

522/2409  
Sunday, March 16, 2025  
3:06 PM

पावती

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

पावती क्र.: 2801 दिनांक: 16/03/2025

गावाचे नाव: शिवाजीनगर (भांबुडी)  
दस्तऐवजाचा अनुक्रमांक: हवल21-2409-2025  
दस्तऐवजाचा प्रकार: पॉवर ऑफ अॅटर्नी  
सादर करणाऱ्याचे नाव: बेलवलकर लॅडमाक्स एलएलपी तर्फे भागीदार श्री. समीर शरतचंद्र बेलवलकर तर्फे क.  
जबाबाकारिता श्री. राजस प्रकाश व्यवहारे

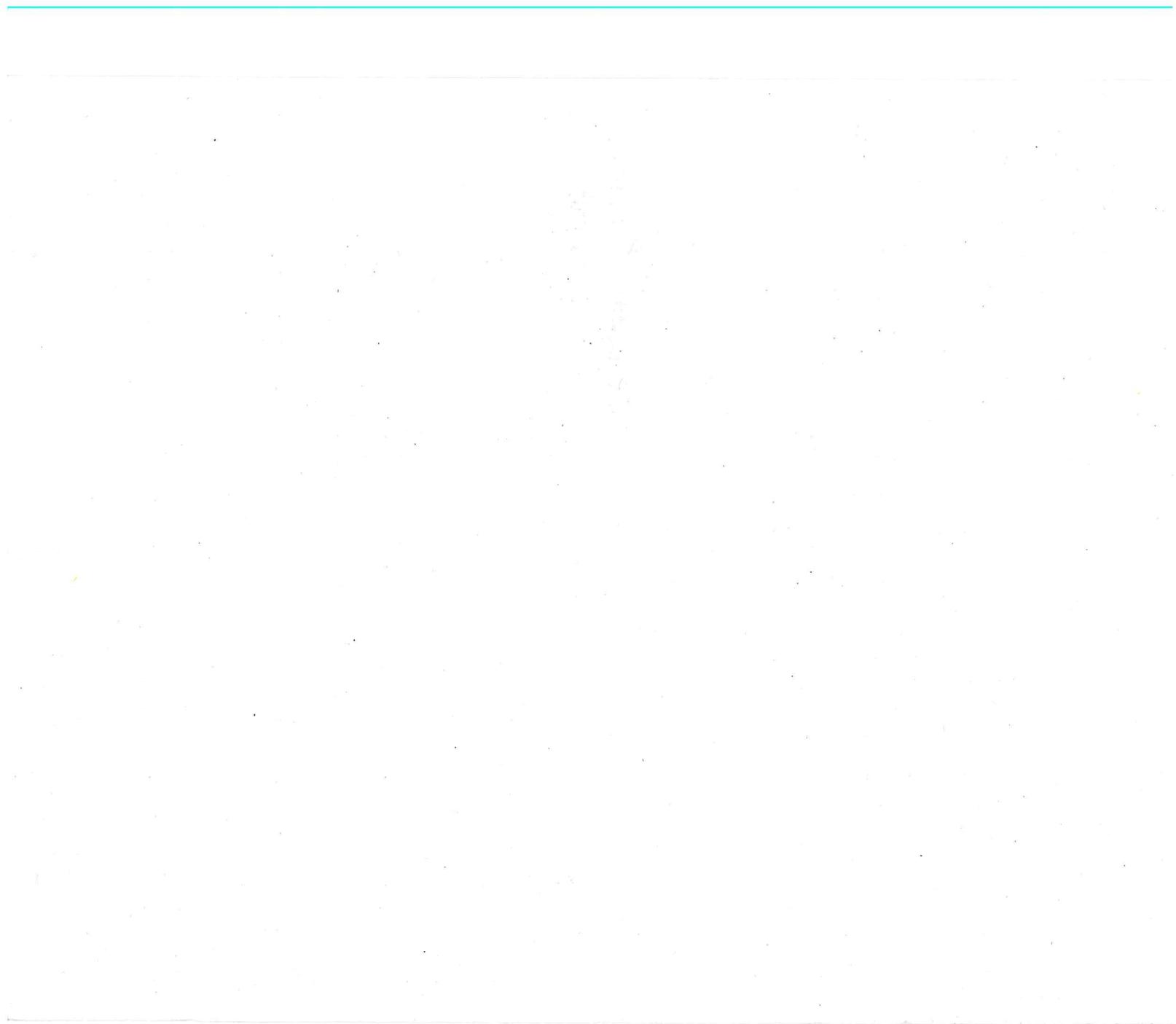
नोंदणी फी ₹. 100.00  
दस्त हाताळणी फी ₹. 1200.00  
पुष्टांची संख्या: 60

एकूण: ₹. 1300.00

सह. मुख्य अधिकारी  
पावती क्र. २९ पुणे

वाजार मुल्य: ₹.0.1/-  
मोबदला ₹.0.0/-  
भरलेले मुद्रांक शुल्क : ₹. 500/-

- 1) देयकाचा प्रकार: DHC रकम: ₹.1200/-  
डीडी/क्षनादेश/पे ऑर्डर क्रमांक: 0325169900110 दिनांक: 16/03/2025  
वैकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: ₹.100/-  
डीडी/क्षनादेश/पे ऑर्डर क्रमांक: MH017797402202425E दिनांक: 16/03/2025  
वैकेचे नाव व पत्ता:





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CHALLAN	
MFR Form Number-6	



GRN	MH017797402202425E	BARCODE	[Barcode]		Date	15/09/2025-10:36:26	Form ID	48(0)
Department	Inspector General Of Registration		Payer Details					
Type of Payment	Stamp Duty and Registration Fee together		TAX ID / TAN (if Any)					
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR		PAN No.(if Applicable)	AAVFB9007G				
Location	PUNE		Full Name	BELVALKAR LANDMARKS LLP				
Year	2024-2025 One Time		Flat/Block No.	S. NO. 240 AND 76 PLOT NO.27 CTS NO 808				
Account Head Details	Amount In Rs.	Premises/Buidling						
0030046401 Stamp Duty	500.00	Road/Street	FINAL PLOT 146 BHAMBURDA SHIVAJINAGAR					
0030063301 Registration Fee	100.00	Area/Locality	PUNE					
		Town/City/District						
		PIN	4 1 1 0 0 5					
		Remarks (if Any)	SecondPartyName=KALA BASANT CC-OP HOUSING SOCIETY					
		LTD-CA=1-Marketval=1						
Total	Amount In	Six Hundred Rupees Only						
	600.00	Words						
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque/DD No.	Cheque-DD Details	Bank CIN	Ref. No.	691033332025031510578 2919872748				
Name of Bank		Bank Date	FBI Date	15/09/2025-10:38:22 Not Verified with FBI				
Name of Branch		Bank-Branch	IDBI BANK					
		Scroll No. , Date	Not Verified with Scroll					

Department ID : Mobile No. : 9011010838  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.  
सदर चालन केवल दस्तावेज निकासक कार्यालयतः नोदणी करवावयाख्या एकात्मिकी त्वायु आदे. नोदणी न करवावयाख्या एकात्मिकी सदर चालन त्वायु  
गती.



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Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 0325160601725 Date 16/03/2025

Received from Belvalkar landmarks llp, Mobile number 9420801280, an amount of Rs.300/- towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Haveli 21 of the District Pune.

Payment Details

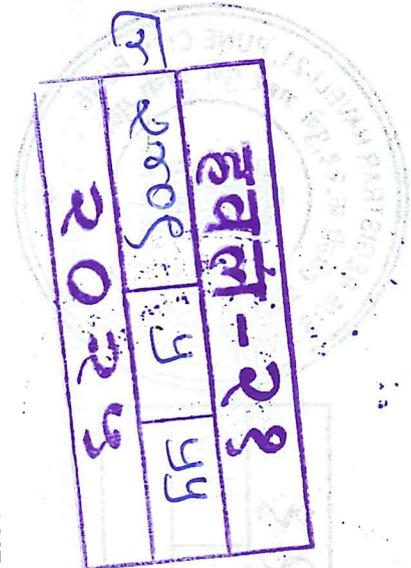
Bank Name	SBIN	Date	REF No.
Bank Name	SBIN	16/03/2025	058109638850
Bank CIN	10004152025031601602		

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



25-10-55		
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AND

<u>Sr. No.</u>	<u>Name of the existing Members</u>	<u>Flat No.</u>	<u>Floor</u>	<u>Pan No.</u>
1	Mr. Umesh Mohan Kirve Mrs. Sonali Umesh Kirve	A1	Ground	ASKPK3913E CITPK7717D
2	Smt. Pai:cherla Kameshwari Reddi	A2	Ground	APYPP1166P
3	Smt. Sunandadevi Rajendrakumar Gholap	A3	1st	
4	Mr. Chinmay Kishor Saraf Mrs. Sampada Chinmay Saraf	A4	1st	BEPPS6902H AMAPA7639M
5	Mr. Yeshwant Sadashiv Kulkarni	A5	2nd	AMJPK8381K
6	Mr. Sufi Salik Pore	A6	2nd	AACPP6732G
7	Smt. Sandhya Govind Kulkarni	B1	Ground	ABUPPK6655Q
8	Mrs. Savita Nandkumar Wadekar	B2	Ground	AABPW6472D
9	Mr. Naimish Kishor Saraf Mrs. Rhuta Naimish Saraf	B3	1st	BCXPS0771C CYYPSS8212A
10	Mr. Prayaag Avinash Joshi Mr. Samanvaya Avinash Joshi	B4	1st	AAOPJ3402B AEAPJ7929K
11	Mr. Anil Krishna Purandare	B5	2nd	AGOPP1076K
12	Mr. Arun Prabhakar Kulkarni	B6	2nd	ABEPPK3929M
13	Mr. Abhay Sharad Kinikar Mr. Sanjay Sharad Kinikar	C1	Ground	ABQPK3910L AIYYPK5713C
14	Mr. Bhat:chandra Narayan Deo	C2	Ground	ADJPPD8213E
15	Mr. Ramesh Bhalchandra Khher	C3	Ground	ABVPPK5819R
16	Mrs. Vrushali Shirish Tare	C4	1st	AALPT3291P
17	Mrs. Priya Yogesh Raut	C5	1st	BMKPP3920P
18	Smt. Aruna Rajendra Pandhare	C6	1st	BMKPP3919C
19	Smt. Sheelprabha Shivrudra Todkar	C7	2nd	AEVPT4383G
20	Mr. Dattatray Shankar Joshi	C8	2nd	
21	Mr. Manohar Gajanan Deshpande Mrs. Ujwala Manohar Deshpande Nikhil Manohar Deshpande	C9	2nd	AAWPPD2578E ADBPPD9596L AIJPPD8522F

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Being the existing Members and Flat Holders of "OWNER SOCIETY" hereinafter collectively referred to as the "Members/Flat Holders" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their respective heirs, executors, administrators, assigns, etc.) ..... **PARTY OF THE SECOND PART**

**AND**

All that piece and parcel of the land bearing Plot No.27 out of S. No.240 and S. No. 76 having corresponding CTS No. 808, Final Plot No. 146, totally admeasuring 21333.51 sq. ft. i.e. 1982 sq. mtrs,

**KNOW ALL MEN BY THESE PRESENTS:**

WHEREAS, we have granted development rights of the Property bearing Plot No.27 out of S. No.240 and S. No. 76 having corresponding CTS No. 808, Final Plot No. 146, situated at Revenue Village Bhamburda (Shivajinagar), Tal. Haveli, Dist. Pune, and within the local limits of the Pune Municipal Corporation, totally admeasuring 21333.51 sq. ft. i.e. 1982 sq. mtrs, as described in the **SCHEDULE** written hereunder, which property is hereinafter referred to as the "said Property", to

**BELVALKAR LANDMARKS LLP, (PAN AAYFB9007G)**

a limited liability partnership firm, through its designated partners –

**1) Mr. Sameer Sharatchandra Belvalkar,**

Age: 52 years, Occupation: Business

**2) Mr. Nilesh Suresh Purkar**

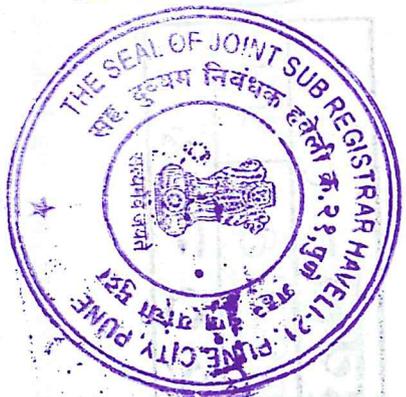
Age: 40 years, Occupation: Business

Hereinafter referred to as the "Developer", vide Development Agreement dated 16/03/2025 registered under Sr. No. 2408/2025 at HVL No. 21

**In furtherance of the said Development Agreement –**

We are required to appoint a Power of Attorney-holder to do various things and to execute and register necessary agreement, deeds, documents, appoint attorneys, to make and submit necessary and required applications, letters, affidavits, etc. in pursuance of the said Development Agreement, and it is not possible for us to remain present at each time at different places for executing, registering, making, and doing the necessary things, as may be required for the redevelopment of the said Property i.e. to demolish the existing building and carry out construction of the proposed building consisting of several flats as defined in the said Development Agreement, and hence we do hereby appoint, nominate, and constitute –

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1) **Mr. Sameer Sharatchandra Belvalkar,**

Age: 52 years, Occupation: Business

2) **Mr. Nilesh Suresh Purkar**

Age: 40 years, Occupation: Business

Having office at 1175/1, 4<sup>th</sup> Floor, Nirmitee Eminence, Erandawane, Pune – 411004,

being the designated partners of **BELVALKAR LANDMARKS LLP**, a Limited Liability Partnership Firm, having its registered office at the abovementioned address, as our lawful, duly constituted, appointed, and nominated attorney, for the purpose of development as defined in the said Development Agreement, to do the following acts, things, matters, deeds, etc. for us and on our behalf.

1. To demolish the existing structure on the said Property.
2. To make and prepare and/or cause to be made, get sanctioned and prepared all such plans, layouts, specifications and designs as may be necessary and/or to make all alterations in the existing plans, layouts, and designs advisable for the development of the said Property individually and to engage the services of any Architect, Engineers, Advocates or any person or party as may be necessary.
3. To apply for and to get water and drainage connections, to pay deposits or any other amounts/moneys as may be required for the same, and to receive back the deposits in the name of the aforementioned firm.
4. To prepare the layout and building plans relating to the said Property and to submit the same for approval and necessary extensions or revisions.
5. To claim, utilise, consume the entire FSI/TDR/FAR of whatsoever nature that will be available, allowable, and permitted under the Development Control rules applicable to the area in which the said Property is situated, or of the local body as may be authorised by law from time to time, on the said Property.
6. To comply with all the formalities for obtaining all types of TDR from the open market and for constructing additional floors by loading such TDR on the Said Property and generally to do all the acts including execution of documents, applications and registration thereof etc. In case any part/portion of the Said Property is acquired by the competent authority, then in such a situation to deliver the vacant and actual

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- possession of such acquired portion of the land and to issue/execute possession receipt for and on our behalf. To receive all the benefits either by way of monetary or in the form of TDR, FSI or in any other form as deemed fit by the attorneys for and on our behalf, for and against the area acquired as aforesaid and generally to do and comply with all the formalities in that regard.
7. To approach and to obtain necessary permissions from the relevant authorities before cutting of such trees as may be necessary for the purpose of development.
  8. To appoint any competent person or persons including Architects, Advocates, Town Planners, etc. for the purpose of making effective application, representation and to obtain permission to redevelop or develop the said Property and to carry out the development.
  9. To commence, carry out, and complete and/or cause to be commenced, carried out and/or completed construction work on the said Property in accordance with the said sanctioned plans as the same may be gotten modified, changed, or altered by the Developer so far as it is in the purview of the said Development Agreement.
  10. To develop the said Property, to construct the tenements upon the said Property, to receive considerations in its own name, to sell or transfer or dispose-off such of the tenements as are specifically mentioned in the said Development Agreement in their own rights to the intending purchasers, to advertise the scheme of ownership flats/tenements/units with attached/allotted car parks, etc., to execute agreements with the intending purchasers or such other agreement for disposing off or transferring tenements that are specifically mentioned in the said Development Agreement, to get the said agreements registered before the registration authority, to receive and recover the consideration under such agreements from the intending purchasers, in the own rights and to deliver the possession of such flats/tenements/units to them. However, the Power of Attorney holder shall not have the right to sell the flats being assigned/allotted to the existing members of the Owner Society.
  11. To execute, sign all types of agreements/s, Rera Agreement, Contracts, Deed/s, Correction Deed/s, Confirmation Deed/s, Supplementary Agreements/s, Deed of Conveyance, Sale Deed, Deed of Assignment, Development Agreement, Deed of Mortgage, Lease Deed/s, License Agreement/s, Booking Agreement/s, Deed of Declaration, Declarations, Allotment Letter/s and all other documents in respect of

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the Said Property and/or units, tenements, plots, flats, Row houses, any other structures, parking spaces, gardens spaces, and terraces etc. except flats agreed to be allotted/given to the existing members of the Owner Society as and by way of consideration as detailed in the Development Agreement in the proposed ownership scheme to be implemented on the Said Property for and on our behalf.

**12.** To execute, sign Deed of Declaration, Deed of Apartment/s in furtherance of the Declaration or Final Conveyance as per the provisions of MOFA or RERA Acts as may deemed fit by the Developer, Rera compliances and all other documents in respect of the Said Property and/or units, tenements, flats, plots, Row houses, any other structures, parking spaces, gardens spaces, and terraces etc. in the proposed ownership scheme to be implemented on the Said Property for and on our behalf.

**13.** To accept and acknowledge the receipts of money/consideration from the prospective purchasers or assignees or from any other person/s in the sole and exclusive discretion of our attorney and to issue receipts in respect thereof.

**14.** To deliver the vacant and actual possession of the units or tenements or open spaces or plots in the said Ownership scheme to be implemented on the Said Property to and in favour of the prospective purchaser/s and/or entire scheme along with the Land and/or Said Property as it is to and in favour of the purchasers and/or Society and/or Condominium of Apartment Holders and/or owners association and/or assignees etc. for and on our behalf and to issue/execute possession receipts.

**15.** To appear on behalf of us and represent our interest and/or represent in all matters/proceedings in respect of the Said Property before the Municipal Council and/or Town Planning Authorities, Collector of Land Revenue Assessor of rates and taxes, and Commissioner of Police or before any Public or Government Officer or any other Authority whatsoever for the sanction of Layout plans for subdivision/amalgamation, Commencement Certificate and for grant of renewal of any license or permission or for getting the Said Property duly measured from competent authority by complying with the entire procedure, sub-divided, amalgamated or demarcated for the purposes of commencing and completing the proposed ownership scheme over the Said Property and also for all other purpose in connection therewith as may be necessary under any of the local acts or rules and regulations.

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16. To amalgamate the Said Property with any adjoining property/ies and shall be entitled to develop such amalgamated property to the fullest potential, subject to terms and conditions mentioned in the said Development Agreement executed between the parties herein and the sanctions and approvals obtained from the concerned authorities. The attorney will be entitled to follow and complete the entire procedure required for effective amalgamation of the Said Property with any of the adjoining property/ies for and on our behalf.
17. To pay all the taxes in respect of the said Property and to represent the Owner Society herein before the concerned authorities, PMC, City Survey, etc. and to pay the dues.
18. To carry out correspondence with all the concerned authorities and bodies including the Government of Maharashtra, all its departments, any Ministry, Town Planning Authority or any other authority or local body, in connection with the development of the said Property.
19. To execute, present, admit any document to accord consent and/or to create a charge by executing Mortgage Deeds for the said flats/units/property as are specifically mentioned in the said Development Agreement, in favour of Banks and/or Financial Institution/s for obtaining project loan or loan by the intending purchasers, provided we, the existing Members of the Owner Society as defined in the said Development Agreement will not be responsible to pay the said loan, interest, and any other charges thereon, and are kept totally harmless in that respect.
20. To make correspondence with the Maharashtra State Electricity Board (MSEB) and/or other bodies or authorities for obtaining electricity connections and electric meters in respect of the said Property and the building to be constructed thereon and to sign all letters, applications, undertakings, terms, conditions, and other papers as may be required from time to time, and pay the deposits, costs, charges, and other money/amounts for the same.
21. To sign, execute, and join as a Consenting Party to the Mortgage Deed as may be required, or to create a charge on the flats/units and proportionate land as mentioned in the said Development Agreement for raising finance.

हवेल - २३		
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22. To present the documents, deeds including the mortgage deeds, and agreements executed by our Attorney or by us before the Registrar of Assurances, and to admit the contents and execution thereof.

23. To represent the Principal i.e. the Owners herein i.e. the Members of the Owner Society before the revenue authorities, Tahasildar, Talathi, City Survey officer, Surveyor, etc. and to give statements, sign applications and forms, etc. and to accept notices and to do the needful for doing all the things as may be necessary in respect of the said Property as the Developer may deem fit, for the purposes of development, and carry out construction on the said Property.

24. To obtain all such permissions, NOCs, and consents as may be required under various Acts in force for the time being, or other Laws applicable thereto.

25. To get demarcated and to handover any part of the property that may fall under road widening or any such reservation to Pune Municipal Corporation or to any Govt/ Semi Government Authority in exchange of FSI or any such compensation and to receive such compensation in own name. In case, the Said Property or any part thereof, is notified for acquisition or requisition or reservation or for road widening, then to appear before the Acquisitioning or Requisitioning Authorities and to file application/s, affidavits, objections, claim for compensation or otherwise and to do all other acts, deeds, matters, things, as may be necessary in that behalf and to file appeals, reference petition/s against any order or orders made by such Acquisition or Requisitioning Authorities subject to the terms and conditions mentioned in the said Development Agreement executed between the parties herein.

26. To represent the Owner Society herein and appear on their behalf before any appellate authorities if required for the proposed development.

27. To appoint by Power of Attorney any competent person or persons including Architects, Advocates, Town Planners, and delegate them such or all the powers granted by us or relating to the said Property in the course of the said development, as if we have granted the same.

28. NOTWITHSTANDING ANYTHING CONTAINED HEREINABOVE, the powers conferred upon the Attorney i.e. the Developer herein, are to be used and effective only for the purpose of redevelopment work of the said Property, and all the powers

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will automatically come to an end upon the completion of the said redevelopment project in all respects, as mentioned in the said Development Agreement.

29. To institute or defend any action, suit, proceedings of any nature that might be filed or is required to be initiated after the execution of the Development Agreement, including revenue proceeding, executions or appeal, revision, review and/or writ petition for and our behalf and in our name in respect of the Said Property before any competent authority/Court/appellate forum etc. To do all acts for effective conducting of such proceedings including signing of the plaints, written statements, counter claims, affidavits, say/replies, undertakings, evidence affidavits, filing documents, receiving summons/notices etc. for and on our behalf. Further, to compromise all or any of such legal proceedings/ or any suits/appeals/revisions etc. on such terms and conditions as the said Attorney shall deem fit and to withdraw all or any of such proceedings in terms of the compromises, to file compromise pursnhs/consent terms/withdrawal purshis and to admit the same before competent Court/authority for and on our behalf. Further, to appoint pleaders, Advocates, Solicitors and other legal advisers to prosecute and defend all or any of the aforesaid proceedings/s from time to time or to remove any of them and to appoint/engage any other in their place and to pay them such fees and remuneration as the said Attorneys shall deem fit, for and on our behalf.

30. We hereby confirm that whatever acts, deeds, matters, etc. are lawfully done or will be lawfully done by our said Attorney in pursuance of these presents, shall be binding on us, as if we have done it being personally present.

31. We hereby undertake to ratify all the acts, deeds, things, matters, etc. that are lawfully done or will be lawfully done by our said Attorney for effectively transferring the said Property in the name of the intending/prospective purchasers for each of the said flats/units along with the proportionate share in the land, as is specifically mentioned in the said Development Agreement.

32. In case any power to act on behalf of the Owner Society and/or the Members herein is not specifically mentioned here in these presents, it shall be presumed to have been conferred onto the Developer herein so far as the same is in the interest of the redevelopment of the said Property and the business activity of the Developer.



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 दिनांक - २१  
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IN WITNESS WHEREOF THE PARTIES HERETO AND HEREUNTO HAVE THEIR HANDS ON THE DAY AND DATE MENTIONED HEREIN ABOVE

Signed and Delivered by the within named Office Bearers and Redevelopment Committee Members

1. Mr. Manohar Gajanan Deshpande  
(CHAIRMAN)

SIGN 		THUMB 
---	---	--

2. Mr. Umesh Mohan Kirve  
(SECRETARY)

SIGN 	PI 	THUMB 
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3. Mr. Anil Krishna Purandare  
(TREASURER)

SIGN 		THUMB 
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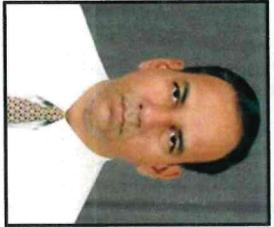
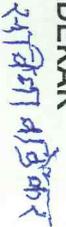
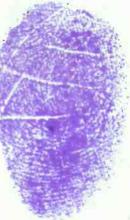


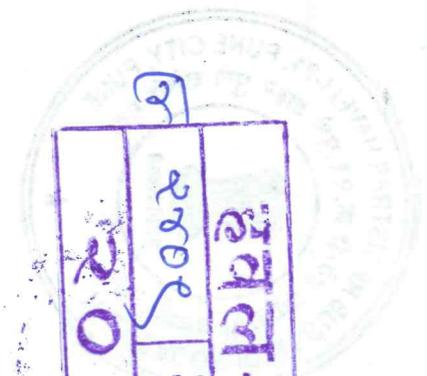
Signed and Delivered by the within named Members/Flat Holders:

SIGNATURE	PHOTO	THUMB
1. MR. UMESH MOHAN KIRVE 		
1B. MRS. SONALI UMESH KIRVE 		
2. SMT. PALICHERLA KAMESHWARI REDDI 		
3A. MR. CHINMAY KISHOR SARAF 		
3B. MRS. SAMPADA CHINMAY SARAF 		

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<p>4. MR. SUFI SALIK PORE</p> 		
<p>5. SMT. SANDHYA GOVIND KULKARNI</p> 		
<p>6. SMT. SAVITA NANDKUMAR WADEKAR</p> 		
<p>7A. MR. NAIMISH KISHOR SARAF</p> 		
<p>7B. MRS. RHUTA NAIMISH SARAF</p> 		
<p>8. MR. ANIL KRISHNA PURANDARE</p> 		



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<p>Handwritten signature</p> <p>9. MR. ARUN PRABHAKAR KULKARNI</p>		
<p>Handwritten signature</p> <p>10A. MR. ABHAY SHARAD KINIKAR</p>		
<p>Handwritten signature: S.S-Kinikar.</p> <p>10B. MR. SANJAY SHARAD KINIKAR</p>		
<p>Handwritten signature</p> <p>11. MR. BHALCHANDRA NARAYAN DEO</p>		
<p>Handwritten signature: R.B. Kher</p> <p>12. MR. RAMESH BHALCHANDRA KHER</p>		

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13. MRS. VRUSHALI SHIRISH TARE  
*Shirish*



14. MRS. PRIYA YOGESH RAUT  
 श्री प्रिया योगेश राउत



15. SMT. ARUNA RAJENDRA PANDHARE  
 श्रीमती. अरुणा राजेंद्र पांडे.



16. SMT. SHEELPRABHA SHIVRUDDRA TODDKAR  
 Mrs. Sheela Shivkars.



17A. MANOHAR GAJANAN DESHPANDE  
*Deshpande*



17B. MRS. UJJWALA MANOHAR DESHPANDE  
 Mrs. U.m. Deshpande





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 Monday, December 24, 2018 6:42 PM  
 Regn:39M चक्रवर्ती क्र. 39M  
 Original/Duplicate चक्रवर्ती

पावली नं. 100.00  
 रकम 12 चक्रवर्ती नं. 12  
 रकम 240.00 चक्रवर्ती नं. 12  
 रकम 340.00 चक्रवर्ती नं. 12

आपावली नं. 100.00 चक्रवर्ती नं. 12  
 रकम 12 चक्रवर्ती नं. 12  
 रकम 240.00 चक्रवर्ती नं. 12  
 रकम 340.00 चक्रवर्ती नं. 12

आपावली नं. 100.00 चक्रवर्ती नं. 12  
 रकम 12 चक्रवर्ती नं. 12  
 रकम 240.00 चक्रवर्ती नं. 12  
 रकम 340.00 चक्रवर्ती नं. 12

आपावली नं. 100.00 चक्रवर्ती नं. 12  
 रकम 12 चक्रवर्ती नं. 12  
 रकम 240.00 चक्रवर्ती नं. 12  
 रकम 340.00 चक्रवर्ती नं. 12



हावली-२२  
 २०१८  
 २०१८

Department ID: 992118555  
 Mobile No.: 992118555  
 This challan is valid for documents to be registered in Sub Registrar office only. Not valid for unregistered document.  
 नोंद: हा चालान हे केवळ उप-नोंद देण्यासाठी वैध आहे. नोंद देण्यात आलेल्या कागदांसाठी हे चालान वैध नाही.

Department ID: 992118555	Mobile No.: 992118555
Name of Branch: IDBI BANK	Bank Branch: IDBI BANK
Bank Date: 21/12/2018-12:43:48	Bank Date: 21/12/2018-12:43:48
Bank CIN: 69103132018122112250	Bank CIN: 69103132018122112250
Payment Details: IDBI BANK	FOR USE IN RECEIVING BANK
Amount: 600.00	Amount in Rupees Only: 600.00
PN: 411004	PN: 411004
Area/Locality: PUNE	Area/Locality: PUNE
Full Name: NILESH SURESH PURKAR	Full Name: NILESH SURESH PURKAR
Location: PUNE	Location: PUNE
Account Head Details: 101	Account Head Details: 101
Stamp Duty: 100.00	Stamp Duty: 100.00
Registration Fee: 500.00	Registration Fee: 500.00
Barcode: GNR M-1009649492501819E	Barcode: GNR M-1009649492501819E
Date: 21/12/2018-12:30:47	Date: 21/12/2018-12:30:47
Form ID: 65A(2)	Form ID: 65A(2)



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN: 2112201805M	Date: 21/12/2018
Received from NILESH SURESH PURKAR, Mobile number 880588555, an amount of Rs 240/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Haveli 22 of the District Pune.	
Payment Details	
Bank Name: BKL	Date: 21/12/2018
Bank CIN: 10004152018122105133	REF No.: 18260718
This is computer generated receipt, hence no signature is required.	



हावली-२२  
 २०१८  
 २०१८

20588-5-9144



820922 299 22

deeds and things as specifically mentioned in the Schedule only.
lawful Attorney with full power and authority to do and execute all acts,
SUBHASH KUMBHARE or MR. NITIN GOKUL MAHAJAN as my true and
MR. NILESH SURESH PURKAR do hereby appoint MR. PUSHKAR
NOW KNOW YOU ALL AND THESE PRESENTS WITNESS THAT I,

registration.
my attorney to admit my signature and to complete all the formalities of the
Residing at M-304, Sumernu Residency, S.n.272, Boradwadi, Moshi, Pune as
MR. NITIN GOKUL MAHAJAN Age: 33 years, Occupation: Service,

OR

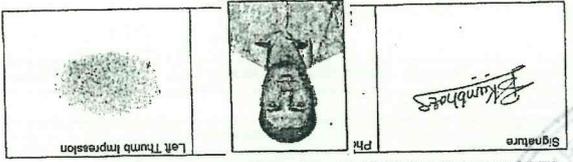
Sinhgad Road, Pune-411024
years, Occupation: Service, Residing at C-2, 408, Urbanangram, Kirkeawadi,
MR. PUSHKAR SUBHASH KUMBHARE PAN: AVKPK3389H Age: 30
therefore I have decided to appoint;

relevant documents in respect of various properties in the Maharashtra
Apartments, Sale Deed, Transfer Deed, TDR Agreement or such other
Maharashtra for registration of Agreements, Deed of Declarations, Deed of
unable to be present at the Sub-Registrar offices in different cities of
Maharashtra but due to my busy schedule and pre-occupations I will be
Firms, Companies and developing various properties in all over

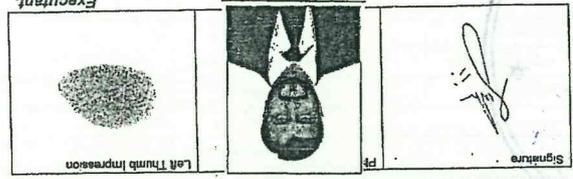
WHEREAS, I am Developer by profession and Partner of various
Erandawane Pune-411004, do hereby send greetings:
Saniket House, CTS No. 37, F.P. no. 33/6A, Prabhat Road, Lane no.8,
PURKAR, PAN: ANJPP0881E Age: 33 years, Occupation: Business, 101,

KNOW ALL MEN BY THESE PRESENTS THAT, I MR. NILESH SURESH

GENERAL POWER OF ATTORNEY



MR. PUSHKAR SUBHASH KUMBHARE
We Accept the Power of Attorney



MR. NILESH SURESH PURKAR

Suresh Purkar, has herunto set my hand on this 21st Day of December,
2018 at Pune.

IN WITNESS WHEREOF, I, the above named Mr. Nilesh

to rectify each of acts, deeds or things

only signed by me shall be binding on the under signed who agree

4. And I hereby declare that all acts, deeds and things done by the

purpose which said Attorney thinks fit.

3. And to any other act, deed or things furtherance of the above said

Assurances in different cities of Maharashtra.

2. To produce and admit the documents signed and executed by me

for the purpose of the registration and to pay stamp duty, registration

fee, charges, duties for me and appear before the Sub-Registrar of

for effective registration of all the said proposed documents to be executed.

in respect of various properties in the Maharashtra.

document in respect of the properties in the state of Maharashtra signed

and executed by me for and on my behalf and to do all the necessary acts

Sale/Conveyance Deed, Cancellation Deed, Correction Deed or any other

Correction Deeds, Deed of Declaration, Transfer Deed, TDR Agreement,

the Agreement to Sell, Deed of Assignments, Deed of Apartments,

of Maharashtra for the purpose of admitting the execution and registering

to appear before the Sub-Registrar of Assurances in different cities



820922 299 22

2025 29 12 2018

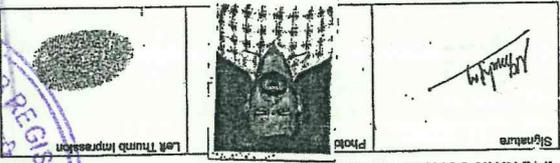


820922 299 22

Address : Dhankawadi,Pune
Name : Mangesh Pashle
Signature: [Signature]

Witnesses:
In the presence of:

Power of Attorney Holder



MR. NITIN GOKUL MAHAJAN







मी पुष्कर सुभाष कुंभारे राहणार किरकटवाडी, सिंहाड रोड पुणे - ४११०२४

याद्वारे घोषित करतो,

दुय्यम निबंधक हवेली श्री यांचे कार्यालयात मुख्यस्थानाभ्यां या शिर्षकाचा दस्त नोंदीसाठी सदर करण्यात आला आहे. श्री. निलेश सुरेश पुरकर यांनी दिनांक २४/१२/२०१८ रोजी हवेली नं. २२ दस्त नं. २०५८६/२०१८ ला मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी, सदर दस्त नोंदणीस सदर केला आहे / निष्ठादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यार पत्र लिहून देणार यांनी कुलमुखत्यार पत्र रद्द केलेले नाही किंवा कुलमुखत्यार पत्र लिहून देणार व्यक्ती पैकी कोणीही मयत झालेले नाही किंवा कोणत्याही कारणामुळे कुलमुखत्यार पत्र रद्दबाबत ठरलेले नाही. सदरचे कुलमुखत्यार पत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कुलमुखत्यार पत्र चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

ठिकाण : पुणे

दिनांक : २६ / ०३ / २०२५

सही / कुलमुखत्यार धारक

(पुष्कर सुभाष कुंभारे)

कुलमुखत्यारपत्रधारकाचे नाव

CHALLAN  
MTR Form Number: 8

GRN	AM00601240370425E	BARCODE	Data 12/08/2024-11:24:58		Form ID	AM01
Department	Inspector General Of Registration		Payer Details			
Stamp Duty	Type of Payment		TAX ID/ PAN (If Any)			
Registration Fee			PAN No. (If Applicable)			
Office Name	HVELI, HAVELI 21 JOINT SUB REGISTRAR		Full Name	Sameer S Belvalkar		
Location	PUNE		Flat/Block No.	1176/1, Numbur 49		
Year	2024-2025: One Time		Flat/Block No.	1176/1, Numbur 49		
Account Head Details		Amount to Be	Flat/Block No.	1176/1, Numbur 49		
0020043301	Stamp Duty	500.00	Flat/Block No.	1176/1, Numbur 49		
0030003301	Registration Fee	100.00	Flat/Block No.	1176/1, Numbur 49		
Amount to Be		600.00	Flat/Block No.	1176/1, Numbur 49		
Total		600.00	Flat/Block No.	1176/1, Numbur 49		
Payment Details		FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank PIN	Pin No.	8816332024081212200 2883717714		
Cheque/DD No.		Bank Date	DD Date	12/08/2024-11:25:43 Not Verified with RBI		
Name of Bank		Bank Branch	IDBI BANK			
Name of Branch		Branch No. / Date	Not Verified with Scroll			

Department ID: 3011010810  
 NOTES: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.  
 नमूद प्रमाण पत्राचे दुरुपयोग किंवा अन्य प्रकारचे वापर करणेबाबत नोंदवून घ्यावी. याचा वापर केवळ नमूद कार्यालयातच होऊ शकतो. नमूद कार्यालयाबाहेर वापर करणेबाबत नोंद घ्यावी.

हवेल-२३  
 १२  
 २०२४



हवेल-२३  
 २४  
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	01241322020900
Date	12/08/2024
Received from Sameer S Belvalkar, Mobile number 9011010810, an amount of Rs.500/- towards Document Handling Charges for the Document to be registered(SAFIYA) in the Sub Registrar office Joint S.H. Haveli 21 of the District Pune.	
Payment Details:	
Bank Name	IDBI
Date	12/08/2024
Bank CN	1000155024001212200
Ref No.	202091214
This is computer generated receipt, hence no signature is required.	

हवेल-२३  
 १२  
 २०२४





AGE - 52 YEARS, OCCUPATION - BUSINESS

2. NEEL AJIT BELVALKAR

AGE - 28 YEARS, OCCUPATION - BUSINESS

3. NAKUL SAMBER BELVALKAR

AGE - 25 YEARS, OCCUPATION - BUSINESS

ALL HAVING REGISTERED BUSINESS ADDRESS AT 1175/1, NIRMITI EMINENCE, 4TH FLOOR, BRANDAWANE, PUNE 411004 do hereby appoint, nominate and constitute jointly or severally MRS. SIDDHI PRANIT KULKARNI, Age - 52, Occupation - Service, Residing at C-7/1, Sarita Nagar, Phase II, S. no. 119/1, PP 544, at Parvati, Pune 411030 And /or MR. RAJAS PRAKASH VYAWAHARE, Age - 48, Occupation - Service, Residing at Flat no. 303, Shree Sai Park, S. no. 173, Near Datta Mandir Road, Wakd, Pune 411057 to be our true and lawfully constituted attorney and for us and on our behalf in respect of all the documents executed by all or any of us in our individual capacity or in the name of the Proprietary concerned of which any of us may be the Proprietor, or in the name of the Partnership Firms of which any of us is a Partner or in the name of Limited Liability Partnerships wherein any of us is a Designated Partner, or in the name of the Private Limited or Public Limited Company of which any of us is a Director or as a member of the Association of Persons or any of the Joint Venture or in any other capacity as the case may be and the said Attorneys are jointly or severally empowered to do all or any of the following acts, deeds, things in respect of presentation, admission and registration of documents executed by all or any of us viz :-

1. To attend the offices of the Concerned Sub Registrar/ Sub Registrar of Assurances on our behalf.
2. To present and lodge for registration all the documents/ deeds signed and executed by all or any of us before the Concerned Sub Registrar/ Sub Registrar of Assurances on our behalf.
3. To admit the execution of any of such deeds, documents signed and executed by all or any of us in any of the above referred

हवल-२३  
 २०२४



हवल-२३  
 २०२४



capacity and to complete the process of registration of such deeds, documents effectively on our behalf.

4. To admit payments or receipts of agreed consideration (if required) under such document.
5. To pay necessary charges, and fees as applicable for such documents and to get it registered by following the due process and to apply for and to receive the original documents or certified copies thereof and the receipts and Index II extracts and other relevant papers from the concerned office of the Sub Registrar of Assurances throughout India.
6. To do one or more such acts, deeds and things as may be necessary for due and effective completion of process of registration of all or any documents executed by all or any of us.

This Power of Attorney is given for the limited purpose of presentation and admission of the documents signed and executed by us, for registration before the office of the Sub Registrar and we do hereby jointly and severally declare that all such acts, deeds and things as may be lawfully done by the Holder/s of this Special Power of Attorney shall be deemed to have been done by all or any of us personally and we hereby understand to confirm and ratify the same.

IN WITNESS WHEREOF WE HAVE EXECUTED THIS SPECIAL POWER OF ATTORNEY ON THIS 12<sup>th</sup> DAY OF AUGUST 2024 AT PUNE



SAMEER SHARATCHANDRA BELVALKAR

हवल-२३  
 २०२४





NEEL AJIT BELVALKAR



NAKUL SAMEER BELVALKAR  
EXECUTANTS

WE ACCEPT THE POWERS CONFERRED ON US



*Siddhi Prant Kulkarni*

SIDDHI PRANT KULKARNI



*Rajas Prakash Vyawahare*

RAJAS PRAKASH VYAWAHARE

POWER OF ATTORNEY HOLDERS

WITNESS

*Rohit*

- ① Rohit R. Deshpande  
Suryashray Nagar  
Pune 411004

हवल-२१	८	१८
२०२४		

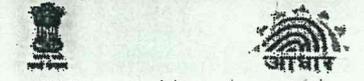


- ② *Swati G. Sodhe*  
Grandiose,  
Pune. 411004



हवल-२१	८	१८
२०२४		





भारत सरकार  
Unique Identification Authority of India  
Government of India

संलग्नक क्रमांक / Enrolment No.: 120720066/00080

To  
श्री. अशोक शिरोडकर  
New Age Housing  
Plot No-004001, Sarigandhi Road,  
Off. H. Sarigandhi Garden, Pune  
Pune City  
P. N. Nagar  
Pune City Ward  
Maharashtra 411006  
9073070028



आसका आधार क्रमांक / Your Aadhaar No.  
**3445 5893 7665**

आधार - आम आदमी का अधिकार



श्री. अशोक शिरोडकर  
New Age Housing  
Plot No-004001, Sarigandhi Road,  
Off. H. Sarigandhi Garden, Pune  
Pune City  
P. N. Nagar  
Pune City Ward  
Maharashtra 411006  
9073070028

3445 5893 7665

आधार - आम आदमी का अधिकार

श्री. अशोक शिरोडकर  
New Age Housing  
Plot No-004001, Sarigandhi Road,  
Off. H. Sarigandhi Garden, Pune  
Pune City  
P. N. Nagar  
Pune City Ward  
Maharashtra 411006  
9073070028

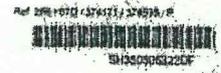
3445 5893 7665



भारत सरकार  
Unique Identification Authority of India  
Government of India

संलग्नक क्रमांक / Enrolment No. 1177703300676

To  
श्री. अशोक शिरोडकर  
New Age Housing  
Plot No-004001, Sarigandhi Road,  
Off. H. Sarigandhi Garden, Pune  
Pune City  
P. N. Nagar  
Pune City Ward  
Maharashtra 411006  
9073070028



आसका आधार क्रमांक / Your Aadhaar No.  
**4526 9140 0836**

आधार - आम आदमी का अधिकार



श्री. अशोक शिरोडकर  
New Age Housing  
Plot No-004001, Sarigandhi Road,  
Off. H. Sarigandhi Garden, Pune  
Pune City  
P. N. Nagar  
Pune City Ward  
Maharashtra 411006  
9073070028

4526 9140 0836

आधार - आम आदमी का अधिकार

श्री. अशोक शिरोडकर  
New Age Housing  
Plot No-004001, Sarigandhi Road,  
Off. H. Sarigandhi Garden, Pune  
Pune City  
P. N. Nagar  
Pune City Ward  
Maharashtra 411006  
9073070028

4526 9140 0836

हवल-२३  
२०२२  
२०२२



हवल-२३  
२०२४



राजस प्रकाश शिरोडकर  
RAJAS PRAKASH SHIRODKAR  
PRAKASH MADHAV SHIRODKAR  
25021875  
AEPV2025H

भारत सरकार  
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

संलग्नक क्रमांक / Enrolment No. 000306600023

To  
श्री. अशोक शिरोडकर  
New Age Housing  
Plot No-004001, Sarigandhi Road,  
Off. H. Sarigandhi Garden, Pune  
Pune City  
P. N. Nagar  
Pune City Ward  
Maharashtra 411006  
9073070028

आसका आधार क्रमांक / Your Aadhaar No. 1  
**3515 2954 8327**

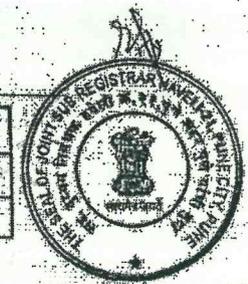
आधार - आम आदमी का अधिकार



श्री. अशोक शिरोडकर  
New Age Housing  
Plot No-004001, Sarigandhi Road,  
Off. H. Sarigandhi Garden, Pune  
Pune City  
P. N. Nagar  
Pune City Ward  
Maharashtra 411006  
9073070028

3515 2954 8327

हवल-२३  
२०२४



आयकर विभाग भारत सरकार  
 INCOME TAX DEPARTMENT GOVT OF INDIA  
 KULKARNI SIDOH PRAMIT  
 KOKAN JOTI DESHPANDE  
 09111972  
 Permanent Account Number  
 AOPK0002N

*Handwritten signature*

भारत सरकार  
 Government of India  
 भारत सरकार  
 Government of India

संशोधन संसद / संशोधन संसद No 1419/21 12/19138

संशोधन संसद / संशोधन संसद  
 संशोधन संसद / संशोधन संसद

No. 2927-16/201402-421997/17



58274848017

अपना आधार क्रमांक / Your Aadhaar No. :

9291 1426 1439

आधार - आम आदमी का अधिकार

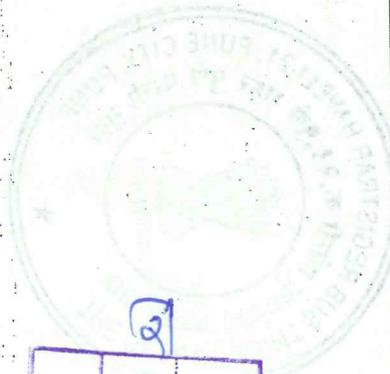
आधार - आम आदमी का अधिकार  
 आधार - आम आदमी का अधिकार  
 आधार - आम आदमी का अधिकार  
 आधार - आम आदमी का अधिकार

9291 1426 1439

आधार - आम आदमी का अधिकार

हवल-२३	
१२०५	७० १८
२०२४	

*Handwritten signature*



हवल-२३	
१२०५	७० १८
२०२४	



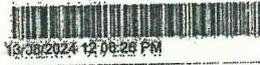
ADVOCATE  
 BAR COUNCIL OF  
 MAHARASHTRA & GOA  
 HIGH COURT BOMBAY  
 (1247 1371 2261-6467)  
 NAME: Vinod Yogenchandra Shinde  
 RESIDENCE: Shanivar Path, Pune  
 ROLL No: Mah/ 1663/1990  
 ENROLLED ON: 12-10-1990  
 DATE OF BIRTH: 20-02-1967  
 SECRETARY

1523 A  
 1. IN CASE OF CHANGE OF NAME, DISCIPLINARY ACTION SHALL BE TAKEN.  
 2. IF THE HOLDER OF THIS CARD DESIRES TO PRACTICE FOR WHATEVER REASON, HIS NAME IS TRANSFERRED TO ANOTHER STATE, THIS CARD SHOULD BE SURRENDERED TO THE BAR COUNCIL.  
 3. IF IT IS LOST, THE SAME SHOULD BE REPORTED TO THE BAR COUNCIL IMMEDIATELY.

हवल-२३	
१२०५	७० १८
२०२४	







दस्तावेज क्रमांक: 94/192  
दिनांक: 12/08/2024

वेब संश्लेषण क्रमांक: 13/08/2024  
दस्तावेज क्रमांक: 94/192

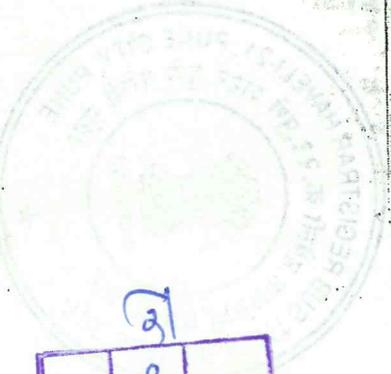
क्र.सं.	पदावली/पदावली	पदावली/पदावली	स्वाक्षरी	उत्तर प्रमाणित
1	साक्षरता/साक्षरता पदावली/पदावली पदावली/पदावली पदावली/पदावली पदावली/पदावली पदावली/पदावली	पदावली/पदावली पदावली/पदावली पदावली/पदावली पदावली/पदावली पदावली/पदावली पदावली/पदावली		<input checked="" type="checkbox"/>
2	साक्षरता/साक्षरता पदावली/पदावली पदावली/पदावली पदावली/पदावली पदावली/पदावली पदावली/पदावली	पदावली/पदावली पदावली/पदावली पदावली/पदावली पदावली/पदावली पदावली/पदावली पदावली/पदावली		<input checked="" type="checkbox"/>
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4	साक्षरता/साक्षरता पदावली/पदावली पदावली/पदावली पदावली/पदावली पदावली/पदावली पदावली/पदावली	पदावली/पदावली पदावली/पदावली पदावली/पदावली पदावली/पदावली पदावली/पदावली पदावली/पदावली		<input checked="" type="checkbox"/>
5	साक्षरता/साक्षरता पदावली/पदावली पदावली/पदावली पदावली/पदावली पदावली/पदावली पदावली/पदावली	पदावली/पदावली पदावली/पदावली पदावली/पदावली पदावली/पदावली पदावली/पदावली पदावली/पदावली		<input checked="" type="checkbox"/>

दस्तावेज क्रमांक: 94/192  
दिनांक: 12/08/2024

क्र.सं.	पदावली/पदावली	पदावली/पदावली	स्वाक्षरी	उत्तर प्रमाणित
1	साक्षरता/साक्षरता पदावली/पदावली पदावली/पदावली पदावली/पदावली पदावली/पदावली पदावली/पदावली	पदावली/पदावली पदावली/पदावली पदावली/पदावली पदावली/पदावली पदावली/पदावली पदावली/पदावली		<input checked="" type="checkbox"/>

दिनांक: 13/08/2024 12:06:21 PM

दस्तावेज क्रमांक: 94/192  
दिनांक: 12/08/2024



हवल-२३  
३२/१५  
२०२५



Payment Details

Sl.	Purchaser	Type	Verification no./Vendor	GM/Licence	Amount	Feed Kt	Deface Number	Deface Date
1	Sameer S. Belvalkar	eChallan	89103332024061212230	MH006612403202425E	500.00	SD	0003880466202425	13/08/2024
2		DFIC		8824122820680	340	RF	0824122820680E	13/08/2024
3	Sameer S. Belvalkar	eChallan		MH006612403202425E	100	RF	0003880466202425	13/08/2024

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

13/08/2024

1. Verify Scanned Document for correctness through eChallan page on e-Stamp portal after scanning.  
2. Do not necessarily after registration.

हवल-२३  
३२/१५  
२०२५

हवल-२३  
३२/१५  
२०२४

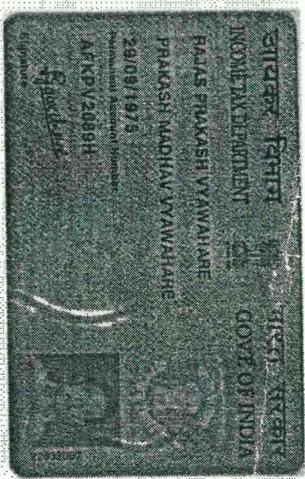


घोषणापत्र

मी, राजस प्रकाश व्यवहारे, या द्वारे घोषित करतो की, दुय्यम निबंधक हवेली क्रमांक 21 यांचे कार्यालयात भुलखरनाम या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री समीर शरच्चंद्र बेलवलकर, ११७५१, निर्मिती एमिनन्स एरंडवणे पुणे-४११००४ यांनी दिनांक १३/०८/२०२४ रोजी माझे नाव दिलेल्या व हवेली क्रमांक २१ येथे १२४७९/२०२४ या क्रमांकावर नोंदवलेल्या कुलमुखत्यारपत्राच्या आधारे आम्ही सादर दस्त नोंदणीस सादर केला आहे / निष्पादित करून कबुली जबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कायदेशीररित्या रद्द केलेले नाही किंवा कुलमुखत्यार लिहून देणार व्यक्ती पैकी कोणीही मयत झालेले नाही किंवा झाल्याने किंवा कोणत्याही कारणामुळे कायदेशीररित्या कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यार पत्र पूर्णपणे कायदेशीररित्या वैध असून उपरोक्त कृती करण्यास आम्ही पूर्णतः सक्षम आहेत. सादरचे कथन चुकीचे सिद्ध झाल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस आम्ही पात्र होऊ याची आम्हाला जाणीव आहे.

दिनांक : 13/2025

कुलमुखत्यापत्र



हवेली-२१		
११०८	७३	५५
२०२५		



पारवी क्र. पारवी क्र. 8339  
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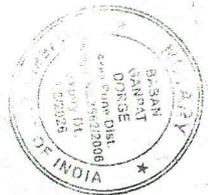
TRUPOSIX  
 B. G. DONGRE  
 ADVOCATE & NOTARY  
 ADVOCATE OF INDIAN LAW  
 REGD. NO. 3562/2006

हवल - २३  
 २०२५  
 हवल - ०८



हवल - ०८  
 २०२५

GNR No.	MH000110842024SP	Barcode	1204/2024
Department	Inspector General Of Registration	Stamp Duty	Stamp Duty
Type of Payment	Registration Fee	PAI No. (if Applicable)	ADSR/PA/27D
Office Name	MH & MH&E I & Joint Sub Registrar	PAI Name	Mrs. Savita Nandkumar Wadkar
Location	PUNE	PAI No. (if Any)	
Year	2024-2025 One Time	PAI No. (if Any)	
Account Head Details		PAI No. (if Any)	
00000401 Stamp Duty	500.00	PAI No. (if Any)	
00000303 Registration Fee	100.00	PAI No. (if Any)	
Total	600.00	PAI No. (if Any)	
Payment Details	STATE BANK OF INDIA	PAI No. (if Any)	
Checked On		PAI No. (if Any)	
Name of Bank	STATE BANK OF INDIA	PAI No. (if Any)	
Name of Branch		PAI No. (if Any)	



GNR No.	MH000110842024SP	Barcode	1204/2024
Department	Inspector General Of Registration	Stamp Duty	Stamp Duty
Type of Payment	Registration Fee	PAI No. (if Applicable)	ADSR/PA/27D
Office Name	MH & MH&E I & Joint Sub Registrar	PAI Name	Mrs. Savita Nandkumar Wadkar
Location	PUNE	PAI No. (if Any)	
Year	2024-2025 One Time	PAI No. (if Any)	
Account Head Details		PAI No. (if Any)	
00000401 Stamp Duty	500.00	PAI No. (if Any)	
00000303 Registration Fee	100.00	PAI No. (if Any)	
Total	600.00	PAI No. (if Any)	
Payment Details	STATE BANK OF INDIA	PAI No. (if Any)	
Checked On		PAI No. (if Any)	
Name of Bank	STATE BANK OF INDIA	PAI No. (if Any)	
Name of Branch		PAI No. (if Any)	

Sr. No.	Remarks	Debitment Amt.	Debitment Date	Used	Debitment Amount
1	04-04-2024	00000303020025	15/04/2024	000015	500.00
2	04-04-2024	00000303020025	15/04/2024	000015	500.00
					600.00



Department of Stamp & Registration, Maharashtra  
 Received from Savita Nandkumar Wadkar, Mobile number 9156167100, an amount of Rs.400/- towards Document Handling Charges for the Document to be registered(SARFA) in the Sub Registrar office Joint S.R. Haveli 8 of the District Pune.  
 Date: 11/04/2024  
 REF No. 402735/0189  
 This is computer generated receipt, hence no signature is required.



हवल - ०८  
 २०२५





हवत - ०८

31. To negotiate and execute all legal matters, determining the terms of settlement, and making payments as agreed upon, including valid receipts and with due attention to the same.

32. To initiate any policy for the principal and if required, manage premium's payment for both new and existing LIC policies, open accounts as needed and ensure the receipt of interest and dividends.

And in general, to undertake all legal acts, deeds, and tasks deemed necessary, including representation, visiting various offices, such as those mentioned above, and fulfilling the requirements of such offices or authorities as needed. This encompasses conducting transactions related to maintenance, development, / redevelopment, purchase, sale, leave and license agreements, court matters, and any other affairs, in accordance with the instructions and wishes of our duly appointed attorney.

The principal hereby agrees that she has executed this Power of Attorney with her own free will without any force, coercion, undue influence and threat etc. and also declare that she has not taken any consideration from the Attorney in this respect.

This Power of Attorney shall be in existence until and unless I revoke the same by a Cancellation Deed in respect of this Power of Attorney.

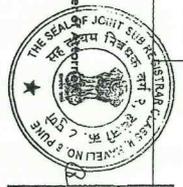
I, hereby ratify and confirm all the acts, deeds and things done by the duly constituted attorney as if the acts, deeds and things done by myself and we shall be held responsible for the same.

WITNESS WHEREOF THE PARTIES TO HAVE SET THEIR RESPECTIVE HANDS ON THIS 12TH DAY OF APRIL, 2024.



NAME & SIGNATURE	THUMB	PHOTO
<i>Smudhakar</i>		
Mrs. Savita Nandkumar Wadekar (PRINCIPAL)		
Mrs. Huda Ashwini Yaseer Mubarak (POA HOLDER)		

हवत - ०८	वेद	१०१६
२०२४		



Mrs. Huda Ashwini Yaseer Mubarak  
POA HOLDER



WITNESSES:-

Signature: *Smudhakar*  
Name: Smudhakar N. Bhambare  
Address: 1201 C/4 Swadeyn Park, World City, Chakli, Badli, Pune

Signature: *Ashim Jayant Waghmare*  
Name: Ashim Jayant Waghmare  
Address: Shivaj colony Nakhate, Vasth, Rahatani, pune.



हवत - ०८	वेद	१११६
२०२४		



हवत - ०८	वेद	१२१६
२०२४		



Smudhakar



हवत - २३	३६	५५
२००९		
२०२५		



घोषणापत्र

मी इवा अरविनी सासर मुबारक याद्वारे घोषित करतो की, दुय्यम निबंधक-2।

यांचे कार्यालयात शिवसैन या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. शिविता नंदकमार् व इ. यांनी दि. 12/04/2024 रोजी मला वारिऊर

दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीवैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

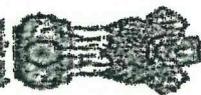
दिनांक 16/03/2025

कुलमुखत्यारपत्रधारकाचे नाव

व सही

हवल-२१३		
२२०९	३८	३५
२०२५		





GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS  
Central Registration Centre

Form 16

[Refer Rule 11(3) of the Limited Liability Partnership Rules, 2009]  
CERTIFICATION OF INCORPORATION

LLP Identification Number: ABA-0271

It is hereby certified that BELVALKAR LANDMARKS LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008.

Given under my hand at Manesar this Twenty seventh day of December Two thousand twenty-one.

इवकल-२३		
२००९	३९	५५
२०२५		



VIKRAM SINGH  
Registrar of Companies  
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on [www.mca.gov.in](http://www.mca.gov.in)

Mailing Address as per record available in Registrar Office:  
BELVALKAR LANDMARKS LLP

Office No 22, 23, 24, 4th Floor, Nirmitee Emlhance, Mr. Mehendale Garage,  
Erandawana, Pune, Pune, Maharashtra, 411004, India

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT. OF INDIA**

आयकर विभाग का  
 Permanent Account Number Card  
**AAKAK2721R**

आयकर विभाग  
**KALABASARI SANKARI GRUHANAGANA**  
**SANSTHA LAKHNAOIT**

आयकर विभाग का  
 Date of Issue of Identification  
**29/12/1070**



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT. OF INDIA**

आयकर विभाग का  
 Permanent Account Number Card  
**22/041980**

आयकर विभाग  
**KIRVE UMESH M**  
**MOHAN BABURAO KIRVE**

आयकर विभाग का  
 Permanent Account Number  
**ASKRKA3918E**

आयकर विभाग का  
 Signature  




**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT. OF INDIA**

आयकर विभाग का  
 Permanent Account Number Card  
**15/071913**

आयकर विभाग  
**PALICHERLA KAMESHWAR REDDI**  
**RAMANA REDDY VUPPALAMATHI**

आयकर विभाग का  
 Permanent Account Number  
**APYPP1166P**

आयकर विभाग का  
 Signature  
**P. K. S. Reddy**



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT. OF INDIA**

आयकर विभाग का  
 Permanent Account Number Card  
**AM/APA7639M**

आयकर विभाग  
**SALIPADA CHINNAIY SARAF**  
**CHINJIJAKANI NAHAYAN AWFAR**

आयकर विभाग का  
 Permanent Account Number  
**22052017**

आयकर विभाग का  
 Signature  




**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT. OF INDIA**

आयकर विभाग का  
 Permanent Account Number  
**ABUPK66550**

आयकर विभाग  
**SANDHYA GOVIND KULKARNI**  
**DAJATIRAYA VISHWANATH**  
**SULAKHE**

आयकर विभाग का  
 Permanent Account Number  
**08-04-1924**

आयकर विभाग का  
 Signature  

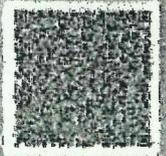

आयकर विभाग का  
 Date of Birth  
**08-04-1924**

आयकर विभाग का  
 Commissioner of Income Tax - Pune

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT. OF INDIA**

आयकर विभाग का  
 Permanent Account Number Card  
**AAVF 89007G**

आयकर विभाग  
**BEWANKAR LALJI SANKU L P**

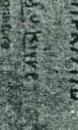


**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT. OF INDIA**

आयकर विभाग का  
 Permanent Account Number  
**08/101985**

आयकर विभाग  
**KIRVE SONALINDESH**  
**BAPU POPAT CHAVAN**

आयकर विभाग का  
 Permanent Account Number  
**CITPK7717D**

आयकर विभाग का  
 Signature  


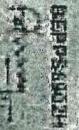


**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT. OF INDIA**

आयकर विभाग का  
 Permanent Account Number  
**11/021920**

आयकर विभाग  
**CHINNAIY KISHOR SARAF**  
**KISHOR VASANT SARAF**

आयकर विभाग का  
 Permanent Account Number  
**BEPPSAR2H**

आयकर विभाग का  
 Signature  


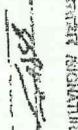


**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT. OF INDIA**

आयकर विभाग का  
 Permanent Account Number  
**AACPP6732G**

आयकर विभाग  
**SUPI SAIK PORE**  
**SADASHIV PARI PORE**

आयकर विभाग का  
 Permanent Account Number  
**09-09-1935**

आयकर विभाग का  
 Signature  


आयकर विभाग का  
 Date of Birth  
**09-09-1935**

आयकर विभाग का  
 Commissioner of Income Tax - Pune

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT. OF INDIA**

आयकर विभाग का  
 Permanent Account Number  
**09/071913**

आयकर विभाग  
**SAVIDA NANDKUMAR WADEKAR**  
**SHEENIYAS MADHAVRAO ANIKALIKAR**

आयकर विभाग का  
 Permanent Account Number  
**AABPW6372D**

आयकर विभाग का  
 Signature  


आयकर विभाग का  
 Date of Birth  
**09/07/1913**

आयकर विभाग का  
 Commissioner of Income Tax - Pune

**देवम-२३**  
**२०२०**  
**२०२५**



**आयकर विभाग** **भारत सरकार**  
**INCOME TAX DEPARTMENT** **GOVT. OF INDIA**  
 NAIMISH KISHOR SARAFA  
 KISHOR VASANT SARAFA  
 03/04/1983  
 Permanent Account Number  
**BCXPS0771C**  
 Signature: *A. Sarafa*



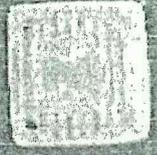
24122005

**आयकर विभाग** **भारत सरकार**  
**INCOME TAX DEPARTMENT** **GOVT. OF INDIA**  
 ABHAY SHARAD KINIKAR  
 SHARAD JAGANNATH KINIKAR  
 05/04/1964  
 Permanent Account Number  
**ABQPK3910L**  
 Signature: *Abhinav*



PERMANENT ACCOUNT NUMBER  
 AGOPP 1076X  
 THE NAME  
 ANIL KRISHNAJI PERANDARE  
 KRISHNAJI GOVIND PURABDARE  
 THE FATHER'S NAME  
 07-07-1940  
 DATE OF BIRTH  
 THE SIGNATURE  
 THE OFFICIAL SEAL OF THE COMMISSIONER OF INCOME TAX

**आयकर विभाग** **भारत सरकार**  
**INCOME TAX DEPARTMENT** **GOVT. OF INDIA**  
 BHALCHANDRA NARAYAN DEO  
 NARAYAN GOPAL DEO  
 17/03/1960  
 Permanent Account Number  
**ADJPD8213E**  
 Signature: *AD*



PERMANENT ACCOUNT NUMBER  
 AALPT3261P  
 THE NAME  
 VRUSHALI SHIRISH TARE  
 NARHAR MAHADEO JOSHI  
 THE FATHER'S NAME  
 15-09-1952  
 DATE OF BIRTH  
 THE SIGNATURE  
 THE OFFICIAL SEAL OF THE COMMISSIONER OF INCOME TAX

**आयकर विभाग** **भारत सरकार**  
**INCOME TAX DEPARTMENT** **GOVT. OF INDIA**  
 SARAF RHUDA NAIMISH  
 SHIRISH KESHAV POTDAR  
 12/03/1985  
 Permanent Account Number  
**CYPS8212A**  
 Signature: *Rudra*



02052016

**आयकर विभाग** **भारत सरकार**  
**INCOME TAX DEPARTMENT** **GOVT. OF INDIA**  
 ARUN PRAASHAKAR KULKARNI  
 PRASHAKAR VITTHAL KULKARNI  
 05-09-1935  
 Permanent Account Number  
**ABEPPK3925M**  
 Signature: *Arun*



PERMANENT ACCOUNT NUMBER  
 ABEPPK3925M  
 THE NAME  
 ARUN PRAASHAKAR KULKARNI  
 PRASHAKAR VITTHAL KULKARNI  
 THE FATHER'S NAME  
 05-09-1935  
 DATE OF BIRTH  
 THE SIGNATURE  
 THE OFFICIAL SEAL OF THE COMMISSIONER OF INCOME TAX

**आयकर विभाग** **भारत सरकार**  
**INCOME TAX DEPARTMENT** **GOVT. OF INDIA**  
 SHARAD JAGANNATH KINIKAR  
 11-03-1959  
 Permanent Account Number  
**ABEPPK3925M**  
 Signature: *Shirish*



PERMANENT ACCOUNT NUMBER  
 ABEPPK3925M  
 THE NAME  
 SHARAD JAGANNATH KINIKAR  
 11-03-1959  
 DATE OF BIRTH  
 THE SIGNATURE  
 THE OFFICIAL SEAL OF THE COMMISSIONER OF INCOME TAX

**आयकर विभाग** **भारत सरकार**  
**INCOME TAX DEPARTMENT** **GOVT. OF INDIA**  
 SARAF RHUDA NAIMISH  
 SHIRISH KESHAV POTDAR  
 12/03/1985  
 Permanent Account Number  
**CYPS8212A**  
 Signature: *Rudra*



PERMANENT ACCOUNT NUMBER  
 ABEPPK3925M  
 THE NAME  
 ARUN PRAASHAKAR KULKARNI  
 PRASHAKAR VITTHAL KULKARNI  
 THE FATHER'S NAME  
 05-09-1935  
 DATE OF BIRTH  
 THE SIGNATURE  
 THE OFFICIAL SEAL OF THE COMMISSIONER OF INCOME TAX

**आयकर विभाग** **भारत सरकार**  
**INCOME TAX DEPARTMENT** **GOVT. OF INDIA**  
 BHALCHANDRA NARAYAN DEO  
 NARAYAN GOPAL DEO  
 17/03/1960  
 Permanent Account Number  
**ADJPD8213E**  
 Signature: *AD*



PERMANENT ACCOUNT NUMBER  
 AALPT3261P  
 THE NAME  
 VRUSHALI SHIRISH TARE  
 NARHAR MAHADEO JOSHI  
 THE FATHER'S NAME  
 15-09-1952  
 DATE OF BIRTH  
 THE SIGNATURE  
 THE OFFICIAL SEAL OF THE COMMISSIONER OF INCOME TAX

**आयकर विभाग** **भारत सरकार**  
**INCOME TAX DEPARTMENT** **GOVT. OF INDIA**  
 SARAF RHUDA NAIMISH  
 SHIRISH KESHAV POTDAR  
 12/03/1985  
 Permanent Account Number  
**CYPS8212A**  
 Signature: *Rudra*



PERMANENT ACCOUNT NUMBER  
 ABEPPK3925M  
 THE NAME  
 ARUN PRAASHAKAR KULKARNI  
 PRASHAKAR VITTHAL KULKARNI  
 THE FATHER'S NAME  
 05-09-1935  
 DATE OF BIRTH  
 THE SIGNATURE  
 THE OFFICIAL SEAL OF THE COMMISSIONER OF INCOME TAX

2023  
 29/09  
 2023



**आयकर विभाग** भारत सरकार  
**INCOME TAX DEPARTMENT** GOVT. OF INDIA  
 PANDHARE ARUNA R  
 JUDHAVRAO BIRDAWADE  
 24/12/1966  
 Permanent Account Number  
**BMKPP3919C**  
 दि. २४/१२/६६  
 Signature

PERMANENT ACCOUNT NUMBER  
**AAWP02373R**  
 MANOHAR GAJANAN DESHPANDE  
 GAJANAN DESHPANDE  
 15-12-1980

**आयकर विभाग** भारत सरकार  
**INCOME TAX DEPARTMENT** GOVT. OF INDIA  
 RIKSHI MANOHAR DESHPANDE  
 MANOHAR GAJANAN DESHPANDE  
 17/08/1978  
 Permanent Account Number  
**AJPP06522F**  
 दि. १७/०८/७८  
 Signature

**आयकर विभाग** भारत सरकार  
**INCOME TAX DEPARTMENT** GOVT. OF INDIA  
 TODKAR SHEELPRABHA  
 VISHWANATH GYANABA LATE HITHARI  
 17/11/1943  
 Permanent Account Number  
**AEVPT4383G**  
 दि. १७/११/४३  
 M. A. Sheela Hites  
 Signature

PERMANENT ACCOUNT NUMBER  
**ADBP09596L**  
 UJWALA MANOHAR DESHPANDE  
 दि. १५-०९-१९५५  
 Permanent Account Number  
**AEVPT4383G**  
 दि. १७-११-१९४३  
 M. A. Sheela Hites  
 Signature

**हवेली-२३**  
 २२२०९ २२ ५५  
**२०२५**



भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदविल्याचा क्रमांक / Enrollment No 11901112304155

To  
चिंमय किशोर सराव  
Chinmay Kishor Saraf  
CTS B71 SWANAND APTT FLAT NO A2  
BHANDARKAR ROAD  
OPP SPENCERS  
Pune  
Pune  
Maharashtra 411004

Ref: 440 / 13E / 723280 / 723491 / P

आपला आधार क्रमांक / Your Aadhaar No. :  
**5063 2862 0104**

आधार - सामान्य माणसाचा अधिकार

भारत सरकार  
GOVERNMENT OF INDIA

चिंमय किशोर सराव  
Chinmay Kishor Saraf  
जन्म वर्ष / Year of Birth : 1980  
पुरुष / Male

5063 2862 0104

आधार - सामान्य माणसाचा अधिकार

भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदविल्याचा क्रमांक / Enrollment No 3079 8207 3314

To  
पल्लोहोडा कमलेश्वरी रेड्डी  
Pallehoda Kamleshwari Reddi  
Dour 15407934  
Tamilnadu

Ref: 440 / 13E / 723280 / 723491 / P

आपला आधार क्रमांक / Your Aadhaar No. :  
**3079 8207 3314**

आधार - सामान्य माणसाचा अधिकार

भारत सरकार  
Unique Identification Authority of India  
Government of India

चिंमय किशोर सराव  
Chinmay Kishor Saraf  
जन्म वर्ष / Year of Birth : 1980  
पुरुष / Male

3079 8207 3314

आधार - सामान्य माणसाचा अधिकार

भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदविल्याचा क्रमांक / Enrollment No 4573 7692 8185

To  
सोनाली किरवे  
Sonal Kirve  
Dour 15407934  
Tamilnadu

Ref: 440 / 13E / 723280 / 723491 / P

आपला आधार क्रमांक / Your Aadhaar No. :  
**4573 7692 8185**

आधार - सामान्य माणसाचा अधिकार

भारत सरकार  
Unique Identification Authority of India  
Government of India

चिंमय किशोर सराव  
Chinmay Kishor Saraf  
जन्म वर्ष / Year of Birth : 1980  
पुरुष / Male

4573 7692 8185

आधार - सामान्य माणसाचा अधिकार

भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदविल्याचा क्रमांक / Enrollment No 2017/90177/04432

To  
उमेश मोहन किरवे  
Umash Mohan Kirve  
S/D, Mohan Kirve  
sarve no 83/19/20 sarit chyaneshwar colony  
ashastnagar  
new d p road ashash garden kothrud  
Pune City  
Ex. Servicemen Colony Pune City Pune  
Maharashtra 411039  
9881389044

Ref: 195 / 18A / 334377 / 334851 / P

आपला आधार क्रमांक / Your Aadhaar No. :  
**5245 8050 6609**

आधार - सामान्य माणसाचा अधिकार

भारत सरकार  
GOVERNMENT OF INDIA

उमेश मोहन किरवे  
Umash Mohan Kirve  
जन्म वर्ष / Year of Birth : 1980  
पुरुष / Male

5245 8050 6609

आधार - सामान्य माणसाचा अधिकार

2008 03 24



आधार - सामान्य माणसाचा अधिकार



6334 8754 8313

भारत सरकार  
Government of India

संस्था संपन्न सुखी  
Sampada Chhenny Sansi  
Flat No 6 3RD Floor A-1 Building Anusha  
Prarhat Road  
Pune  
Pune  
Maharashtra 411004

आपला आधार क्रमांक / Your Aadhaar No. :  
**5074 2609 2452**

आधार - सामान्य माणसाचा अधिकार

भारत सरकार  
GOVERNMENT OF INDIA

संस्था संपन्न सुखी  
Sampada Chhenny Sansi  
Flat No 6 3RD Floor A-1 Building Anusha  
Prarhat Road  
Pune  
Pune  
Maharashtra 411004

6334 8754 8313

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

भारतीय विशिष्ट ओळख प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 2017/00319/01650

To  
संस्था संपन्न सुखी  
Sampada Chhenny Sansi  
W/O Govind Kulkarni  
KALBASANT SOCIETY  
808 BHANDARKAR ROAD,LANE NO-15  
ERANDWANE  
Pune  
Maharashtra 411004

Ref: 56 / 10E / 2070058 / 671421 / P

आपला आधार क्रमांक / Your Aadhaar No. :  
**5074 2609 2452**

आधार - सामान्य माणसाचा अधिकार

भारत सरकार  
GOVERNMENT OF INDIA

संस्था संपन्न सुखी  
Sampada Chhenny Sansi  
Flat No 6 3RD Floor A-1 Building Anusha  
Prarhat Road  
Pune  
Pune  
Maharashtra 411004

5074 2609 2452

आधार - सामान्य माणसाचा अधिकार

आधार - सामान्य माणसाचा अधिकार

3104 2643 9298

भारत सरकार  
GOVERNMENT OF INDIA

संस्था संपन्न सुखी  
Sampada Chhenny Sansi  
Flat No 6 3RD Floor A-1 Building Anusha  
Prarhat Road  
Pune  
Pune  
Maharashtra 411004

आधार - सामान्य माणसाचा अधिकार

भारत सरकार  
GOVERNMENT OF INDIA

संस्था संपन्न सुखी  
Sampada Chhenny Sansi  
Flat No 6 3RD Floor A-1 Building Anusha  
Prarhat Road  
Pune  
Pune  
Maharashtra 411004

भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1190/11123/04152

To  
संस्था संपन्न सुखी  
Sampada Chhenny Sansi  
FLAT NO 6 3RD FLOOR A-1 BUILDING ANUSHA  
HOUSING SOCIETY  
PRARHAT ROAD  
Pune  
Pune  
Maharashtra 411004

Ref: 440 / 13E / 722966 / 720461 / P

आपला आधार क्रमांक / Your Aadhaar No. :  
**3677 2020 1006**

आधार - सामान्य माणसाचा अधिकार

भारत सरकार  
GOVERNMENT OF INDIA

संस्था संपन्न सुखी  
Sampada Chhenny Sansi  
Year of Birth - 1983  
Sex / Female

3677 2020 1006

आधार - सामान्य माणसाचा अधिकार

हेवेल-२३  
२०२५



भारत सरकार  
GOVERNMENT OF INDIA

आधार  
सामान्य माणसाचा अधिकार

2521-6383 6006

माई अश्विनी माई ओळख  
२५०८ २५ ५५

आधार क्रमांक / Enrollment No 0206/44002/71931

To  
रुता नैमिश सराफ  
Rhuta Naimish Saraf  
W/O: Naimish Kashor Saraf  
2218, Prasad Bungalow  
Chandrashekhar Chowk At Post-Sangamner  
Sangamner  
Sangamner Sangamner Ahmadnagar  
Maharashtra 422505  
9890624712

Ref: 5318/252 / 1164190 / 1164225

SE434198229PT

भारत सरकार  
GOVERNMENT OF INDIA

आधार  
सामान्य माणसाचा अधिकार

2624-6383 6006

आधार क्रमांक / Enrollment No 0206/44002/71931

To  
रुता नैमिश सराफ  
Rhuta Naimish Saraf  
W/O: Naimish Kashor Saraf  
2218, Prasad Bungalow  
Chandrashekhar Chowk At Post-Sangamner  
Sangamner  
Sangamner Sangamner Ahmadnagar  
Maharashtra 422505  
9890624712

Ref: 5318/252 / 1164190 / 1164225

SE434198229PT

भारत सरकार  
GOVERNMENT OF INDIA

आधार  
सामान्य माणसाचा अधिकार

2624-6383 6006

आधार क्रमांक / Enrollment No 0206/44002/71931

To  
रुता नैमिश सराफ  
Rhuta Naimish Saraf  
W/O: Naimish Kashor Saraf  
2218, Prasad Bungalow  
Chandrashekhar Chowk At Post-Sangamner  
Sangamner  
Sangamner Sangamner Ahmadnagar  
Maharashtra 422505  
9890624712

Ref: 5318/252 / 1164190 / 1164225

SE434198229PT

भारत सरकार  
GOVERNMENT OF INDIA

आधार  
सामान्य माणसाचा अधिकार

6704 0378 4656

आधार - सामान्य माणसाचा अधिकार

आपला आधार क्रमांक / Your Aadhaar No. :  
**6704 0378 4656**

आधार - सामान्य माणसाचा अधिकार

आधार क्रमांक / Enrollment No 0206/44002/71931

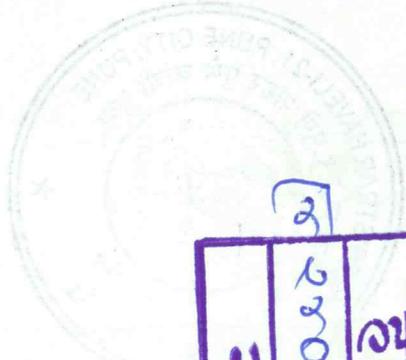
To  
रुता नैमिश सराफ  
Rhuta Naimish Saraf  
W/O: Naimish Kashor Saraf  
2218, Prasad Bungalow  
Chandrashekhar Chowk At Post-Sangamner  
Sangamner  
Sangamner Sangamner Ahmadnagar  
Maharashtra 422505  
9890624712

Ref: 5318/252 / 1164190 / 1164225

SE434198229PT







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	२८	५५
<b>हवेल-२३</b>		



**भारत सरकार**

भारतीय न्यायपालिका

In  
 अर्जाद्वारे सादर केलेली  
 नवीन न्यायपालिका सेवा  
 न. न. १, गुणवत्ता, पुणे  
 न. न. १, गुणवत्ता, पुणे

**आपला आधार क्रमांक / Your**  
**8051 4594 5438**  
**माही आधार, माही**

**आपला आधार क्रमांक / Your**  
**8051 4594 5438**  
**माही आधार, माही**

**भारत सरकार**

भारतीय न्यायपालिका

In  
 अर्जाद्वारे सादर केलेली  
 नवीन न्यायपालिका सेवा  
 न. न. १, गुणवत्ता, पुणे  
 न. न. १, गुणवत्ता, पुणे

**भारत सरकार**

भारतीय न्यायपालिका

In  
 अर्जाद्वारे सादर केलेली  
 नवीन न्यायपालिका सेवा  
 न. न. १, गुणवत्ता, पुणे  
 न. न. १, गुणवत्ता, पुणे

**भारत सरकार**

भारतीय न्यायपालिका

In  
 अर्जाद्वारे सादर केलेली  
 नवीन न्यायपालिका सेवा  
 न. न. १, गुणवत्ता, पुणे  
 न. न. १, गुणवत्ता, पुणे

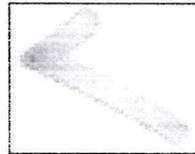
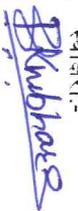
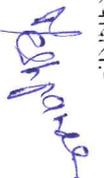
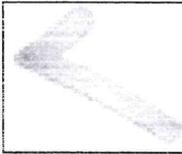
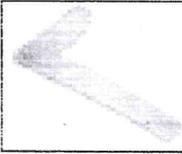
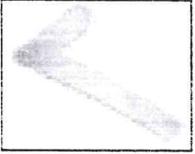
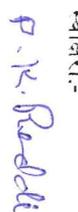
**आपला आधार क्रमांक / Your**  
**4863 0670 7391**  
**आपला आधार क्रमांक / Your**  
**4863 0670 7391**



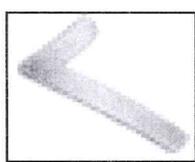
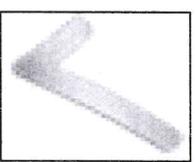
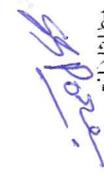
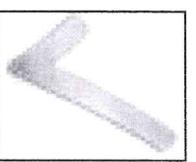
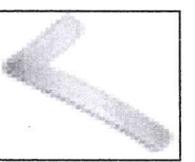
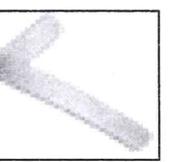
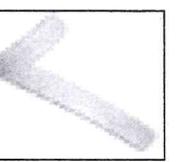
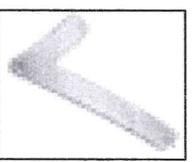
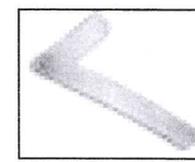




दस्त क्रमांक :हवल21/2409/2025  
दस्तावा प्रकार :-पॉवर ऑफ अटॉर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	इयाचित्र	उभा प्रमाणित
1	नाव:बेलवलकर रॉडमार्क्स एलएलपी तर्फे भागीदार श्री. समीर शरतचंद्र बेलवलकर तर्फे क. जबाबकारिता श्री. राजम प्रकाश व्यावहार पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: 0, रोड नं: ४ था मजला, निमिती एमिनेन्स, एरंडवणे, पुणे, महाराष्ट्र, पुणे., महाराष्ट्र, पुणे. फॅन नंबर:AAVFB9007G	पॉवर ऑफ अटॉर्नी होल्डर वय :-49 स्वाक्षरी:- 		
2	नाव:बेलवलकर रॉडमार्क्स एलएलपी तर्फे भागीदार श्री. निवेश सुरेश पुरकर तर्फे क. जबाबकारिता श्री. पुष्कर सुभाष कुंभारे पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: 0, रोड नं: ४ था मजला, निमिती एमिनेन्स, एरंडवणे, पुणे, महाराष्ट्र, पुणे., महाराष्ट्र, पुणे. फॅन नंबर:AAVFB9007G	पॉवर ऑफ अटॉर्नी होल्डर वय :-40 स्वाक्षरी:- 		
3	नाव:कलावसंत सहकारी गृहनिर्माण संस्था मर्यादित तर्फे बेअरमन श्री. मनोहर गजानन देशपांडे पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: 0, रोड नं: अंतिम प्लॉट क्रमांक १४६, भांबुर्डा, पुणे, महाराष्ट्र, पुणे. फॅन नंबर:AAKAK2721R	कुलमुखत्यार देणार वय :-74 स्वाक्षरी:- 		
4	नाव:कलावसंत सहकारी गृहनिर्माण संस्था मर्यादित तर्फे माचिन श्री. उमेश मोहन किरवे पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: 0, रोड नं: अंतिम प्लॉट क्रमांक १४६, भांबुर्डा, पुणे, महाराष्ट्र, पुणे. फॅन नंबर:AAKAK2721R	कुलमुखत्यार देणार वय :-44 स्वाक्षरी:- 		
5	नाव:कलावसंत सहकारी गृहनिर्माण संस्था मर्यादित तर्फे कोषाध्यक्ष श्री. अनिल कृष्ण पुरंदरे पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: 0, रोड नं: अंतिम प्लॉट क्रमांक १४६, भांबुर्डा, पुणे, महाराष्ट्र, पुणे. फॅन नंबर:AAKAK2721R	कुलमुखत्यार देणार वय :-84 स्वाक्षरी:- 		
6	नाव:कलावसंत सहकारी गृहनिर्माण संस्था मर्यादित तर्फे मेंबर श्री. उमेश मोहन किरवे पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: 0, रोड नं: प्लॉट क्रमांक ४०१, मातृबोध अपार्टमेंट, प्लॉट क्रमांक १०६/५, सीएम्सी क्रमांक ६५/५, प्रभात रोड, लेन क्रमांक १५, पंडितराव आगाशे शाळेसमोर, पुणे, महाराष्ट्र, पुणे. फॅन नंबर:ASKPK3913E	कुलमुखत्यार देणार वय :-44 स्वाक्षरी:- 		
7	नाव:कलावसंत सहकारी गृहनिर्माण संस्था मर्यादित तर्फे मेंबर श्रीमती सोनाली उमेश किरवे पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: 0, रोड नं: प्लॉट क्रमांक ४०१, मातृबोध अपार्टमेंट, प्लॉट क्रमांक १०६/५, सीएम्सी क्रमांक ६५/५, प्रभात रोड, लेन क्रमांक १५, पंडितराव आगाशे शाळेसमोर, पुणे, महाराष्ट्र, पुणे. फॅन नंबर:CITPK7717D	कुलमुखत्यार देणार वय :-41 स्वाक्षरी:- 		
8	नाव:कलावसंत सहकारी गृहनिर्माण संस्था मर्यादित तर्फे मेंबर श्रीमती. पालिचेला कामेश्वरी रेड्डी पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: 0, रोड नं: प्लॉट नं. ए २ कलावसंत सोसायटी लेन नं. १६, भांडारकर रोड आयसीआयसीआय बँक समोर ८०८ शिवाजीनगर पुणे, महाराष्ट्र, पुणे. फॅन नंबर:APYPP1166P	कुलमुखत्यार देणार वय :-81 स्वाक्षरी:- 		



- 9 नाव:कलावसंत सहकारी गृहनिर्माण संस्था मर्यादित तर्फे सेवर श्री चिन्मय किशोर सराफ  
पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: 0, रोड नं: फ्लॉट नं. ५, तिमरा मजला, ए १ विन्डींग, अनुशा हीसिंग सोसायटी प्रभात रोड पुणे, महाराष्ट्र, पुणे.  
फॅन नंबर:BEPPS6902H  
कुलमुखत्यार देणार वय :-44  
स्वाधरी:-  
  
  

- 10 नाव:कलावसंत सहकारी गृहनिर्माण संस्था मर्यादित तर्फे सेवर सौ. संपशा चिन्मय सराफ  
पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: 0, रोड नं: फ्लॉट नं. ५, तिमरा मजला, ए १ विन्डींग, अनुशा हीसिंग सोसायटी प्रभात रोड पुणे, महाराष्ट्र, पुणे.  
फॅन नंबर:AMMAPA7639M  
कुलमुखत्यार देणार वय :-41  
स्वाधरी:-  
  
  

- 11 नाव:कलावसंत सहकारी गृहनिर्माण संस्था मर्यादित तर्फे सेवर श्री. सुफी मातिक पोरे  
पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: 0, रोड नं: ए ६ कलावसंत सोसायटी ८०८, भांडारकर रोड, प्रभात रोड लेन नं. १५, पुणे, महाराष्ट्र, पुणे.  
फॅन नंबर:AACTPP6732G  
कुलमुखत्यार देणार वय :-69  
स्वाधरी:-  
  
  

- 12 नाव:कलावसंत सहकारी गृहनिर्माण संस्था मर्यादित तर्फे सेवर श्रीमती संध्या गोविंद कुलकर्णी  
पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: 0, रोड नं: बी १ कलावसंत सोसायटी ८०८, भांडारकर रोड, प्रभात रोड लेन नं. १५, पुणे, महाराष्ट्र, पुणे.  
फॅन नंबर:ABUPK6655Q  
कुलमुखत्यार देणार वय :-80  
स्वाधरी:-  
  
  

- 13 नाव:कलावसंत सहकारी गृहनिर्माण संस्था मर्यादित तर्फे सेवर श्रीमती मविता नंदकुमार वाडेकर तर्फे कु. जबाबाकरिता हुदा अश्विनी यासेर मुबारक  
पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: 0, रोड नं: कलावसंत सोसायटी बी २ ८०८, भांडारकर रोड, प्रभात रोड लेन नं. १५, पुणे, महाराष्ट्र, पुणे.  
फॅन नंबर:AABPW6472D  
कुलमुखत्यार देणार वय :-81  
स्वाधरी:-  
  
  

- 14 नाव:कलावसंत सहकारी गृहनिर्माण संस्था मर्यादित तर्फे सेवर श्री. नीमेष किशोर सराफ  
पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: 0, रोड नं: 2218 प्रसाद बंगला, चंद्रशेखर चौक संगमनेर, अहिल्यानगर, महाराष्ट्र, आ:ईळीणगणार.  
फॅन नंबर:BCXPS0771C  
कुलमुखत्यार देणार वय :-41  
स्वाधरी:-  
  
  

- 15 नाव:कलावसंत सहकारी गृहनिर्माण संस्था मर्यादित तर्फे सेवर सौ. ऋता नैमिष सराफ.  
पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: 0, रोड नं: 2218 प्रसाद बंगला, चंद्रशेखर चौक संगमनेर, अहिल्यानगर, महाराष्ट्र, आ:ईळीणगणार.  
फॅन नंबर:CYVPS8212A  
कुलमुखत्यार देणार वय :-44  
स्वाधरी:-  
  
  

- 16 नाव:कलावसंत सहकारी गृहनिर्माण संस्था मर्यादित तर्फे सेवर श्री. अनिल कुण्णा पुरंदरे  
पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: 0, रोड नं: कलावसंत सोसायटी बी ५ ८०८, भांडारकर रोड, प्रभात रोड लेन नं. १५, पुणे, महाराष्ट्र, पुणे.  
फॅन नंबर:AGOPP1076K  
कुलमुखत्यार देणार वय :-85  
स्वाधरी:-  
  
  


हवेल-२१  
२०२५



- 17 नाव:कलावसंत सहकारी गृहनिर्माण संस्था मर्यादित तर्फे मेंबर श्री. अरुण प्रभाकर कुलकर्णी  
पता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: 0, रोड नं: कलावसंत सोसायटी बी ५ ८०८, भांडारकर रोड, प्रभात रोड लेन नं. १५ पुणे, महाराष्ट्र, पुणे.  
पॅन नंबर:ABEPPK3929M  
कुलमुखत्यार देणार वय :-89  
स्वाश्री:-  
*M.L. Lewis*
- 18 नाव:कलावसंत सहकारी गृहनिर्माण संस्था मर्यादित तर्फे मेंबर श्री.अश्वय शरद किर्णिकर  
पता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: 0, रोड नं: ११७०/२३ समर्थ प्रमाद रेव्हेंयु कालनी, शिवाजीनगर फोस्ट आफिस जवळ शिवाजीनगर पुणे, महाराष्ट्र, पुणे.  
पॅन नंबर:ABQPK3910L  
कुलमुखत्यार देणार वय :-60  
स्वाश्री:-  
*Pratik*
- 19 नाव:कलावसंत सहकारी गृहनिर्माण संस्था मर्यादित तर्फे मेंबर श्री.संजय शरद किर्णिकर  
पता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: 0, रोड नं: पना- ११७०/२३ समर्थ प्रमाद रेव्हेंयु कालनी, शिवाजीनगर फोस्ट आफिस जवळ शिवाजीनगर पुणे, महाराष्ट्र, पुणे.  
पॅन नंबर:AIYPK5713C  
कुलमुखत्यार देणार वय :-55  
स्वाश्री:-  
*S.S. Jani/Lea*
- 20 नाव:कलावसंत सहकारी गृहनिर्माण संस्था मर्यादित तर्फे मेंबर श्री. भालचंद्र नारायण देव  
पता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: 0, रोड नं: प्लॉट नं. ५०१, प्लॉट नं. जी ११, भक्ती प्रयाग अपार्टमेंट, संजीवनी दावाखाना समोर राणी लक्ष्मीनगर, राणाप्रताप नगर, नागपुर, महाराष्ट्र, नागपुर.  
पॅन नंबर:AADJPD8213E  
कुलमुखत्यार देणार वय :-64  
स्वाश्री:-  
*[Signature]*
- 21 नाव:कलावसंत सहकारी गृहनिर्माण संस्था मर्यादित तर्फे मेंबर श्री. रमेश भालचंद्र खैर  
पता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: 0, रोड नं: प्लॉट नं. सी ३, कलावसंत सोसायटी, ८०८ भांडारकर रोड, लेन नं. १५ पुणे, महाराष्ट्र, पुणे.  
पॅन नंबर:ABVPK5819R  
कुलमुखत्यार देणार वय :-84  
स्वाश्री:-  
*R.P. Khair*
- 22 नाव:कलावसंत सहकारी गृहनिर्माण संस्था मर्यादित तर्फे मेंबर श्रीमती वृषाली शिरीष नारे  
पता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: 0, रोड नं: नक्षत्र १५ स.नं: २०/३/२/१७, बावधन वु, रोहीत नगर जवळ, पुणे, महाराष्ट्र, पुणे.  
पॅन नंबर:AALPT3291P  
कुलमुखत्यार देणार वय :-72  
स्वाश्री:-  
*[Signature]*
- 23 नाव:कलावसंत सहकारी गृहनिर्माण संस्था मर्यादित तर्फे मेंबर श्रीमती शिवा योगेश राऊत  
पता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: 0, रोड नं: धर नं. ७२१/१६ अनंत कान्हारे पथ, भिडे दावाखान्यासमोर सेनादत पेठ पुणे, महाराष्ट्र, पुणे.  
पॅन नंबर:BMKPP3920P  
कुलमुखत्यार देणार वय :-38  
स्वाश्री:-  
*[Signature]*
- 24 नाव:कलावसंत सहकारी गृहनिर्माण संस्था मर्यादित तर्फे मेंबर श्रीमती. अरुणा राजेंद्र पाहरे  
पता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: 0, रोड नं: कलावसंत सोसायटी, ८०८, भांडारकर रोड, प्रभात रोड लेन नं. १५ पुणे, महाराष्ट्र, पुणे.  
पॅन नंबर:BMKPP3919C  
कुलमुखत्यार देणार वय :-58  
स्वाश्री:-  
*श्रीमती अशोराजेंद्र पाहरे*

हवल - २१		
२०२५	५४	५५
२०२५		



पुणे शहर मध्ये S.C. क किर्णिकर

