

80/1779

Thursday, January 23, 2025
1:02 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 1978

दिनांक: 23/01/2025

गावाचे नाव: विरार

दस्तावेजाचा अनुक्रमांक: वसई2-1779-2025

दस्तावेजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: वावटेवाडी को ऑ हो सो लि तर्फे चेअरमन दिनेश वसंत पालये - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 380.00

पृष्ठांची संख्या: 19

एकूण:

रु. 480.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:20 PM ह्या वेळेस मिळेल.

Sub Registrar Vasai 2

सह. दुय्यम निबंधक वर्ग-२
वसई क्र. २ (विरार)

वाजार मुल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125230007031 दिनांक: 23/01/2025

वँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014860948202425E दिनांक: 23/01/2025

वँकेचे नाव व पत्ता:

For WAVTEWADI CO-OP. HSG. FEDARATION LTD.


Chairman


Secretary


Treasurer

80/1779
Friday, 24 January 2025 7:34 PM

इतर पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 2180

दिनांक: 24/01/2025

गावाचे नाव: -विरार
दस्तऐवजाचा अनुक्रमांक: वसइ2-1779-2025
दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: वावटेवाडी को ऑ हो सो लि तर्फे चेअरमन दिनेश वसंत पालये - -
वर्णन

दस्त हाताळणी फी

रु. 80.00

एकूण:

रु. 80.00

Sub Registrar Vasai 2

1); देयकाचा प्रकार: DHC रकम: रु.80/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125243912824 दिनांक: 24/01/2025
वैकेचे नाव व पत्ता:



CHALLAN
MTR Form Number-6

ARN MM014860948202425E		BARCODE		Date 23/01/2025-12.19.18	Form ID 48(7)
Department Inspector General Of Registration			Payer Details		
Type of Payment Stamp Duty		TAX ID / TAN (If Any)			
Office Name VSI2_VASAI NO 2 JOINT SUB REGISTRAR		PAN No.(If Applicable)			
Location PALGHAR		Full Name		WAVTEWADI CO-OPERATIVE HOUSING FEDERATION LIMITED	
Year 2024-2025 One Time		Flat/Block No.		POWER OF ATTORNEY	
Account Head Details		Premises/Building			
030046401 Stamp Duty	Amount In Rs.	Road/Street			
	500.00	Area/Locality		VIRAR	
030063301 Registration Fee	100.00	Town/City/District			
		PIN		4 0 1 3 0 3	
		Remarks (If Any)			
		SecondPartyName=SAKSHAM-			
		Amount In	Six Hundred Rupees Only		
		Words	600.00		
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332025012313044	2910969462
Cheque/DD No.		Bank Date	RBI Date	23/01/2025-12:19:53	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		• Not Verified with Scroll	



Department ID :
 Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 7021819868
 चटान केवल दुरयग निरंशक के यलियात नोदणी के रावराच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चटान लागू

Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
(IS)-80-1779	0008198783202425	23/01/2025-13:02:18	IGR134	
(IS)-80-1779	0008198783202425	23/01/2025-13:02:18	IGR134	100.00
Total Defacement Amount				500.00
				600.00

वसई क्र. - २

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CHALLAN
MTR Form Number-6

वसई क्र. - २		
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GRN	MH014860948202425E	BARCODE	Date		23/01/2025-12:19:16	Form ID	48(f)	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)				
Office Name	VS12_VASAI NO 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)				
Location	PALGHAR			Full Name	WAVTEWADI CO-OPERATIVE HOUSING FEDERATION LIMITED			
Year	2024-2025 One Time			Flat/Block No.	POWER OF ATTORNEY			
Account Head Details		Amount In Rs.		Premises/Building				
0030046401	Stamp Duty	500.00		Road/Street				
0030063301	Registration Fee	100.00		Area/Locality	VIRAR			
				Town/City/District				
				PIN	4	0	1	3
				Remarks (If Any)	SecondPartyName=SAKSHAM-			
				Amount In	Six Hundred Rupees Only			
Total			600.00	Words				
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103332025012313044	2910969462			
Cheque/DD No.		Bank Date	RBI Date	23/01/2025-12:19:53	Not Verified with RBI			
Name of Bank		Bank-Branch	IDBI BANK					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					

Department ID : Mobile No. : 702181986
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सधर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यांसाठी लागू आहे . नोंदणी न करावयाच्या दस्त्यांसाठी सधर चलन लागू नाही .



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घोषणापत्र / शपथपत्र

मी/आम्ही खालील सही करणार मा. नोंदणी महानीरक्षक व मुद्रांक नियंत्रक म.रा.पुणे यांचे दि 30/11/2013 रोजीचे परीपत्रक वाचून असे घोषित करतो की नोंदणीसाठी सादर केलेल्या दस्तऐवजामधील मिळकत व फरावणूकद्वारे अथवा दुबार विक्री होत नाही याची आम्ही अभिलेख शोध घेतला आहे. दस्तातील लिहून देणार /कुळमुखत्याधारक हे खरे असून यांची आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्येक ओळखणारे इसम स्वाक्षरीसाठी घेऊन आलो आहे.

सादर नोंदणीच्या दस्तऐवज निष्पादीत करताना प्रक्रियानुसार आपल्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक / यारस हक्क / कब्जेदार / हितसंबंधीत व्यक्ती यांची मालकी (टाइटल) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुळमुखत्यार (P. A. HOLDER) लिहून देणार हे हयात आहेत व उक्त कुळमुखत्यारपत्र अद्यापही अस्तित्वात आहेत व ते आजपावतो रद्द झालेले नाही यांची मी/आम्ही खात्री देत आहोत तसेच सादरची मिळकत शासन मालकीची नाही व मिळकतीत इतः हक्क, फर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व कुळमुखत्यारधारकांनी केलेली व्यवहाराच्या अधिन राहून आम्ही आमच्या आर्थीक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारासमक्ष केलेल्या आहे.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत व मिळकतीच्या हस्तांतरणबाबत कोणतीही मा.न्यायालय/शासकीय कार्यालयाचा मनाई नाही तसेच महाराष्ट्र नोंदणी नियम 1961 चे नियम 44 नुसार बांधीत होत नाही याची मी/आम्ही खात्री देत आहोत. नोंदणी नियम 1961 चे नियम 44 व वेळोवेळी न्यायालयाने दिलेल्या नियमानुसार दस्तऐवजामधील मिळकतीचे मालक/कुळमुखत्याधारक यांची मालकी व दस्त ऐवजाच्या वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदार नाही यांची आम्हास पूर्णपणे जाणीव आहे.

स्थावर मिळकतीविषयी सध्या होत असलेल्या सवणूक/वनावटीकरण/संगनमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजीतील मिळकतीविषयी होऊ नये म्हणून नोंदणी अधिनियम 1908 चे कलम 82 नुसार मी/आम्ही घोषणापत्र/शपथपत्र लिहून देत आहोत. भविष्यात मी/आम्ही नोंदविण्यात आलेल्या व्यवहारात कायदानुसार मुद्रांक किंवा नोंदणी फी कमी लावली/बुडवली असल्यास अथवा नोंदणी अधिनियम 1908 चे कलम 82 नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यांस मी/आम्ही व दस्तऐवजातील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहोत याची आम्हास पूर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रक्रियामध्ये कोणत्याही प्रकारचे गुन्हा घडणारे कृत्य केलेले नाही जर भविष्यात कायदानुसार कोणतेही गुन्हे घडल्यास मी/आम्ही नोंदणी अधिनियम 1908 चे कलम 82 व भारतीय दंड संहिता 1960 मधील नमुद असलेल्या 7 वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला/आम्हाला पूर्णपणे जाणीव आहे त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

लिहून देणार



लिहून घेणार
For SAKSHAM

Proprietor

For WAVTEWADI CO-OP. HSG. FEDERATION LTD.

Chairman
Secretary
Treasurer



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IRREVOCABLE POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME: WE WAVTEWADI CO-OPERATIVE HOUSING FEDERATION LIMITED, a Co-operative Society duly registered under Maharashtra Cooperative Societies Act, 1960, bearing Registration No. TNA/VSI/GNL/(O)/1748/2014 and having its registered office at Survey No. 112, Hissa No. 1, 3, 4, 5/2; Survey No. 113, Hissa No. 1, 2, 3; Survey No. 114, Hissa No. 5, Survey No. 115, Hissa No. 3; - 006/02, Late Sadanand Padwal Hall, Amisha Apartment Swami Samarth Nagar, Wavtewadi, Virar (E), District – Palghar, through its office bearer 1) Mr. Dinesh Vasant Palye (Chairman), 2) Mr. Rampal Baburam Valmiki (Secretary), and 3) Mr. Anil Shivram Tervankar (Treasurer), SEND GREETINGS



WHEREAS:

- (a) The Federation is the owner of the property bearing Survey No. 112, Hissa No. 1, 3, 4, 5/2; Survey No. 113, Hissa No. 1, 2, 3; Survey No. 114, Hissa No. 5, Survey No. 115, Hissa No. 3; - 006/02, Late Sadanand Padwal Hall, Amisha Apartment Swami Samarth Nagar, Wavtewadi, Virar (E), District Palghar as per Conveyance Deed. The Federation consist of "20 buildings" comprising of ground floor and Four upper floors. The said land, the said Existing Buildings are hereinafter collectively referred to as the said "**Property**" more particularly described in the First Schedule hereunder written and delineated on the plan thereof hereto annexed and marked as **Annexure "A"**.
- (b) The Property stands in the Federation's name in the Revenue Records. A copy of the Property Register Card and City Survey Plan is annexed hereto and collectively marked as **Annexure "B"**.
- (c) The Federation comprises of 20 Existing Societies as its Members who hold shares of the Federation and own 20 building comprising of 894

WAVTEWADI CO-OP. HSG. FEDARATION LTD.

Palye
Chairman

Rampal
Secretary

Tervankar
Treasurer

For SAKSHAM

Anil
Proprietor

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members who owns Flats in the said buildings (the "Members' Existing Flats").

- (d) The Federation has been formed in order to secure the interest of these 20 Societies and its members whose buildings have been declared as unauthorized as the same were constructed without taking permission from the planning authority and have been facing series of litigation in various courts of law. The members of the Federation have come together and have resolved to appoint an appropriate agency in order to explore the possibilities of rehabilitating its members in the Buildings which are constructed after taking appropriate legal permission.
- (e) The Federation being desirous of self-developing the said Property and has by and under a Project Management Consultant Agreement of even date (hereinafter referred as the "PMC Agreement"), granted in favour of SAKSHAM, the Catalyst having its registered office at 101, Shanti CHSL, Rambaug Lane No. 4, Santoshi Mata Road Kalyan (West) Thane (hereinafter referred as the "PMC"), rights to provide the Services in relation to the development of the Project in the manner and on the terms and conditions contained therein.
- (f) To enable the PMC to provide services with respect to the said Property in the manner and on the terms and conditions contained in the PMC Agreement, it is agreed by and between the Society and the PMC to confer various powers in favour of the PMC and its Nominees, including power to approach various local authorities for activities conducive to the PMC including for obtaining relevant sanctions, commencement, occupation / completion certificates, electricity and water supply for the construction work, etc. and for the sale by the PMC or its assign, of the units in the Free Sale Buildings and/or the Society's Buildings (as defined in the Development Agreement).
- (g) The said PMC Agreement is stamped with the stamp duty payable as required under Bombay Stamp Act, 1958 and is treated as



WADI CO-OP. HSG. FEDERATION LTD.

For SAKSHAM

[Signature]
Secretary

[Signature]
Secretary

[Signature]
Treasurer

[Signature]
Proprietor

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main/principal document under Section 4 of the said Act and this Irrevocable Power of Attorney is treated as incidental and/or subsidiary document and stamped accordingly.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that we WAVTEWADI CO-OPERATIVE HOUSING FEDERATION LIMITED nominate, constitute and appoint SAKSHAM, the Catalyst through its Proprietor Shri. ANAND V. IYER as our true and lawful Attorney to act for us and in our name and do on our behalf all necessary acts, deeds and things in connection with the said Property more particularly described in the Schedule hereunder written that is to say: -

1 To deal with and correspond with the Vasai Virar City Municipal Corporation, Urban Development Department, Mumbai Metropolitan Region and Development Authority, Maharashtra Housing and Area Development Authority and all other officers and local authorities and/or the State Government and/or Central Government and its departments in respect of the said Property and the general development thereof and in particular the following viz.:

- a) To procure Special permission to be approved under Urban Renewal Cluster (URC) special scheme from the Vasai Virar City Municipal Corporation and Urban Development Department.
- b) to apply and obtain NOC to develop the property and to apply and acquire balance FSI/Tid-bid FSI/TDR or FSI or balance potential of the land or FSI by any name.
- c) 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 Attorney may desire.



For WAVTEWADI CO-OP. HSG. FEDARATION LTD.

[Signature]
Chairman

[Signature]
Secretary

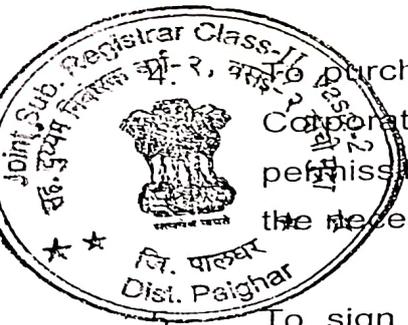
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Treasurer

For SAKSHAM

[Signature]
Proprietor

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- d) to apply for and obtain 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.
 - e) to deal with and correspond with the Assessment Department of the Vasai Virar City Municipal Corporation, in connection with the assessment of the said Property and fixation of ratable value.
 - f) to appear and represent us before all Concerned Authorities and parties as may be necessary in connection with the proper and effective development of the said Property; and
 - g) 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.
2. To enter upon the said Property either alone or along with others for the purpose of commencing continuing and completing the construction activities on the said Property.
 3. To Purchase TDR from the open market if necessary in Federation's name.



To purchase and load the additional FSI from the open market, the Corporation and/or the Competent Authority and the TDR-FSI as permissible for construction of the proposed new construction and pay the necessary premium in respect thereof.

5. To sign all applications, forms, papers, undertakings, indemnities, authorities terms and conditions etc. as well as pay all fees, deposits and other amounts under whatsoever head to any of such authorities and to receive back the same and pass valid receipts and to take and give oral and written statements before any such authorities or persons

Prabhu
Chairman

Shamant
Secretary

Shamant
Treasurer

For SAKSHI
Shamant
Proprietor

SHAKSHI CO-OP. HSG. FEDARATION LTD.

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whomsoever, as may from time to time be required by the authorities concerned.

6. To deal with and correspond with the Maharashtra State Electricity Distribution Company Limited and/or other authorities and/or officers for obtaining electric connections, electric power to the developed tenements in the Society's Buildings and the Free Sale Buildings as defined in the PMC Agreement (including making or putting up a sub-station) for and/or in respect of or relating to the structures now standing and/or to be constructed on the said Land and for that purpose to sign all letters, applications, undertakings, indemnities, terms and conditions etc., as may be required by the authorities concerned.
7. To appoint Contractors, Consultants, Architects, R.C.C. Specialists, Engineers and other professionals as may from time to time be found necessary to carry out and/or implement any of the provisions hereof contained and to substitute them or any of them.
8. To approach the hydraulic engineer, city engineer, executive engineer, assistant engineer and authorities and officers of the Vasai Virar City Municipal Corporation and all other concerned authorities for the purpose of obtaining various permissions and other service connections including water connection for carrying out and completing the said work and construction of building thereon and also to obtain water connections and service connections to the structures to be constructed on the said Land in terms of the Development Agreement.
9. To appear and represent us before the Ministry of Environment and Forestry, Government of India, Mumbai, Maharashtra Pollution Control Board, Government of India, New Delhi and the Urban Development Department, Government of Maharashtra and/or appoint consultants for obtaining Environment Impact Assessment clearance from Ministry of Environment & Forest, New Delhi and/or for sanction of all necessary permissions and sanctions for construction of buildings on the said



For WAVTEWADI CO-OP. HSG. FEDERATION LTD.

[Signature]
Chairman

[Signature]
Secretary

[Signature]
Treasurer

For SAKSHAM

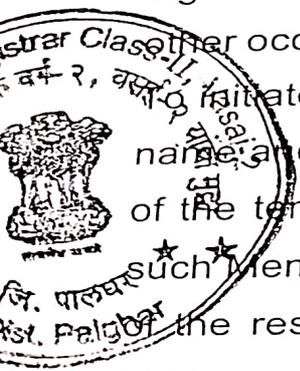
[Signature]

Proprietor

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property and for such purpose sign and execute all applications, affidavits, declarations and writings for us and on behalf of us.

10. To hand over the possession of the part/portion of the said property falling under reservation and/or falling under road setback, if any to the MCGM, the State Government, Collector or to the other authorities to whom the same is required to be handed over and for the aforesaid purpose to surrender and/or transfer the aforesaid portion of the said property to the concerned authority and to apply for and obtain in lieu thereof any additional F.S.I. for the purpose of utilising the same on the said property.
11. To give necessary letter, writings and undertakings to the Vasai Virar City Municipal Corporation, fire department, railway department for occupying the structures to be constructed on the said Land in terms of the PMC Agreement and/or obtaining necessary no-objection Certificate from the said departments in connection with the development to be carried out on the said Land in terms of the Development Agreement.
12. To negotiate with the existing occupants of the Old Buildings for the purpose of vacating the tenements in their use and occupation and to sign and execute necessary agreements and/or writings in that behalf and if required to register the same with any competent authority. To sign and give notices to the existing occupants in the Old Building and to facilitate appropriate proceedings against any of the Members in our name and on our behalf, or otherwise, for obtaining vacant possession of the tenements occupied by them in the Old Buildings in the event such Members have not handed over vacant and peaceful possession of the respective tenements occupied by them in the Old Buildings, upon request being made in that behalf by the PMC.



THE VASAI VIRAR CO-OP. HSG. FEDERATION LTD.


Chairman


Secretary


Treasurer

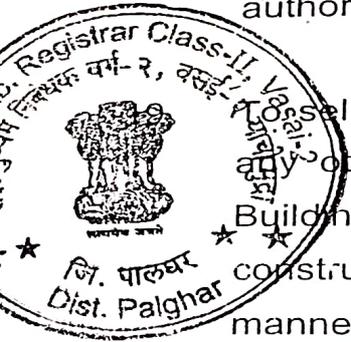
For SAKSHAM

Proprietor

वसई क्र. - २		
70902	99	23
२०२५		

applications in any such Court or Courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer Judgments or Decrees to be had given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute Decrees as the said Attorney shall be advised or think proper and also to bid at the Auction Sales that may be held by or on our behalf under the powers reserved to us under any Mortgage or Charge or by any Court or any Officer thereof and to purchase any land hereditaments and tenements at such Auction Sales and to sign, verify and execute any applications, affidavits, agreements or other documents.

17. To demolish, pull down, construct, reconstruct, repair, improve upon or otherwise develop the said Property or any part or portion thereof in accordance with the prevailing rules and regulations in such manner as Attorney may deem fit. To deal with the flats/offices/shops/Garages/stilt parkings/open parking spaces etc. to third parties and for that purposes to sign and execute all necessary assurances, writings, letters, agreements etc. thereof. To obtain TDR/DRC (if permitted) on the said Property and to utilize the same by constructing structures on the said Land.
18. To apply for and obtain and receive refund of moneys paid and/or deposited or which may be deposited with the relevant authorities/corporation and to sign receipt for the purpose.



To sell, lease, mortgage, convey, assign, transfer, alienate, dispose of the flats, offices/shops parking spaces and/or other tenements in the Free Sale Buildings and the Society's Buildings (as defined in the Development Agreement) that may be constructed on the said Property on ownership basis and/or in any other manner at the price or for the amount that the said Attorney may think fit and proper. To collect and receive of and from the acquirers/occupants or purchasers of the tenement price and/or consideration as aforesaid and also to receive and collect or demand

CO-OP. HSG. FEDERATION LTD.

[Signature]
Chairman

[Signature]
Secretary

8
Treasurer

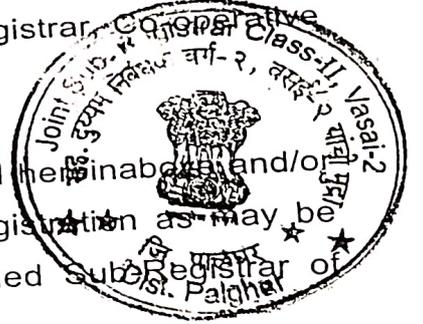
For SAKSHAM

[Signature]
Proprietor

वसई क्र. - २		
१७७६	१२	२३
२०२५		

the rent and maintenance charges from the tenants and to sign and execute and/or give proper and lawful discharge for the said receipts.

20. To execute from time to time all the writings, agreements, deeds etc. on or in any other manner of the tenement comprised in the structures which may be constructed on the said Property and also to execute and sign conveyance, transfer or surrender in respect of the said Property or any part thereof.
21. To sign and execute the Conveyance or Conveyances or Assignments or any other assurances in respect of the said Property and building/s constructed thereon or any part thereof in favour of such persons as the said Attorney shall determine including in favour of any Co-operative Society or Limited Company or any other organization that may be formed for the purpose.
22. To take all necessary steps for the registration of the co-operative society of the flat owners and other tenement purchasers and for that purpose to sign and execute all necessary applications, papers and writings and represent any person before the Registrar, Co-operative Societies as and when required to do so.
23. To lodge all the documents, writings etc. referred hereinabove and/or generally in respect of the said Property for registration as may be required from time to time before the concerned Sub-Registrar of Assurances and to admit execution thereof.
24. To issue NOC and to create charge, mortgage, lien, collateral security and/or any other encumbrance in respect of the said property and accordingly sign and execute necessary papers, documents, forms etc. with any Bank whether Nationalised, Scheduled or any financial institution for procurement of any loan on your behalf by any of the new Purchasers and for that purpose to do all acts, deeds, matters and things and also to sign the Deed of Mortgage or any other documents



WITTEWADI CO-OP. HSG. FEDERATION LTD.

[Signature]
Chairman

[Signature]
Secretary

[Signature]
Treasurer

For SAKSHAM
[Signature]
Proprietor

वसई क्र.-२		
१५५९	१३	२३
२०२५		

that may be required by the Bank of Financial Institution for the purpose of procuring loan in that behalf_but without making us liable or responsible howsoever towards repayment of such loans and/or without incurring any kind of monetary liability in our name.

25. To enter into joint ventures/finance arrangements with any Bank or Institution to the extent of the salable area the rights granted under the PMC Agreement to any person as the Attorney may deem fit.
26. In general, to do all acts, things, deeds etc. in respect of the said Property as also the development thereof and/or rights, authorities, benefits directly and/or indirectly attached to the said Property and which we could do ourselves and .
27. AND WE HEREBY AGREE to ratify and confirm whatsoever the said Attorney shall do in the tenement by virtue of these presents.
28. AND we hereby declare that the powers and authorities hereby granted are irrevocable till the said Property is fully and properly developed as per the Agreement with the PMCs as per rules and regulations of the Vasai Virar City Municipal Corporation and the transfer and/or conveyance of the said Property in favour of the ultimate transferee.
29. 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 its 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 its or their place and we hereby agree ratify and confirm whatsoever the Attorney or any such substitute or substitutes shall lawfully do or cause to be done in or about the tenement.



For WAVTEWADI CO-OP. HSG. FEDARATION LTD.

Patrakman
Secretary

[Signature]
Treasurer

For SA
[Signature]

Proprie

वसई क्र.-२		
१०५६	१४	२३
२०२५		

30. This Irrevocable Power of Attorney shall be binding upon us and our heir and legal representatives, our successors, administrators and assigns that it shall not be entitled to change any acts, deeds, matters and things done by the said Attorney and/or substitute/s pursuant to this power of attorney in respect of development of the said property.

IN WITNESS WHEREOF We have hereunto set out our respective hands at Virar this 23rd day of January Two Thousand Twenty-Five.

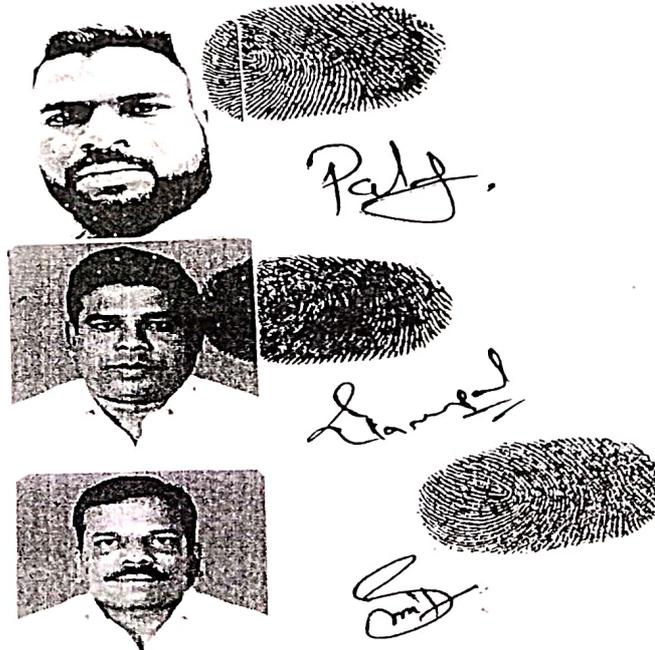
SCHEDULE
[Description of the said Property]

ALL THAT piece or parcel of land bearing Survey No. 112, Hissa No. 1, 3, 4, 5/2; Survey No. 113, Hissa No. 1, 2, 3; Survey No. 114, Hissa No. 5, Survey No. 115, Hissa No. 3; - 006/02 situated at Wavtewadi, Virar (E) or thereabout and bounded as follows that is to say:

- On or towards the North :
- On or towards the South :
- On or towards the East :
- On or towards the West :



SIGNED SEALED AND DELIVERED by the)
 within named WAVTEWADI CO-OPERATIVE)
 HOUSING FEDERATION LIMITED,)
 1) Mr. Dinesh Vasant Palye (Chairman),)
 2) Mr. Rampal Baburam Valmiki (Secretary))
 3) Mr. Anil Shivram Tervankar (Treasurer))



वसई क्र.- २		
१७७९	१५	२३
२०२५		

Members have signed and executed
in the presence of

Specimen Signature,
Left Hand Thumb
Impression and Photograph
of Attorney

)
)

Specimen Signature,
Left Hand Thumb
Impression and Photograph
of Attorney

Specimen Signature,
Left Hand Thumb
Impression and Photograph
of Attorney

(ANAND V. IYER)



For SAKSHAM

Anand

Proprietor

(for self and in his capacity as Proprietor
of SAKSHAM, the Catalyst.



वसई क्र. - २		
१००९	१६	२३
२०२५		



महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र.

क्रमांक टिएनए/व्हीएसआय/जीएनएल/(ओ)/१७४८/सन २०१४
या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

वावटेवाडी को-ऑपरेटिव्ह हौसिंग फेडरेशन लि.

सर्व्हे नं. ११२, हिस्सा नं. १, ३, ४, ५/२, सर्व्हे नं. ११३ (पार्ट), सर्व्हे नं. ११४, हिस्सा नं. ५, सर्व्हे नं. ११५, हिस्सा नं. ३,
स्वामी समर्थ नगर, फुलपाडा रोड, वावटेवाडी, विरार (पू.) ता. वसई जि. पालघर

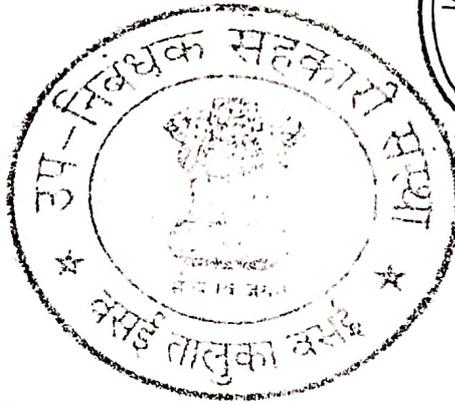
ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र
सहकारी अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये महाराष्ट्र सहकारी संस्थाचे नियम १९६१

मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण सर्वसाधारण संस्था असून

उपवर्गीकरण इतर संस्था असे आहे.

कार्यालयीन मोहर



क. बा. रं. अ.
(बजरंग जाधव)

उप निबंधक

सहकारी संस्था, वसई

स्थळ : वसई.

दिनांक : १९/०८/२०१४



भारत सरकार
Government of India
सूक्ष्म, लघु एवं मध्यम उद्यम मंत्रालय
Ministry of Micro, Small and Medium Enterprises



UDYAM REGISTRATION CERTIFICATE

UDYAM REGISTRATION NUMBER

UDYAM-MH-26-0440684

NAME OF ENTERPRISE

SAKSHAM

TYPE OF ENTERPRISE *

S.No.	Classification Year	Enterprise Type	Classification Date
1	2023-24	Micro	26/04/2023

MAJOR ACTIVITY

SERVICES

SOCIAL CATEGORY OF ENTREPRENEUR

GENERAL

NAME OF UNIT(S)

S.No.	Name of Unit(s)
1	SAKSHAM

OFFICAL ADDRESS OF ENTERPRISE

Flat/Door/Block No.	101	Name of Premises/ Building	Shanti CHS
Village/Town	Rambag Lane 4	Block	-
Road/Street/Lane	Satoshi Mata Road	City	Kalyan West
State	MAHARASHTRA	District	PUNE, Pin 421301
Mobile	9769453811	Email:	eezzzebiz@gmail.com

DATE OF INCORPORATION / REGISTRATION OF ENTERPRISE

01/05/2022

DATE OF COMMENCEMENT OF PRODUCTION/BUSINESS

01/05/2022

NATIONAL INDUSTRY CLASSIFICATION CODE(S)

S.No.	NIC 2 Digit	NIC 4 Digit	NIC 5 Digit	Activity
1	82 - Office administrative, office support and other business support activities	8299 - Other business support service activities n.e.c.	82990 - Other business support service activities n.e.c.	Services

DATE OF UDYAM REGISTRATION

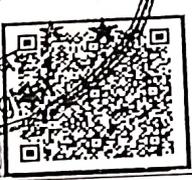
26/04/2023

* In case of graduation (upward/reverse) of status of an enterprise, the benefit of the Government schemes will be availed as per the provisions of Notification No. S.O. 2119(E) dated 26.06.2020 issued by the M/o MSME.

Disclaimer: This is computer generated statement, no signature required. Printed from <https://udyamregistration.gov.in> & Date of printing - 26/04/2023

For any assistance, you may contact:

- 1. District Industries Centre: PUNE (MAHARASHTRA)
- 2. MSME-DFO: MUMBAI (MAHARASHTRA)



Visit : www.msme.gov.in ; www.dcsmse.gov.in ; www.champloft.com

Follow us @minmsme & @msmechampions

वसई क्र.- २

१५५६	१७	२३
२०२५		

For SAKSHAM
Arun
Proprietor



भारत सरकार
Government of India
सूक्ष्म, लघु एवं मध्यम उद्यम मंत्रालय
Ministry of Micro, Small and Medium Enterprises
Udyam Registration Number : UDYAM-MH-26-4440684



Type of Enterprise	MICRO	Major Activity	Services
Type of Organisation	Proprietary	Name of Enterprise	SAKSHAM
Owner Name	SHRI ANAND VENKATESAN IYER	PAN	AAGPI4418L
Do you have GSTIN	No	Mobile No.	9769453811
Email Id	cezzzeebiz@gmail.com	Social Category	General
Gender	Male	Specially Abled(DIVYANG)	No
Date of Incorporation	01/05/2022	Date of Commencement of Production/Business	01/05/2022

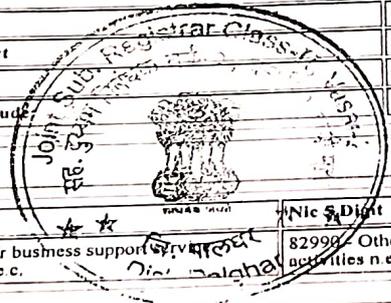
Bank Name	STATE BANK OF INDIA	IFS Code	000000000000	वसई क्र - २	Bank Account Number	00000000000000
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Employment Details	Male	Female	Other	Total
	8	6	0	14

S.No.	Financial Year	Enterprise Type	Written Down Value (WDV)	Exclusion of cost of Pollution Control, Research & Development and Industrial Safety Devices	Net Investment in Plant and Machinery OR Equipment[(A)-(B)]	Total Turnover (A)	Export Turnover (B)	Net Turnover [(A)-(B)]	Is ITR Filled?	ITR Type
1	2021-22	Micro	0.00	0.00	0.00	0.00	0.00	0.00	No	NA

Unit(s) Details	SN	Unit Name	Flat	Building	Village/Town	Block	Road	City	Pin	State	District
	1	SAKSHAM	101	Shanti CHS	Rambag Lane 4	-	Satoshi Mata Road	Kalyan West	421301	MAHARASHTRA	PUNE

Physical address of Enterprise	Flat/Door/Block No.	101	Name of Premises/ Building	Shanti CHS
	Village/Town	Rambag Lane 4	Block	-
	Road/Street/Lane	Satoshi Mata Road	City	Kalyan West
	State	MAHARASHTRA	District	PUNE, Pin : 421301
	Mobile	9769453811	Email:	cezzzeebiz@gmail.com
	Latitude		Longitude	



National Industry Classification Code(S)	S.No.	Nic 2 Digit	Nic 4 Digit	Nic 5 Digit	Activity
	1	82	8299 - Other business support activities n.e.c.	82990	Other business support service activities n.e.c.

Are you interested to get registered on Government e-Market (GeM) Portal	No
Are you interested to get registered on TReDS Portals(one or more)	No
Are you interested to get registered on National Career Service(NCS) Portal	No
Are you interested to get registered on NSIC B2B Portal	No
District Industries Centre	PUNE (MAHARASHTRA)
SME-DFO	MUMBAI (MAHARASHTRA)

FOR SAKSHAM

Anand Venkatesan Iyer
Proprietor

Date
Date

2023 3:48 PM

Print Udyam Registration Certificate

Date of Udyam Registration	26/04/2023
Date of Printing	26/04/2023

For SAKSHI AM

Arman
Proprietor

वसई क्र. - २		
१०००९	१९	२३
२०२५		



GOVT. OF INDIA
 AALAW1039H

भारत सरकार
 GOVT. OF INDIA
 9024 0195 5996
 माझे आधार, माझी ओळख

आयकर विभाग
 INCOME TAX DEPARTMENT
 VINESH VASANT PALYE
 VASANT GOPAL PALYE
 01/09/1985
 Permanent Account Number
 AADPP0788B

भारत सरकार
 Government of India
 अनिल शिवराम तेरवणकर
 Anil Shivram Tervankar
 जन्म तारीख/DOB: 01/09/1975
 पुरुष/ MALE
 Mobile No: 9594250055
 4219 2449 1570
 VID : 9110 3305 4491 9816

मेरा आधार, मेरी पहचान

आयकर विभाग
 INCOME TAX DEPARTMENT
 ANIL S TERVANKAR
 SHIVRAM SAKHARAM TERVANKAR
 01/09/1975
 Permanent Account Number
 ADVPT6901B

भारत सरकार
 Government of India
 रामपाल बाबुराम वाल्मिकी
 Rampal Baburam Valmiki
 जन्म तारीख/DOB: 08/04/1983
 पुरुष/ MALE
 Mobile No: 9702473335
 9536 8030 0790
 VID : 9168 4737 8289 0225

मेरा आधार, मेरी पहचान



आयकर विभाग
 INCOME TAX DEPARTMENT
 RAMPAL B VALMIKI
 BABURAM PEETAM VALMIKI
 08/04/1983
 Permanent Account Number
 AGVPV5373J

भारत सरकार
 GOVERNMENT OF INDIA
 आनंद वेण्कटेशन इय्यर
 Anand Venkatesan Iyer
 जन्म वर्ष / Year of Birth : 1972
 पुरुष / Male
 8383 8754 0447

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
 INCOME TAX DEPARTMENT
 ANAND IYER
 VENKATESAN IYER
 01/05/1972
 Permanent Account Number
 AAGPI4418L

वसई क्र.-२		
9000	20	23
२०२५		

पावती 2025 1:02 म.नं.

वसई क्र. 1779/2025

वसई क्र. 01/-
मुद्रांक शुल्क: रु. 500/-

दस्त गोपवारा भाग-1

वसई

29/23

दस्त क्रमांक: 1779/2025

भावदला: रु. 00/-

नं. ड. नि. वसई 2 यांचे कार्यालयात
1779 वर दि. 23-01-2025
2:59 म.नं. वा. हजर केला.

VAWTEWADI CO-OP. HSG. FEDARATION LTD.

Secretary

Treasurer

पावती: 1978

पावती दिनांक: 23/01/2025

सादरकरणाराचे नाव: वावटेवाडी को ऑ हो सो लि तर्फे चेअरमन दिनेश
वसंत पालये - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 380.00

पृष्ठांची संख्या: 19

हजर करणाऱ्याची मंत्री:

कधी पडलेली पाने की - 8

रहस्य

80 अक्षरी देशी

पावती क्र. 2900 दिनांक 23.01.2025

तेजी ने यशूर केतली

एकुण: 480.00

Registrar Vawtewadi सह. दुय्यम निबंधक वर्ग-२
वसई क्र. २ (विरार)

सह. दुय्यम निबंधक वर्ग-२
वसई क्र. २ (विरार)

पाचा प्रकार: कुलमुखन्यागपत्र

शुल्क: (48-अ) जेव्हा एकाच संव्यवहाराच्या संबंधात एका किंवा अधिक दस्तऐवजांची नोंदणी करण्याच्या एकमेव प्रयोजनासाठी किंवा असे एक
दस्तऐवज निष्पादित केल्याचे कबूल करण्यासाठी केला असेल तेव्हा

क्र. 123 / 01 / 2025 12 : 59 : 46 PM ची वेळ: (सादरीकरण)

क्र. 223 / 01 / 2025 01 : 00 : 29 PM ची वेळ: (फी)



दरम गांधीवाडी नाम-2

पृष्ठ 2 22/1/25
दस्तावेज क्र. 1779/2025

23/01/2025 1:37:50 PM
दस्तावेज क्र. 1779/2025
दरम गांधीवाडी नाम-2

नाम: वावटेवाडी को ओं हो सो नि तर्फे चेशरमन दिनेश वसंत पालये -
पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. -
मदानंद पडवळ हॉल, अमिपा अपार्टमेंट, स्वामी समर्थ
नगर, वावटेवाडी, विरार पु, ता बसई, जि पालघर, महाराष्ट्र, ठाणे.
पॅन नंबर: -

Anand

पक्षकारांच्या प्रकार
पॉवर ऑफ अटॉर्नी
होल्डर
वय :- 53
स्वाधर्मी:-



नाम: वावटेवाडी को ओं हो सो नि तर्फे चेशरमन दिनेश वसंत पालये -
पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. -
मदानंद पडवळ हॉल, अमिपा अपार्टमेंट, स्वामी समर्थ
नगर, वावटेवाडी, विरार पु, ता बसई, जि पालघर, महाराष्ट्र, ठाणे.
पॅन नंबर: -

कुलमुखत्यार देणार
वय :- 39
स्वाधर्मी:-

Palu



नाम: वावटेवाडी को ओं हो सो नि तर्फे सेक्रेटरी रामपाल वावूराम
वाल्मिकी - -
पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. -
मदानंद पडवळ हॉल, अमिपा अपार्टमेंट, स्वामी समर्थ
नगर, वावटेवाडी, विरार पु, ता बसई, जि पालघर, महाराष्ट्र, ठाणे.
पॅन नंबर: -

कुलमुखत्यार देणार
वय :- 41
स्वाधर्मी:-

Anand



नाम: वावटेवाडी को ओं हो सो नि तर्फे ट्रेझरर अनिल शिवराम
तेरवणकर - -
पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. -
मदानंद पडवळ हॉल, अमिपा अपार्टमेंट, स्वामी समर्थ
नगर, वावटेवाडी, विरार पु, ता बसई, जि पालघर, महाराष्ट्र, ठाणे.
पॅन नंबर: -

कुलमुखत्यार देणार
वय :- 49
स्वाधर्मी:-

Anand



वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त पंज कळून दिल्याचे कबूल करतान.
शिक्का क्र.3 ची वेळ: 23 / 01 / 2025 01 : 34 : 48 PM

जोळख-
दस्तऐवज निष्पादनाचा तबुलीजबाब देणाऱ्या सर्व पक्षकारांची जोळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
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2	कुलमुखत्यार देणार वावटेवाडी को ओं हो सो नि तर्फे सेक्रेटरी रामपाल वावूराम वाल्मिकी - -	23/01/2025 01:35:48 PM	रामपाल वावूराम वाल्मिकी M 1331898091398782976
3	कुलमुखत्यार देणार वावटेवाडी को ओं हो सो नि तर्फे ट्रेझरर अनिल शिवराम तेरवणकर - -	23/01/2025 01:36:01 PM	अनिल शिवराम तेरवणकर M 1331898147644461056
4	पॉवर ऑफ अटॉर्नी होल्डर सक्षम तर्फे मायक आनंद व्ही अय्यर - -	23/01/2025 01:35:19 PM	आनंद वेंकटेशन अय्यर M 1331897971391356928



शिक्का क्र.4 ची वेळ: 23 / 01 / 2025 01 : 36

दरम निबंधक वर्ग-2
Sub Registrar Vasai 2
बसई क्र. 2 (विरार)

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वसई क्र. - २		
१५५६	२३	२३
२०२५		

प्रमाणित करण्यात येते की, या २३... पाने आहेत.
दस्तामध्ये एकूण..... २३... पुस्तक क्र. १/वसई क्र.-२/१५५६... २०२५
वर नोंदला, दिनांक.... २३.१.०९.१... २०२५

सह. दुय्यम निबंधक, वर्ग-२
वसई क्र. २ (विरार).

