

83/1004

पावती

Original/Duplicate

Wednesday, August 08, 2018

नोंदणी क्र.: 39M

12:38 PM

Regn.: 39M

पावती क्र.: 1717 दिनांक: 08/08/2018

गावाचे नाव: मणिपूर
 दस्तऐवजाचा अनुक्रमांक: डहन-1004-2018
 दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र
 सादर करणाऱ्याचे नाव: राशी राकेश संघवी - -

नोंदणी फी
 दस्त हाताळणी फी
 डाटा एन्ट्री
 पृष्ठांची संख्या: 18

रु. 500.00

रु. 360.00

रु. 20.00

एकूण:

रु. 880.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
 12:41 PM ह्या वेळेस मिळेल.

(Signature)
 प्रमुख अधिकारी

वाजार मुल्य: रु.1/-

मोबदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004763059201819M दिनांक: 08/08/2018

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.380/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0708201803101 दिनांक: 08/08/2018

वँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

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

(Signature)
 R.R. Jangde

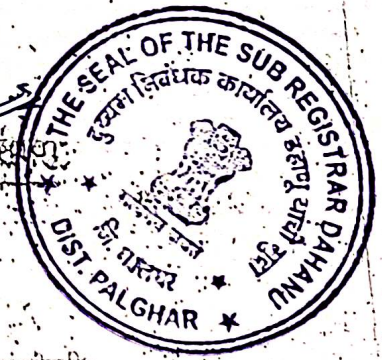
गणराज्य पाठन

मौदणी च सुदंभ विभाग

गुणव्यंजन अक्षयज सन २०१७

- १. दस्तावेज प्रकार : Research
- २. सावर करव्याचे जात : M/S. Ruchi Rakam Janshu
- ३. तालुका : Dahanu
- ४. गावाचे नाव : manor
- ५. सर्वे नंबर/ गट नंबर : 6122 , उर्विग सुचंय : ...
- ६. गुणवदर विभाग (श्रीम) : 614 , उपविभाग : ...
- ७. सिद्धांतीच प्रकार खुली अगिन/निभाती/...
- ८. दस्तावेज मगद केलेल्या सिद्धांतीचे क्षेत्रफल : ...
- ९. उभाया कर्मांक : ...
- १०. साधकाज प्रकार : ...
- ११. साधकाज वर्ष : ...
- १२. साधकाज प्रकार : ...
- १३. सावर गुणवदर करव्याची जात/...
- १४. सिद्धांतीचा प्रकार : ...
- १५. सिद्धांतीचे क्षेत्रफल : ...
- १६. दस्तावेज मगद केलेल्या सिद्धांतीचे क्षेत्रफल : ...
- १७. दस्तावेज मगद केलेल्या सिद्धांतीचे क्षेत्रफल : ...
- १८. दस्तावेज मगद केलेल्या सिद्धांतीचे क्षेत्रफल : ...

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सर्वेकार / साधकाज : M/S. Ruchi Rakam Janshu
...

दस्तावेज मगद केलेल्या सिद्धांतीचे क्षेत्रफल : ...
 सिद्धांतीचा प्रकार : ...
 साधकाज वर्ष : ...
 साधकाज प्रकार : ...
 सावर गुणवदर करव्याची जात/...

R. K. Langhuz
...

CHALLAN
MTR Form Number-6



| | | | | | | | | | |
|-----------------------------|-----------------------------------|----------|--------------------------|---------------------------------|---------------------|---------|-------|---|---|
| GRN | MH004763059201819M | BARCODE | Date | | 04/08/2018-14:07:05 | Form ID | 48(f) | | |
| Department | Inspector General Of Registration | | | Payer Details | | | | | |
| Type of Payment | Stamp Duty Registration Fee | | TAX ID (If Any) | | | | | | |
| | | | PAN No.(If Applicable) | | | | | | |
| Office Name | DHL_DAHANU SUB REGISTRAR | | Full Name | Rashi Sanghavi | | | | | |
| Location | PALGHAR | | Flat/Block No. | G K 6/2/2/ | | | | | |
| Year | 2018-2019 One Time | | Premises/Building | | | | | | |
| Account Head Details | Amount In Rs. | | Road/Street | Manipur | | | | | |
| 0030046401 Stamp Duty | 500.00 | | Area/Locality | Tal Dahanu | | | | | |
| 0030063301 Registration Fee | 500.00 | | Town/City/District | | | | | | |
| | | | PIN | 4 | 0 | 1 | 6 | 0 | 2 |
| | | | Remarks (If Any) | SecondPartyName=Vijay J Kalker~ | | | | | |
| | | | Amount In | One Thousand Rupees Only | | | | | |
| Total | 1,000.00 | | Words | | | | | | |
| Payment Details | BANK OF MAHARASHTRA | | | FOR USE IN RECEIVING BANK | | | | | |
| Cheque-DD Details | Bank CIN | Ref. No. | 02300042018080444710 | 003499817 | | | | | |
| Cheque/DD No. | Bank Date | RBI Date | 04/08/2018-14:39:43 | Not Verified with RBI | | | | | |
| Name of Bank | Bank-Branch | | BANK OF MAHARASHTRA | | | | | | |
| Name of Branch | Scroll No. , Date | | Not Verified with Scroll | | | | | | |

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2018

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 1111111111
सदर चलन केवल दुर्यम निबंधक कार्यालय नोदणी करावयाच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



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GENERAL POWER OF ATORNEY

I the undersigned SHRI VIJAY JANARDHAN KELKAR, age – 70 years, Occupation – Business, Residing at Main Road, Dahanu Road, Taluka – Dahanu, Dist. Palghar, PAN NO AFHPK 6360 H, do hereby SEND GREETINGS:

WHEREAS I am the owner and actually seized and possessed of and otherwise well and sufficiently entitled to the non-agricultural lands, free from all encumbrances situated at Village – Manipur, Taluka – Dahanu, bearing Gut Kramank and Upvibhag 6/2/2 admeasuring R. Sq. Mts. 53-24-00 assessed at Rs. 532-40 and Gut Kramank and Upvibhag 6/4 admeasuring R. Sq. Mts. 0-21-00arre, assessed at rs.157-50, herein after collectively referred to as "the Said Plots" along with the load bearing industrial shed made of bricks and cement sheets admeasuring 12550 Square Feet, bearing Ganjad Gram Panchayat House No. 1483 and constructed in the year 1991.

AND WHEREAS I have sold the land bearing Gut Kramank and Upvibhag 6/2/2 admeasuring R. Sq. Mts. 16-12-00 and land bearing Gut Kramank and Upvibhag 6/4 admeasuring R. Sq. Mts. 21-00-00 and load bearing structure thereon admeasuring 5670 Square Feet bearing Ganjad Gram Panchayat House No. 1483, hereinafter collectively referred to as "the Said Property" by a Deed of Conveyance dated 03-08-2008, duly registered in the office of the Sub-Registrar, Dahanu at Serial No. 1004/2018, herein after referred to as "the said deed" to Ms. Rashi Rakesh Sanghvi.

AND WHEREAS accordingly, to enable the said Purchaser carry out the objects of the said deed as stated above it has become necessary to execute an irrevocable General Power of Attorney in respect of the Said Property in favour of the Purchaser.

NOW THEREFORE THIS WITNESSETH that I the undersigned do hereby constitute, appoint and nominate MS. RASHI RAKESH SANGHVI, age - 18 years, Occupation – Business, Residing at 7/B/10, Navjivan Society, Lamington Road, Grant Road, Mumbai – 400 008, to be my true and lawful General Power of Attorney holder in my name and on my behalf and authorise her to do the following acts, deeds, matters and things as detailed below:

- (1) To look after, manage and take care of the affairs relating to the Said Property.
- (2) To sign and make the necessary application to the Taluka Inspector of Land Records, Dahanu for survey and measurement of the Said Property and to pay the necessary fees and to get the Said Property surveyed and measured from the competent authority.
- (3) To obtain all other requisite permission from the concerned authorities and for that purpose sign and make the application, make statements, swear



R. Sanghvi

[Signature]

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affidavits and do all acts, deed, matters and things as may be just, expedient and proper for the purpose aforesaid.

- (4) To sign and make the necessary application to the competent Revenue authority for getting the necessary permission for the sale of the Said Property and for that purposes, to make statements, swear affidavits and to do all acts, deeds matters and things, as may be requisite for the purposes aforesaid.
- (5) To commence, prosecute or enforce or to defend answer or oppose all actions and other legal proceedings and demands touching any of the matters aforesaid or any other matters in which I may hereafter be interested or concerned and also if the said attorney shall think fit to compromise, refer to arbitration, abandon, submit to judgement or become non-suited in any such action or proceedings as aforesaid in respect of the Said Property.
- (6) To declare and affirm all plaints, written statements, appeal memos, applications, petitions, affidavits, and other necessary documents in my name and on my behalf and to appear and depose before any Judge, Magistrate, Revenue, Tenancy or other Officer empowered by law to hear any suit or proceedings or any other inquiry relating to any of the matters in respect of the Said Property.
- (7) To accept notice or service of writ of summons or other legal process that may be served upon me and to appear and represent me in any court of Justice and before all Magistrates or Judicial or Revenue or Tenancy or other Officers whatsoever as my attorney may think advisable, in respect of the said property.
- (8) To appoint any solicitor or Advocate or Counsel or Accountant as may be necessary for prosecuting and defending in the premises aforesaid or any of them or in any other matters relating to the management of the Said Property or their various affairs as occasion may require either in my name or in the name of my said attorney as she may think fit and proper and sign the Vakalatnama.
- (9) To adjust, settle, compromise or submit to arbitration any claims and demands, disputes and matters in respect of the Said Property.
- (10) To pay and discharge all or any debt or debts, sum or sums due or hereafter to become due or owing to any persons or persons or local authority, Collector, Mamlatdar or Income-tax Officer or any Government authority or authorities in respect of the Said Property.
- (11) To appear on my behalf and represent before Income-tax authorities, Collector of Land Revenue, Assessor and Collector of Rates and Taxes, Commissioner of Police, any Officer or any Public or Local authority or authorities in respect of the affairs and management of the Said Property.
- (12) To conduct all correspondence relating to the Said Property.



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(13) To sign and make the necessary application to the Maharashtra State Electricity Distribution Company Ltd. for any matters pertaining to the Electricity Supply connection in the Said Property.

(14) If any legal proceedings are required to be taken in connection with the said property, to prosecute and defend such legal proceedings and for that purpose legal proceedings and for that purpose to sign declare and file all pleadings, affidavits, applications and other papers, to engage advocate or advocates and to file one or more appeals against any decision and to do all acts and things required to be done in that behalf to sign Vakalatnama.

(15) To engage any advocate or solicitor for the purpose of taking advice and for preparation and execution of different documents required to be executed pursuant to these powers and pay their fees.

(16) To delegate all or any of the powers herein contained to one or more person and/or their agents and sub-agents.

(17) This General Power of Attorney is given by me is irrevocable and being for valid consideration and shall be not revoked by me at any time and shall also binding upon or heirs, executors, administrators and assigns.

(18) To sign and make necessary statements before revenue authorities mutating the said property in the name of Purchaser/s.

(19) AND GENERALLY to act as my attorney or agent in relation to the said property on my behalf to execute and do all instruments, acts, deeds, matters and things as fully and effectually in all respects as ourselves could do if personally present.

(20) As the said deed pertaining to the said property is registered as stated above and therefore, as per the provisions of the Article 48 (g) of The Bombay Stamp Act, as per the proper stamp duty of Rs. 4,87,000/- is paid and accordingly Registration fees is also paid and hence this General Power of Attorney is made on stamp of Rs. 500/-.

IN WITNESS WHEREOF I have signed below this on this 21 day of August, 2018.

SCHEDULE

ALL THAT pieces and parcels of non-agricultural lands free from all encumbrances situated, lying and being at Village – Manipur, Taluka – Dahanu, within the limits of Gram Panchayat – Ganjad, Panchayat. Samiti Dahanu and within the limits of Zilla Parishad Palghar and within the limits of Registration District Palghar and Sub-District Dahanu, bearing following description:

[Signature]
R. Wanjari

| Gut Kramank and Upvibhag | Area R.Sq.Mts. | Pot Kharaba R.Sq.Mts. | Assessment Rs.-P. |
|--------------------------|----------------|-----------------------|-------------------|
| 6/2/2 | 16.12.00 | 0-00-00 | - |
| 6/4 | 21-00-00 | 0-00-00 | 157.50 |

along with the load bearing industrial shed thereon made of bricks and cement sheet admeasuring 5670 Square feet bearing Ganjad Gram Panchayat House No. 1483.

The map of property sold is annex o the said deed and the said property is bounded on the four side as under:

- On or towards East : By property of Shri Viraf Chinoy
- On or towards West : By property of Shri Ashok Doshi
- On or towards North : By property of Shri Viraf Chinoy
- On or towards South : By property of the Vendor

SIGNED SEALED AND DELIVERED
by the within named "Executants" SHRI
VIJAY JANRDHAN KELKAR



Viraf

SIGNED SEALED AND DELIVERED
by the within named MISS RASHI
RAKESH SANGHVI

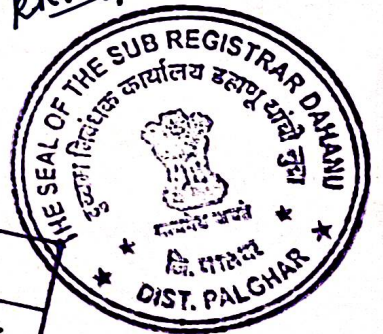


R.R. Sanghvi

WITNESSES:

1. *Tushar R. Mhate*
2. *Sameer V Kelkar*

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८/१८



83/1002

Wednesday, August 08, 2018

12:18 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

गावाचे नाव: मणिपूर
 दस्तऐवजाचा अनुक्रमांक: डहन-1002-2018
 दस्तऐवजाचा प्रकार : खरेदीखत
 सादर करणाऱ्याचे नाव: राशी राकेश संघवी

पावती क्र.: 1715

दिनांक: 08/08/2018

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रु. 30000.00

दस्त हाताळणी फी

रु. 680.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 34

एकूण:

रु. 30700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
 12:08 PM ह्या वेळेस मिळेल.

पुढ्यम निबंधक डहाणू

बाजार मूल्य: रु.9731000/-

मोबदला रु.9738000/-

भरलेले मुद्रांक शुल्क : रु. 487000/-

1) देयकाचा प्रकार: eChallan रकम: रु.30000/-

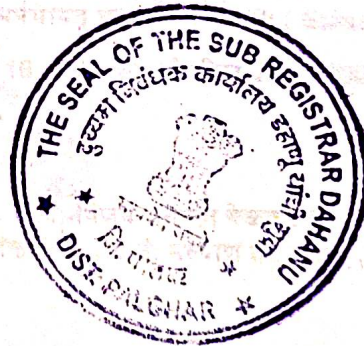
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004660405201819M दिनांक: 08/08/2018

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0508201800113 दिनांक: 08/08/2018

वॅकेचे नाव व पत्ता:

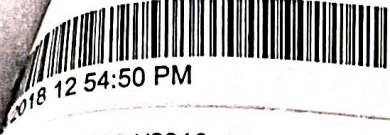


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(13) बाजार भावाप्रमाणे नोंदणी शुल्क 30000

पुढ्यम निबंधक डहाणू



दस्त गोपवारा भाग-2

 डहन 92/92
 दस्त क्रमांक: 1004/2018

 क्रमांक : डहन/1004/2018
 प्रकार :- कुलमुखत्यारपत्र

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|----------|--|--|-----------|---------------|
| 1 | नाव: राशी राकेश संघवी - - पत्ता: -, -, 7-B-10 नवजीवन सोसा. ,, -, लॅमीगटन रोड, ग्रांट रोड मु., फ़ाळकळाण्ड रोड, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर: | पॉवर ऑफ अटॉर्नी होल्डर वय :- 18 स्वाक्षरी:- <i>R. Singh</i> | | |
| 2 | नाव: विजय जनार्दन केळकर - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: मल्याण ता. डहाणू, महाराष्ट्र, ठाणे. पॅन नंबर: | कुलमुखत्यार देणार वय :- 70 स्वाक्षरी:- <i>V. K.</i> | | |

वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ: 08 / 08 / 2018 12 : 23 : 27 PM

ओळख:-

सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

| अनु क्र. | पक्षकाराचे नाव व पत्ता | छायाचित्र | अंगठ्याचा ठसा |
|----------|--|---------------------------|---------------|
| 1 | नाव: अॅड. अजय आय. ठक्कर - - वय: 59 पत्ता: मसोली ता. डहाणू पिन कोड: 401602 | स्वाक्षरी <i>A. M.</i> | |

शिक्षा क्र.4 ची वेळ: 08 / 08 / 2018 12 : 24 : 06 PM

J. S.
Sub Registrar Dahanu

प्रमाणित करण्यात येते की
या दस्तास एकूण पाने
92 आहेत

EPayment Details.

J. S.
दुय्यम निबंधक डहाणू

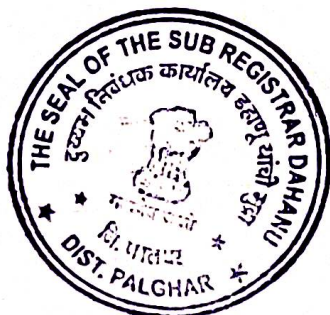
| sr. | Epayment Number | Defacement Number |
|-----|--------------------|-------------------|
| 1 | MH004763059201819M | 0002545565201819 |
| 2 | 0708201803101 | 0708201803101D |

1004 / 2018

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पुस्तक क्र. 8/2018
क्रमांक 9008/2018 वर नोंदली
दिनांक 4 माहे 4 सन 2018

J. S.
दुय्यम निबंधक डहाणू