQTPK9060H), (Through her Power of Attorney MR. SAGAR V. KASAR) and 2) MR. SAGAR V. KASAR (PAN: ANQPK2260D), aged- 39 years & 42 years, both are adult Indian inhabitants, residing at Room No. 1510, Datta Mandir Road, Mahatma Phule Chowk, Manmad, Nashik, PIN- 423104, hereinafter called as "The Sellers" (which expression shall unless the same be repugnant to the context or meaning thereof shall mean and deemed to include their heirs, executors, administrators, assigns, agent & attorney) of the "ONE PART".

### AND

MR. ANUBHAV ROY (PAN. AHEPR1881K), aged- 45 years, an adult, Indian inhabitant, and residing at Flat No. A-603, Tulsi Mangalam C.H.S Ltd, Plot No. 51, Sector- 12, Kharghar, Navi Mumbai, PIN- 410210, hereinafter called "The Purchaser" (which expression shall unless the same be repugnant to the context or meaning thereof shall mean and deemed to include his heirs, executors, administrators, assigns) of the "SECOND PART". (The party of the First part and the party of the Second part are collectively referred to as "Parties").

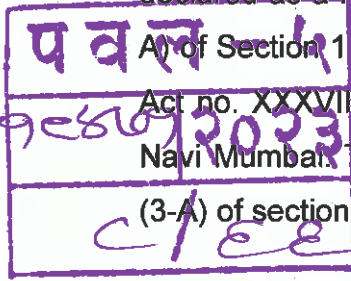
## DESCRIPTION OF PROPERTY

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Flat. 602, 6<sup>th</sup> Floor, Wing- E, admeasuring area- 985 Sq. Ft. Carpet, building name- Proviso Enclave, along with two covered car parking spaces, in the society known as "PROVISO COMPLEX" Co-Operative Housing Society Limited, Plot No. 5, 6 and 7, Sector- 35 E, Kharghar, Navi Mumbai, Taluka- Panvel, District- Raigad, Pin – 410210.  
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Total Sale Consideration: Rs. 1,49,00,000/- (Rupees: One Crore Forty Nine Lakh Only)

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(Hereinafter referred to as 'The Said Flat').

**WHEREAS:** The CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (CIDCO) is a government company within the meaning of the Companies Act 1956 (hereinafter referred to as "The Corporation") having its registered office at Nirmal, 2<sup>nd</sup> floor, Nariman Point, Mumbai- 400021. The Corporation has been declared as a New Town Development Authority under the provision of Sub-section (3-A) of Section 113 of Maharashtra Regional and Town Planning Act 1966, (Maharashtra Act no. XXXVIII of 1966 hereinafter referred to as the said Act), for the New Town of Navi Mumbai. The area designated as the site for New Town under Sub-Sec. (1) and (3-A) of section 113 of the said Act.



**AND WHEREAS:** The State Government has been acquiring lands under section 113-A, of the said Act and has vested such lands in the Corporation for its development and disposal, on such time, conditions, stipulations, covenants, and for consideration as the corporation may decide time to time.

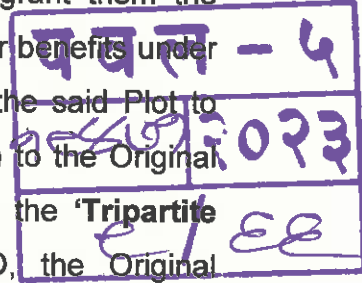


**AND WHEREAS:** By virtue of being the development authority, the corporation has been empowered under section 118, of the said act to dispose of any land acquired by it or vested into by the proposal approved by the State Government under the said act.

**AND WHEREAS:** By an 'Agreement to Lease' dated 18<sup>th</sup> December, 2004 (thereinafter referred to as "the said Lease Agreement ") the CIDCO agreed to lease to the Original Owners (1) Shri Vinayak Munga Shelke, (2) Shri Anubai Vinayak Shelke, (hereinafter referred to as "the Original Licensees") of one of such Plot of land bearing Plot No.07 under the 12.5% Gaothan Expansion Scheme, in Sector- 35 (E), Village Owe, Kharghar, Taluka Panvel, District Raigad and admeasuring 1442.21 sq. meters (hereinafter referred to as "the said Plot") in consideration of a premium and subject to the terms and conditions mentioned in the said Agreement;

**AND WHEREAS:** Due to paucity of funds and lack of construction expertise the Original Licensees were unable to develop the said Plot and hence they approached Smt. Suman Brij Gupta and agreed to transfer their rights, title, and interest in the said Plot to her;

**AND WHEREAS:** The Original Licensees requested the CIDCO to grant them the permission to sell and transfer and assign their rights and interest in / or benefits under the said Lease Agreement dated 18<sup>th</sup> December, 2004 pertaining to the said Plot to Smt. Suman Brij Gupta and the CIDCO having granted the permission to the Original Licensees agreed to do so on the terms and conditions as stated in the 'Tripartite Agreement' dated 2<sup>nd</sup> May, 2005 executed between the CIDCO, the Original Licensees, and Smt. Suman Brij Gupta (therein referred to as " the New Licensee"). The CIDCO by its letter dated 17<sup>th</sup> May, 2005 registered the name of the New Licensee as the holder of the said Plot;



**AND WHEREAS:** M/s. Proviso Builders & Developers (hereinafter referred to as "The Developers") having satisfied with the title of the said Plot approached the New Licensee with a proposal to develop the said Plot and the New Licensee agreed to grant the development rights in respect of the said Plot to the Developers for the consideration and on the terms and conditions as mentioned under Development Agreement dated 10<sup>th</sup> April, 2008 executed between the New Licensee and the Developers;

**AND WHEREAS:** To develop the said Plot, the Developers prepared Building Plans for the construction of GROUND + 11 storied Building upon the said Plot and submitted the same for sanction to CIDCO;

**AND WHEREAS:** The CIDCO Planning Authorities have sanctioned the said Building Plans of the Developers herein and have issued 'Commencement Certificate' No. 38 CIDCO/ATPO/844 dated 8<sup>th</sup> May 2008 in the name of the New Licensee;

**AND WHEREAS 1) MRS. DEEPTI S. KASAR and 2) MR. SAGAR V. KASAR** (therein referred to as the purchaser from the Builder), had purchased the said Flat i.e. **Flat. 602**, 6<sup>th</sup> Floor, Wing- E, admeasuring area- 985 Sq. Ft. Carpet, building name- **Proviso Enclave**, along with one covered car parking space, in the society known as "**PROVISO COMPLEX**" Co-Operative Housing Society Limited, Plot No. 5, 6 and 7, Sector- 35 E, Kharghar, Navi Mumbai, Taluka- Panvel, District- Raigad, Pin – 410210, from the Developers, through its Partner **MR. KASHISH GUPTA**, vide 'Agreement for Sale' dated 6<sup>th</sup> October, 2009, registered at Sub-Registrar office Panvel, dated- 6<sup>th</sup> October, 2009, under document no. PVL3-6646-2009, Receipt no. 6776.

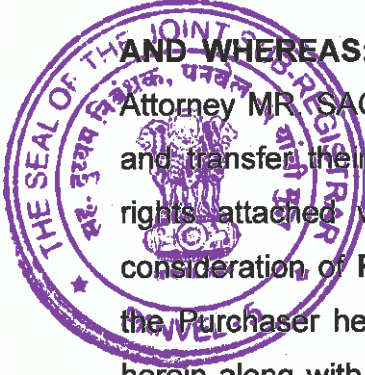
**AND WHEREAS:** After completion of the building known as the “PROVISO ENCLAVE” as per the Approved Plan, CIDCO Ltd. issued an ‘Occupancy Certificate’ under Reference bearing No. CIDCO/BP-9055/ATPO(NM&K)2013/1064, Dated- 18<sup>th</sup> July, 2013.

**AND WHEREAS:** Proviso Complex Co-Operative Housing Society Ltd. (hereinafter referred to as “the Society”) has issued a ‘Share Certificate’ to the Sellers, bearing No. 8, dated- 28<sup>th</sup> May, 2022, comprising 10 fully paid-up shares each numbered from 531 to 540 (Both inclusive), of Rs. 50/- (Rupees- Fifty only), each in respect of the said Flat. 602, 6<sup>th</sup> Floor, Wing- E, admeasuring area- 985 Sq. Ft. Carpet, building name- Proviso Enclave, in the Society, having address, Plot No. 5, 6 and 7, Sector- 35 E, Kharghar, Navi Mumbai, Taluka- Panvel, District- Raigad, PIN – 410210, (hereinafter referred to as “the said shares”), subject to the bye-laws of the Society.

**AND WHEREAS:** The Sellers had requested for additional Car Parking Space towards the said Flat of the Sellers from the Society and as per the request of the Sellers, the Society vide its letter dated 25<sup>th</sup> September 2013 had allotted the Sellers an additional Covered Car Parking towards the said Flat, in the same premises.

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**AND WHEREAS:** 1) MRS. DEEPTI S. KASAR and 2) MR. SAGAR V. KASAR (the Sellers) are seized and possessed of the said Flat along with two covered parking spaces with all the necessary/valid documents which are more particularly described in the Second Schedule of the premises' hereunder and hereafter.



**AND WHEREAS:** The Sellers 1) MRS. DEEPTI S. KASAR (Through her Power of Attorney MR. SAGAR V. KASAR) and 2) MR. SAGAR V. KASAR have offered to sell and transfer their shares, membership and ownership of the said Flat and all other rights attached with the said Flat, in favor of MR. ANUBHAV ROY for a sale consideration of Rs. 1,49,00,000/- (Rupees: One Crore Forty Nine Lakh Only), and the Purchaser herein has agreed to purchase and acquire said Flat from the Sellers herein along with all their rights, title, interest, benefit, shares and ownership upon the terms and conditions mutually agreed upon between the Sellers and the Purchaser as mentioned herein thereafter.

**NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**



1) The Sellers declare that the statements, declarations, and representations, made by them in the foregoing recitals are true and correct to their knowledge and are made by them believing the same to be true and correct and relying upon the said statements, declarations, and representations, the purchaser has entered in these presents.

2) That the forgoing recital stated hereinabove shall be treated as forming an integral part and parcel of the operative portion of this agreement and the same have been incorporated hereinafter specially and this agreement shall be read, understood, and construed accordingly.

3) The Sellers declare that there are no encumbrances under the said Flat, further declare and confirm that they indemnify and keep indemnified the purchaser safe, defended, and harmless against all claims, demands, actions, proceedings, costs, charges, and expenses to whomsoever it may concern, may suffer or incur on account of any claim or demand made or raised by any person in respect of the said Flat or any defective title.

4) The Sellers hereby agree to sell & transfer and assign in favor of the Purchaser and the Purchaser agrees to acquire from the Sellers all their present and future rights, title, and interest in respect of the said Flat for a total consideration of **Rs. 1,49,00,000/- (Rupees: One Crore Forty Nine Lakh Only)**.

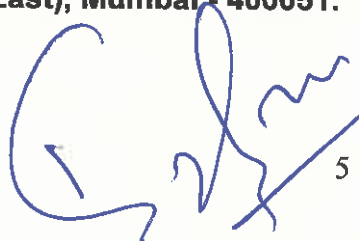
5) The rights, title, interest, ownership, and membership in the said Flat of the Sellers over the shares, sinking funds, and fixed deposits of the society (all of which are hereinafter collectively referred and called the said Flat) shall be free from all encumbrances.

6) For granting the sale & transfer of the said property by the Sellers to the Purchaser, the price of **Rs. 1,49,00,000/- (Rupees: One Crore Forty Nine Lakh Only)**, shall be paid by the Purchaser to the Sellers as follows: -

**AMOUNT & PARTICULARS:**

a) **Rs. 5,00,000/- (Rupees- Five Lakh Only)** as the token amount/part payment paid to the Sellers vide **IMPS Ref. no. 335221914712, dated- 18/12/2023**, from **ICICI Bank, Branch- BKC ICICI Towers, Bandra (East), Mumbai - 400051**.

b) **Rs. 10,00,000/- (Rupees- Ten Lakh Only)** as part payment paid to the Sellers vide **Cheque no. 416637, dated- 23/12/2023**, from **ICICI Bank, Branch- BKC ICICI Towers, Bandra (East), Mumbai - 400051**.

  
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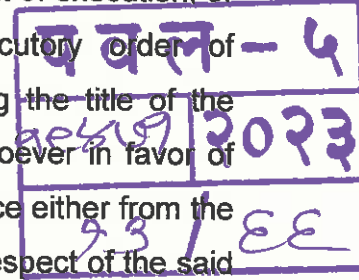
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29/12/2023  
29/12





b. The Sellers have not created any gift, charge, lien, lease, or any other encumbrances whatsoever on the said Flat and shares and the said Flat is not the subject matter of any attachment or any prohibitory order or any process issued by any court or authority.

c. The said Flat or any part thereof is not the subject matter of any suit, petition, application, complaint, or proceedings in civil court or any other judicial or revenue court. There is no judgment, government, debt, annuity, lispendens, writ of execution, or any charges encumbrances easement, bequest trust or interlocutory order of attachments or prohibitory order, or any deed or document affecting the title of the Sellers to the said Flat and has not created any adverse right whatsoever in favor of anyone in respect of the same. The Sellers have not received any notice either from the Government, Semi-Government regarding any of the proceedings in respect of the said Flat.



d. The Sellers have paid all the necessary charges of all nature whatsoever in respect of said Flat to the society and the sellers have not received any notice from any statutory authorities for the due payment of any nature whatsoever in respect of the said Flat.



e. The Sellers have not received any notice from any statutory body or authorities regarding the acquisition and or requisition of the said Flat.

f. The Sellers hereby covenant with the purchaser that they are the absolute owners of the said Flat and no other person has or has any right, title, interest, claim, or demand of any nature whatsoever in or upon the said Flat, whether by way of sale, gift, trust, inheritance, lease, easement or otherwise whatsoever and they have the sole rights, full power and absolute authority to sell, transfer to sell the same to the Purchaser.

g. The Seller is not restricted by the Income Tax Act, Gift Tax Act, and Wealth Tax Act or under any other act / statutory provisions from disposing of the said Flat under this agreement to sell.

h. The Sellers have not done any act, deed matter, or thing whereby they are prevented from entering into this agreement on the various terms and conditions as stated herein in favor of the Purchaser and the Sellers have all rights, title, and interest to enter into this agreement for sale with the Purchaser on the various terms and conditions as stated herein.

i. The Sellers hereby undertake to hand over physical possession of said Flat in the same condition, along with electrical fitting and plumbing works and other improvements made therein.

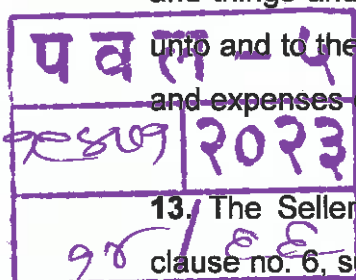
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j. The Sellers shall complete and furnish all the requisite NOC/documents/procedures from the society within 7 days of the execution of the registered Agreement to sell.

10. The Sellers have agreed to sign and execute the sale deed and all other necessary deeds and documents, affidavits, papers, forms, and writings as may be necessary for more perfectly transferring the said Flat.

11. The Sellers' covenant that in the event of any demand, suit, charge, or other legal proceeding or claim is made by any person or any person's attorney, agent, company, or nominee claiming either lawfully and/or equitably against the sale and transfer of the said Flat by them in favor of the Purchaser herein, then and in such event he will indemnify and keep indemnified and harmless the Purchaser against such claim, demand, charge or charges that may be faced by the Purchaser and shall require to be compensated full value of loss incurred thereon to the Purchaser.

12. The Sellers hereby further covenant with the Purchaser that, after the possession of the said Flat the Sellers and or their agent, attorney, shall come from time to time and at all times whenever called upon by the Purchaser or their advocate or solicitor to execute and perform or cause to be done, executed and performed all such further acts, deeds, and things and writings whatsoever more perfectly conveying transferring the said Flat unto and to the use of the Purchaser as shall or may be reasonably required at the cost and expenses of the Purchaser.



13. The Sellers declare, and confirm that after payment of the full and final as per clause no. 6, sub-clauses (d) & (e), the Purchaser shall be seized with all the right, title, and interest in respect of the said premises and the Purchaser shall be entitled to the exclusive possession thereof and to deal with the same in the manner the Purchaser deem fit and proper, without any let hindrance, denial, eviction, interruption, interference claim or demand of whatsoever nature from any person or persons claiming to be the sellers and/or their predecessors-in-titles, heirs, executors, administrators or successors, who have no, and at all times hereafter shall have or take no right or claims to the said Flat.



14. The Sellers upon the execution of the sale deed will hand over to the Purchaser quiet vacant peaceful exclusive possession of the said premises, and they also will handover original copies of the possession letter to the Purchaser.

15. The Sellers hereby declare that they will hand over the original copy of the NOC issued by the Society against the execution of the sale deed. The Sellers herein covenant with the Purchaser that they will hand over to the Purchaser the original chain

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IN WITNESS WHEREOF the parties have put their respective hands the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED by the Sellers named herein,

1) MRS. DEEPTI S. KASAR  
(PAN: AQTPK9060H)  
(Through her Power of Attorney-  
Mr. Sagar V. Kasar)

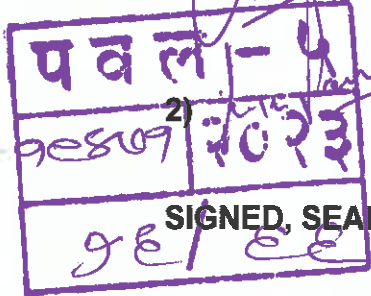
  
  


2) MR. SAGAR V. KASAR  
(PAN: ANQPK2260D)


In the presence of-

1)   
2) 





SIGNED, SEALED AND DELIVERED by the the Purchaser named herein,

  
MR. ANUBHAV ROY  
(Pan No. AHEPR1881K)




In the presence of-

1)   
2) 

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२६/१२/२०२३  
१११/६८

**RECEIPT:**

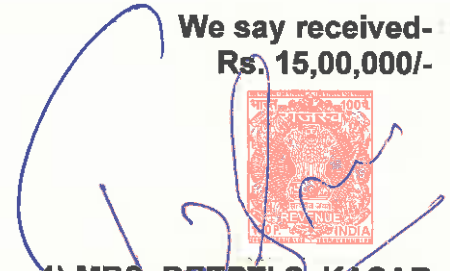
Received the sum of Rs. 15,00,000/- (Rupees- Fifteen Lakh Only) from MR. ANUBHAV ROY (Pan No. AHEPR1881K), being part payment paid in respect of the sale of Flat. 602, 6<sup>th</sup> Floor, Wing- E, admeasuring area- 985 Sq. Ft. Carpet, building name- Proviso Enclave, along with one covered car parking space, in the society known as "PROVISO COMPLEX" Co-Operative Housing Society Limited, Plot No. 5, 6 and 7, Sector- 35 E, Kharghar, Navi Mumbai, Taluka- Panvel District- Raigad, PIN - 410210, with the registration district Raigad & Sub District Panvel.



Payment Details are as follows: -



SL. No.	Date	IMPS/Cheque no.	Drawn On	Amount
1	18/12/2023	335221914712	ICICI Bank, BKC ICICI Towers, Bandra (E), Mumbai - 400051	Rs. 5,00,000/-
2	23/12/2023	416637	ICICI Bank, BKC ICICI Towers, Bandra (E), Mumbai - 400051	Rs. 10,00,000/-
Total-	--	--	--	Rs. 15,00,000/-

We say received-  
Rs. 15,00,000/-

  
1) MRS. DEEPTI S. KASAR  
(Through her Power of Attorney-  
Mr. Sagar V. Kasar)

  
2) MR. SAGAR V. KASAR  
(SELLERS)

**WITNESS:**

1)   
2) 

Share Certificate No. 54 Member's Register No. 54 No. of Shares 10

# SHARE CERTIFICATE

## PROVISO COMPLEX CO-OP. HSG. SOCIETY LTD.

Plot No. 5, 6 & 7, Sector 35/E, Kharghar, Navi Mumbai - 410 210.  
(Registered under the Maharashtra Co-operative Societies Act, 1960)  
Regd. No. : NBOM/CIDCO/HSG(TC)/6070/JTR/2015-16 Dt. 29-4-2015

This is to certify that Shri./Smt./M/s. Deepti S. Kasar &  
MR. Sagar Vishnu Kasar

\_\_\_\_\_ is the Registered Holder of Ten fully paid up shares  
of Rs. FIFTY each numbered from 531 to 540 both inclusive, in

PROVISO COMPLEX CO-OP. HSG. SOCIETY LTD., Kharghar, Subject to the Bye-laws  
of the said Society.

90/100 Given under the Common Seal of the said Society at Kharghar.  
on 28<sup>th</sup> day of May 2022



[Signature]  
**CHAIRMAN**  
Chairman

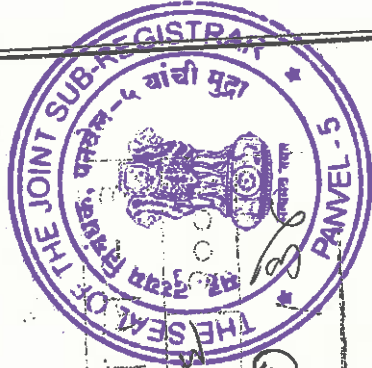
[Signature]  
**SECRETARY**  
Secretary

[Signature]  
**TREASURER**

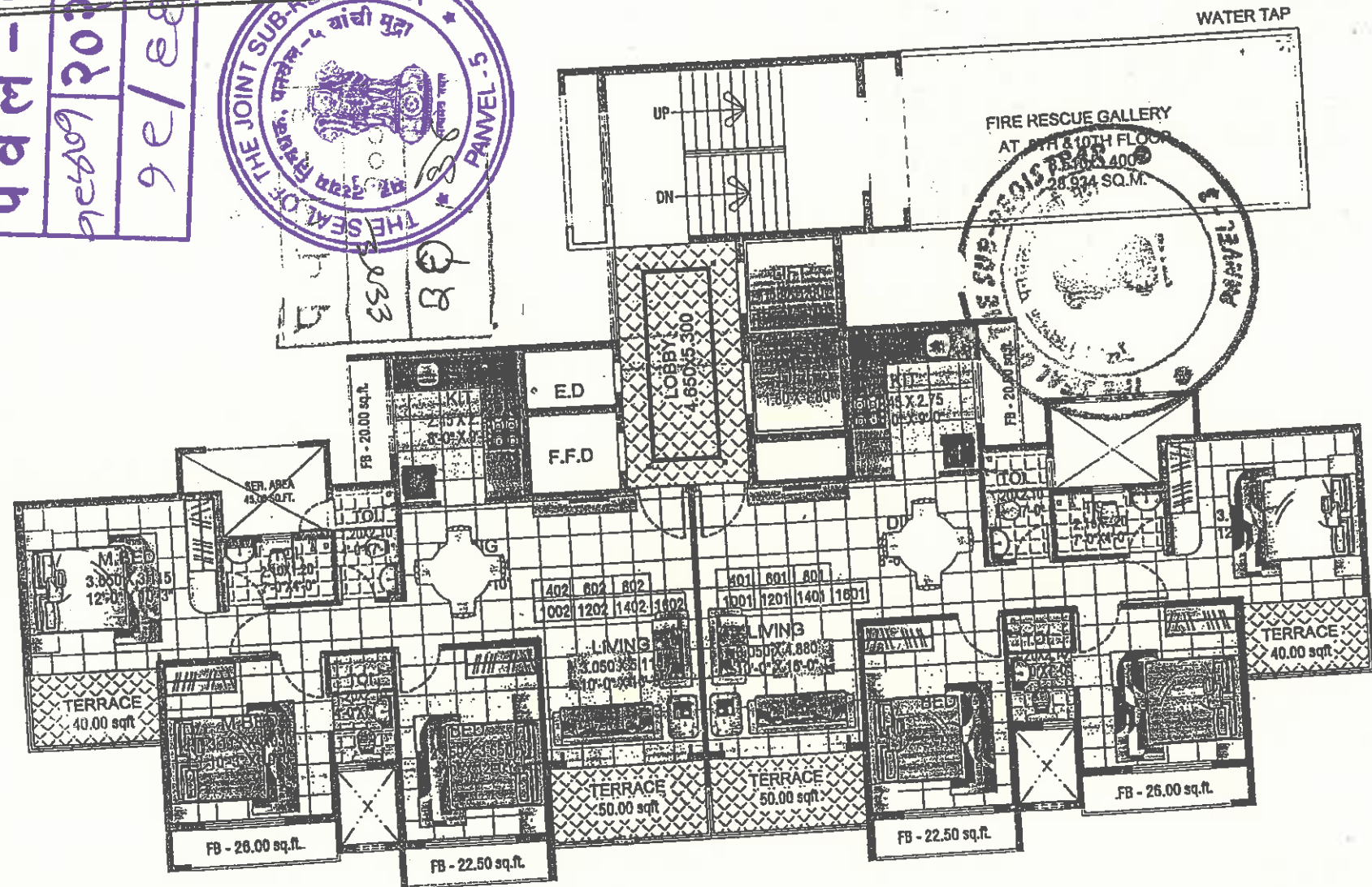




पवल - ५  
 १९/०९/२०१३  
 १९/९९



5  
 533  
 BF



**TYPICAL FLOOR PLAN**  
 4th, 6, 8, 10, 12, 14, & 16th floors

DEVELOPERS

PROVISO  
 BUILDERS &  
 DEVELOPERS

GALAXY ENCLAVE  
 PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING  
 ON PLOT NO. 7, SEC. 35E, AT KHARGHAR,  
 NAVI MUMBAI.



CONSULTANT  
**DESIGNO**  
 INFRASTRUCTURE CONSULTING  
 ENGINEERING SERVICES PVT. LTD.  
 THE J.K. CHAMBERS,  
 SECTOR 17, VADRA,  
 NAVI MUMBAI  
 TEL - 2788778  
 Email: designo@designo.com  
 Web: www.designo.com

*[Handwritten signature]*

*[Handwritten signature]*

दस्तक्रमांक व वर्षः 6646/2009

October 06, 2009

सूची क्र. दोन INDEX NO. II

गावाचे नाव : खारघर

SAGAREY

Mumbai

Mahtra (1)

No. 7838

OF INDIA

(1) विक्रयचा प्रकार, मोबदल्याचे स्वरूप करारनामा

व बाजारभाव (भाडेपट्ट्याच्या

बाबतीत पट्टाकार आकारणी देतो

(2) पट्टेदार ते नमूद करावे) मोबदला रु. 2,000,000.00

बा.भा. रु. 2,883,596.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

(1) वर्णनः सदनिका क्र 602, सहावा मजला, प्रोव्हिजो एन्क्लेव्ह, प्लॉट नं 7, से 35ई, ओवे खारघर \*\* 985 चौ फुट कारपेट

(3) क्षेत्रफळ

(1)

(4) आंकारणी किंवा जुडी देण्यात आसेल तेव्हा

(1)

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

(1) मे / प्रोव्हिजो बिल्डर्स आणि डेव्ह. तर्फे भागीदार कशीश गुप्ता - ; घर/प्लॉट नं: से 17, वाशी ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: AJFPG 6845B

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

(1) दिप्ली एस कासार - ; घर/प्लॉट नं: नाशीक ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: AQTPK 9060M . (2) सागरू व्ही कासार - ; घर/प्लॉट नं: -// - ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: ANQPK 2260D

(7) दिनांक

करून दिल्याचा 06/10/2009

(8)

नोंदणीचा 06/10/2009

(9) अनुक्रमांक, खंड व पृष्ठ

6646 /2009

प व ल - ५	(10) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु 155635.96
२०/११	(11) बाजारभावाप्रमाणे नोंदणी	रु 28840.00
२०/११	(12) करा	

दुय्यम निवेद्यक, पनवेल-५  
(वर्ग-२)

## CITY &amp; INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

## COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to Smt. Suman Gupta

Plot No. 07 Road No. — Sector 35 E Node Okhale - Bhamburda of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Bldg. (G+11) Str.

Residential BUA = 1078.569 m<sup>2</sup>; Comm. BUA = 307.192 m<sup>2</sup>  
Total BUA = 1385.762 m<sup>2</sup>

(Nos. of Residential Units 18 Nos. of Commercial units 07)

1. This Certificate is liable to be revoked by the Corporation if:-

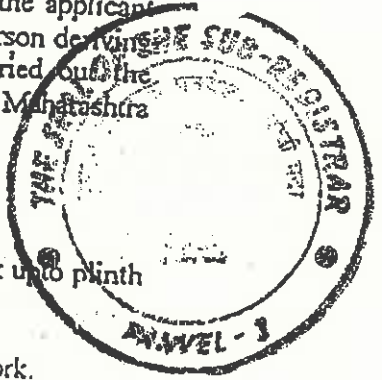
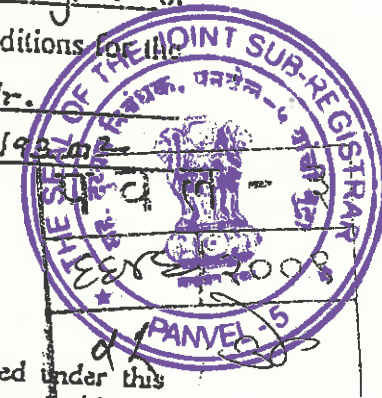
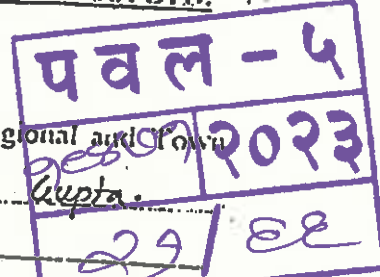
- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

2. The applicant shall:

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

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

4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section-48 of MRTP Act- 1966 and as per regulation no.16.1(2) of the GDCRs - 1975.



The conditions of this certificate shall be binding not only on the applicant but also on its successors and /or every person deriving title through or under him.

6. Certified copy of the approved plan shall be exhibited on site.

7. The amount of Rs. 7500/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

8. "Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE(Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fighting purpose".

9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

10. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94 UD 11/RDP, Dated 19<sup>th</sup> July,1994 for all buildings following additional conditions shall apply.

i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-

a) Name and address of the owner/developer, Architect and Contractor. ...

b) Survey Number/City survey Number, Plot Number/Sector & Node of the land under reference alongwith description of its boundaries.

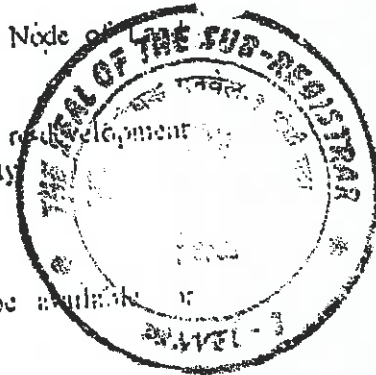
c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.

d) Number of Residential Flats/Commercial Units with areas

e) Address where copies of detailed approved plans shall be available for inspection.

पवल - ५	
२५/०९	२०२३
२२/११	

पवल - ३
२०२३
१३/११



iii) notice in the form of an advertisement, giving all the detailed mentioned in (i) & (ii) above, shall be published in two widely circulated newspapers one of which should be in regional language.

As per the notification dtd. 14<sup>th</sup> September 1999 and amendment on 27<sup>th</sup> August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt. Govt. of Maharashtra, vide No. FAR/102004/160P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply :

The Owners /Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

12. As directed by the Urban Development Deptt. Government of Maharashtra, Under Section-154 of MR&TP Act-1966 and vide Provision No. TPB 43/00/2133/GR-230/01/UD-11, dated 10/03/2005, for all buildings greater than 300.00 Sq.m. following additional condition of Rain Water Harvesting shall apply.

a) All the layout open spaces / amenities spaces of Housing Society and new construction / reconstruction / additions on plots having area not less than 300.00 Sq.m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed.)

Provided that the authority may approve the Rain Water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

b) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.

c) The Authority may impose a levy. of not exceeding Rs. 100/- per annum for every 100 Sq.m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these bye-laws.

*Ugobal*  
08/07/07

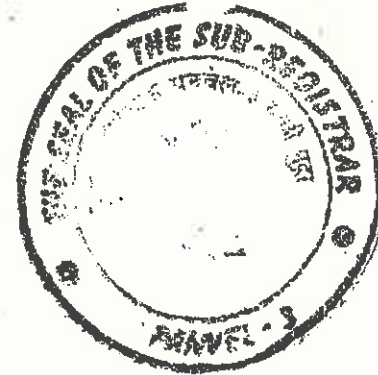
ADDL. TOWN PLANNING OFFICER  
Navi Mumbai & Khopla

C.C. TO: ARCHITECT

*Designs*

C.C. TO: Separately to :

1. M(TS)
2. CUC
3. EE(KHRT/NI/KLMDRON)
4. EE(WS)







PROVISO GROUP

# PROVISO BUILDERS AND DEVELOPERS

To,

MRS.DEEPTI S.KASAR &  
MR.SAGAR V.KASAR  
R.M No.39, 2<sup>nd</sup> Floor,  
O.S Library, Highcourt,  
Fort, Mumbai-400032

Date: 25/09/2013

पवल - ५	
२५/०९	२०१३
२५/९९	

**Subject: Your request for additional Car Parking Space towards your Flat No.E-602 in Proviso Complex, Wing "Enclave", Plot No.5,6 & 7,Kharghar,Navi Mumbai**



Dear Sir,

You have booked flat no. E-602 in "Proviso Complex" ,Wing "Enclave" Residential cum Commercial Building on plot no.5,6,& 7, sector-35 E, Kharghar, Navi Mumbai. As per your request we have allotted you a additional Covered Car Parking in the same premises.

Thanking You,  
Yours Faithfully,

For Proviso Builders & Developers

Authorized Signatory







Receipt (pavti)

394/19354

पावती

Original/Duplicate

Thursday, December 29, 2022

नोंदणी क्र. :39म

8:14 AM

Regn.:39M

पावती क्र.: 20209 दिनांक: 29/12/2022

गावाचे नाव: बेलापूर

दस्तऐवजाचा अनुक्रमांक: टनन11-19354-2022

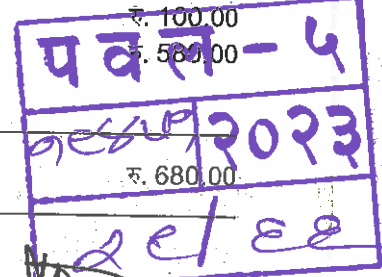
दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: दिप्ती दिपक कोळपकर उर्फ सौ. दिप्ती सागर कासार --

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 29



आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
8:29 AM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.0/-

मोबदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.580/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2812202206554 दिनांक: 29/12/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012824968202223P दिनांक: 29/12/2022

बँकेचे नाव व पत्ता:



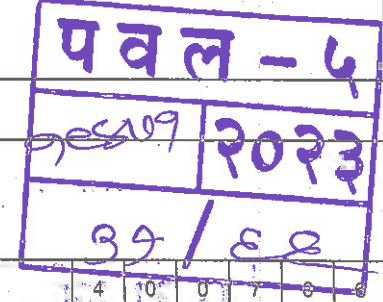
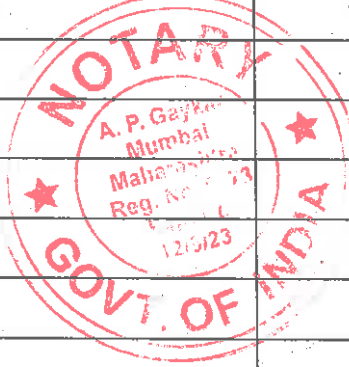
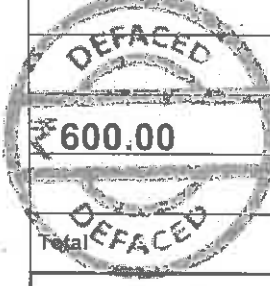
पदाकारीची सही  
मुख दस्त परत निम्नला



CHALLAN  
MTR Form Number-6



GRN	MH01282496820223P	BARCODE	Date 27/12/2022-17:31:31		Form ID	48(f)
Department Inspector General Of Registration			Payer Details			
Stamp Duty			TAX ID / TAN (If Any)			
Type of Payment Registration Fee			PAN No.(If Applicable)			
Office Name THN3_THANE NO 3 JOINT SUB REGISTRAR			Full Name		DEEPTI SAGAR KASAR	
Location THANE			Flat/Block No.		as per mentioned in the document	
Year 2022-2023 One Time			Premises/Building			
Account Head Details		Amount In Rs.	Road/Street			
0030046401 Stamp Duty		500.00	Area/Locality			
0030063301 Registration Fee		100.00	Town/City/District			
			PIN			
			Remarks (If Any)			
			SecondPartyName=SAGAR KASAR			
			Amount In			
			Six Hundred Rupees Only			
			Words			
		600.00				
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	10000502022122709992	
Cheque/DD No.			Bank Date	RBI Date	27/12/2022-17:31:31	
Name of Bank			Bank-Branch		STATE BANK OF INDIA	
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 documents.  
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-394-19354	0006386550202223	29/12/2022-08:14:16	IGR123	100.00
2	(IS)-394-19354	0006386550202223	29/12/2022-08:14:16	IGR123	500.00
Total Defacement Amount					600.00

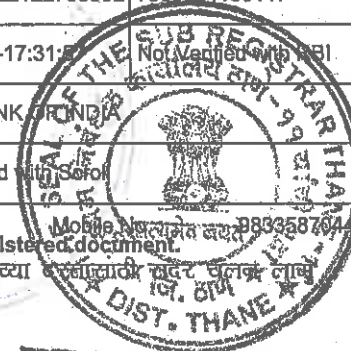
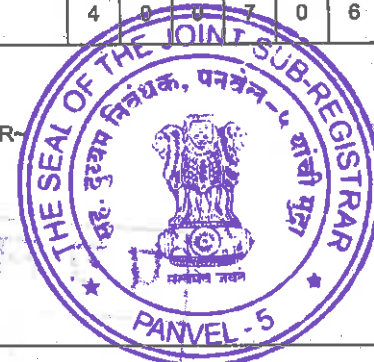
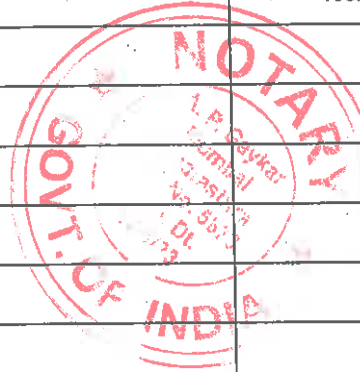
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*[Handwritten signature]*

CHALLAN  
MTR Form Number-6



GRN	MH012824968202223P	BARCODE	Date 27/12/2022-17:31:31		Form ID	48(f)
Department Inspector General Of Registration			Payer Details			
Stamp Duty			TAX ID / TAN (If Any)			
Type of Payment Registration Fee			PAN No.(If Applicable)			
Office Name THN3_THANE NO 3 JOINT SUB REGISTRAR			Full Name		DEEPTI SAGAR KASAR	
Location THANE			Flat/Block No.		as per mentioned in the document	
Year 2022-2023 One Time			Premises/Building		पवल - ५	
Account Head Details		Amount In Rs.	Road/Street		१९५०९ २०२३	
0030046401 Stamp Duty		500.00	Area/Locality		३५ / ६६	
0030063301 Registration Fee		100.00	Town/City/District			
			PIN		4 0 0 7 0 6	
Remarks (If Any)			SecondPartyName=SAGAR KASAR-			
Total			Amount In	Six Hundred Rupees Only		
			Words			
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	10000502022122709992	7585854189117
Cheque/DD No.			Bank Date	RBI Date	27/12/2022-17:31:31	Not Verified with RBI
Name of Bank			Bank-Branch		STATE BANK OF INDIA	
Name of Branch			Scroll No. , Date		Not Verified with Seofol	



Department ID :  
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.

*(Handwritten signatures)*

ट. न. न. ९९  
१९३५० २०२२  
३ २९

**POWER OF ATTORNEY**

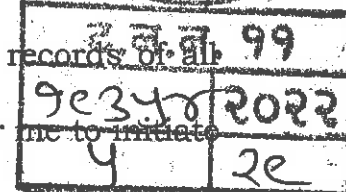
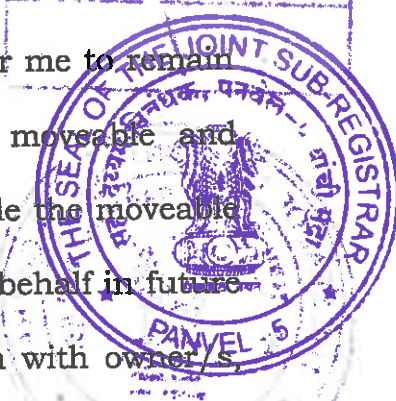
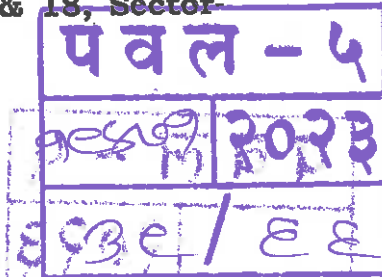
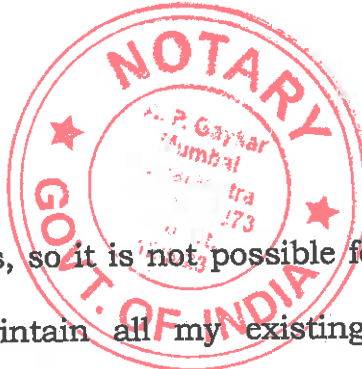
TO ALL TO WHOM THESE PRESENTS SHALL COME:

I, **MS. DIPTI DIPAK KOLAPKAR @ MRS. DEEPTI SAGAR KASAR**, aged 38 years, PAN No.: **AQTPK9060H & AADHAAR CARD No.:7796 1944 2666**) having address at: - Flat No.A-704, **GAUTAM COMPLEX C. H. S. LTD., Plot Nos.17 & 18, Sector 11, C.B.D. Belapur, Navi Mumbai-400614.**

SEND GREETINGS:

**AND WHEREAS:**

Due to my job assignments, so it is not possible for me to remain present in person to maintain all my existing moveable and immovable properties and also to purchase and sale the moveable & immovable property/ies in my name and on my behalf in future and to do all such other formalities of negotiation with owner/s corporations, and all other concerned authorities regarding the terms and conditions of the transaction of sale-purchase, payment to be made to seller/s, payment acceptance charges, registration charges, payment of stamp duty charges to the all concerned and proper authorities transferred and registered in my name and also to transfer my name to intending Purchaser/s name/s in the records of such concerned authorities. It is also not possible for me to initiate and defend any legal proceedings in respect of my existing and future moveable and immovable properties and investment transactions made by me as I am unable to remain present personally to file any affidavit, suit, application, petition, appeal, writ petition, LPA, complaint or any other appropriate proceedings





in any forum, court of law, authority, tribunal etc. and to attend any proceeding or matter and to take steps to prosecute the same, to give evidence oral and/or written and to do all affairs in respect of any dispute or matter. Under the circumstances above mentioned, it has become very important and necessary for me to appoint some fit and proper person/s i.e., my husband **MR.**

**SAGAR VISHNU KASAR** to be my true and lawful attorney and

confer upon him the rights and powers to do or cause to be done

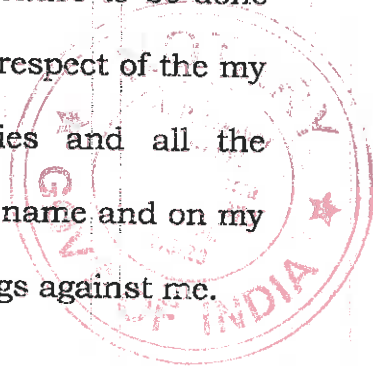
all or any of the following acts, deeds, matters in respect of the my

all existing moveable and immovable properties and all the

property/ies to be purchased and also sale in my name and on my

behalf in future and to initiate any legal proceedings against me.

पवल - 6  
१९९०१ २०२३  
२०/१९



**AND WHEREAS:**

I am the Owner, Occupier and Possessor of the following properties:



1. Flat No.602, 6<sup>TH</sup> Floor, Proviso Complex C. H. S. LTD., Plot Nos.5, 6 & 7, Sector-35E, Owe, Kharghar, Navi Mumbai-410210.



Flat No.402, 4<sup>th</sup> Floor, Mohan Nagar C. H. S. Ltd, Plot No. B-46, Survey Nos.53/7, 54/3, 54/5/1, 94/1, 95, 96/1/1, 96/1/2, 96/2, 96/3, 96/4, 97, Banner, Tal. Haveli, Dist.-Pune.

ट.न.न. ११  
१९३५० २०२२  
६ २९

Flat No.A-704, on 7<sup>th</sup> Floor, building Gautam Complex, Plot Nos.17 & 18, Sector- 11, C.B.D. Belapur, Navi Mumbai-400 614, Tq. & Dist. Thane.

Any other property/ies that will be purchased in future in my name.

(Hereinafter for the sake of brevity called and referred to as the "**all properties**")

*[Handwritten signatures]*

NOW THESE PRESENTS WITNESSETH AS FOLLOWS:

I, **MS. DIPTI DIPAK KOLAPKAR @ MRS. DEEPTI SAGAR KASAR**, do hereby irrevocably nominate, constitute and appoint my Husband **MR. SAGAR VISHNU KASAR**, aged 41 years, (**PAN NO.ANQP2260D**), (**AADHAR CARD NO.344851368582**), Indian Inhabitant, residing at: **Flat No.A-704, GAUTAM COMPLEX C. H. S. LTD., Plot Nos.17 & 18, Sector- 11, C.B.D. Belapur, Navi Mumbai-400614**, to be my true and lawful Attorney (hereinafter called and referred to as "My Attorney"), to do or cause to be done all or any of the following acts, deeds, matters and things hereinbelow mentioned :

**THAT IS TO SAY :-**

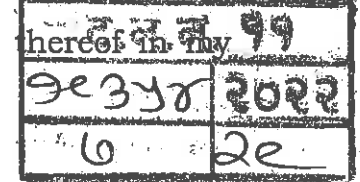
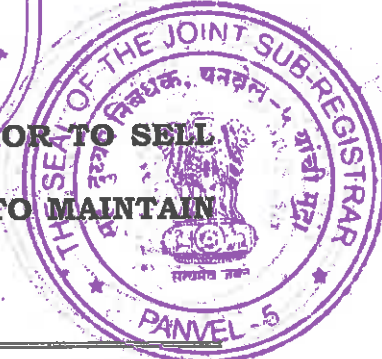
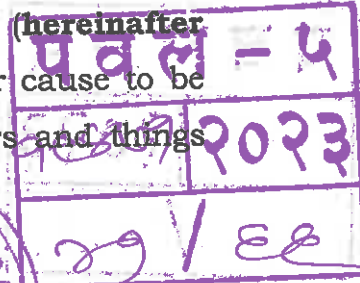
**IN MY NAME AND ON MY BEHALF**

**IN FUTURE TO PURCHASE, TO MAINTAIN AND/OR TO SELL THE PROPERTY/IES ANYWHERE IN INDIA AND TO MAINTAIN AND/OR TO SELL THE EXISTING PROPERTIES.**

1. To book/purchase any moveable & immovable property/ies in my name and on my behalf from any Developer/Seller, corporation etc.
2. To fix or negotiate with the Owner/Purchaser the cost of any property/ies and other terms and conditions of booking/selling of any property/ies in my name and on my behalf.
3. To pay the cost/consideration of property/ies purchased in my name to the Owner in total sum or in part payment installments and to accept the receipts in respect thereof in my name and on my behalf.
4. To apply for any loan and accept the loan offer letter/s and sign the acceptance/s thereof of my acceptance of the terms and conditions therein contained and to pay on my behalf the

*[Handwritten Signature]*

*[Handwritten Signature]*



administrative fees and any other charges including commitment charge leviable in respect of the said loan/s to purchase the property/ies in my name and on my behalf to the Bank and any Financial Institutions.

5. To request any BANK / financial institutions or agree with any BANK/ financial institutions for any change of modification in the loan amount/s, rate/s of interest, period of repayment of loan/s or any other terms and conditions in relation to the loan/s at any time or from time to time to purchase the property/ies in my name and on my behalf.

प व न ६  
१२/१०/१३  
२२/१२

6. To acknowledge my liability/debt in respect of the loan/s.



7. To sale my all moveable and immovable properties and to purchase the property/ies in my name and on my behalf in future, my Attorney can sign and execute agreement/s for sale, Sale/Conveyance Deed, Deed of Assignment, Mortgage Deed, Gift Deed, Release Deed, Rectification Deed etc. and or any other

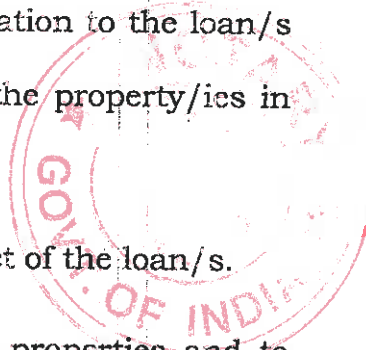
documents in respect of sale of all my existing and future properties, and also purchase any properties in my name and on my behalf with any Developer /Seller /Owner /Authority corporation, Purchaser etc. and make the payment of Stamp Duty and Registration Charges payable thereon, if any, in my name and on my behalf.



प व न ११  
१२/१०/२०२२  
१२/१२

8. To appear and represent me before any concern Registrar or Joint/Sub-Registrar of Assurances or any other authority to sign, execute and lodge the Agreement for Sale, Sale/Conveyance Deed, Deed of Assignment, Gift Deed, Release Deed, Mortgage Deed, Rectification Deed etc. and or any other legal document in respect

*[Handwritten signatures]*



of my all moveable and immovable properties and all the property/ies to be purchased and also sale in my name and on my behalf in future and to sign, execute and register in my name and on my behalf in the Office of the any Registrar or Joint/Sub-Registrar of Assurances or any other authority for registration and also admits the execution thereof in my name and on my behalf by making payment of receipt thereon and collect the original document/s in my name and on my behalf.

पत्र - 4  
2023  
23/12

9. To sale, transfer, dispose of my all existing moveable and immovable properties and all the property/ies to be purchased in my name and on my behalf in future to any intending purchaser/s for the consideration as my Attorney may deem fit and proper in my name and on my behalf.

NOTARY  
GOVT OF INDIA

THE SEAL OF THE JOINT SUB-REGISTRAR  
जॉइंट सब-रजिस्ट्रार  
पैनल - 5

10. To sign, execute and prepare any document, application or Agreement for Sale, Conveyance Deed/Deed of Assignment, Sale Deed, Mortgage Deed, Rectification Deed etc. and any other legal documents in respect of sale and sale-purchase and transfer of **my any properties** in my name and on my behalf.

11. To appear and represent me before the Sub-Registrar of Assurances and lodge the any document, application or Agreement for Sale, Conveyance Deed, Sale Deed, Rectification Deed and any other legal documents which is to be executed in respect of **my any properties** at the Office of the Sub-Registrar of Assurances for registration on my behalf and admits the execution thereof by accepting the receipt of payment made therein in my name and on my behalf.

SEAL OF THE SUB-REGISTRAR THANE  
जॉइंट सब-रजिस्ट्रार ठाणे  
पैनल - 5  
सत्यमेव जयते  
जि. ठाणे

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*[Handwritten signatures]*



12. To appear and represent me before any concern authority to obtain the No Objection Certificate/permission for sale-purchase and transfer of **my any properties** and pay the necessary transfer charges thereof in my name and on my behalf by executing necessary deeds, any documents, affidavits, bonds and application and get the **my any properties** transferred in purchaser's name in

पवेल-९  
२६/०७/२०२३  
२०/०८

the records of such concerned authority and also to get transfer in my name from the Owner/Seller.

13. To appear and represent me before any local public body, CIDCO, NAINA, NMMC, MHADA, M.S.E.D. Co. Ltd., MIDC,



Municipal Corporations etc. or any other Government or Semi-Government authority in respect of any matter in relation to any matter including transfer and registration of the same in my name in respect of my all existing moveable and immovable properties and all future moveable and immovable properties which has to be

purchased in my name and on my behalf.

14. The Attorney is further authorized to make payments direct



ANY BANK / financial institutions in my name and on my behalf in respect of the all my above mentioned properties and my said Attorney might book or purchase through ANY BANK/ financial institution and comply with such conditions/terms ANY

पवेल-९  
२६/०७/२०२३  
२०/०८

BANK/financial institution may have in this behalf in my name and on my behalf. The Attorney is also authorized to make such payments to ANY BANK/financial institution as may be demanded

by ANY BANK/financial institution by way of service charge etc. in my name and on my behalf. The Attorney is further authorized to execute any agreement/s, Deeds, MOU, letters, affidavits, bonds etc. and any documents as may be required by ANY BANK /

*[Handwritten signatures]*

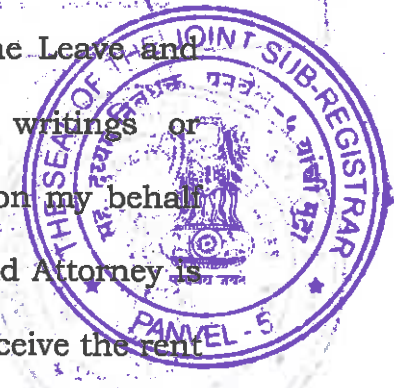
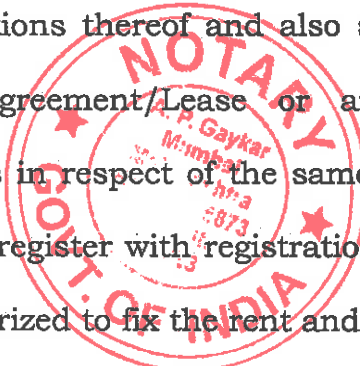


financial institution in respect of the above said property in my name and on my behalf.

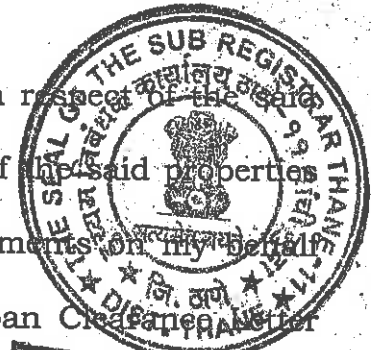
15. To take the physical possession of the said properties from the Developer/Seller/authority/corporation as and when the same is ready for occupation and occupy the same with family members and also to handover the physical possession of the sold properties to the concerned Purchaser in my name and on my behalf.

पक्ष - 4  
१२/०९/२०२३  
२५/११

16. To give the said properties on Leave and License/Lease basis to any suitable licensee of my attorney's choice and fix the terms and conditions thereof and also sign and execute the Leave and License Agreement/Lease or any legal relevant writings or documents in respect of the same in my name and on my behalf and get it register with registration authority. The said Attorney is also authorized to fix the rent and security deposit, receive the rent and security deposit, acknowledge and issue the receipts in respect thereof and also deposit the same in my bank in my name and my behalf.



17. To receive all the original documents in respect of the said properties after clearance of loan in respect of the said properties and all other documents including title documents on my behalf from the concerned BANK along with the Loan Clearance Letter and acknowledge the receipt in respect thereof in my name and on my behalf.



१२/०९/२०२२  
११ - २१

18. To sign forms, documents and papers required for the purpose of formation of society and also to become member/s of the said society and participate in all the meetings and proceedings from time to time, obtain share certificate and/or other documents

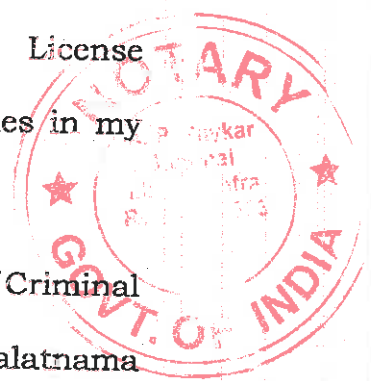
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issued in my name and hold the same as my Attorney and obtain possession of the said property/ies. My said Attorney can also authorized to pay society maintenance and other charges and receive the receipts in respect of the said properties in my name and on my behalf. My said Attorney is further authorized to apply and receive society NOC for rent out the said property/ies and also



he can make Police Verification of the Leave & License Agreement/Lease made in respect of the said property/ies in my name and on my behalf.

पत्र नं- ५  
१२/१०/२३  
२६/२२



19. To appear before any Court of Hon'ble Civil/Criminal Court/s and represent me, appoint advocate by filing Vakalatnama



on my behalf, file any application, affidavit, bonds, claim affidavit, document, letter or any document, appeals, to give evidence in oral and or written, to do paper publication and do search of whatsoever in nature in respect of all matters relating to my properties and other investment transactions made by me and to

submit and to collect all the original documents from the court



and/or all other concerned authorities in respect of my all existing moveable and immovable properties and all the property/ies to be purchased in future and sale of all of the same in my name and on my behalf in future.

ट.न.सं. ११  
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१२/२२

appear and represent me before all Government, Semi-Govt, Municipal, Collector, CIDCO, Tahsildar, Talathi, Revenue, Police, bodies, companies, persons including Local Public Body,

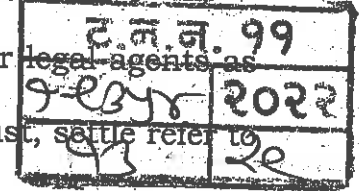
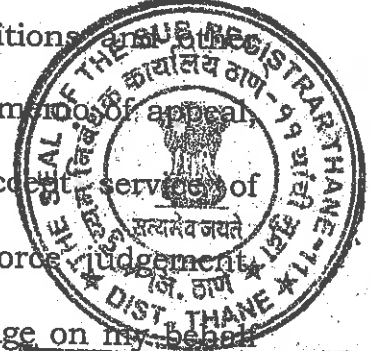
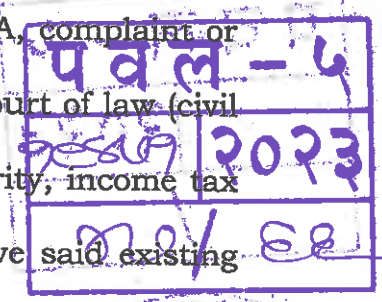
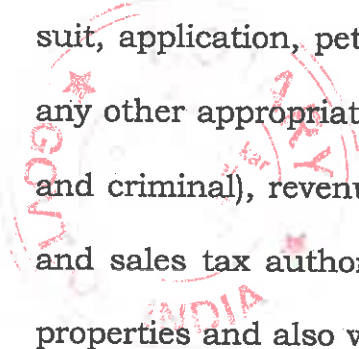
MSED Co. Ltd., MIDC etc., whosoever and to appear and represent me before all forum, tribunal, Court of Law, Judicial, Quasi-Judicial and Non-Judicial and other offices and to give evidence in oral or by way of affidavit in relation to above mentioned and any

*[Handwritten signatures]*



other subject matter and all affairs in respect thereof for and on my behalf and to take all steps and proceedings to defend my interest in respect of above mentioned and any other subject matter and to prosecute any such matter and take it to conclusion in the INDIA in my name and on my behalf.

21. To file, institute, defend and prosecute, enforce or resist any suit, application, petition, appeal, writ petition, LPA, complaint or any other appropriate proceedings in any forum, court of law (civil and criminal), revenue, revision or tribunal, authority, income tax and sales tax authorities in respect of all my above said existing properties and also which has to be purchased in my name and in respect of any investment transactions which I have made and any other subject matter and all affairs in respect thereof to file and defend execution proceedings, to execute warrant of attachment, Vakalatnama and other authorities, and to act and plead, to sign and verify any suit, application, reply, petition, appeal, writ petition, LPA, complaint or any other appropriate proceedings, written statements, to give evidence, to file petitions and pleadings including Affidavit and to present any memo of appeal, tabular statement, account, inventories, to accept services of summons, notice and other legal process, enforce judgement, execute any decree or order, to appoint and engage on my behalf any advocate, pleader, attorney, counsel and other legal agents as my said attorney may deem fit or advisable to adjust, settle refer to arbitration all disputes and differences, to compromise the said matter, to withdraw the same or be non-suited and to receive delivery of documents, approach all other concern authorities including Police and to do all acts, deeds, matters and things that



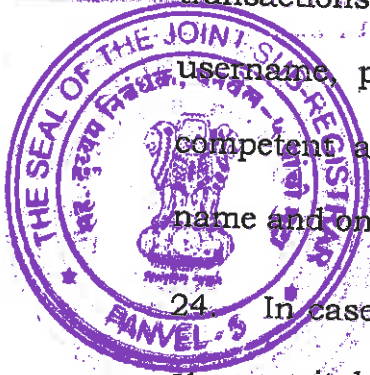
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may be necessary or requisite in connection therewith in my name and on behalf of me.

22. To pay income tax, TDS or any other tax to the income tax department and to file the income tax return in my name and on my behalf. To issue and/or answer all the letters, to make all kinds of communication, write Notice and thereto give necessary reply to the income tax authorities in my name and on my behalf.

पवल-५  
२०२२  
२८/११

23. To open and operate my Demat Account in my name and on my behalf to invest the funds in Shares, Debentures, Bonds, SIP's, mutual funds, primary market, IPO's etc. and to do out all kinds of transactions in my name and on my behalf. To collect the username, password, or any other related documents from the competent authority for the said Demat account for me in my name and on my behalf.



24. In case of any fraudulent transaction to raise the complaint at any suitable competent authority like police station, cyber crime office or at any other suitable office and to follow up such complaint till his satisfaction, for me in my name and on my behalf.



My Attorney is authorized to do all such acts, deeds, matters and things including signing any papers/documents as necessary and incidental to the above acts and things AND that any act or statement or writing of my said Attorney in pursuance hereto shall be deemed to be fully authorised and ratified by me.

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२८/११/२०२२  
१० २८

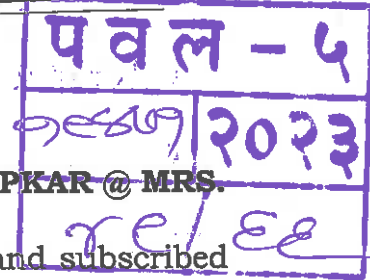
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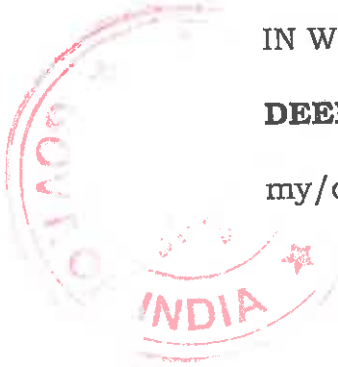
The specimen signature of my Attorney **MR. SAGAR VISHNU KASAR**, is appended herein below and I identify, ratify and confirm the same.

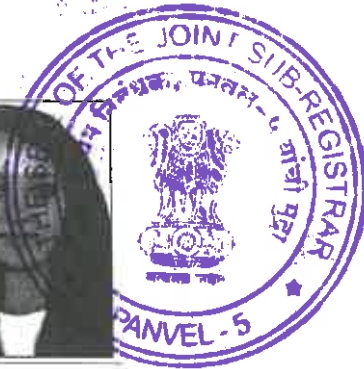


**MR. SAGAR VISHNU KASAR.**  
(P. O. A. Holder)



IN WITNESS WHEREOF, I, **MS. DIPTI DIPAK KOLAPKAR @ MRS. DEEPTI SAGAR KASAR** hereto have hereunto set and subscribed my/our hands on this **28<sup>th</sup>** day of **December, 2022**.






**MS. DIPTI DIPAK KOLAPKAR @ MRS. DEEPTI SAGAR KASAR.**

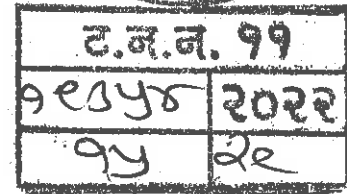
(Executant)

Witnesses:

1) MR. ASHOK GACHERIA.



2) MR. PRAKASH SHENDGE.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 11

29/12/2022

दस्त क्रमांक : 19349/2022

नोंदणी :

Regn:63m

गावाचे नाव : बेलापूर

(1) विलेखाचा प्रकार	करगनामा
(2) मोबदला	9000000
(3) बाजारभाव (भाडेपट्ट्याच्या वावनिवपट्टाकार आकारणी देतो की मटटेदार ते नमुद करावे)	9396033
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: मदनिका क्र.ए-704, मातवा मजला, गौतम कॉम्प्लेक्स सी. एच. एस. लि., भूखंड क्र.17 आणि 18, सेक्टर -11, सी.वी.डी. बेलापूर, नवी मुंबई, क्षेत्रफळ 812 चौ. फुट कार्पेट. (( Plot Number : 17 आणि 18 ; SECTOR NUMBER : 11 ; ))
(5) क्षेत्रफळ	1) 812 चौ.फूट
(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:-श्रीमती अपर्णा मधुर मोमानी यांच्या तर्फे कु.मु म्हणून गिरीश मेहता -- वय:-51; पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव: भूखंड क्र.3, जानकी कुटीर, जुहू चर्च रोड, जुहू, मुंबई 400049, ब्लॉक नं. - रोड नं. - मुंबई MUMBAI पिन कोड:-400049 पॅन नं:-AAIPS1171Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सौ. दिप्ती सागर कासार -- वय:-38; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: मदनिका क्र.ए-1103, गडद गरिमा, सेनापती वापट रोड, इंटरनॅशनल कन्व्हेंशन सेंटर जवळ, पुणे 411016, ब्लॉक नं. - रोड नं. - मुंबई PUNE. पिन कोड:-411016 पॅन नं:-AQTPK9060H
(9) दस्तऐवज करून दिल्याचा दिनांक	28/12/2022
(10) दस्त नोंदणी केल्याचा दिनांक	29/12/2022
(11) अनुक्रमांक, खंड व पृष्ठ	19349/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	563900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

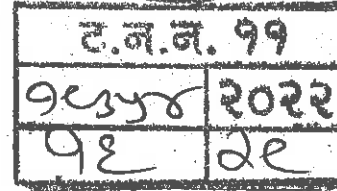
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



सह दुय्यम निबंधक वर्ग-२  
ठाणे क्र.९९



529/19471  
शनिवार, 23 डिसेंबर 2023 12:18  
म.नं.

दस्त गोषवारा भाग-1

पवल5 एय/एए  
दस्त क्रमांक: 19471/2023

दस्त क्रमांक: पवल5 /19471/2023

बाजार मुल्य: रु. 1,19,16,065/- मोबदला: रु. 1,49,00,000/-

भरलेले मुद्रांक शुल्क: रु.10,43,000/-

दु. नि. सह. दु. नि. पवल5 यांचे कार्यालयात

अ. क्रं. 19471 वर दि.23-12-2023

रोजी 12:16 म.नं. वा. हजर केला.

पावती:21307

पावती दिनांक: 23/12/2023

सादरकरणाचे नाव: अनुभव रॉय --

नोंदणी फी

रु.  
30000.00

दस्त हाताळणी फी

रु. 1320.00

पृष्ठांची संख्या: 66

दस्त हजर करणाऱ्याची सही:

एकुण: 31320.00

  
Joint Sub Registrar Panvel 5

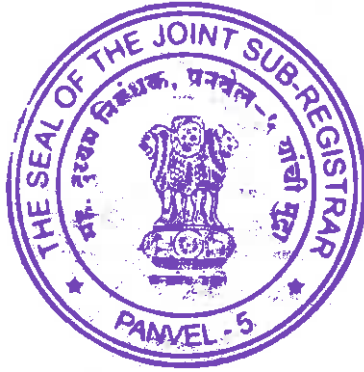
  
Joint Sub Registrar Panvel 5


दस्ताचा प्रकार: करारनामा

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

शिकका क्रं. 1 23 / 12 / 2023 12 : 16 : 41 PM ची वेळ: (सादरीकरण)

शिकका क्रं. 2 23 / 12 / 2023 12 : 17 : 23 PM ची वेळ: (फी)



  
इस्तवजासंबत जाडलल कागदपत्र, कुलमुळतयार वर  
व्यक्ती इत्यादि बनावट आर्दिकून आल्यास याची  
संपूर्ण जबाबदारी निषादकांची राहिल.  
लिहून देणार





24/12/2023

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 19471/2023

नोंदणी :

Regn:83m


## गावाचे नाव : खारघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	14900000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11916065
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पनवेल म.न.पा. इतर वर्णन : , इतर माहिती: विभाग क्र-20/35, दर-98000/-प्रती चौ.मी.सदनिका क्र.602, सहावा मजला, ई विंग, प्रोजेक्ट एन्वेलव को.ऑप.हौसिंग सोसायटी लिमिटेड, प्लॉट क्र.5,6,7, सेक्टर 35-ई, खारघर, ता.पनवेल, जि.रायगड. क्षेत्र 985 चौ.फूट. कारपेट + 2 कवर्ड कारपाकिंग स्पेस. ( Plot Number : 5, 6, 7 ; SECTOR NUMBER : 35-E ; )
(5) क्षेत्रफळ	1) 985 चौ.फूट
(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:-दीप्ती एस. कासार यांचे कु.मु. म्हणून सागर व्ही. कासार - वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम क्र.१५१०, दत्त मंदिर रोड, महात्मा फुले चौक, नाशिक., ब्लॉक नं: -, रोड नं: --, महाराष्ट्र, णास:ईक्र. पिन कोड:-423104 पॅन नं:-AQTPK9060H 2): नाव:-सागर व्ही. कासार - - वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम क्र.१५१०, दत्त मंदिर रोड, महात्मा फुले चौक, नाशिक., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, णास:ईक्र. पिन कोड:-423104 पॅन नं:-ANQPK2260D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अनुभव रॉय - - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र.ए-६०३, तुलसी मंगलम सी.एच.एस.लि., प्लॉट क्र.५१, से.१२, खारघर, ता.पनवेल, जि.रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(००). पिन कोड:-410210 पॅन नं:-AHEPR1881K
(9) दस्तऐवज करून दिल्याचा दिनांक	23/12/2023
(10) दस्त नोंदणी केल्याचा दिनांक	23/12/2023
(11) अनुक्रमांक, खंड व पृष्ठ	19471/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1043000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

  
 सह दुय्यम निबंधक वर्ग-२,  
 (पनवेल-५)