75/27327
Monday,December 29 ,2025
3:01 PM

पावती

Office Copy
नोंदणी क्र. :39म
Regn.: 39M

पावती क्र.: 30112 दिनांक: 29/12/2025

गावाचे नाव: वेसावे
दस्तऐवजाचा अनुक्रमांक: टनन3-27327-2025
दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: वसुंधरा को ऑप हौसिंग सोसायटी लि तर्फे चेअरमन दिपक गौतम बोले

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 1120.00
पृष्ठांची संख्या: 28	
एकूण:	रु. 1220.00

सह दु.नि. ठाणे 3

सह दुय्यम निबंधक वर्ग २
ठाणे क्र. ३

बाजार मुल्य: रु.0/-
मोबदला रु.:1/-
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1120/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1225288503306 दिनांक: 29/12/2025
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014257921202526U दिनांक: 29/12/2025
बँकेचे नाव व पत्ता:

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Other Receipt

75/27327

Thursday,08 January 2026 3:42 PM

इतर पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 648 दिनांक: 08/01/2026

गावाचे नाव: -वेलापूर

दस्तऐवजाचा अनुक्रमांक: टनन3-27327-2025

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: वसुंधरा को ऑप हौसिंग सोसायटी लि तर्फे चेअरमन दिपक गौतम वोले

वर्णन

दस्त हाताळणी फी	रु. 200.00
एकूण:	रु. 200.00

सह दु.नि. ठाणे 3

1); देयकाचा प्रकार: DHC रक्कम: रु.200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0126079611714 दिनांक: 08/01/2026

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक वर्ग २
ठाणे क्र. ३

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CHALLAN

MTR Form Number-6

GRN : MH014257821202526U	BARCODE	Date 27/12/2025-15:25:21	Form ID 68(f)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty and Registration Fee together	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AAJXXXXXH
Office Name	THN3_THANE NO 3 JOINT SUB REGISTRA	Full Name	VASUNDHARA CHS
Location	THANE		
Year	2025-2026 One Time	Flat/Block No.	PLOT NO 01 SECTOR 04
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	500.00	Road/Street	C B D BELAPUR
0030063301 Registration Fee	100.00	Area/Locality	NAVI MUMBAI
		Town/City/District	
		PIN	4 0 0 7 0 3
		Remarks (If Any)	PAN2=AABCL6926A~SecondPartyName=LAKHANI BUILDERS PRIVATE LIMITED~
Total	600.00	Amount in Words	Six Hundred Rupees Only

THE SEAL OF THE SUB-REGIST... DIST. THANE

दस्त.क्र. 21324 / 33

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No	00040572025122723391 CPAGBXETX3
Cheque/DD No.		Bank Date	RBI Date	27/12/2025-15:24:21 Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA
Name of Branch		Scroll No. , Date		Not Verified with Scroll

Department ID : Mobile No. : XXXXXX0000

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

VASUNDHARA CO.OP. HSG. SOC. LTD. * CBD BELAPUR * Reg. No. NBOM/HSG/...

LAKHANI BUILDERS PRIVATE LIMITED MUMBAI

Page 1/1

Print Date 27-12-2025 03:21:18

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Document Handling Charges

Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN :	1225288503306	**Payment Date :**	28/12/2025

Received from **LAKHANI BUILDERS PVT LTD**, Mobile number **8452085999**, an amount of Rs.**1120/-**, towards Document Handling Charges for the **iSarita 1.9** in the Joint District Registrar office **JDR Thane City** of the District **Thane.**

Payment Details

Bank Name :	SBIN	**Receipt Date :**	28/12/2025
Bank CIN :	10029762026122803209	**REF No. :**	7809495073535

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

VASUNDHARA CO OP. HSG. SOC. LTD. * COD BELAPUR

LAKHANI BUILDERS PRIVATE LIMITED MUMBAI

THE SEAL OF THE SUB-REGISTRAR THANE 3 DIST. THANE

दस्त - 3

दस्त क्र. 21320/2024

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CHALLAN

MTR Form Number-6

GRN	MH014257921202526U	BARCODE		Date	27/12/2025-15:20:21	Form ID	48(f)

Department	Inspector General Of Registration
Type of Payment	Stamp Duty and Registration Fee together
Office Name	THN3_THANE NO 3 JOINT SUB REGISTRA
Location	THANE
Year	2025-2026 One Time

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	500.00
0030063301 Registration Fee	100.00
Total	600.00

DEFACED ₹600.00 DEFACED

Payer Details

TAX ID / TAN (If Any)	
PAN No.(If Applicable)	AAJXXXXXXH
Full Name	VASUNDHARA CHS
Flat/Block No. Premises/Building	PLOT NO 01 SECTOR 04
Road/Street	C B D BELAPUR
Area/Locality Town/City/District	NAVI MUMBAI
PIN	4 0 0 7 0 3
Remarks (If Any)	PAN2=AABCL6926A~SecondPartyName=LAKHANI BUILDERS PRIVATE LIMITED~
Amount In Words	Six Hundred Rupees Only

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	00040572025122723391	CPAGBXETX3
Bank Date	RBI Date	27/12/2025-15:12:02	29/12/2025
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		563 , 29/12/2025	

Department ID :

Mobile No. XXXXXX0000

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 होणाऱ्या दस्तासाठी सदर चलन लागू नाही.

Signature Not Verified

Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES, MUMBAI 1
Date: 2026.01.07 14:46:37 IST
Reason: GRAS Secure Document
Location: India

THE SEAL OF SUB REGISTRAR THANE

दस्त क्र. 20320/2025

3 /33

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-75-27327	0008099776202526	29/12/2025-14:59:15	IGR115	100.00
2	(IS)-75-27327	0008099776202526	29/12/2025-14:59:15	IGR115	500.00
			Total Defacement Amount		600.00

Print Date 07-01-2026 02:46:37

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GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, **VASUNDHARA CO-OPERATIVE HOUSING SOCIETY LIMITED** (PAN NO.AAJAV8066H) a Co-operative Housing Society formed and registered under the provisions of the Maharashtra Co operative Housing Societies Act, 1960, bearing registration No.N.B.O.M./CIDCO/HSG/(T.C.)/10562/D.R./Year 2024 - 2025 dated 10/12/2024 and having its registered office address at Plot No.01, Sector - 04, C.B.D. Belapur, Navi Mumbai 400 614, through its duly authorized Committee Members (i) Mr. Mr. DEEPAK GAUTAM BOLE (being its Chairman/President), (ii) Mr. VINAYAK SURESH CHOUGULE (being its Secretary) and (iii) Mr. AJAYKUMAR DEEPCHAND CHANGRA (being its Treasurer), authorized pursuant to Resolutions passed at the Special General Body Meeting of the Society held on 28-09-2025, authorizing them to sign all documents in the manner indicated in the said resolution, for and on behalf of the Society, hereinafter referred to as the "SOCIETY", **DO HEREBY SEND GREETING**

दस्त क्र. 2033 / 2026

WHEREAS, We, the **VASUNDHARA CO-OPERATIVE HOUSING SOCIETY LIMITED**, a Co-operative Housing Society duly formed and registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, bearing Registration No.N.B.O.M./CIDCO/HSG/(T.C.)/10562/D.R./Year 2024 - 2025 dated 10/12/2024 are the lawful lessee of the CIDCO in respect of all that piece or parcel of land or ground situated at Village Belapur, Tehsil and District Thane, bearing Plot No.01 and admeasuring about 6164.909 Sq. Mtrs. or thereabouts in Secto-04, C.B.D. Belapur, Navi Mumbai - 400614 **'the said Land"** and lawful owners of 15 Existing Buildings standing thereon known as "B-10" type building Nos.1 to 15 each consisting of ground plus four upper floors comprising of 300 Apartments, such buildings being designated as "Condominium "B-10" type Building Nos.1 to 15, **'the said Building"** more particularly described in the **SCHEDULE** hereunder written and hereinafter collectively referred to as **'the said Property"**.

LAKHANI BUILDERS PRIVATE LIMITED MUMBAI

SRA CO-OP. HSG. SOC. LTD. VASUNDHARA CBD BELAPUR

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AND WHEREAS, the said building having been constructed about 30 years back and have become very old considering the age of the building and its conditions the society is desirous of redeveloping the said property under the provisions of the Unified Development Control and Promotions Regulations for State of Maharashtra, 2020 ("**UDCPR 2020**") and or any other applicable schemes.

AND WHEREAS by a Development Agreement dated 29/12/2025 Registered with Office of Sub-Register of Assurance at Thane bearing Registration no. TNN-3/27326/2025 dated 29/12/2025 the Society granted development rights to **LAKHANI BUILDERS PRIVATE LIMITED** in respect of the said land being said piece or parcel of land or ground situated at Village Belapur, Tehsil and District Thane, bearing Plot No.01 and admeasuring about 6164.909 Sq. Mtrs. or thereabouts in Secto-04, C.B.D. Belapur, Navi Mumbai - 400614 (hereinafter referred to as "**the said Land**") together with the 15 Existing Buildings standing thereon known as "B-10" type building Nos.1 to 15 each consisting of ground plus four upper floors comprising of 300 Apartments, such buildings being designated as "Condominium "B-10" type Building Nos.1 to 15, '**the said Building**" more particularly described in the **SCHEDULE** hereunder written and hereinafter collectively referred to as '**the said Property**" by demolishing the Existing Buildings standing on the said Land for the construction of the New Building/s by exploiting the full development potential of the said Property including *inter-alia* consumption and utilization of the entire FSI available on the Land and utilization of fungible/compensatory FSI and/or TDR by undertaking the development under the provisions of existing Unified Development Control and Promotions Regulations for State of Maharashtra, 2020 ("**UDCPR 2020**") and other applicable schemes and as may be permissible by the statutory authorities concerned in the manner stated and referred to in the aforesaid Development Agreement.

THE SEAL OF THE SUB-REGISTRAR OF ASSURANCE DIST. THANE

दस्त नं. ३
दि. 29/12/2025

* AND WHEREAS as per the terms of the aforesaid Development Agreement, the society is required to execute a General Power of Attorney, for the effective implementation of the terms and conditions of the development agreement.

VASUNDHARA CO-OP HSG. SOC. LTD. BELAPUR

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AND WHEREAS the developers M/s Lakhani Builder Pvt. Ltd by a resolution passed in board of directors meeting dated 28-12-2025 authorized its two Directors namely **MR. SUNNY VIJAY LAKHANI and/or MR. NARENDER VIJAY LAKHANI** jointly and/or severally, the Directors of **M/s. LAKHANI BUILDERS PVT. LTD.** to accept and get appointed as Attorney/s of said Society and sign, execute the general power of attorney with the Society.

AND WHEREAS the draft of this Power of Attorney has also been approved by the Society in the Special General Body meeting dated 28-09-2025.

AND WHEREAS the society in its Special General Body Meeting held on 28-09-2025 has authorized the office bearers minimum any two i.e. the Chairman, Secretary, Treasurer to execute an Irrevocable General power of attorney so as to enable the Developer to undertake and complete the work of redevelopment of the said land and property of the society smoothly without loss of time in securing and complying various requirements of the Navi Mumbai Municipal Corporation (NMMC) and CIDCO and the concerned authorities of state, central and or the local self-government.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT WE, VASUNDHARA CO-OPERATIVE HOUSING SOCIETY LIMITED through its duly authorized Managing Committee members, (i) Mr. DEEPAK GAUTAM BOLE (being its Chairman), (ii) Mr. VINAYAK SURESH CHOUGULE (being its Secretary) and (iii) Mr. AJAYKUMAR DEEPCHAND CHANGRA (being its Treasurer), do hereby nominate, constitute and appoint **MR. SUNNY VIJAY LAKHANI and/or MR. NARENDER VIJAY LAKHANI** jointly and/or severally, the Directors of **M/s. LAKHANI BUILDERS PVT. LTD.** as the true and lawful Attorney/s for and on behalf of the Society and to do or cause to be done all acts, deeds, matters and thing in respect of the said property for development, that is to say:

1. To represent the society and/or correspond with the Navi Mumbai Municipal Corporation (NMMC) and/or CIDCO including all the departments or officers or any other officer or authority in connection with or relating to or touching to the redevelopment of the said property described in the Schedule written hereunder and hereinafter referred to as the said Property construction of buildings thereon and in particularly to do the following acts, deeds, matters and thing namely:

(a) to apply for and obtain sanction of Building plans or the revalidation and/or revision of the plans sanctioned or to be sanctioned, with alterations and additions, as the Attorneys may desire.

(b) To apply for and obtain approvals and/or commencement certificate and/or occupation certificate and/or completion certificate and/or all other relevant certificates for commencing and completing the construction of the said Property in all aspects.

(c) To deal with and correspond with the Assessment Department of the NMMC/CIDCO in connection with the assessment of the said property and fixation of ratable value.

(d) To appear and represent us before all concerned Authorities and parties as may be necessary for effective development of the said property, and

(e) Generally to do all other acts and matters in connection with or relating to or touching the development construction, completion and occupation of the Building/s on the said property.

(f) To amend and modify plans as per requirements of the NMMC/CIDCO or any other authority from time to time.

(g) To apply for and obtain all necessary required certificates, permissions, approvals, sanctions, NOCs, etc. from the NMMC/CIDCO and all other competent and appropriate authorities in respect of the buildings to be constructed and

OF THE SUB REGISTRAR THANE 7 DIST. THANE

दस्त नं. 20320/2026

LAKHANI BUILDERS PRIVATE LIMITED MUMBAI

VASUNDHARA CO-OP. HSG. SOC. LTD. CBD BELAPUR

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completed on the said property described in the schedule written hereunder.

(h) To apply for and obtain NOCs as may be required from the Tree Authority, Highway Authority, Aviation Authority, Metro Rail Transport Authority, Navi Mumbai Municipal Corporation Authorities, CIDCO Authorities and all other competent and appropriate authorities for the purpose of developing the said land and construction of buildings thereon.

(i) To apply for and obtain approvals, sanctions, Commencement Certificate, Occupation Certificate and/or Completion Certificate in respect of the buildings to be constructed and completed on the aforesaid property described in the schedule written hereunder.

2. To deal with the assessment department of NMMC/CIDCO and deal with all matters including the ratable value of the same in connection with the assessment of the said property.

3. To take all steps on behalf of the Society to develop the said property as deem fit and proper by the Attorneys;

4. To supervise the development work in respect of the said property and to carry out and/or get carried out through Contractors, Sub-Contractors and/or do the same by and/or in such manner as may be determined by the said Attorneys construction of the building/s on the said property.

5. To pay all outgoing in respect of the said property in the name of the society or as may be required and obtain discharges in respect of the same.

6. To carry on correspondence with the NMMC/CIDCO, Government of Maharashtra, Collector of Thane, Town Planning Authority or any other Authority, Government and/or Semi Government and any other department etc. for the development of the said Property.

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NAVI BUILDERS PRIVATE LTD. MUMBAI

VASUNDHARA CO-OP. HSG. SOC. LTD.

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7. To sign all the applications, undertaking as may from time to time be required by NMMC/CIDCO or any other Authority, Government and/or Semi Government and any other department etc. as may be necessary or required from time to time at their own costs.

8. To represent and appear before the concerned/appropriate revenue authorities including Tahsildar, Collector, City Survey Officer, NMMC/CIDCO, Talathi and any other concerned authorities and to purchase the TDR /FSI and Fungible FSI, Concessional FSI and Premium FSI in the name of society, but, at the Developers costs in respect of the said property as a receivable plot of land and to utilize the same on the said property exclusively and for the said purpose to sign and execute all such deeds, documents, affidavits, declaration, indemnities. Bonds, application, notices, forms, letters, paper etc. as may be required from time to time.

9. To pay the security fees and necessary deposits or any other amount at the Developers own cost and expenses that may be required to be deposited or paid to NMMC/CIDCO or any other concerned authorities and also to apply for the refund thereof and receive the same and pass the receipt for the same as and when occasion arises.

10. To pay all outgoings at the Developers own costs and expenses in respect of the said property and obtain discharges in respect of the same, during the course of construction of the new buildings.

11. To employ and/or engage Architect, RCC specialists, Engineers, Contractor, Plumber, Clerks or servants or any other professional to do any of the acts, deeds and thing herein contained and/or discharge any [illegible] RCC specialists, Engineers, Contractor, Plumber, Clerks or servants and pay their fees/ remuneration at the Developers own costs and expenses.

12. To pay the deposit to Hydraulic department, MSEB, MSEDC Ltd., Mahanagar Gas Ltd. authorities and to engage licensed plumber/s, electrical contractors, Civil Contractor and any other agencies that may be required for the development of the said property.

दस्त क्र. 2032/2021

13. To appear and present before the Collector, City Survey authorities, CFO, DILR, Collector of Land Revenue and assessor of Municipal Rates and taxes, town planning authorities, collector of encroachment, CIDCO authorities as may be necessary under any local Act, Rule or Regulation or Government officer or other authorities whomsoever in respect thereof.

14. To correspond and make applications to and to deal with the Aviation Authorities and/or Highway Authorities in connection with any of the acts, deeds, matters or things relating to the said property and/or the buildings to be constructed thereon.

15. To represent and appear before the appropriate revenue authorities including Tahsildar, Collector, City Survey Office, NMMC/CIDCO, Talathi and other authorities for the purpose of the development of the said property and for the aforesaid purposes and to obtain the TDR / FSI and to utilize the same on the said property and for the said purpose to sign and execute all such deeds, documents, affidavits, declarations, indemnities, bonds, applications, notices, forms, letters, papers etc., as may be required from time to time.

16. To load and utilize entire available and applicable FSI of any nature whatsoever upon the said Property in the name of Society.

17. To make application for [illegible] connection electric supply and other incidental requirements which may be required for the said purpose of the said property as set out herein.

दस्त क्र. 2032/2021
90/33

18. To proceed with the development of the said property including demolition of existing buildings and construction of new buildings on said property and to comply with all terms and conditions of building plans, sanctions, approvals, commencement certificate etc, and for that purpose if required to hand over and/or surrender and/or transfer a portion of the said property falling under any set back or under any reservation to the NMMC/CIDCO or to any other authorities concerned and to apply and to obtain the requisite permission in lieu thereof, the compensation and/or F.S.I. on the remaining portion of the property by constructing building/buildings thereon.

LAKHANI BUILDERS PRIVATE LIMITED MUMBAI

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19. To appear and represent the society before the City Survey Officers and before NMMC/CIDCO and other appropriate revenue Authorities and make application for updating the name of Society on records in respect of the said property and also for survey of said Property and for that purpose to sign all application, documents, deeds, affidavits, authority letters and declaration, papers and writings as may be necessary and to pay the necessary fees, charges for the same.

20. To apply for refund of the deposit to be made with the authorities of NMMC and/or CIDCO and / or Hydraulic Department and / or MSEB and/or MSEDC Ltd., Mahanagar Gas Ltd., authorities and / or other concerned authorities and to receive the said refund and pass the receipt for the same. To apply for reconnection/reinstallation /restoration of electricity and Gas connection for the existing member/s of the society as per terms mentioned in said Development Agreement.

21. To sign and file undertakings as may be necessary to NMMC and/or CIDCO and / or to such other appropriate authorities and to do such further acts, deeds and things as may be necessary or required for the purpose of effectively carrying out the purposes and intents of this Power of Attorney and the Development Agreement in the respect of the said property.

THE SEAL OF THE SUB-REGISTRAR THANE

दस्त क्र. 3103/2024

22. To enter upon the said property and to demolish the said existing building/s and to remove the debris thereof without any liability of accountability to the society and to start construction of the new building/s in its place, in pursuance of the Development Agreement, but subject to the approval of NMMC/CIDCO.

23. To correspond and make applications to and to deal with the Aviation Authorities in connection with any of the acts, deeds, matters or things relating to the said property and/or the buildings to be constructed thereon.

24. To correspond and make applications to and to deal with the Highway Authorities and/or Road Authorities in connection with any of the acts, deeds, matters or things relating to the said property and/or the buildings to be constructed thereon.

LAKHANI BUILDERS PVT. LTD. MUMBAI

VASUNDHARA CO-OP. HSG. SOCIETY LTD. CBD BELAPUR

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25. To construct and erect new building/s and to develop the said property in accordance with the plan and specifications to be approved and sanctioned by the NMMC/CIDCO or any other public body or local authority in respect thereof including to construct temporary accommodations on the said property if necessary.

26. To commence, carry out, complete and / or cause to be commenced and completed the construction work at the Developers own costs on the said property in accordance with the sanctioned plans and specifications and so far as construction work is concerned to observe and perform all applicable rules and regulations which are made by NMMC and/or CIDCO or town planning authorities and / or police authorities including any other competent authorities for the time being in force.

ठाणे - ३
दस्त क्र.2103210/2025
92/133

27. To represent the society in the proceedings of setback or road widening and receive compensation on behalf of us in any form of TDR / DRC / FSI and / or final plot of land to that extent only to be allotted to the society in such scheme of Town Planning.

28. To handover the proposed D.P. Road, or set back land or any part thereof, if any, to the local bodies or authorities and to surrender the same, transfer the same in records of NMMC/CIDCO. To have the benefit of the same in lieu thereof by way of monetary compensation and/or Floor Space Index as may be available.

29. To enter into agreement for sale for the developers' entitlement in flats/units/premises/parking areas to be constructed as agreed and mentioned in said Development Agreement dated 29/12/2025 save and except the agreed areas to be provided to the existing members of the society first as per the terms and conditions of the Development Agreement to any person or persons whom our said Attorney/s agree to sell on ownership basis on principal to principal transaction the terms and conditions as our Attorney/s deem fit and proper and to enter into necessary agreement, model agreement under the provisions of Real Estate (Regulation and Redevelopment) Act, 2016 ("**RERA**") and/or other applicable laws and to sign and execute the same and to lodge the

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same for registration with the Registering authorities and to admit the execution of the said documents.

30. To represent us before the Real Estate (Regulation and Redevelopment) Act, 2016 ("**RERA**") Authorities and sign, execute the necessary forms, applications, undertakings as required under the Real Estate (Regulation and Redevelopment) Act, 2016 ("**RERA**") for registration of said Project upon said Property and for other necessary purposes.

31. To ask, demand, sue for, enforce payment of and recover and receive from any person or persons rents and/or compensation and/or mesne profits in respect of the said property which now or which at any time or from time to time hereafter become due and payable to the Society.

32. To create lien, mortgage, finance or create any right, title or interest of any nature whatsoever in respect of flats/commercial units comprised of developer's entitlement under the Development Agreement dated 29/12/2025 and the development rights in favour of any person, bank, financial institution or organization.

33. To sign, verify, declare, affirm plaints, petitions, written statements, replies, affidavits, declarations, complaints, representations, consent Terms for courts only in connection with or relating to the said property or any part thereof.

34. To obtain at their costs, charges and expenses the transfer of Development right as per D.C. Rules, from any person/s and use and load the same on the building and/or buildings to be constructed on said property and after the completion of redevelopment project of the society's property to offload unused TDRas per Development Agreement from the society's property and sell it to third party and/or transfer it to the Developer's other property or properties or project and for the said purpose to sign all types of Agreements and writings as the said Attorneys may deem fit and proper to give effect to and to the extent and in the manner set out in the Development Agreement.

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35. To receive and accept for the sale of Developer's entitlement of flats/units/premises/parking; as stated above and in accordance with Development Agreement, the earnest money or the purchase price or part thereof or in full as our said Attorney/s may deem fit and proper in their name and after receiving and collecting such sale proceeds either in full or part and to give valid and proper receipt and / or acknowledgement to the purchasers as the case may be and to give complete discharge in that behalf at the risk of our said Attorney/s without any liability of furnishing any accounts to the society. It is clarified that Society shall not be liable and/or responsible for any transaction between Developer and said Purchasers.

36. To put up and display hoardings on the said property, more particularly described in the schedule hereunder written either announcing the proposed redevelopment scheme or any other scheme in respect of the said property, more particularly described in the schedule hereunder written or for purpose of advertisement of any product or service and to receive the consideration.

37. To obtain the transfer of development rights, to utilize the same on the said property as permitted in law and / or any part thereof and for the said purpose to sign all types of agreements and writings as our said Attorney/s may deem fit and proper.

38. To appear and represent the society before all concerned authorities and parties as may be necessary, required or advisable for or in connection with any kind of reservation if any of the said property and to make such agreements and arrive at such arrangements as may be conclusive to get the TDR / FSI in lieu of such reservation (if any) and / or for development or re-development of the said property.

39. In accordance with the Development Agreement, Attorneys shall be entitled to :-

(a) To sign, execute, register or to otherwise perfect or cause to be signed, executed, registered and perfected any agreement, writing or writings, other assurances, deed of rectifications or deed of confirmation in respect of the aforesaid purpose which may in the

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opinion of our said Attorney/s be expedient or necessary for any of the purpose as mentioned herein.

(b) To appear before the sub-registrar of assurances in Thane and represent and lodge documents or writings, instruments etc., executed for and on behalf of the society for registration and admit execution thereof and to take delivery of the documents on writing from such registering authority.

(c) To get execute the forms and applications from the said flat purchasers and for that purpose to sign and execute all applications, forms, affidavits, declaration, indemnity bonds and all such required writings / documents by the society as the case may be as per law from time to time.

40. To commence, prosecute, institute, defend, oppose, negotiate for settlement and settle and appear and represent the society in all actions and legal proceedings for any of the purposes mentioned herein and also to represent the society in appeal and revision proceeding whether civil, original or appellate and in all applications or petitions in any court of law and as also in proceedings before Municipal authorities, CIDCO authorities, Police, Revenue, Stamp, Public Works, Postal and / or Registration authorities and also before all the Magistrates, Judicial and Revenue offices or other officer or officers and to issue and to accept service of Writs, process or summons and to do all acts and things as may be necessary to protect the society's interest and also if thought fit to refer to arbitration, execute, abandon and submit to judgment and decree or become non-suited in any action or proceedings and without prejudice to the generally of the foregoing, to appear in all Court proceedings and attend all meetings before the officer or Court or other Government or Semi Government authorities and to appoint Advocates / Attorney or Solicitors for and on behalf for the above purpose.

41. To make necessary application for procuring permits and quotas for cements, steel and other building materials and for the said purpose to sign and execute such applications, affidavits, undertaking, indemnity bonds and such other documents etc. as may be required to

represent the Society before the concerned authorities and to receive the same and make payment for such permits, quotas etc.

42. To remove all the materials from the structures to be demolished in terms of the development agreement dated 29/12/2025 and to sell such building materials and salvaged articles and things at the best price available and appropriate the sale proceeds thereof.

43. And also for the better and more effectually doing effecting and performing the several matters and things aforesaid to appoint from time to time or generally such person or persons as the Attorney may think fit as his/their substitute or substitutes to do execute and perform all or any such matters and things as aforesaid and any such substitute or substitutes at pleasure to remove and to appoint another or others in his or their place and we hereby agree at all times to ratify and confirm whatsoever the Attorney/s or any such substitute or substitutes shall lawfully do or cause to be done in or about the premises.

44. And Generally to do all other acts, deeds, matters and things whatsoever in or about our estate, the said property and affairs herein either particularly or generally described as amply and effectually to all intents and purpose as society could do of its own. And We hereby for ourselves, our executors and administrators agree to ratify and confirm all and whatsoever our said Attorney/s or any substitutes or substitute acting under them shall lawfully do or cause to be done in virtue of these presents.

45. And We hereby declare that whatever our said Attorney/s shall do or cause to be done in pursuance of this Power of Attorney shall be at their own risk and cost and the donee or donees of the power of attorney hereof shall indemnify or cause to be indemnified, the society including we the deponents herein for any act of commission and / or omission against all actions, claims and demands arising by reason of or by virtue of this power of attorney and in the event the society has to suffer any losses, incur any expenses sustain and / or any prejudices.

46. This Power of Attorney shall be concomitant with the development agreement dated 29/12/2025 is irrevocable and the same

shall not be revoked by notice or otherwise as long as the subsistence and validity of development agreement.

47. We hereby agree, ratify and confirm all the above mentioned legal acts, deeds, matters and things done by our said Attorney/s or any of the said substitute or substitutes acting on our behalf or any of them all the things, matters, deeds, acts, as if done by the society in our personal capacity.

48. This Power of Attorney shall be binding upon ourselves and our successors, permitted office bearers, administrators and executors and that they shall not be entitled to change any acts, deeds, matters and things done by our said Attorney/s and / or substitute/s pursuant to this power of attorney in respect of development of the said property.

49. IN GENERAL to do all other acts, deeds, matters and things, whatsoever in or about our said Property as aforesaid either particularly or generally described as amply and effectually to all intents and purposes which we could do in our own proper person.

50. All cost, charges and expenses of and incidental to all acts, deeds, matters or things done or caused to be done by our said Attorneys in or about the exercise of our said power herein contained shall be borne and paid by our said Attorneys and the said Developers only and they shall be responsible for the same and they shall indemnify and keep indemnified the Society for the same.

51. AND we declare that :-

a. This Power of Attorney shall be irrevocable till such time the developers have developed the said property and have obtained the occupation certificate and/or building completion certificate for entire Project. However, it shall continue further till obtaining of refunds from all the statutory authorities and for completing other formalities as required by statutory authorities.

b. This Power of Attorney shall be valid and effective in respect of development of the said property and every part thereof and the

same shall be binding upon ourselves and upon our successors and assigns.

c. All acts to be done in pursuance of this Power of Attorney shall be done in a lawful and proper manner.

IN WITNESS WHEREOF the common seal of "VASUNDHRA CO-OPERATIVE HOUSING SOCIETY LIMITED", is affixed hereunto pursuant to Resolution dated 28-09-2025 passed in that regard through its duly authorized Managing Committee members(i) Mr. DEEPAK GAUTAM BOLE (being its Chairman), (ii) Mr. VINAYAK SURESH CHOUGULE (being its Secretary) and (iii) Mr. AJAYKUMAR DEEPCHAND CHANGRA (being its Treasurer), duly appointed authorized by Society in the special General Body Meeting held on 28-09-2025 who in witness thereof hereto set and subscribed their respective hands and seals the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO AS:

(Description of the said Property)

All that piece or parcel of land or ground situated at Village Belapur, Tehsil and District Thane, bearing Plot No.01 and admeasuring about 6164.909 Sq. Mtrs. or thereabouts in Secto-04, C.B.D. Belapur, Navi Mumbai – 400614 together with the 15 Existing Buildings standing thereon known as "B-10" type building Nos.1 to 15 each consisting of ground plus four upper floors comprising of 300 Apartments, such buildings being designated as "Condominium "B-10" type Building Nos.1 to 15 and bounded as follows:

On the North by : 15 meter Road

On the South by : 8 meter Road

On the East by : School Plot

On the West by : 15 meter Road

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दस्त क्र. 20320/2025
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SIGNED, SEALED AND DELIVERED by the)
with named 'Society')

VASUNDHARA CO.OP. HSG. SOC. LTD. BELAPUR

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VASUNDHARA CO-OPERATIVE HOUSING)

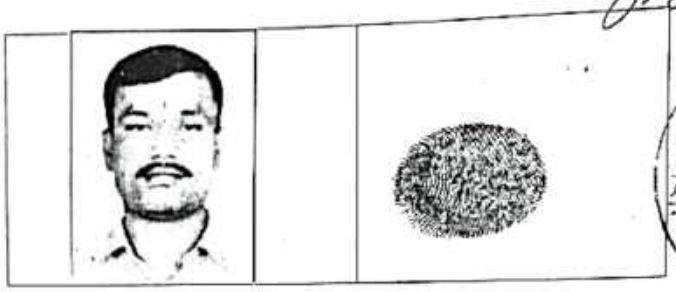
SOCIETY LIMITED.)

The seal of the owner society put pursuant)

to the resolution dated 28-09-2025)

through :)

(1) Mr DEEPAK GAUTAM BOLE (Chairman), D.G.Bole



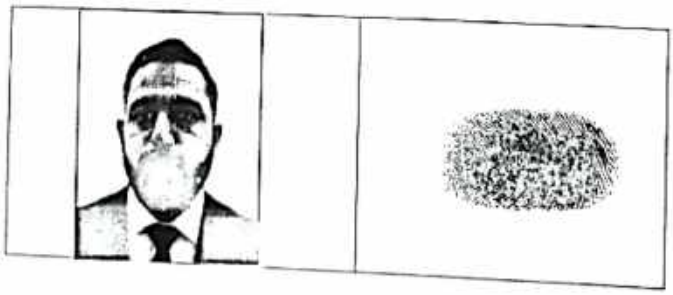
(2) Mr. VINAYAK SURESH CHOUGULE (Secretary),



दस्त - ३
दस्त क्र. २७३२०/२०२५
9e/33

(3) Mr. AJAYKUMAR DEEPCHAND CHANG (Treasurer)

)



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In Presence of.....

1. kaivalya Madankar kaivalya.

2. kashinath s. Dyavaf

We Accepts

(1) MR. SUNNY VIJAY LAKHANI



(2) MR. NARENDER VIJAY LAKHANI



(M/s. LAKHANI BUILDERS PRIVATE LIMITED)

ATTORNEY's

THE SEAL OF THE SUB-REGISTRAR ... DIST. THANE

ठाणे - ३

दस्त क्र. 20320/2024

20 / 33

Lakhani's
Transcending Times
ISO 9001 : 2015

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF M/S. LAKHANI BUILDERS PRIVATE LIMITED HELD ON 28TH DECEMBER, 2025 AT 11.00 AM AT SATRA PLAZA, 18TH FLOOR, PLOT NO 20, SECTOR -19D, VASHI, NAVI MUMBAI-400705.

RESOLVED THAT with the consent of Board of Directors of the Company be and is hereby authorized, the Director of the Company **Mr. Sunny Lakhani and Mr Narender V Lakhani to execute, sign and register the Power of Attorney with Registrar** and/or Sub-Registrar, Vashi **for Land and/or Building known as "Vasundhara"** situated at Plot No.01, Sector 04, CBD,Belapur Navi Mumbai, - 400614 admeasuring 6164.909 Sq. Mtrs. at CBD Belapur, in the name of **M/s. Lakhani Builders Pvt Ltd.**

RESOLVED FURTHER that said Director of the Company **Mr. Sunny Lakhani** and **Mr Narender V Lakhani** is also authorized to remain present before the appropriate Registrar and/or Sub-Registrar of Assurances or any other appropriate registering authority or any other statutory government authority on behalf of Company and admit execution of any said Power Of Attorney and/or any kind of documents or any of above-mentioned documents and do the necessary acts as he deem fit and proper and to act, appear and represent for and on behalf of the Company in respect of above.

RESOLVED FURTHER THAT the authority conferred by this resolution on the Director of the Company shall be deemed to be a continuing one and shall be valid and binding on the Company until specifically revoked by another Resolution of the Company's Board of Directors."

Date this 28th December, 2025.

Certified True Copy

FOR M/S. LAKHANI BUILDERS PVT LTD

DIRECTORS DIRECTORS

THE SEAL OF THE SUB REGISTRAR वि. ठाणे DIST. THANE

दस्त क्र. 21321 /2025

29 / 33

Lakhani Builders Pvt. Ltd.
Corporate Office : Satra Plaza, 18th Floor, Plot No. 20, Sector 19-D, Vashi, Navi Mumbai - 400 705.
Tel.: (022) 2783 3000 • Fax : 2783 1919 • Email : info@lakhanibuilders.in • Website : www.lakhanibuilders.in

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAJAV8066H

Name
VASUNDHARA CO - OPERATIVE HOUSING SOCIETY LIMITED

जन्म / गठन की तारीख
Date of Incorporation/Formation
10/12/2004

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दस्त क्र. 2103210 /2014
22/33

THE SEAL OF THE SUB-REGISTRAR THANE
दि. ठाणे
DIST. THANE

DEPARTMENT
GOVT. OF INDIA
G BOLE
SAMPAT BOLE
85
807E

दिलखुश गौतम बोले
Dilkhush Gautam Bole
जन्म तारीख/DOB: 03/12/1985
पुरुष/ MALE
Mobile No. 9821644100
8241 3815 9067
VID : 9163 4103 8243 3660
माझे आधार, माझी ओळख

कर विभाग
TAX DEPARTMENT
AK SURESH CHOUGULE
SH YALLAPPA CHOUGULE
5/1989
PC41780

भारत सरकार
GOVT. OF INDIA

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority

पत्ता:
B 10/3 3-3, सेक्टर 4 सीबीडी बेलापुर, नवी मुंबई, ठाणे, महाराष्ट्र - 400614

Address:
B 10/3, 3-3, SECTOR 4,CBD BELAPUR, Navi Mumbai, Thane, Maharashtra - 400614

8241 3815 9067
VID : 9112 5868 2340 3157

भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

Vinayak Suresh Chougule
DOB: 20/05/1989
Male

Address: VINAYAK SURESH CHOUGULE, B10/B/ FLAT NO 2-2, SECTOR 4 OPPOSITE YMCA, C B D BELAPUR, Navi Mumbai, Thane, Maharashtra, 400614

3004 9161 4465

मेरा आधार, मेरी पहचान

1947 help@uidai.gov.in www.u

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GOVT. OF INDIA

AHEPC5316J

AJAYKUMAR D

34428

भारत सरकार
Government of India

Ajaykumar Deepchand Changra

9982 2247 8672

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of I...

Address
4, Near
BELAPUR Navi
Maharashtra

9982 2247 8672

1947 help@uidai.gov.in www.uida

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

LAKHANI BUILDERS
PRIVATE LIMITED
10/12/2009
Permanent Account Number
AABCL6926A

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NARENDER V LAKHANI
VIJAYKUMAR SATRAMDAS LAKHANI
31/05/1988
Permanent Account Number
ACZPL7624G
Signature

THE SEAL OF THE SUB-REGISTRAR
DIST. THANE

Government of India
नरेंद्र विजय लखानी
Narender Vijay Lakhani
जन्म तिथि / DOB: 31/05/1988
पुरुष / Male

2644 0106 2169

मेरा आधार, मेरी पहचान

आधार
Unique Identification Authority of India

पता: गोकुळ, प्लॉट न 117, ए-लेन, सागर विहार जवळ, सेक्टर-8, नवी मुंबई, ठाणे, महाराष्ट्र, 400703
Address: Gokul, Plot No 117, A Lane, Near Sagar Vihar, Sector 8, Navi Mumbai, Vashi, Thane, Maharashtra, 400703

2644 0106 2169

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	नवीन नाव व पत्ता / NEW NAME AND ADDRESS	जुने नाव व नोंदणी क्रमांक / OLD NAME WITH REGISTRATION No.	नवीन नाव व पत्ता / NEW NAME AND ADDRESS
Kamathe	**Harshada Madhav Potekar** Prabhu Hira Chs, Plat No-01,, Plot No-984, Sector-22, Turbhe	**Firatu Ramvachchan Prajapati** (M-24412089)	**Firatu Ramhachan Prajapati** Sopanath Nivas, Manisha Nagar Gate No.02, Near Hanuman Mandir, Kalwa West, Thane 400605
	Soumi Sandip Bag Shri Krishna Sadan B-Wing Room No 308 Mumbra Devi Colony Diva East Thane 400612	**Sahil Ravi Bade** (M-24412090)	**Sahil Ravindra Bade** Room No 533 Namdev Nagar Thane Balapur Road Opp Ture Chawl Digha Navi Mumbai Airolithane 400708
Gautam Bole	**Deepak Gautam Bole** B-10/3, 3-3, Sec-4, Cbd Belapur, Navi Mumbai-400614	**Subhavati Sabhajit Gupta** (M-24412091)	**Subhawati Sabhajeet Gupta** Disoza Chawl,Ram Nagar,Road No 28,T M C Garden Near ,W E Thane West 400604
hiv Londe	**Savita Gangaram Kasbe** Building No 04 Near Sahyog Shoping Center Shailesh Nagar Mumbra Thane 400612	**Sushila Sharma** (M-24412092)	**Sushila Om Prakash Sharma** Krishna A-1301, Neelkanth Palm, Ghodbunder Road, Nr Tatvagyan Vidyapeeth, Kapurbavdi, Thane-400610
Mustafa wala	**Mariya Imran Sayyed** Shree Swami Chawl Old Mumbai Pune Road Near Maula Ali Masjid Gaondevi Mumbra	राजाराम भानुदास देशमुख (M-२४४१२०९३)	राजाराम भानुदास मानेदेशमुख मु. येळीव, पो. पुरंदावडे, ता. माळशिरस, जि. सोलापूर - ४१३१११
n Ahmed Khan	**Shireen Asif Shaikh** Taki Pada,Ashramuddin Bag,Thane	राणी आप्पा वाईंजे (M-२४४१२०९४)	वैशाली हरिश्चंद्र कांबळे मु. पो. न्हावी, ता. इंदापूर, जि. पुणे - ४१३१३२
bangi Dhondiba file	**Shubhangi Suresh Zore** Room No. B/01, Shree Krishna Vihar, Near Shanivar Park, Surynagar, Vitava, Kalwa, Thane	**Sachin Bhaskarrao Jadhavar** (M-24412095)	**Sachin Bhaskar Jadhavar** F.No.1901, New Bhakti Park,Plot No. It-6, Airoli Knowledge Park, Paini, Airoli, Navi Mumbai, Thane
al Bhalchandra ndel	**Sejal Mandar Tare** Wing 31 206 Casa Celeste A Wing Lodha Amara Kolshet Road Po Sandozbaugh Thane 400607	सत्यवान सदा शेंडगे (M-२४४१२०९६)	चंद्रकांत सदाशिव शेंडगे मु. पो. रेडे, ता. माळशिरस, जि. सोलापूर - ४१३१०७

THE SEAL OF THE SUB-REGISTRAR सह दुय्यम निबंधक, ठाणे DIST. THANE

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दस्त क्र. 2083२५/२०२५
५/ ८३

RNI No. MAHBIL/2009/31874

महाराष्ट्र शासन राजपत्र

भाग दोन—नाव, वय व धर्म बदलण्याच्या जाहिरातींचा विभाग

वर्ष ११,अंक ओ(१०)] गुरुवार ते बुधवार, मार्च ६ - १२, २०२१ /फाल्गुन १५ - २१, शके १९४६ [पृष्ठे ६१८ , किंमत : रुपये ०.००

सूचना.— "कोणतीही पडताळणी न करता अर्जदारांनी अर्जात सादर केलेल्या माहितीवर आधारित सदर जाहिरात असल्यामुळे जाहिरातीत असलेल्या मजकुराबाबतच्या सत्यतेविषयी शासन कुठलीच जबाबदारी स्वीकारणार नाही.".

Note.— "Government accepts no responsibility as to the authenticity of the contents of the notice. Since they are based entirely on the application of the concerned persons without verification of documents.".

याबाबत असे जाहीर करण्यात येत आहे की, खालील व्यक्तींनी आपली जुनी नावे बदलून नवीन नावे धारण केली आहेत :—

It is hereby notified that the following persons have changed their names:—

जुने नाव व नोंदणी क्रमांक / OLD NAME WITH REGISTRATION No.	नवीन नाव व पत्ता / NEW NAME AND ADDRESS	जुने नाव व नोंदणी क्रमांक / OLD NAME WITH REGISTRATION No.	नवीन नाव व पत्ता / NEW NAME AND ADDRESS
Sarika Prabhakar Sawant (M-24406933)	**Sarika Sachin Sawant** Room No. 5, Shree Krushna Niwas, Chawl No. 1, Esi Hospital Rd, Rachandra Nagar, Thane W-400604	**Namaratha Lawa Kavatankar** (M-24406938)	**Namrata Lawa Kawathankar** R/No-37/4,Saat Asra Bhavan,Padwal Nagar,Nr Panchparmeshwar Mandir,Wagle Estate,Thane West 400604
वैशाली महेंद्र मालुसरे (M-२४४०६९३४)	वैशाली परशराम पवार मु पोस्ट कुसुंबा दत्त नगर तालुका धुळे जिल्हा धुळे पिन कोड ४२४३०२	मुकेश सुरेश मिल (M-२४४०६९३९)	मुकेश सुरेश पवार मु पोस्ट कुसुंबा दत्त नगर तालुका धुळे जिल्हा धुळे पिन कोड ४२४३०२
Mohammed Ismail Abdul Qayyum Hashmi (M-24406935)	**Mohd Ismail Mohd Naeem Hashmi** Room No 211, Sabina Manzil, Kismat Colony, Mumbra, Thane-400612	**Chrusheela Ramchandra Irap** (M-24406940)	**Charusheela Ramchandra Irap** F/4, Rashmi Complex, Mental Hospital, Wagle Estate, Thane(W) 400604.
Afsana Bano (M-24406936)	**Afsana Salman Khan** Galli No.4,Kranti Nagar,Nr.Riyasat Mahal Bldg,2nd Rabodi,Thane-W-400601	**Sona Tapiram Gavit** (M-24406941)	**Sona Yogiraj Gaikwad** Mu.Post,Dangsaundane Dangsaundane Dangsaundane Baglan Nashik Maharashtra 423301
Rajairam Peru Jaiswar (M-24406937)	**Rajaee Feru** Chandrabai Nivas Kalwa Mumbra Road Near Shankar Mandir Kharegaon Kalwa 400605	**Musarrat Jhna Mohd Ghouse Momin** (M-24406942)	**Musarrat Jahan Saoud Shaikh** Flat No D/803 Fakir Shah Complex Khadi Machine Road Kausa Mumbra Thane 400612

THE SEAL OF THE SUB-REGISTRAR
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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

LAKHANI BUILDERS
PRIVATE LIMITED
10/12/2009
Permanent Account Number
AABCL6926A

Signature

मेरा , मेरी पहचान

भारत सरकार
GOVT. OF INDIA

LAKHANI
ATRAMDAS LAKHANI
984
Account Number
9772E

भारत सरकार
Government of India
सनी विजयकुमार लखानी
Sunny Vijaykumar Lakhani
जन्म तिथि / DOB: 11/09/1984
पुरुष / Male

9878 4232 6167

मेरा मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT
RENDER V LAKHANI
AYKUMAR SATRAMDAS LAKHANI
05/1988
Permanent Account Number
CZPL7624G

भारत सरकार
GOVT. OF INDIA

Unique Identification Authority of India
Address:
Gokul, Plot No.117, A-Lane, Near Sagar Vihar, Sector-5, Navi Mumbai, Vashi, Thane, Maharashtra, 400703

9878 4232 6167

टनन - ३
दस्त क्र.2103210/2024
2E/83

THE SEAL OF THE SUP... DIST. THANE

भारत सरकार
Government of India
नरेंद्र विजय लखानी
Narender Vijay Lakhani
जन्म तिथि / DOB: 31/05/1988
पुरुष / Male

Unique Identification Authority of India

2644 0106 2169

2644 0106 2169

मेरा आधार, मेरी पहचान

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VIJAY SARJU PANDEY
SARJU DOODHNATH PANDEY
05/03/1977
AKOPP7182L

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VIKAS T SHINDE
TATYABA GOVIND SHINDE
14/01/1982
AVEPS5112J



5844 3131 0802

मेरी पहचान



भारत सरकार
Government of India

विकास तत्याबा शिंदे
Vikas Tatyaba Shinde
जन्म तिथि / DOB : 14/01/1982
पुरुष / Male

2465 8791 2438

मेरा आधार, मेरी पहचान

Unique Identification Authority of India

Address:
S/O Saju Pandey, SS-1/573,
Ground Floor, Sector 16, Kopar
Khairane, Navi Mumbai, Kopar
Khairane, Thane, Thane,
Maharashtra, 400709

5844 3131 0802

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: एस एस-1, रूम न-578 ए, , सेक्टर-16,
कोपर खैराणे, नवी मुंबई ठाणे, महाराष्ट्र,
400709

Address: SS-1, Room no-578 A,
Sector-16, Kopar Khairane, Navi Mumbai
Thane, Maharashtra 400709

Print Date : 23/11/2021

2465 8791 2438

1947 help@uidai.gov.in www.uidai.gov.in

THE SEAL OF THE SUB-REGISTRAR THANE 3
दस्त क्रमांक 20324 /2021
20/33

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आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
IVAPM2424P

Name
KAIWALYA RAJENDRA MADANKAR

पिता का नाम / Father's Name
RAJENDRA MADANKAR

जन्म की तारीख / Date of Birth
16/02/2005

हस्ताक्षर / Signature

Kaiwalya

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

KASHINATH SIDDHAPPA DYAMGOND

SIDDHAPPA RAMANNA DYAMGOND

01/06/1978

Permanent Account Number
ALHPD9606K

Signature

भारत सरकार
GOVERNMENT OF INDIA

Kaiwalya Rajendra
Madankar
DOB: 16/02/2005
MALE

4002 8182 2005
VID : 9159 5682 4111 2692

माझे आधार, माझी ओळख

Kaiwalya

काशिनाथ दामगोंड
Kashinath Dyamgond
जन्म तारीख/ DOB: 01/06/1978
पुरुष / MALE

8067 7103 2541

माझे आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण

पत्ता:
S/O सिद्धप्पा,
एसएस-२ए,रूम-४७२,से-१,
नवी मुंबई, कोपर खैरणे
म.ओ, ठाणे,
महाराष्ट्र - 400709

Address:
S/O Siddhappa, SS-2A, room-472,sec-1,navi mumbai, Koper Khairne S.O, Thane, Maharashtra - 400709

8067 7103 2541

MERA AADHAAR, MERI PEHACHAN

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :
S/O: Rajedra Madhankar, Taroda,
PO: Gondegaon, DIST: Yavatmal,
Maharashtra - 445110

4002 8182 2005
VID : 9159 5682 4111 2692

1947

THE SEAL OF THE SUB-REGISTRAR
सह दुय्यम निबंधक, ठाणे-३
मि. ठाणे
DIST. THANE

दस्त क्र. 21324/2024
2C | 133

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

LAKHANI BUILDERS
PRIVATE LIMITED
10/12/2009

Permanent Account Number
AABCL6926A

Signature

THE SEAL OF THE SUB-REGISTRAR
सह दुय्यम निबंधक, ठाणे-३
ठा. ठाणे
DIST. THANE

टनन - ३
दस्त क्र. 21082/2026
2e/83

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दस्त गोषवारा भाग-1

टनन3 30133
दस्त क्रमांक: 27327/2025

75/27327
सोमवार,29 डिसेंबर 2025 3:01 म.नं.

दस्त क्रमांक: टनन3 /27327/2025

बाजार मुल्य: रु. 00/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. टनन3 यांचे कार्यालयात
अ. क्र. 27327 वर दि.29-12-2025
रोजी 2:57 म.नं. वा. हजर केला.

पावती:30112

पावती दिनांक: 29/12/2025

सादरकरणाराचे नाव: वसुंधरा को ऑप हौसिंग सोसायटी लि तर्फे चेअरमन दिपक गौतम बोले

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 1120.00
पृष्टांची संख्या: 28	
एकुण:	1220.00

दस्त हजर करणाऱ्याची सही:

आकारित नोंदणी फी
रु. 2001- ... .आज रोजी
पावती क्र .. 646........ अन्वये
वसूल करण्यात आली

विद्या विजय जाधव
सह दु.नि. ठाणे 3

सह दुय्यम निबंधक वर्ग २
ठाणे क्र. ३

सह दुय्यम निबंधक वर्ग २
ठाणे क्र. ३

विद्या विजय जाधव
सह दु.नि. ठाणे 3

सह दुय्यम निबंधक वर्ग २
ठाणे क्र. ३

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून@ त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 29 / 12 / 2025 02 : 57 : 49 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 29 / 12 / 2025 02 : 58 : 33 PM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेली कागदपत्रे दस्ताची सत्यता ... निष्पादक व्यक्ती संपूर्णपणे जबाबदार ... दस्तांमुळे राज्यशासन / केंद्रशासन यांच्या कोणत्याही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही

सहू देणार सही

लिहून देणार सही

पान क्रमांक : 2

दस्त क्रमांक 33/33

28/12/2025 3:10:54 PM

दस्त क्रमांक :33/33/2025

सादर करणार : कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	हाताचा ठसा
1	नाव कमुदिनी को ऑप हौसिंग सोसायटी लि तर्फे चेअरमन विनोद तोरसकर होणे वय:-60 पत्ता प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट क 01 कमुदिनी को ऑप हौसिंग सोसायटी लि सेक्टर 04 सी बी डी बेलापूर नवी मुंबई, महाराष्ट्र, ठाणे. पॅन नंबर:AOLPB6307E	कुलमुखत्यार देणार वय :-60 स्वाक्षरी :-			
2	नाव कमुदिनी को ऑप हौसिंग सोसायटी लि तर्फे चेअरमन विनायक मुरेश कौशुले वय:-36 पत्ता प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट क 01 कमुदिनी को ऑप हौसिंग सोसायटी लि सेक्टर 04 सी बी डी बेलापूर नवी मुंबई, महाराष्ट्र, ठाणे. पॅन नंबर:ATEPC4178Q	कुलमुखत्यार देणार वय :-36 स्वाक्षरी :-			
3	नाव कमुदिनी को ऑप हौसिंग सोसायटी लि तर्फे खजिनदार अजयकुमार दीपचंद भानगर वय:-44 पत्ता प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट क 01 कमुदिनी को ऑप हौसिंग सोसायटी लि सेक्टर 04 सी बी डी बेलापूर नवी मुंबई, महाराष्ट्र, ठाणे. पॅन नंबर:AHEPC5316J	कुलमुखत्यार देणार वय :-44 स्वाक्षरी :-			
4	नाव मेसर्स लखानी बिल्डर्स प्रा लि तर्फे डायरेक्टर नरेंद्र विजय लखानी वय:-41 पत्ता प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस 18 वा मजला बिल्डिंग सत्रा प्लाझा सेक्टर 19 डी वाशी नवी मुंबई , महाराष्ट्र, ठाणे. पॅन नंबर:ABTPL9772E	पॉवर ऑफ अटर्नी होल्डर वय :-41 स्वाक्षरी :-			

वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र धा दस्त ऐवज करून दिल्याचे कबूल करतात.

ओळख -

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटविलेली आहे.

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	हाताचा ठसा
1	नाव:कार्तीनाथ शामलोट -- वय:47 पत्ता:कोपरखैरणे पिन कोड:400709	स्वाक्षरी		
2	नाव:राजेंद्र कैवालिया -- वय:21 पत्ता:बदलापूर पिन कोड:445110	स्वाक्षरी		

खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	मेसर्स लखानी बिल्डर्स प्रा लि तर्फे डायरेक्टर :नरेंद्र विजय लखानी प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस 18 वा मजला बिल्डिंग सत्रा प्लाझा सेक्टर 19 डी वाशी नवी मुंबई, महाराष्ट्र, ठाणे. ACZPL7624G

सह दु.नि. ठाणे 3

सह दुय्यम निबंधक वर्ग २
ठाणे क्र. ३

SEAL OF THE SUB-REGISTRAR THANE 3 DIST. THANE

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VASUNDHARA CHS	eChallan	00040572025122723391	MH014257921202526U	500.00	SD	0008099776202526	29/12/2025
2		DHC		1225288503306	1120	RF	1225288503306D	29/12/2025
3	VASUNDHARA CHS	eChallan		MH014257921202526U	100	RF	0008099776202526	29/12/2025

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

27327 /2025

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दस्त गोषवारा भाग-2

दस्त3 32/33

दस्त क्रमांक:27327/2025

:01/2026 2 45:38 PM

दस्त क्रमांक :दस्त3/27327/2025

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मेसर्स सखानी बिल्डर्स प्रा लि तर्फे डायरेक्टर नरेंद्र विजय सखानी पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस 18 वा मजला बिल्डिंग सत्रा प्लाझा सेक्टर 19 डी वाशी नवी मुंबई, महाराष्ट्र, ठाणे. पॅन नंबर:ACZPL7624G	पॉवर ऑफ अटर्नी होल्डर वय :-37 स्वाक्षरी:-		

दस्तात इलाखेवज करुन देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:07 / 01 / 2026 02 : 43 : 25 PM

ओळख -
वरील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:काशीनाथ शामगोंड -- वय:47 पत्ता:कोपरखैरणे पिन कोड:400709 स्वाक्षरी		
2	नाव:राजेंद्र कैवानिया -- वय:21 पत्ता:पवतमाळ पिन कोड:445110 स्वाक्षरी		

खालील पक्षकाराची कबुली उपलब्ध आहे :

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	बसुंधरा को ऑप हौसिंग सोसायटी लि तर्फे चेअरमन दिपक शीतल बोले प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट क्र 01 बसुंधरा को ऑप हौसिंग सोसायटी लि सेक्टर 04 सी बी डी बेलापूर नवी मुंबई, महाराष्ट्र, ठाणे. AOLPB6307E
2	बसुंधरा को ऑप हौसिंग सोसायटी लि तर्फे चेअरमन विनायक सुरेश चौगुले प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट क्र 01 बसुंधरा को ऑप हौसिंग सोसायटी लि सेक्टर 04 सी बी डी बेलापूर नवी मुंबई, महाराष्ट्र, ठाणे. ATEPC4178O
3	बसुंधरा को ऑप हौसिंग सोसायटी लि तर्फे सेक्रेटरी सजिनकुमार अजयकुमार दीपचंद चांगरा प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट क्र 01 बसुंधरा को ऑप हौसिंग सोसायटी लि सेक्टर 04 सी बी डी बेलापूर नवी मुंबई, महाराष्ट्र, ठाणे. AHEPC5316J
4	मेसर्स सखानी बिल्डर्स प्रा लि तर्फे डायरेक्टर नरेंद्र विजय सखानी प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस 18 वा मजला बिल्डिंग सत्रा प्लाझा सेक्टर 19 डी वाशी नवी मुंबई , महाराष्ट्र, ठाणे. ABTPL9772E

शिक्का क्र.4 ची वेळ:07 / 01 / 2026 02 : 44 : 43 PM

विद्या विजय जा...
सह दु.नि. ठाणे ३

सह दुय्यम निबंधक वर्ग २
ठाणे क्र. ३

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Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VASUNDHARA CHS	eChallan	00040572025122723391	MH014257921202526U	500.00	SD	0008099776202526	29/12/2025
2		DHC		1225288503306	1120	RF	1225288503306D	29/12/2025
3	VASUNDHARA CHS	eChallan		MH014257921202526U	100	RF	0008099776202526	29/12/2025

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

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THE SEAL OF THE SUB-REGISTRAR THANE 3 सह दुय्यम निबंधक, ठाणे-३ यांची मुद्रा जि. ठाणे DIST. THANE

ठाणे - ३
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प्रमाणित करण्यात येते की सदर दस्तास
एकूण 33 पाने आहेत.

सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)
पुस्तक क्र. १
क्रमांक 20326 वर नोंदला

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