534/11612 Wednesday,July 26 ,2023 7:14 PM पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 12415 दिनांक:

दिनांक: 26/07/2023

गावाचे नाव: गोखिवरे

दस्तऐवजाचा अनुक्रमांक: वसई5-11612-2023

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मे. टेक्टॉन लाईफस्पेसेस प्रायव्हेट लिमिटेड तर्फे भागीदार विक्रांत बागवे तर्फे कु.मु. समीर प्रमोद

देशपांडे

· नोंदणी फी दस्त हाताळणी फी पृष्ठांची संख्या: 66 হ. 100.00

₹. 1320.00

एकूण: रु. 1420.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 7:34 PM ह्या वेळेस मिळेल.

Sucal Joint S R Vasai-5

सह दुय्यम निनंधक वर्ग-२ वसई क्र. ५

बाजार मुल्य: रु.1 /-मोबदला रु.0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1320/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2507202301078 दिनांक: 26/07/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005662066202324E दिनांक: 26/07/2023

बँकेचे नाव व पत्ता:

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7/26/2023

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#### CHALLAN MTR Form Number-6



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epartment Inspector General Of Registration				Payer Detai	is				
Stamp Duty		TAX ID / TAN (I	f Any)						
pe of Payment Registration Fee		PAN No.(If Appl	icable)	AAUFT0799H					
ffice Name VSI3_VASAI NO 3 JOINT SUB REGIST	RAR	Full Name		TECHTON LIFESE	PACES I	LLP			
ocation PALGHAR									
ear 2023-2024 One Time	A	Flat/Block No.		SURVEY NO 275,	HISSA	NO 1	ANE	SURVE	EY NO
		Premises/Buil	ding	277, HISSA NO 2					
Account Head Details	Amount In Rs.								
030046401 Stamp Duty	500.00	Road/Street		GOKHIWARE					
0030063301 Registration Fee	100.00	Area/Locality		VASAI					
		Town/City/Dis	strict						
		PIN			4	0	1	2 0	8
राज = ।		Remarks (If A	ny)						
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9/88									
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		Amount in	Six Hu	ndred Rupees Only					
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Name of Branch	सन्तर्वक जवाने	Scroll No. , [	Date	Not Verified v	vith Scro	oli			
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Print Date 25-07-2023 10:32:20



# CHALLAN MTR Form Number-6



GRN MH005662066202324E BARC	ODE	# 110 0 11 11 11 11 11 11 11 11 11 11 11	IIIII Da	te 25/07/2023-10:31	1:20 F	orm ID	48(f	)
Department Inspector General Of Regist	ration			Payer Detail	s			
Stamp Duty  Type of Payment Registration Fee		TAX ID / T	'AN (If Any)					
Type of a dyffield		PAN No.(If	Applicable)	AAUFT0799H				
Office Name VSI3_VASAI NO 3 JOINT S	UB REGISTRAR	Full Name		TECHTON LIFESPA	ACES I	LLP		177
Location PALGHAR								
Year 2023-2024 One Time		Flat/Block	No.	SURVEY NO 275, F	HISSA	NO 1 AN	ND SUR	NE^ NC
		Premises/	Building	277, HISSA NO 2				
Account Head Details	Amount In	Rs.						
0030046401 Stamp Duty	500	0.00 Road/Stre	et	GOKHIWARE		_		
0030063301 Registration Fee	100	0.00 Area/Loca	lity	VASAI				
*		Town/City	/District					
	- L	PIN			4 (	0 1	2	Э 8
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EFACE		Amount In	Six Hund	dred Rupees Only				
Total	600	.00 Words						
Payment Details IDBI BANK	14		F	OR USE IN RECEIVIN	NG BA	NK		
Cheque-DD Deta	gegistrar C/3	Bank CIN	Ref. No.	691033320230725	11786	281999	9390	
Cheque/DD No.	acqistrar Claration avi. 2. do	Bank Date	RBI Date	25/07/2023-10:32:0	09	Not Ver	ified wit	h FtBI
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Name of Branch	सन्यवेव जयते हुई	Scroll No	Date	100 , 26/07/2023				
Department ID : NOTE:- This chaltan is valid for'documen राहर चलन कंगल दलका निवासक कासीहार बाही	to bycegistered in SAO Re	egistrar office व लासाठी लाग् अ	oniy. Not va प्रहे - बोहरण	M did tor unregistered िया करावसाहरमा द ह	obile N docun	nent		111111 io

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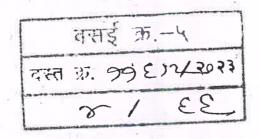
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2 (iS)-534-11612 0002983753202324 26/07/2023-19:13:58 IGR545 500.00

Total Defacement Amount 600.00

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# **Receipt of Document Handling Charges**

PRN 2507202301078 Receipt Date 26/07/2023

Received from TECHTON LIFESPACES LLP, Mobile number 11111111111, an amount of Rs.1320/-, towards Document Handling Charges for the Document to be registered on Document No. 11612 dated 26/07/2023 at the Sub Registrar office Joint S.R. Vasai 5 of the District Palghar.

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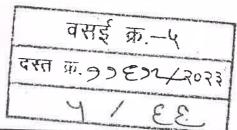
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Payment Details

Bank Name	SBIN	Payment Date	25/07/2023
Bank CIN	10004152023072501020	REF No.	320655226397
Deface No	2507202301078D	Deface Date	26/07/2023

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

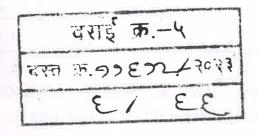




# Department of Stamp & Registration, Maharashtra Receipt of Document Handling Charges PRN 2507202301078 Date 25/07/2023 Received from TECHTON LIFESPACES LLP, Mobile number 1111111111, an amount of Rs.1320/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Vasai 3 of the District Palghar. Payment Details Bank Name SBIN Date 25/07/2023 Bank CIN 10004152023072501020 REF No. 320655226397

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





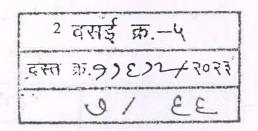


#### POWER OF ATTORNEY

RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED (CIN U45400M.12010PTC203490), (PAN AAECR8508H), a company incorporated and registered under the provisions of the Companies Act, 1956 and 2] M/S. SAI RYDAM REALTORS PRIVATE LIMITED (CIN U45202MH2009PTC195216), (PAN AANCS5715Q) a company incorporated and registered under the provisions of the Companies Act, 1956 and having its registered under the provisions of the Companies Act, 1956 and having its registered office address at D-II/1&2, Aakanksha Commercial Complex, Opp. Sajawat Complex, Achole Road, Nallasopara (E), Tal Vasai, Dist Palghar – 401 209; (hereinafter all collectively referred to as "the Executants") do SEND GREETINGS.



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### WHEREAS: -

- a) M/S. RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED are seized and possessed of or otherwise well and sufficiently entitled free from encumbrances to the land bearing Survey No. 275, Hissa No.1, area admeasuring 13200.00Sq.Mtrs, Assessed. at Rs. 1320.00 ps., and M/S. SAI RYDAM REALTORS PRIVATE LIMITED are seized and possessed of or otherwise well and sufficiently entitled free from encumbrances to the land bearing Survey No. 277, Hissa No.2, area admeasuring 9760.00Sq.Mtrs, Assessed. at Rs. 976.00 ps., collectively lying being and situate at Village GOKHIWARE, Taluka: Vasai, District: Palghar, within the area of Vasai-Virar City Municipal Corporation, within the limits of Sub-Registrar Vasai and more particularly described in the FIRST SCHEDULE hreinunder written. (hereinafter referred to as "THE SAID LAND");
- Deed dated 14/02/2012, M/S. SAI RYDAM REALTOR PVT. LTD. through its Director MR. DEVENDRA RAJANIKANT LADHANI have purchased the said land bearing Survey No.277, Hissa No.2 from the owner Mr. Rakeshkumar Kuldipsingh Wadhavan through his Power of Attorney Holder Ashok Gidh, which is registered in the Office of Sub Registrar Vasai I, bearing Sr. No. 1747/2012, dated 14/02/2012. The said Mutation Entry has been passed in respect of Survey No.277/2.
- c) As per Mutation Entry No.5141, dated 20/07/2021, by a registered Deed of Conveyance dated 26/03/2021, M/s. RASHMI AMEYA DEVELOPERS HOUSING AND ESTATE REALTORS PVT. LTD. through its authorised Signatory Director MR. RAJESH SANJAY CHAUGHULE have purchased the aforesaid land bearing Survey No.275, Hissa No.1 from the owner MR. ARVIND SHAMJI CHHEDA, which is registered in the office of Sub-Registrar Vasai II, bearing Sr. No.4995/2021, dated 26/03/2021. The said Mutation Entry has been passed in respect of Survey No.275/1.







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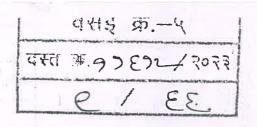
By the registered Development Agreement dated 10/05/2023 and registered in the office of Sub-Registrar Vasai -II, at Serial No. 7539/2023, registered on 10/05/2023, and Power of Attorney dated 10/05/2023 and registered in the office of Sub-Registrar Vasai -II, at Serial No. 7542/2023, registered on 10/05/2023 entered into by and between MR. HARI ARJUN PATIL & others [therein called as "The Owners" and M/S. TECHTON LIFESPACES LLP, (formerly known as "Techton LifeSpaces Pvt. Ltd.) [therein called as "The Developers" & herein called as "The Purchasers"]. The Purchasers have agreed to develop the said area admeasuring 3000Sq. Mtr. Out of the said land bearing 1] Survey No. 275, Hissa No.3, area admeasuring 8700.00Sq.Mtrs, Assessed. at Rs. 870.00 ps., and 2] Survey No. 277, Hissa No.1, area admeasuring 12440.00Sq.Mtrs, Assessed. at Rs. 1244.00 ps., lying being and situate at Village GOKHIWARE, Taluka Vasai, District Palghar, within the area of Vasai-Virar City Municipal Corporation, within the limits of Sub-Registrar Vasai and at entire cost and expenses of the Purchasers on the terms and conditions more particularly set out in the said development agreement dt.10/05/2023.

e) The EXECUTANTS have agreed to develop the said Land & other adjacent land along with other adjacent land owners and have accordingly prepared and submitted a layout in respect of the said Larger Property to the Wasai Virar City Municipal Corporation (VVCNO). The project of Development of the said Larger Property by the EXECUTANTS is known as "YASHWANT SMART CITY".

Development Permission in respect of the said Larger Property from the Vasai-Virar City Municipal Corporation and accordingly the said VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-0329, 0815 & 0509/241/2022-23 dated 29th July 2022 on the terms and conditions mentioned therein.

g) By virtue of development agreement dt.10/05/2023, the Purchasers are developing the said area admeasuring 3000Sq. Mtr. Out of the said land bearing 1] Survey No. 275, Hissa No.3, area admeasuring 8700.00Sq.Mtrs, Assessed. at Rs. 870.00 ps., and 2] Survey No.

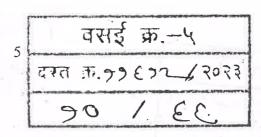




277, Hissa No.1, area admeasuring 12440.00Sq.Mtrs, Assessed. at Rs. 1244.00 ps., as per the Revised Development permission dt.29th July 2022 granted by the VVCMC vide Revised Development Permission No. VVCMC/TP/RDP/VP-0329, 0815 & 0509/241/2022-23 dated 29th July 2022. Further as per the Revised Development permission dt.29th July 2022 the said Residential with Shopline Building No.8, in Sector No.1, Wing "O" and Wing 'Q' to be loaded/constructed on land bearing Survey No.275, Hissa No.1, Survey No.277, Hissa No.1, Survey No.277, Hissa No.1,

- The building structure of Residential with Shopline building in Sector No.I, Building No.8, Wing "O", having Ground + 23rd Upper floors to be constructed on the portion of land bearing 1]Survey No. 275, Hissa No.1, area admeasuring 13200.00Sq.Mtrs, Assessed. at Rs. 1320.00 ps., 2] Survey No. 277, Hissa No.1, area admeasuring 12440.00Sq.Mtrs, Assessed. at Rs. 1244.00 ps. and building structure of Residential with Shopline building in Sector No.I, Building No.8, Wing "Q", having Ground + 23rd Upper floors to be constructed on the portion of land bearing 1] Survey No. 277, Hissa No.1, area admeasuring 12440.00Sq.Mtrs, Assessed. at Rs. 1244.00 277, Hissa No.2, area Survey No. ps., 9760.00Sq.Mtrs, Assessed. at Rs. 976.00 ps. collectively lying being and situate at Village GOKHIWARE, Taluka: Vasai, District: Palghar, within the area of Vasai-Virar City Municipal Corporation, within the limits of Sub-Registrar Vasai.
- i) Further it is found that the tenuous portion of building structure of Wing "O" of Residential with Shopline Building No.8, in Sector No.I to be loaded/constructed on said land bearing Survey No.275, Hissa No.1 and Wing 'Q', of Residential with Shopline Building No.8, in Sector No.I to be loaded/constructed on said land bearing Survey No.277, Hissa No.2, which belongs to the EXECUTANTS respectively.
- building structure of Wing "O" and Wing 'Q' of Residential with Shopline Building No.8, in Sector No.I, the Purchasers have sequested to the EXECUTANTS to grant rights in respect of the said area admeasuring 206.88sq. mtrs. out of land, Caring Survey No. 275,

Palghar



Hissa No.1, area admeasuring 13200.00Sq.Mtrs, Assessed. at Rs. 1320.00 ps., and area admeasuring 3.68sq. mtrs. out of land bearing Survey No. 277, Hissa No.2, area admeasuring 9760.00Sq.Mtrs, Assessed. at Rs. 976.00 ps., collectively lying being and situate at Village GOKHIWARE, Taluka: Vasai, District: Palghar, within the area of Vasai-Virar City Municipal Corporation, within the limits of Sub-Registrar Vasai.

- The said EXECUTANTS have for the consideration set out therein k) agreed to grant rights of area admeasuring 206.88sq. mtrs. out of land bearing Survey No. 275, Hissa No.1, area admeasuring 13200.00Sq.Mtrs, Assessed. at Rs. 1320.00 ps., and area admeasuring 3.68sq. mtrs. out of land bearing Survey No. 277, Hissa No.2, area admeasuring 9760.00Sq.Mtrs, Assessed. at Rs. 976.00 ps., collectively lying being and situate at Village GOKHIWARE, Taluka: Vasai, District: Palghar, within the area of Vasai-Virar City Municipal Corporation, within the limits of Sub-Registrar Vasai. and more particularly described in the SECOND SCHEDULE hereinunder written (hereinafter referred to as "THE PROPERTY") the said Property SAID from unto M/S. TECHTON LIFESPACES LLP, (formerly known as "Techton LifeSpaces Pvt. Ltd.) having (CIN U45200MH2019PTC322695), (PAN AAUFT0799H), through its designated Partner MR. VIKRANT BAGWE.
- By the registered Agreement for Sale dated 26 0 23, and registered in the office of Sub-Registrar Vasai 5 under Document No.

  1611 2023, registered on dated 26 0 23, entered into by and between the EXECUTANTS and M/S. TECHTON LIFESPACES LLP, (formerly known as "Techton LifeSpaces Pvt. Ltd.) having (CIN clistrar U45200MH2019PTC322695), (PAN AAUFT0799H), through its designated Partner MR. VIKRANT BAGWE. The said Power of Attorney shall read IN ACCORDANCE WITH THE AGREEMENT FOR SALE and the present Power of Attorney is assigned limited to Second Behavior hereunder referred

are desirous to appoint M/S. TECHTON LIFESPACES LLP, (formerly known as "Techton LifeSpaces Pvt. Ltd.) having (CIN



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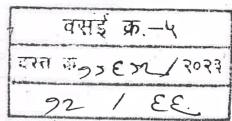
NOW KNOW ALL MEN THESE PRESENTS WITNESSETH We, 1] M/S. RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS U45400MH2010PTC203490), PRIVATE LIMITED (CIN (PAN AAECR8508H), a company incorporated and registered under the provisions of the Companies Act, 1956 and 2] M/S. SAI RYDAM REALTORS PRIVATE LIMITED (CIN U45202MH2009PTC195216), (PAN AANCS5715Q) a company incorporated and registered under the provisions of the Companies Act, 1956 and having its registered office address at D-II/1&2, Aakanksha Commercial Complex, Opp. Sajawat Complex, Achole Road, Nallasopara (E), Tal Vasai, Dist Palghar - 401 209, the above named executor do hereby nominate, constitute and appoint M/S. TECHTON LIFESPACES LLP, (formerly known as "Techton LifeSpaces Pvt. Ltd.) having (CIN U45200MH2019PTC322695), (PAN AAUFT0799H), a Firm duly registered under the provisions of the Limited Liability Partnership Act, 2008, having its Office address at:- A-14, Sahar Co-operative Housing Society Ltd., Parsiwada, Andheri (East), Mumbai-400 099, through its designated Partner MR. VIKRANT BAGWE, aged about 49 years, (PAN AEKPB0621E); to be our lawful attorneys in fact and at law for us on our behalf and in our name to do all or any of the following acts, deeds, things and matters hereby conferred.

1. To get the said property surveyed by any Surveyors Architects or T.I.L.R. Authorities and upon such survey being done to execute Deed of Rectification, Development Agreement, Cancellation Deed or any other writing or writings confirming the variation of the area if any of the said property and to do all necessary acts, matters and things including submitting such documents as may be necessary for rectification and to get the area accordingly altered with all authorities including Revenue Department.

2. To appoint Architects, R.C.C. specialists, Engineers,

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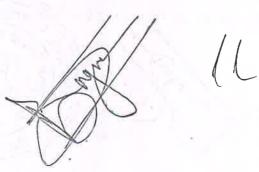


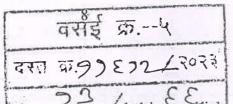


- To make, execute, swear, declare, register and advertise all necessary 3. documents, declarations, affidavits, applications, petitions, plans, written statements and writings and for the purpose set out herein and to appear and represent us before all and every Court or Courts, Magistrates, Government Authorities, Municipal, Town Planning, Excise, Aabkari, Revenue, Railway, Police, Tax, Finance, Electricity, Registration and other concerned or competent authorities or officer or officers whatsoever and to make applications, petitions, representations or appeals and to swear, defend and plead to all matters before them touching and concerning the said property and the construction thereof.
- 4. To apply for and obtain necessary D.P. remark certified copy of the T.I.L.R. record and all the other remarks/records which may be necessary for the complete development of the said property and/or obtain all the necessary orders permission which may be passed by the Legal Authority for the development of the same. For all or any of the aforesaid purpose to sign, execute and submit all necessary letters, papers writings applications to any of the Government, Semi-Government or other concerned department including Village or Talati and to do all further acts, deeds, matters and things which may be necessary.
- 5. To make necessary applications to the concerned Legal Government/Semi Government Land Revenue Department in order to obtain the proper right of access and/or right on or to the said property and to do all such further acts, deeds, matters and things which may be necessary for the aforesaid purpose.

6. To make necessary applications to Maharashtra State Electricity Board (M.S.E.B.) for obtaining electric meter for Flats/shops or any part thereof on the said property and to do all such further acts, deeds, matters and things which may be necessary for the aforesaid

algnaAuthority/Grampanchayat/Municipal Council/CIDCO/VCCMC for obtaining water connection for flats on the said property and to do all

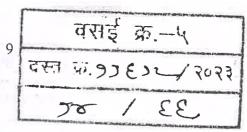




such further acts, deeds, matters and things which may be necessary for the aforesaid purpose.

- 8. To enter upon occupy and enjoy the said property commence carry on and complete the construction of the proposed building on the said property consisting of residential flats garages or such other units as may be permitted by the Legal Authorities or any other statutory bodies of authorities either by themselves or through any of their building contractor, Sub-contractor or any other agent or any of their nominee or nominees and for that purpose to engage the service of the Architect, Engineers, Laborers, Workers and to pay necessary fees, charges, wages as the case may be and to apply for and obtain No Objection Certificate building Completion certificate or such other certificate and/or permission either from the Municipal Authorities or any other statutory bodies or authorities and to obtain such certificates to make and sign such application, forms, letters and to such acts, deeds, matters and things which may be necessary for the same.
- 9. To represent before and to deal with the correspondence with Town Planning Authority /Grampanchayat/Municipal Council/CIDCO/VVCMC, all Revenue Authorities under Maharashtra Land Revenue Code, the Government of Maharashtra, Collector, competent Authority and any other officer, Authority or Town Planning Authorities, Municipal Council and Regional Board, etc. or any other officer, Authority or authorities.
- 10. To pay all taxes, acts, charges, expenses and all the other outgoings in respect of the said property.
- 11. To deposit any amount required to be deposits with the authorities concerned including the Town Planning Authority/ Grampanchayat/Municipal Council/CIDCO/VVCMC, etc, to apply for and obtain refund of any amount to deposit and to give receipt for the same.

12. To apply to, register and deal with the competent authorities appointed under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and

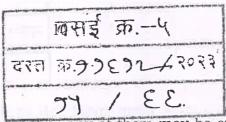


Regulations made there under and for the aforesaid purposes to make and execute all such applications, affidavits, undertaking, declarations, indemnities, deeds, documents and other writings, etc as may be required under the said Act and/or the rules and regulations thereto. Further be entitled to all rights and benefits under the provisions of the said Act for the purpose of development of the Property and/or sale of flat/ unit/ premise/ garages/ car parking space/ shop/ office, etc in the buildings/ structures and/or industrial units constructed and/or to be constructed on the Property.

- 13. To form and to get registered any Co-operative society under the Maharashtra Co-operative societies Act or a Limited Company Act 1965 or a condominium of apartment of owners or any organization of the purchasers of the Flats tenements, etc. in the building to be constructed on the said property and for that purpose to correspond with and/or appeal before the Registrar of the Assistant Registrar of Deputy Registrar of the Co-operative or any other office or authority concerned.
- 14. TO lodge for registration structure conveyance of building, cancellation deed, rectification deed, deeds, documents, writings, etc. that may be executed in pursuance hereof and required from time to time to be registered before the Sub-Registrar of Assurances and to admit execution thereof.
- 15. To Sale Shops, Flats & to execute Agreements for Sale relating to the Flats, Shops and to present the same for Registration before the Registering Authority, to admit the execution and receipt of consideration and to complete the registration.

and things done or caused to be done by our said Attorneys in or about or by virtue of the power and authorities herein contained to power and paid and provided for by our said Attorneys and/or the putchasers alone and We shall not be responsible for the same or along for any acts, deeds, matters and things done or committed or omitted to be done by our said Attorneys.





- 17. The powers herein contained or any of them may be exercised by the said Attorneys personally or through substitute or substitutes and the Attorney are hereby authorised to appoint and/or remove any substitutes or agent so appointed at their pleasure on such terms and conditions as said Attorney may deem fit and proper.
- 18. AND GENERALLY to do and cause to be done all acts, deeds, matters and things as our said Attorney shall think fit and proper for the purpose of development of the said property as amply and effectual as we ourselves could have done if personally presents.
- 19. This present Power of Attorney shall be read with the Agreement for Sale.
- 20. AND we agree and undertake to allow, ratify and confirm all and whatever our said Attorneys shall lawfully do or cause to be done in the premises aforesaid by virtue of these presents.

# THE FIRST SCHEDULE ABOVE REFERRED TO:

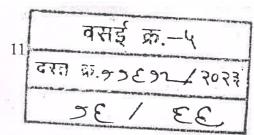
ALL THAT piece and parcel of land bearing 1] Survey No. 275, Hissa No.1, area admeasuring 13200.00Sq.Mtrs, Assessed. at Rs. 1320.00 ps., and 2] Survey No. 277, Hissa No.2, area admeasuring 9760.00Sq.Mtrs, Assessed. at Rs. 976.00 ps., collectively lying being and situate at Village GOKHIWARE, Taluka: Vasai, District: Palghar, within the area of Vasai-Virar City Municipal Corporation, within the limits of Sub-Registrar Vasai.

# THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THOSE area admeasuring 206.88sq. mtrs. out of land bearing Survey No. 275, Hissa No.1, area admeasuring 13200.00Sq.Mtrs, Assessed. at Rs. 1320.00 ps., and area admeasuring 3.68sq. mtrs. out of land bearing Survey No. 277, Hissa No.2, area admeasuring 9760.00Sq.Mtrs, Assessed. at Rs. 976.00 ps. collectively lying being and situate at Village GOKHIWARE, Taluka: Vasai, District: Palghar, within the area of Vasai-Virar City Municipal Corporation, within the limits of Sub-Registrar Vasai.

Sus.

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IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS TO THIS POWER OF ATTORNEYS THIS 26<sup>40</sup>DAY OF July 2023.

SIGNED, SEALED AND DELIVERED

By the within named **EXECUTOR** 

1] M/S. RASHMI AMEYA DEVELOPERS HOUSING )

& ESTATE REALTORS PRIVATE LIMITED

through its Authorised Signatory

MR. ANIL RAMCHANDRA GUPTA

Duly authorised vide Board Resolution passed by Board of Directors in the meeting held on 23/06/2020



2] M/S. SAI RYDAM REALTORS PRIVATE LIMITED)

through its Authorised Signatory

MR. ANIL RAMCHANDRA GUPTA

Duly authorised vide Board Resolution passed by Board of Directors in the meeting held on 22/06/2020





Accepted by us

M/S. TECHTON LIFESPACES LLP

(formerly known as "Techton LifeSpaces Pvt. Ltd. v)

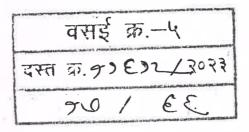
through its designated Partner

MR. VIKRANT BAGWE











27/07/2023

सूची क्र.2

द्य्यम निवंधक : सह दु.नि.वसई 5

दस्त क्रमांक : 11611/2023

नोदंगी : Regn:63m

गावाचे नाव: गौखिवरे

(1)विलेखाचा प्रकार

करारनामा

(२)मोक्दनम

नगद कमाबे)

3087480

(3) बाजारभाव(भाडपटटयाच्या नान विसप्तराकार आकारणी देतो की पटटेदार ते 2822000

(४) भ भाषन,पोटहिस्सा व घरक्रमांक(असन्यास)

1) पालिकेचे नाव:पालघर इतर वर्णन :, इतर माहिती: गाव गाँजे गोखिवरे,तालुका वसई,जिल्हा पालघर येथील सर्व्हे नं. 275,हिस्सा नं. 1,क्षेत्र 13200.00. चौ. मी.,आकारणी रु. 132.00 पै.,यापैकी क्षेत्र 206.88 चौ. मी.,व सर्व्हे नं. 277,हिम्मा नं. 2,क्षेत्र 9760.00 चौ. मी.,आकारणी रु.976.00 पै.,यापैकी क्षेत्र 3.68 चौ. मी.,हि मिळकत.

((Survey Number: 275, 277;))

(5) अवप्रक

1) 210.56 चौ.मीटर

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दरसएवज करन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी त्यायालयाचा हक्मनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व गना

1): नाव:-मे. रश्मी अमेया डेव्हलपर्म हौसिंग-अंग्ड ईंग्टेट रियल्टर्स प्रायव्हेट लिमिटेड तर्फे ऑथोरॉईज्ड सिग्नेटरी अनिल रामचंद्र गुप्ता तर्फे कु. मृ. भावेश मानकर वय: 32; पना: प्लांट नं: ऑफिस पना - डी-2/1 आणि 2, माळा नं: -, इमारतीचे नाइ: आकाक्षा कमर्शियल कॉम्पलेक्स, ब्लॉक नं: -, रोड नं: आचीले रोड, नालासोपारा पूर्व. , महाराष्ट्र, ठाणे, पिन कोड:-401209 पॅन नं:-AAECR8508H

2): नाव:-मे. साई रिदम रियल्टर्स प्रायवेट लिमिटेड तर्फे ऑथोरॉर्डज्ड सिग्नेटरी अनिल रामचंद्र गुप्ता तर्फे कु. मु भावेश मानकर त्रय:-32; पत्ता:-प्लॉट नं: ऑफिस पता - डी-2/1 आणि 2, माळा नं: -, इमारतीचे नाव: आकांक्षा कमर्शियल कॉम्पलेक्स, व्लॉक नं: -, रोड नं: आचोळे रोड, नालासोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-

AANCS5715Q

(8)दस्तरेवज करन घंणा या पक्षकाराचे व किंवा विश्राणी त्यायालयाचा हक्मनामा किंवा आदेश असल्यास,प्रतिबादिचं नाव व पना

1): नाव:-मे. टेक्टॉन लाईफस्पेसेस प्रायब्हेट लिमिटेड तर्फे भागीदार विक्रांत वागवे तर्फे कु.मु. समीर प्रमोद देशपांडे वय:-50; पत्ता:-प्लॉट नं: ए-14, माळा नं: -, इमारतीचे नाव: सहार को-ऑप.हौ.मो.लि., व्लॉक नं: -, रोड नं: पारशीवाडा, अंधेरी पूर्व, महाराष्ट्र, मुम्बई. पिन बोड:-400099 पॅन नं:-AAUFT0799H

(9) दस्तऐवज करन दिल्याचा दिनांक

26/07/2023

(10)दस्त नोंदणी केल्याचा दितांक

27/07/2023

(11)अनुक्रमोक खंड व पृष्ठ

11611/2023

Registrar

Palghar

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

216200

(13)बाजारभावाप्रमाणे नोंदणी शुन्क

30000

(14)9121

मुख्याभनासाठी विचारात घेतलेला तपशील:-:

म्प्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-ः

रनुसार आवश्यक नाही कारणाचा तपशील द्स्तप्रकारनुसार आवश्यक

orporation or any Cantonment area annexed to it.

वसई क्र.-५ दरत ११. ७ १ ६ ११ 9C

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पावली

Original/Duplicate

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Regn.:39M

Thursday, January 23, 2020

5:44 PM

पावती कं.: 714

दिनांक: 23/01/2020

गावाचे नावः गौखिवरे

दस्तऐवजाना अनुक्रमांकः वसई4-675-2020

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणा-याचे ताव: मे. रथमी अमेया डेव्हलपर्स हाऊसिंग ऍण्ड इस्टेट रियलटर्स प्रायऋहेट लिमिटेड तर्फे संचालक थी. धर्मेश अरविंद गांधी ।

नोंदणी फी

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दस्त हाताकणी फी पृष्ठांची संख्या: 25

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च. 600.00

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Joint S R Vasai-4

बाजार मुल्य: रू.१ /-मोबदला रु.1/-

भरलेले मुद्रांक शुल्क : रा. 500/-

असह. दुय्यम निषंधक वर्ग-२ वसई क. ४

1) देशकाचा प्रकार. eChallan रक्कमः रु.100/-

डी डी/धनादेश/मे ऑर्डर कमांक: MH011168030201920E दिनांक: 23/01/2020

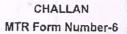
बँके ने नाय व पता

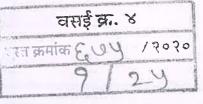
2) देयकाचा प्रकार: By Cash रक्कम: ह 500/-













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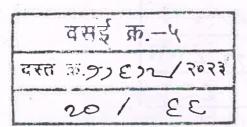
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Page 1/1

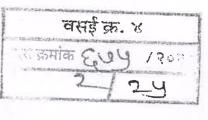


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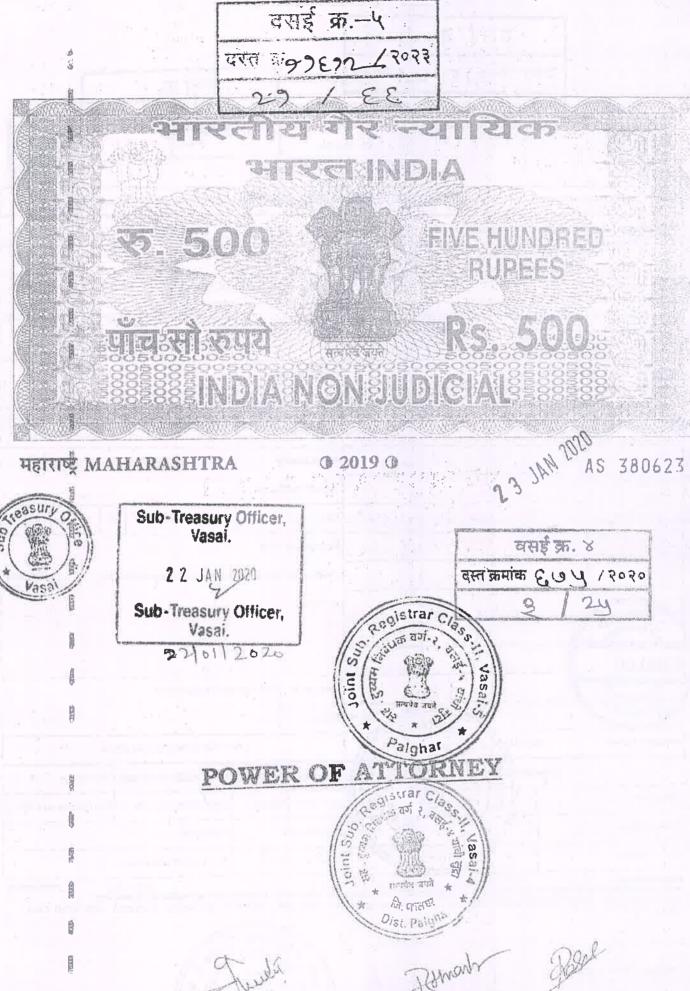
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Office Name	VSI3_VASAI NO 3 JOINT	SUB REGISTE	RAR	Full Name		RASHMI AMEYA D	EVELO	OPERS	нои	SING	ANI
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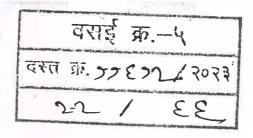
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