

534/11612

पावती

Original/Duplicate

Wednesday, July 26, 2023

नोंदणी क्र.: 39म

7:14 PM

Regn.: 39M

पावती क्र.: 12415 दिनांक: 26/07/2023

गावाचे नाव: गोखिवरे

दस्तऐवजाचा अनुक्रमांक: वसई-5-11612-2023

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

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

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1320.00

पृष्ठांची संख्या: 66

एकूण:

रु. 1420.00

आपणास मूळ दस्त, थंवनेल प्रिंट, सूची-२ अंदाजे

7:34 PM ह्या वेळेस मिळेल.

Joint S R Vasai-5

सह दुय्यम निबंधक वर्ग-२
वसई क्र. ५

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

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

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

वँकेचे नाव व पत्ता:

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

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

वँकेचे नाव व पत्ता:

kB2R

7/26/2023



CHALLAN
MTR Form Number-6



GRN	MH005662066202324E	BARCODE	25/07/2023-10:31:20		Date	25/07/2023-10:31:20	Form ID	48(f)
Department		Inspector General Of Registration						
Type of Payment		Stamp Duty Registration Fee						
Office Name		VSI3_VASAI NO 3 JOINT SUB REGISTRAR						
Location		PALGHAR						
Year		2023-2024 One Time						
Payer Details		TAX ID / TAN (If Any) PAN No.(If Applicable) AAUFT0799H						
Full Name		TECHTON LIFESPACES LLP						
Flat/Block No.		SURVEY NO 275, HISSA NO 1 AND SURVEY NO 277, HISSA NO 2						
Premises/Building		277, HISSA NO 2						
Account Head Details		Amount In Rs.						
0030046401 Stamp Duty		500.00						
0030063301 Registration Fee		100.00						
Road/Street		GOKHIWARE						
Area/Locality		VASAI						
Town/City/District								
PIN		4 0 1 2 0 8						
Remarks (If Any)		PAN2-AAECR8508H-SecondPartyName=RASHMI AMEYA DEVELOPERS HOUSING AND ESTATE REALTORS PVT LTD-						
Amount In		Six Hundred Rupees Only						
Words								
Total		600.00						
Payment Details		IDBI BANK						
Cheque-DD Details		FOR USE IN RECEIVING BANK						
Cheque/DD No.		Bank CIN Ref. No. 69103332023072511786 2819999390						
Name of Bank		Bank Date RBI Date 25/07/2023-10:32:09 Not Verified with RBI						
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.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 2111111111



CHALLAN
MTR Form Number-6



GRN	MH005662066202324E	BARCODE			Date	25/07/2023-10:31:20		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)		AAUFT0799H					
Office Name VSI3_VASAI NO 3 JOINT SUB REGISTRAR					Full Name		TECHTON LIFESPACES LLP					
Location PALGHAR												
Year 2023-2024 One Time					Flat/Block No.		SURVEY NO 275, HISSA NO 1 AND SURVEY NO					
					Premises/Building		277, HISSA NO 2					
Account Head Details				Amount In Rs.								
0030046401 Stamp Duty				500.00		Road/Street		GOKHIWARE				
0030063301 Registration Fee				100.00		Area/Locality		VASAI				
						Town/City/District						
						PIN		4 0 1 2 3 8				
						Remarks (If Any)						
						PAN2=AAECR8508H-SecondPartyName=RASHMI AMEYA						
						DEVELOPERS HOUSING AND ESTATE REALTORS PVT LTD-						
Total				600.00		Amount In		Six Hundred Rupees Only				
						Words						
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK							
Cheque-DD Details					Bank CIN		Ref. No.		69103332023072511786		2819999390	
Cheque/DD No.					Bank Date		RBI Date		25/07/2023-10:32:09		Not Verified with RBI	
Name of Bank					Bank-Branch		IDBI BANK					
Name of Branch					Scroll No. , Date		100 , 26/07/2023					

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सहित चालान केवल दस्तावेज निलंबक कार्यालय/सब-रजिस्ट्रार कार्यालय में दस्तावेजी जागू आहे. नॉन-रजिस्टर्ड डॉक्युमेंटसाठी वैध नाही.
Mobile No. : 2111111111

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-534-11612	0002983753202324	26/07/2023-19:13:58	IGR545	100.00

GRN : MH005662066202324E		Amount : 600.00		Bank : IDBI BANK		Date : 25/07/2023-10:31:20	
2	(IS)-534-11612	0002983753202324	26/07/2023-19:13:58	IGR545			500.00
Total Defacement Amount							600.00

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दस्त क्र. ७७६७२/२०२३
३ / ६६



वसई क्र.-५
दस्त क्र. ११६१४/२०२३
४ / ६६

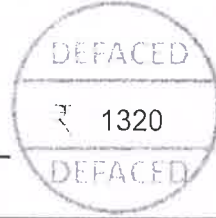


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2507202301078	Receipt Date	26/07/2023
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Received from TECHTON LIFESPACES LLP, Mobile number 1111111111, 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.



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.



वसई क्र.-५
दस्त क्र. ११६१५/२०२३
५ / ६६

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.	



दस्तावेज क्र.-५
दस्तावेज क्र. ११६७८/२०२३
६/६६



POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE 1] **M/S. RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED** (CIN U45400MH2010PTC203490), (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; (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** hereunder written. (hereinafter referred to as **"THE SAID LAND"**);
- b) As per Mutation Entry No.4403, dated 03/03/2016, by a Conveyance 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.

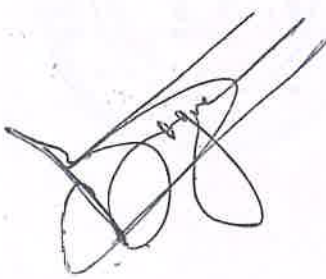
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जसाई क्र.-५
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- d) By the registered Development Agreement dated 10/05/2023 and registered in the office of Sub-Registrar **Vasai -II**, at Serial No. **7539/2023**, registered on **10/05/2023**, and 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 lands alongwith other adjacent land owners and have accordingly prepared and submitted a layout in respect of the said Larger Property to the Vasai Virar City Municipal Corporation (VVCMC). The project of Development of the said Larger Property by the EXECUTANTS is known as **"YASHWANT SMART CITY"**.
- f) Pursuant thereto the EXECUTANTS have obtained Revised 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.**




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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.I, 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.2.

- h) 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 ps., 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.
- 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.
- j) Furtherance, for the betterment of the Development of the said building structure of Wing "O" and Wing 'Q' of Residential with Shopline Building No.8, in Sector No.I, the Purchasers have requested to the EXECUTANTS to grant rights in respect of the said area **admeasuring 206.88sq. mtrs.** out of land bearing Survey No. 275,



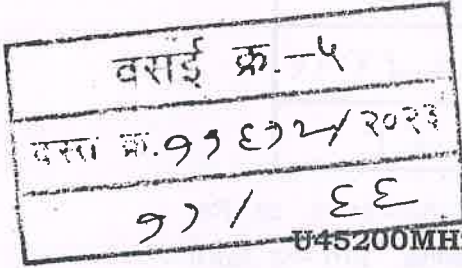
Hissa No.1, area admeasuring 13200.00Sq.Mtrs, Assessed. at Rs. 1320.00 ps., and area admeasuring 3.68sq. mtrs. out of land bearing Survey No. 277, Hissa No.2, area admeasuring 9760.00Sq.Mtrs, Assessed. at Rs. 976.00 ps., collectively lying being and situate at Village **GOKHIWARE**, Taluka : Vasai, District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

- k) The said EXECUTANTS have for the consideration set out therein 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 SAID PROPERTY**") from the said Property unto the **M/S. TECHTON LIFESPACES LLP**, (formerly known as "**Techton LifeSpaces Pvt. Ltd.**") having (CIN U45200MH2019PTC322695), (PAN AAUFT0799H), through its designated Partner **MR. VIKRANT BAGWE**.

- l) By the registered Agreement for Sale dated 26/04/23, and registered in the office of Sub-Registrar Vasai - 5 under Document No. 11611/2023, registered on dated 26/04/23, entered into by and between the EXECUTANTS and **M/S. TECHTON LIFESPACES LLP**, (formerly known as "**Techton LifeSpaces Pvt. Ltd.**") having (CIN 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 Schedule hereunder referred



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



U45200MH2019PTC322695), (PAN AAUFT0799H), through its designated Partner **MR. VIKRANT BAGWE** to be our constituted attorney to do, perform and execute or cause to be done, performed and executed all or any of the acts, deeds, things and matters set out herein.

NOW KNOW ALL MEN THESE PRESENTS WITNESSETH We, 1] **M/S. RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED** (CIN U45400MH2010PTC203490), (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 "Techoon 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, Surveyors.



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3. To make, execute, swear, declare, register and advertise all necessary 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 purpose.



To make necessary applications to Town Planning Authority/Grampanchayat/Municipal Council/CIDCO/VCCMC for obtaining water connection for flats on the said property and to do all

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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

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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.



All costs, charges and expenses of and incidental to any act, deeds, matters 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 shall be borne and paid and provided for by our said Attorneys and/or the purchasers alone and We shall not be responsible for the same or for any acts, deeds, matters and things done or committed or omitted to be done by our said Attorneys.

EL

पसई क्र.-५
दस्त क्र.११६१२/२०२३
११ / ६६.

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.

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[Handwritten signature]



वसई क्र.-५
दस्ता क्र. ७५६७२/२०२३
५६ / ६६

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS TO THIS
POWER OF ATTORNEYS THIS 26th 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)



EXECUTANTS



Accepted by us

M/S. TECHTON LIFESPACES LLP)

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

through its designated Partner)

MR. VIKRANT BAGWE)



वसई क्र.-५
दस्त क्र. ११६१२/२०२३
१० / ६६



27/07/2023

सूची क्र.2

दुस्यम निबंधक : सह दु.नि.वसई 5

दस्त क्रमांक : 11611/2023

नोदणी :

Regn:63m

गावाचे नाव : गोखिवरे

(1)चिन्हेखाचा प्रकार	करगनामा
(2)गोखिवरे	3087480
(3) बाजारभावाचा (भाडेपट्ट्याच्या नावावर पट्ट्याकार आकारणी देतो की पट्टेदार ते तयार करावे)	2822000
(4) भू-मापन, पोटहिसा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पालघर इतर वर्णन : , इतर माहिती: गाव गौजे गोखिवरे, तालुका वसई, जिल्हा पालघर येथील मळ नं. 275, हिस्सा नं. 1, क्षेत्र 13200.00. चौ. मी., आकारणी रु. 132.00 पै., यापैकी क्षेत्र 206.88 चौ. मी., व मळ नं. 277, हिस्सा 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) क्षेत्रफल	1) 210.56 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मे. रम्यी अमेया डेव्हलपर्स हौसिंग ग्रॅण्ड डेव्हलपर्स प्रायव्हेट लिमिटेड तर्फे ऑथोरिज्ड मिग्रेटरी अनिल रामचंद्र गुप्ता तर्फे कु. मु. भावेश मानकर वय:- 32; पत्ता:- प्लॉट नं: ऑफिस पत्ता - डी-2/1 आणि 2, माळा नं: , इमारतीचे नाव: आकांक्षा कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: , रोड नं: आचोळे रोड, नानासोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:- 401209 पॅन नं:- AAECR8508H 2): नाव:- मे. साई रिदम रियल्टर्स प्रायव्हेट लिमिटेड तर्फे ऑथोरिज्ड मिग्रेटरी अनिल रामचंद्र गुप्ता तर्फे कु. मु. भावेश मानकर वय:- 32; पत्ता:- प्लॉट नं: ऑफिस पत्ता - डी-2/1 आणि 2, माळा नं: , इमारतीचे नाव: आकांक्षा कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: , रोड नं: आचोळे रोड, नानासोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:- 401209 पॅन नं:- AANCS5715Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मे. टेक्टाॅन लाईफस्पेस प्रायव्हेट लिमिटेड तर्फे भागीदार विक्रांत बागवे तर्फे कु. मु. ममीर प्रमोद देशपांडे वय:- 50; पत्ता:- प्लॉट नं: ग-14, माळा नं: , इमारतीचे नाव: महार को-ऑप. हौ. सो. लि., ब्लॉक नं: , रोड नं: पायथीवाडा, अंधेरी पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:- 400099 पॅन नं:- AAUFT0799H
(9) दस्तऐवज करून दिल्याचा दिनांक	26/07/2023
(10) दस्त नोंदणी केल्याचा दिनांक	27/07/2023
(11) अनुक्रमांक, खंड व पृष्ठ	11611/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	216200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) अटी	

सह दुस्यम निबंधक वर्ग-२
वसई क्र. ५



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकन करीत असताना कोणतीही करणी दस्तऐवजानुसार आवश्यक नाही कारणाचा तपशील दस्तऐवजानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

वसई क्र.-५

दस्त क्र. ११६१८ / २०२३

१८ / ६६

533 675

पावती

Original/Duplicate

Thursday, January 23, 2020

नोंदणी क्र.: 39म

5:44 PM

Regn.: 39M

पावती क्र.: 714 दिनांक: 23/01/2020

गावाचे नाव: गोखिवरे

दस्तऐवजाचा अनुक्रमांक: वसई-4-675-2020

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मे. रमणी अमेया डेव्हलपर्स हाऊसिंग ऍण्ड इस्टेट रियल्टर्स प्रायव्हेट लिमिटेड तर्फे संचालक
श्री. धर्मेश अरविंद गांधी

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठांची संख्या: 25

एकूण:

रु. 600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

6:04 PM ह्या वेळेस मिळेल.

Joint S R Vasai-4

बाजार मूल्य: रु. 1/-

मोबदला रु. 1/-

भरलेले मुद्रांक शुल्क: रु. 500/-

प्रसह. दुय्यम निबंधक वर्ग-२

वसई क्र. ४

1) देयकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011168030201920E दिनांक: 23/01/2020

बँकेचे नाव व पत्ता

2) देयकाचा प्रकार: By Cash रकम: रु. 500/-



CHALLAN
MTR Form Number-6

वसई क्र. ४
दस्ता क्रमांक ६७५ / २०२०
१ / २५



PAN MH011168030201920E		BARCODE		Date 23/01/2020-16:50:46		Form ID	
Department Inspector General Of Registration				Payer Details			
Registration Fee				TAX ID (If Any)			
Mode of Payment Ordinary Collections IGR				PAN No.(If Applicable)		AAECR8508H	
Office Name VSI3_VASAI NO 3 JOINT SUB REGISTRAR				Full Name		RASHMI AMEYA DEVELOPERS HOUSING AND	
Location PALGHAR						ESTATE REALTORS PRIVATE LIMITED	
Year 2019-2020 One Time				Flat/Block No.			
Account Head Details		Amount In Rs.		Premises/Building			
0030063301 Amount of Tax		100.00		Road/Street		GOKHIVARE	
				Area/Locality		VASAI EAST	
				Town/City/District			
				PIN		4 0 1 2 0 8	
				Remarks (If Any)			
				PAN2=ASZPM8252F~SecondPartyName=BHAVESH HEMANT			
				MANKAR~			
				Amount In One Hundred Rupees Only			
Total		100.00		Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				69103332020012315551		250159846	
DD No.				Bank Date		RBI Date	
				23/01/2020-16:51:20		Not Verified with RBI	
Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 7757805833
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



वसई क्र.-५
दस्तावेज क्र. ११६१२ / २०२३
२१ / ६६



महाराष्ट्र MAHARASHTRA

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23 JAN 2020 AS 380623



Sub-Treasury Officer, Vasai.
22 JAN 2020
Sub-Treasury Officer, Vasai.

22/01/2020

वसई क्र. ४
दस्तावेज क्र. ६७५ / २०२०
३ / २५



POWER OF ATTORNEY



IA

Prakash

Prakash

वसई क्र.-५
दस्त क्र. ११६१२/२०२३
२२ / ६६

23 JAN 2020

सोबत - २/Annexure - II

१. हस्तांक शिक्की नोंदणी क्र. क्रमांक - दिनांक
(Serial No. / Date)

1087

२. वसईचा प्रकार
(Nature of document)

23/01/2020

३. वसई नोंदणीत घेतलेला प्रकार ?
(What is the nature of the document?)

४. देवेंद्रा र. लडहानी
(Name of the person in the document)

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(Name of the person in the document)

Devendra R. Ladhani

Bhavesh H. Mankar

वसई क्र. ४
दस्त क्रमांक ६५५ / २०२०
४ / २५

शौकत चिंचोलकर		अधिकृत मुद्रांक विक्रेता	
परवाना क्रमांक : १२०२०१०			
विक्रीचे ठिकाण : १२, डांगे टॉवर, नालासोपारा (पश्चिम), जिल्हा पालघर-४०१ ३०३.		दिनांक : 23/01/2020	
ठिकाण : नालासोपारा			
Sr.No. 070			
मुद्रांक खरेदी करणाऱ्याचे नांव : श्री/श्रीमती Devendra R. Ladhani			
(अक्षरी रूपे Five hundred only मात्र)			
क्रमांक	किंमत	पग	एकूण किंमत
१			
Joint Sub Registrar Class-II Vasai-5			
Palghar			
शौकत चिंचोलकर			
अधिकृत मुद्रांक विक्रेता			
परवाना क्रमांक : १२०२०१०			

