

1/19265

पावती

Original/Duplicate

Thursday, August 21, 2025

नोंदणी क्र. :39म

3:17 PM

Regn.:39M

पावती क्र.: 23699 दिनांक: 21/08/2025

गावाचे नाव: कोंढवा बुद्रुक

दस्तऐवजाचा अनुक्रमांक: हवल-1-19265-2025

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: सायली अविनाश कामटे

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची संख्या: 40

एकूण:

रु. 1700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:37 PM ह्या वेळेस मिळेल.

सह दु.नि.हवेली 1

बाजार मूल्य: रु.0.01/-

मोबदला रु.0.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह. दुय्यम निबंधक (वर्ग-२)
हवेली क्र.-१

1) देयकाचा प्रकार: DHC रक्कम: रु.1600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0825136300171 दिनांक: 21/08/2025

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007031840202526U दिनांक: 21/08/2025

बँकेचे नाव व पत्ता:

मुळ दस्त मिळाला.



CHALLAN
MTR Form Number-6



GRN	MH007031840202526U	BARCODE			Date	12/08/2025-21:43:59		Form ID	48(f)	
Department				Inspector General Of Registration						
Type of Payment				Stamp Duty and Registration Fee together						
Office Name				HVL23_HAVELI 23 JOINT SUB REGISTRAR		Full Name		DKS BUILDCON LLP		
Location				PUNE		Flat/Block No.		17/2/1 Kondhwa Bk		
Year				2025-2026 One Time		Premises/Building				
Account Head Details				Amount In Rs.		Road/Street		Pune		
0030046401 Stamp Duty				500.00		Area/Locality		0		
0030063301 Registration Fee				100.00		Town/City/District				
						PIN		4 1 1 0 4 8		
						Remarks (If Any)				
						SecondPartyName=Saylee Avinash Kamthe-CA=0-Marketval=0				
Total				600.00		Amount In		Six Hundred Rupees Only		
						Words				
Payment Details				STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		Ref. No.		00040572025081275309		CPAFMQXQN9
Cheque/DD No.				Bank Date		RBI Date		12/08/2025-21:08:45		13/08/2025
Name of Bank				Bank-Branch		STATE BANK OF INDIA				
Name of Branch				Scroll No. , Date		426 , 13/08/2025				

Department ID :

Mobile No. : 9881212324

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

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Signature Not Verified

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURIES, MUMBAI 1
Date: 2025.08.14 15:18:49 IST
Reason: GRAS Secure Document
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-1-19265	0004265659202526	21/08/2025-15:17:39	IGR008	100.00
2	(iS)-1-19265	0004265659202526	21/08/2025-15:17:39	IGR008	500.00
Total Defacement Amount					600.00



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

Receipt of Document Handling Charges

PRN : 0825136300171

Payment Date : 13/08/2025

Received from **DKS BUILDCON LLP**, Mobile number **9881212324**, an amount of Rs. **1600/-**, towards Document Handling Charges for the **iSarita 1.9** on Document No. **HVL1-19265-2025** dated **21/08/2025** in the Joint District Registrar office **JDR Pune City** of the District **Pune**.



Payment Details

Bank Name : SBIN

Receipt Date : 13/08/2025

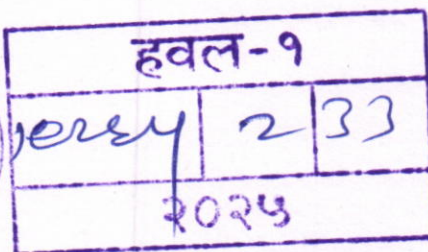
Bank CIN : 10029762025081300160

REF No. : 2693345680419

Deface No : 0825136300171D

Deface Date. : 21/08/2025

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





Document **H**andling **C**ha[₹]rges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN : 0825136300171

Payment Date : 13/08/2025

Received from **DKS BUILDCON LLP**, Mobile number **9881212324**, an amount of Rs. **1600/-**, towards Document Handling Charges for the **iSarita 1.9** in the Joint District Registrar office **JDR Pune City** of the District **Pune**.

Payment Details

Bank Name : SBIN

Receipt Date : 13/08/2025

Bank CIN : 10029762025081300160

REF No. : 2693345680419

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



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CHALLAN
MTR Form Number-6



GRN	MH007031840202526U	BARCODE			Date	12/08/2025-21:43:59	Form ID	48(f)
Department Inspector General Of Registration				Payer Details				
Type of Payment Stamp Duty and Registration Fee together				TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name HVL23_HAVELI 23 JOINT SUB REGISTRAR				Full Name		DKS BUILDCON LLP		
Location PUNE				Flat/Block No.		17/2/1 Kondhwa Bk		
Year 2025-2026 One Time				Premises/Building				
Account Head Details			Amount In Rs.	Road/Street		Pune		
0030046401 Stamp Duty			500.00	Area/Locality		0		
0030063301 Registration Fee			100.00	Town/City/District				
				PIN		4 1 1 0 4 8		
				Remarks (If Any)				
				SecondPartyName=Saylee Avinash Kamthe~CA=0~Marketval=0				
Total			600.00	Words				
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572025081275309	CPAFMQXQN9	
Cheque/DD No.				Bank Date	RBI Date	12/08/2025-21:24:44	Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :

Mobile No. : 9881212324

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

सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



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IRREVOCABLE GENERAL POWER OF ATTORNEY

KNOW ALL PEOPLE IN GENERAL AND ALL THE CONCERNED IN PARTICULAR, we the undersigned

1. MRS. SAYLEE AVINASH KAMTHE

Age : 36 Yrs., Occ. : Housewife & Agriculturist

PAN:- CIUPS6624L, Adhar No.: 5984 6323 7443

R/at.: Malhargad Building, S. No.13, Malhar Chowk,

Kondhwa Bk. , Pune 411048

2. MRS. JYOTI SANDIP DHOTRE alias JYOTI BHIMA NANAVARE

Age : 36 Yrs., Occ. : Service & Agriculturist

PAN:- ASWPD 3136C Adhar No. : 6746 7773 5956

R/at.: Saswad Neera Road, Hargude, Pune 412311

3. MRS. AAKANKSHA AJAY SALVI

Age : 48 Yrs., Occ. : Business & Agriculturist

PAN:- AREPS6025L, Adhar No. : 8359 8011 3387

R/at.: C-1102, Reelicon Felicia, Baner-Pashan Link Road,

Pashan, Pune-411021

Herein after referred to and called as the **"OWNERS/EXECUTANTS"** (which expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective legal heirs, successors, legal representatives, administrators, executors and assigns)

WHEREAS we are the owners of ALL THAT piece and parcel of the portion of land admeasuring about 500 sq. meter I.e. 00 H 05 Aars,



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out of the land bearing S.No. 17/2/1 totally admeasuring of about O H 13 Aars ["said Entire Land"] situated at village Kondhawa Budruk Tal : Haveli, Dist. : Pune, along with RCC construction admeasuring of about 26.80 sq. meter on the said portion of land, which is subject matter of these presents within the limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar, Haveli, Pune, which is bounded as under

On or towards :

East : Remaining area of S.No. 17/1/1 and 17/2/1

West : Pune Saswad Road

South : property of S.No. 17/2/1

North : Remaining property of S.No. 17/2/1

Along with all easementary rights thereon and appurtenance etc.

AND WHEREAS we decided to develop the above stated property through a developer which is a Limited Liability Partnership Firm namely **DKS BUILDCON LLP, Registration No. : LLPIN ACK-2186**, having its registered office at : Godown No. 01 S. No.20/b2, Ishwar Kripa Warehouse Pisoli, Mohamadwadi, Pune, Pune City 411060 through its partners Through its partners, 1. **MRS. SAYLEE AVINASH KAMTHE**, Age : 36 Yrs., Occ. : Housewife & Agriculturist, PAN:- CIUPS6624L, Adhar No.: 5984 6323 7443, R/at.: Malhargad Building, S. No.13, Malhar Chowk, Kondhwa Bk. , Pune 411048, and 2. **MRS. MUKTA NAVNATH DHOTRE** Age : 59 Yrs., Occ. Housewife & Agriculturist, PAN- CPQPD2741L, Aadhar No.- 3791 4125 0463, R/at.: M/P Haragude, Navin Haragude, Tal. Purandar, Dist. Pune, Pune-412311, and 3. **MRS. AAKANKSHA AJAY SALVI**, Age : 48 Yrs., Occ. : Business & Agriculturist PAN:- AREPS6025L, Adhar No. : 8359 8011 3387, R/at.: C-1102, Reelicon Feelicia, Baner-Pashan Link Road, Pashan, Pune-411021, and therefore we have executed a Development Agreement in favour of **DKS BUILDCON LLP** dated, which is registered at the Office of the Sub Registrar Haveli No.____, Pune at serial No. _____.



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The Developer herein required to obtain various permissions and sanctions for the development of the said Property and also to sell the units in the proposed building to be constructed on the said Land and for the same, to do all the acts, deeds and execute and register the necessary deeds and documents as mentioned below hence, we have hereby executed this Power of Attorney in favour of the said Developer to do all the acts and deeds as described in this document.

We, therefore appoint the said developer, as our true and lawful Attorney(s) for the purpose hereinafter mentioned and vesting them with the power and authorities to act and to perform as herein contained.

WE HEREBY CONSTITUTE AND APPOINT the partners of **DKS BUILDCON LLP, Registration No. : LLPIN ACK-2186**, Registered office at : Godown No. 01 S. No.20/b2, Ishwar Kripa Warehouse Pisoli, Mohamadwadi, Pune, Pune City 411060, namely 1. **MRS. SAYLEE AVINASH KAMTHE** Age : 36 Yrs., Occ. : Housewife & Agriculturist PAN- : CIUPS6624L, Adhar No.: 5984 6323 7443, R/at.: Malhargad Building, S. No.13, Malhar Chowk, Kondhwa Bk. , Pune 411048

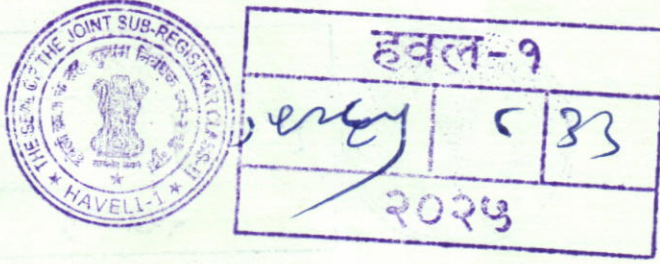
AND / OR

2. **MRS. MUKTA NAVNATH DHOTRE** Age : 59 Yrs., Occ. Housewife & Agriculturist PAN- CPQPD2741L, Aadhar No.- 3791 4125 0463, R/at.: M/P Haragude, Navin Haragude, Tal. Purandar, Dist. Pune, Pune-412311

AND / OR

3. **MRS. AAKANKSHA AJAY SALVI**, Age : 48 Yrs., Occ. : Business & Agriculturist PAN-: AREPS6025L, Adhar No. : 8359 8011 3387, R/at.: C-1102, Reelicon Feelicia, Baner-Pashan Link Road, Pashan, Pune-411021

as our representative and Power of attorney holder to do or execute or get done following acts, deeds things for and on our behalf -



1. To apply to the Competent Authority for grant of permission to develop the said land by constructing a new building and for that purpose to sign all applications and other papers, to appear before the Competent Authority and to give him all the papers and information as required and to do all acts and things necessary for the purpose of obtaining such permission.
2. To represent us before and apply, submit, proposals to the appropriate authority/ies / Board/s, Department/s Corporation/s, constituted under various statutes for change of user/Non-Agriculture use order of the said Land, for sanction of layout/s, building plans for construction of building/s on the said Land and/or amalgamation of the said Land with other adjoining Land and or sub-divisions and/or to apply for revision/s, amendment or modification of sanctioned building plan/s, layout/s and/or for grant of relevant Intimation of Disapproval ("IOD"), Commencement Certificate, Occupation Certificate, Part Occupation Certificate, Building Completion Certificate, etc. in respect of such construction work and/or for revalidation of any of them, and for that purpose to appear and represent us before the concerned authorities and make execute and submit appropriate proposals, information, declarations, letters, affidavits, deeds, documents, writings, indemnities, guarantees, bonds, undertakings, etc. as may be thought necessary by the said Attorneys, and comply with the requisitions of such authorities and obtain all necessary approvals and sanctions including for construction on the said Land on our behalf .
3. To apply to the Collectorate, Pune or any competent authority and/or any of its/their department/s concerned for obtaining N.A. permission and/or for N.A. use and/or change of user from any one N.A. user to another of the Said Land and for that purpose to do and carry out all such acts, deeds, matters and things as may be necessary and to appear before all officers of the Government of Maharashtra, Pune Municipal Corporation and other local bodies and authorities under the provisions of the Maharashtra Land Revenue Code 1966, in respect of and in connection with the determination of the land revenue, N.A. assessment, conversion charges, Municipal taxes, and all other rates,



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taxes, and charges which may be demanded or levied on the Said Land and to do and execute all such acts, deeds, matters and things as may be necessary.

4. To comply and fulfill all the conditions laid down by the authorities prior or at the time issuing NA, sanctioning layouts or any other permissions and to submit necessary documents to the concerned authorities for intimating about the compliance of said terms and conditions in furtherance of the said Land.
5. To commence, carry on and complete any and all kinds of construction and development work on the said Land including the buildings and structures to be constructed together with the related works as per the sanctioned plans, specifications, details, etc. with such modifications and/or deviations thereto or otherwise as may be necessary and required by the concerned authorities or deemed fit by the said Attorneys and to build in or upon and/or to pull down, rebuild, repair, improve, alter, insure any buildings, tenements, structures or erections of any kind and description any structures, on the said Land or any part thereof.
6. To get the said Land surveyed and demarcated by the appropriate authority/ies including by Surveyors, Architects, etc. and upon the completion of such survey(s) being done to execute Deed(s) of Rectification or any other deed(s), agreement(s) or any other writing or writings confirming the variation of the area, if any, of the said Land and to get the area accordingly corrected, altered or revised in the relevant revenue, municipal and all other records with all concerned authorities including the Revenue, Municipal etc. as also to apply for and obtain the Area Certificate / Certificates from the Departments / Authorities concerned.
7. To represent us before the owner/occupants of properties lying adjacent to the said Land in the matter of fixing boundaries, joint survey, amalgamations, sub-division and other related matters, and to enter into commitments with them and carry out the same.
8. To approach the Superintendent of Land Records (S. L. R.) and district Inspector of Land Records (D. I. L. R.) or any of its department/s



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for area correction (if any) of the said Land and to ask / apply for the certificates and / certified copy / copies for the same.

9. To sign, execute and submit all the necessary applications / affidavits / undertakings / writings in order to obtain necessary Environmental Clearance from competent authorities and for that purpose to do all the necessary acts, deeds, things, etc including but not limited to attending hearings, consultation, etc with all necessary government and semi-government agencies / departments.

10. To surrender any part of the said Land if falling within the road set-back line or DP Road or under any acquisition or reservation to the Appropriate authority or any other authority and claim monetary compensation and/or Floor Space Index ("FSI") and/or Transferable Development Rights ("TDR") in lieu of compensation in the form of permission to put up additional construction on the remaining part of the said Land or otherwise, and for that purpose to enter into and carry on correspondence with the concerned authorities, apply for and avail of the benefit of FSI/TDR in lieu thereof as aforesaid, and surrender and hand over possession of portions of the said Land to the concerned authorities, and also wherever required make, execute and get registered appropriate Conveyances or other deeds and documents as to the said Attorneys may appear fit or proper to transfer and convey unto and vest in the concerned Authority such portions of the said Land so surrendered and get the same duly transferred to and entered in the name of such Authority/ies in the public records.

11. To purchase for us and on our behalf, in the manner provided in the said Development Agreement, additional FSI/TDR for carrying out construction on the said Land and to sign and execute required applications, declarations, agreements for the same, to pay the cost, charges, expenses, etc for such purchase and generally to do such further acts, deeds, matters and things as may be necessary or required for acquiring the TDR and to utilize the same on the said Land in such manner as the said Attorneys may deem fit and proper and to sign the required forms, applications etc for utilizing the said TDR on the said Land.



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12. To represent us before the appropriate authority and other concerned authorities and apply and obtain necessary permission for utilization of any FSI/TDR that may permitted to be utilized thereon as per the prevalent laws.

13. To avail the benefit of TDR from time to time under the prevalent laws and to sign and execute all such documents as may be prescribed under the same and to do all such acts, deeds, matters and things as may be required for the same.

14. To make, prepare, submit and/or cause to be made, prepared and submitted in our name and on our behalf layout and/or modification of layout and/or amalgamation with other Land or sub-division plan in respect of the said Land and/or plans, specifications and drawings in respect of building or buildings and other structures to be constructed on the said Land to the appropriate authority/ies and/or Board/s and/or Department/s and/or Corporation/s for sanction and/or approval thereof and also from time to time to submit the same for revision, amendment, renewal, modifications, additions and/or alterations of the said layout and sub-division plan in respect of the said Land and for that purpose to sign and execute all applications, plans, documents and other papers and to appear on our behalf before the concerned authorities as may be deemed necessary.

15. To make, sign and execute indemnities, bonds, guarantees, undertakings, any other appropriate writings etc. in matters relating to the said Land in favour of the Collector, Appropriate authority and other concerned authorities so as to obtain sanctions and approvals for building plans for construction on the said Land as also any requisite Deed of Rectification or other document in furtherance of these presents as the said Attorneys may deem fit and proper.

16. To make, prepare, submit and/or cause to be made, prepared and submitted in our name and on our behalf layout and/or modification of



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layout and/or amalgamation with other Land or sub-division plan in respect of the said Land and/or plans, specifications and drawings in respect of building or buildings and other structures to be constructed on the said Land to the appropriate authority/ies and/or Board/s and/or Department/s and/or Corporation/s for sanction and/or approval thereof and also from time to time to submit the same for revision, amendment, renewal, modifications, additions and/or alterations of the said layout and sub-division plan in respect of the said land and for that purpose to sign and execute all applications, plans, documents and other papers and to appear on our behalf before the concerned authorities as may be deemed necessary.

17. To do all such acts, deeds, matters and things as shall be required to perfect our title to the said Land.

18. To float and invite tenders and offers from all contractors, civil, electrical, plumbing and otherwise, for the purpose of carrying out and completing the construction, development and / or redevelopment work on the said Land, and to accept such tenders and offers, and to award the contracts to such contractors and entrust the work of such construction, development and / or redevelopment to them, and also to award and enter into contracts for supply of materials, labour professional project management services and all other services as may be required for the purposes hereof, on such terms and conditions as the said Attorneys may deem fit and proper, and for these purposes to sign, execute and register (if required) all necessary agreements, deeds, documents and writings whatsoever, and to do and perform all other necessary acts, deeds, things and matters. However the responsibility and liability for the construction is of the Developer/attorney as agreed in the terms of Development Agreement of even date.

19. To employ, engage, retain, consult, appoint pay and/or terminate the engagements or employment of building contractors, sub-contractors, R. C. C. Specialists, Architects, brokers, accountants,



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auditors, auctioneers, counsels, advisors, solicitors, surveyors, valuers and all such persons and/or agents whose services may be necessary or proper in connection with the development of the said Land and marketing and sale of the project.

20. To employ experts, professionals, workmen or such persons or person as may be required for the management, administration, recovery, protection of the said Land and for any of the purposes herein mentioned and remove and reappoint any other or others in place of them or any of them and pay and allow to the persons so employed such remuneration, honorarium, houses, gratuities, wages and fees as the said Attorneys shall think fit and proper.

21. To deal with persons who may come upon the said Land at any time on whatsoever basis, and take and adopt proper steps for their ejectment or removal.

22. To apply for and obtain permission for water supply, laying down drainage and for other amenities as are generally required for a building.

23. To carry out and comply with the terms and conditions subject to which such licenses, permissions, exemptions, approvals, consents, sanctions and no objection certificates as aforesaid or otherwise have been and shall be granted by the Central Government, the State Government, the Competent Authority or Authorities under the Urban Land (Ceiling and Regulations) Act, Pune Municipal Corporation, the Town Planning Authorities, Maharashtra State Electricity Distribution Company Limited ("MSEDCL"), Forest Department, Water Department, Electricity Board, Maharashtra Pollution Control Board (MPCB) and various environment related authorities and committees of state and central Governments and other concerned authorities and for this purpose to do and execute all acts, deeds, matters and things as the said Attorney shall think fit.



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- 24.** To address such letters and writings and/or undertakings as may be required from time to time by the Pune Municipal Corporation, Town Planning Authority, Collector, Revenue Department, Municipal Corporation, the Fire Brigade Department, Aviation Department / Airport Authorities and/or other appropriate authorities for the purpose of carrying out the development work in respect of the said Land as also in respect of the construction work of the building/s thereon and also for obtaining from time to time either in part or in full Occupation and/or Completion Certificate in respect of such building/s or any part/s thereof.
- 25.** To represent us before the Competent Authority under the provisions of the repealed Urban Land (Ceiling & Regulation) Act, 1976 and to do all other acts, deeds, matters and things and to sign all forms and applications as may be necessary for obtaining requisite permission/s.
- 26.** To deposit and/or pay such money as fees as may be necessary for the development of the said Land and sanctioning of the building plans by the Pune Municipal Corporation, Town Planning, Collector, Revenue Department, and other appropriate authorities, to apply for refund of such moneys paid and/or deposited and to receive such money and to sign receipt/s for this purpose.
- 27.** To ask, demand, sue for, recover and receive of and from all persons, all damages, claim dues and all other sums of money whatsoever and howsoever payable, and all effects, things and properties now owing or payable or to become owing and payable hereafter in respect of the said Land and/or the buildings and structures to be constructed thereon, or any part/s thereof, and to sign, execute and pass receipts and discharges for and in respect of the same.
- 28.** With prior written consent of the Owners to make necessary applications on our behalf to the concerned authorities and also sign



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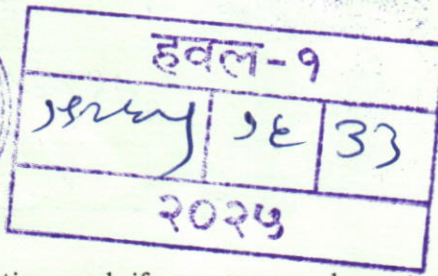
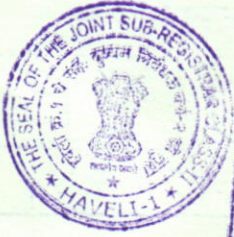
papers etc for amalgamating the said Land with any other property/properties brought into the development and/or to divide the said Land independently or in combination with other properties into several other sub-plots, amenity space/s, open space/s, open area by drawing and procuring the approval of the concerned authority, and to use, utilize, deal with and/or dispose off the same as may be permissible under the concerned statutes, rules and regulations.

29. If any part of the said Land is reserved for any public purpose, to represent us before the concerned authority to have such reservation cancelled or shifted, and in that context to enter into correspondence with the appropriate authorities, appear before them and represent us and take all necessary steps as the said Attorneys deem necessary or proper to have such reservation on the said Land removed.

30. To develop the portion which is under reservation for public purpose if any and to hand over possession thereof to the concerned authorities and receive the compensation and/or FSI/TDR that may be granted by such authorities in lieu thereof and utilize the same on the said Land or any of the properties brought into development with which the said Land is amalgamated.

31. To make necessary applications on our behalf and also sign papers etc, represent us with all the department concerned in connection with removal, incorporation, deletion, addition of names etc. in the property card, 7x12 extracts, kami jasta patrak, Phalnibara, 8A Extracts, Mutation Entries and various other Government records for recording the name of prospective purchaser and or the ultimate body on execution and registration of transfer deed in favour of them.

32. To attend to, manage, look after, watch, take care of and safeguard the said Land at all times, to appoint security guards therefor and to prevent any encroachments, trespasses and/or unauthorized constructions thereon being made by any person/persons or



party/parties and if any encroachments, trespasses or unauthorized structures and/or are being made hereafter and/or erected or constructed by any person/persons or party/parties on the said Land or any part or portion thereof to take all effective steps for removing the same and/or to remove them and pull down the same and to take all preventive measures, appropriate actions and legal proceedings against the concerned person/persons or party/parties.

33. To pay or allow rents, rates, taxes, assessments, charges, deductions, expenses and other payments and outgoings whatsoever due and payable or to become due and payable for or on account of the said Land.

34. To represent us and appear before the authorities in charge of assessment of the Property to municipal/local taxes and revenue assessments, make and furnish information to such authorities, and if necessary make and file appeals/revisions against any orders that may be passed by such authorities and in general to take and adopt all steps as to the said Attorneys may appear necessary or proper in such matters as also to deal with the M.S.E.D.C.L./other service connection provider/ Fire and/or any other concerned Authority for all or any NOC pertaining to the said Land.

35. To pay to the Appropriate Authority, Electricity Supply Company, or any other Authority any amount required for the purposes of obtaining any sanction or permission either for development of the said Land or for grant of any amenities, services, facilities or conveniences on the said Land, and in due course to apply for refund of the same and enter into correspondence with the authorities and obtain such refund and make and issue appropriate receipts and discharges for the same.

36. To obtain necessary permissions from the concerned Government Department like Pollution Control Board, Fire Department, Environmental Clearance Department etc. to complete the project by all means.



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37. To market the units, flats, premises, project to be constructed on the said Land and to negotiate, discuss for deciding and finalizing the commercials and other terms and conditions as the Developer deems fit for sale, transfer, lease, license etc of the such units, flats, premises, building/s and accordingly finalize the transaction/s. To receive and recover the consideration, any payments or amounts from the flat/s, units purchasers and deposit it in the banking accounts to be opened as stated in the Development Agreement of even date and handover possession of the units, flats, premises to such purchasers. To sign and issue the ancillary documents such as letters, correspondences, No-objection Certificates as shall be required for completing the transaction with flat, unit purchaser and to sign, execute and register the tripartite agreement/s to be executed between Flat purchaser(Borrower), Bank and Developer for mortgaging the Flat purchaser's subject matter flat/s, unit/s etc.

38. To represent any agreements or documents executed by us and on our behalf for registration, to admit execution before the Sub-Registrar of Assurances having authority for and to have the same registered, to make the statements before the concerned Registrar of Assurances, to collect the original documents after registration and to make all the necessary compliance in due course.

39. To sell, lease, sub-lease, mortgage, charge, give on licence and/or tenancy basis and/or otherwise transfer, alienate and dispose of the flats, new buildings and structures to be constructed on the said Land and/or any part/s thereof including without limitation the flats, units, premises, shops, showrooms, garages, parking spaces and other areas and spaces comprising the development to be carried out on the said Land, to such person/s and entities and for such consideration / price and on such other terms, conditions, covenants and provisions as the said Attorneys may in their sole and unfettered discretion think fit and proper, and to hand over possession, occupation and / or charge thereof to the purchasers, lessees, sub-lessees, mortgages, licensees, tenants



and other transferees thereof, and to receive the consideration and other monies and benefits which may be received or accruing in respect thereof, and to give and pass receipts and discharges for the same.

40. To take steps for the formation and registration of a co-operative society and/or societies and/or association of apartment-holders and/or company and/or companies and/or other incorporated body of all the persons to whom such tenements shall be sold and to sign, execute and register the required forms, application, declaration, deeds and documents for formation and registration thereof. Along with the Owners to sign, execute and register the required Deed/s of Conveyances, Deed/s of Declarations, and Deed/s of Apartment for transferring and conveying the said Land and or portion thereof along with the structure/building/unit constructed thereon to the ultimate body or the flat purchasers.

41. To appear before the Superintendent of Stamps or Appellate Authority for ascertaining the true value of the said Land/premises constructed / under construction on the said Land and to make submissions before such authorities for determining such true market value and to sign and execute documents, affidavits, papers and writings as may be required by such authority and to prefer appeal(s), revision(s) or review(s) against the orders that may be passed by the Superintendent of Stamps and/or any Appellate Authority for ascertaining the true market value as aforesaid.

42. To commence any action or other proceeding in or before any competent Court, authority or forum in respect of any matter connected with the said Land and/or the possession thereof, and the same action or proceedings to prosecute or discontinue or become non-suited therein if the said Attorneys shall so think proper, and also to take all other lawful ways and means to protect the said Land.



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43. To insure and keep insured the said Land and the building or buildings to be constructed thereon as the said Attorneys may deem fit at the cost of the attorney.

44. To institute, carry on, defend, compromise, abandon or submit to judgment in any legal proceedings including writ petitions concerning the said Land wherein our concerned or whereunto the Owners are the party, and to join in and submit to arbitration, if the said Attorneys shall think so proper, and give security or indemnity for costs, pay monies into Court and obtain payment of monies lodged in Court in such matters at the cost of the attorney only if arising out of the Attorney's responsibility for the construction. In case of litigation arising out of issues and defects on the basis of written document in owner's title to the said Land, it shall be at the cost and consequences of the land Owners.

45. To accept service of any writ of summons or other legal process (whether under or without protest) and represent us in any court of law and before all magistrates or judicial or other officers whatsoever as by the said attorneys shall be thought fit or advisable to commence and prosecute, defend, or resist any actions, suits, or other legal proceedings civil and/or criminal in any Court of Justice concerning any debt, dues, claims or demands or any right, title, interest, claim, matter or thing now or hereafter due or owing or payable or in any way belonging to or recoverable or receivable by us or and / or affecting us in any manner whatsoever by any means or on any account whatsoever but relating to the said Land or any part thereof and/or the buildings or building to be constructed thereon or any part thereof and to sign appearance, Vakalatnama, Mukhtarnamas, warrants to act or other authorities in favour of and to retain, appoint counsel, advocates, solicitors, pleaders or other legal practitioners to act, appear and/or plead on our behalf in any such proceedings and to sign, swear, declare, affirm, verify and file all complaints, written statements, counter claims, set offs, affidavits, applications and all other pleadings and in the same action or



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proceedings to prosecute or compromise or compound or refer to arbitration or discontinue or allow to become non-suited therein if the said Attorneys shall think fit to do so and to file objections, cross objections, applications, reference, review or revision from any determination, decision, sentence, judgment, decree or order whether final or interlocutory in any such suit or any such legal proceedings and to sign, swear, declare, affirm and verify all necessary petitions, applications, affidavits or memorandum for the same purposes and to settle, adjust, compromise, refer to arbitration and/or allow to become non-suited or withdraw any civil action or other legal proceedings and to compound or withdraw so far as permitted by the law any criminal proceedings and also to take such other lawful ways and means for the recovering or getting any such sum of money or actionable claim in respect of the said Land or any part thereof and/or the building and/or the buildings to be constructed thereon and/or any part thereof which shall by the said attorneys be conceived to be due, owing, belonging or payable to them and to satisfy any decree or order passed against us to endorse and take proceedings in execution (by any mode permissible) of any decree or order in our favour in respect of the said Land in such manner as the said attorneys may deem fit.

46. To carry on correspondence and negotiations with any person/s, company/ies, government or semi-government bodies and all other persons in respect of matters relating to the said Land and take all decisions, make commitments and deal with all such matters in such manner as the said Attorneys may deem fit.

47. To represent us, in the event of acquisition of the said Land or any part or portion thereof by any authorities, in such acquisition proceedings in respect thereof or oppose the said proceedings as the said Attorneys may deem necessary, to receive the compensation, benefit of TDR against acquisition in the said Lands.

48. To appear before any necessary officer or authority of the Government or Municipal Corporation or under the Income tax Act or



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other Act to represent the matters regarding the proposed development of the said land.

49. To open an account in the names of the said attorneys and to credit all the sale proceeds in respect of the flats and other premises received by the attorneys in the said account to withdraw from such account such monies as may be required from time to time for meeting the cost of construction.

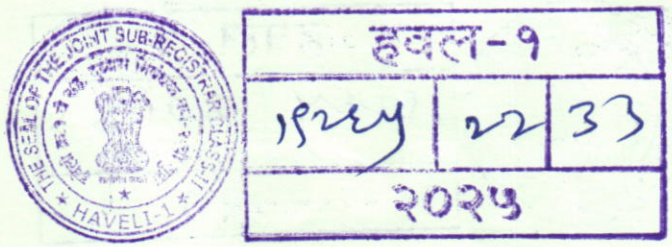
AND IN GENERAL TO TAKE all appropriate steps as may be deemed proper or necessary by the said Attorneys to effectively carry out one or more of the matters herein mentioned.

AND FOR ALL or any of the purposes aforesaid to enter into, sign, execute and perfect as our own act/s and deed/s and deliver any contract, instrument, deed, surrender or assurance whatsoever.

AND FOR THE FURTHER better and more effectual doing effecting, executing and performing of the several matters and things aforesaid we hereby give and grant to the said Attorneys full power and authority from time to time to appoint one or more substitute/s to do execute and perform all or any of the matters and things afore, and at pleasure to remove such substitute(s) and to appoint another or others in their place.

And We hereby and hereunder state that all acts, deeds or things lawfully done, performed, executed by the said Attorneys or agents or substitutes appointed by the said Attorneys pursuant to these presents, shall be binding on us and members of the HUF and our legal heirs and representatives as if each such act, deed or things done by us when personally present and We hereby and hereunder ratify all acts, deeds or things done by the said Attorneys.

And We hereby agree, declare and confirm that execution of this Power of Attorney in favour of the Developer does not and shall not, in any



manner whatsoever, absolve, release or discharge us from our duties and obligations under the said Development Agreement or towards the development of the said Land.

Stamp duty and Registration Charges of this Power of Attorney shall be borne by the Developers alone.

We further declare that all powers vested under these presents on the Constituted Attorney shall be used by the Constituted Attorney at their costs and consequences and at all times shall keep us saved and indemnified from the same.

IN WITNESS WHEREOF WE HAVE CONFIRMED AND SIGNED THIS POWER OF ATTORNEY, ON THIS DAY, DATE AND YEAR MENTIONED HEREINABOVE, IN PRESENCE OF THE WITHIN NAMED WITNESSES.

SIGNED, SELAED AND DELIVERED BY THE WITHIN NAMED OWNERS/ EXECUTANTS

1. MRS. SAYLEE AVINASH KAMTHE		
Signature	Photo	Thumb Impression Left Hand



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2. MRS. JYOTI SANDIP DHOTRE alias JYOTI BHIMA NANAVARE

Signature	Photo	Thumb Impression Left Hand

3. MRS. AAKANKSHA AJAY SALVI

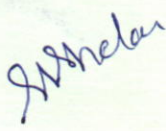
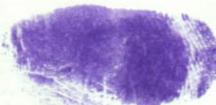
Signature	Photo	Thumb Impression Left Hand

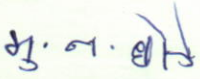
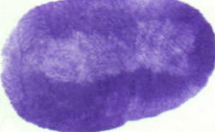
.....PARTY OF THE FIRST PART

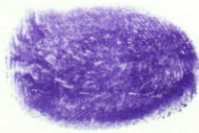


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SIGNED, SIGNED AND DELIVERED BY THE WITHIN NAMED
POWER OF ATTORNEY HOLDER
WE ACCEPT-

MRS. SAYLEE AVINASH KAMTHE Partner OF DKS BUILDCON LLP		
Signature		Thumb Impression Left Hand
		

MRS. MUKTA NAVNATH DHOTRE Partner OF DKS BUILDCON LLP		
Signature		Thumb Impression Left Hand
		

MRS. AAKANKSHA AJAY SALVI Partner OF DKS BUILDCON LLP		
Signature	Photo	Thumb Impression Left Hand
		

PARTY OF THE SECOND PART

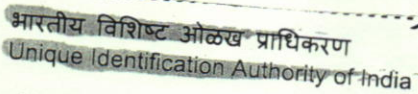


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२०२५		

WITNESSES:

1. Name- Ajay A. Sali
 Address- Relicon, Pashan
 Signature- Ray - 411021

2. Name- Sannath Bhosale
 Address- 912 Revinur Peth, Pune
 Signature- सोमनाथ भोसले



पत्ता W/O: नवनाथ धोत्रे, मु पोस्ट
हरगुडे, नवीन हरगुडे, ता पुरंदर, हरगुडे,
हरगुडे, पुणे, पुरंदर, महाराष्ट्र, 412311

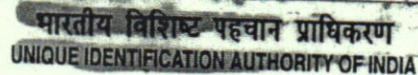
Address: W/O: Navanath Dhotre, mu post
haragude, navin haragude, tal purandar,
Hargude, Hargude, Pune, Purandhar,
Maharashtra, 412311

3791 4125 0463



 help@uidai.gov.in

WWW
www.uidai.gov.in



पत्ता:

W/O: संदीप धोत्रे, सासवड

नीरा रस्ता हरगुडे, हरगुडे,

पुणे

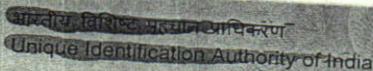
महाराष्ट्र, 412311

Address:

W/O: Sandip Dhotre, Saswad
Neera Road Hargude, Hargude,
Pune

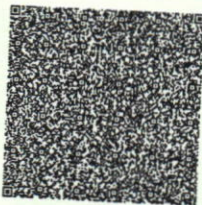
Maharashtra, 412311

Aadhaar - Aam Aadmi ka Adhikar



पता: सी 1102 रीलिकोण फीलिसिया, बनेर पशान लिंक
रोड, मगनोलिया अपार्टमेंट जवळ, पाशान, पुणे सिटी,
पुणे, महाराष्ट्र, 411021

Address: C 1102 Reelicon Feelicia, Baner
Pashan Link Road, Near Magnolia Apartment,
Pashan, Pune City, PO:Armament, DIST:Pune,
Maharashtra, 411021



8359 8011 3387



 help@uidai.gov.in

 www.uidai.gov.in

W/O: अतिरिक्त मासिक

पस.नो-13, मल्हारनाथ
बिल्डिंग, मल्हार चौक

प्रतिभलाई पवार शाळा
कोट्या बुद्रक, पारो

आय बी एम. पुणे
महाराष्ट्र, 411048

Address :
W/O: Avinash Kamthe S No- 13, Malh-

Malhar Chowk, Near Pratibhatol Pawar school
Kondhwa Budruk, Pune 411 004

Maharashtra, 411048

528: 22

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www

P.O. Box No. 1947



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भारत सरकार
Government of India

मुक्ता नवनाथ धोत्रे
Mukta Navnath Dhotre
जन्म तारीख / DOB : 01/01/1966
स्त्री / Female

3791 4125 0463

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

ज्योती संदीप धोत्रे
Jyoti Sandip Dhotre
जन्म वर्ष/YoB:1987
महिला Female

6746 7773 5956

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DHOTRE MUKTA NAVNATH

KISAN KURHADE

01/01/1966
Permanent Account Number
CPOPD2741L

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DHOTRE JYOTI

BHIMA RAMBHAU NANAVARE

07/07/1987
Permanent Account Number
ASWPD3136C

भारत सरकार
GOVERNMENT OF INDIA

सायली अविनाश कामथे
Saylee Avinash Kamthe
जन्म वर्ष/YoB:1987
महिला Female

5984 6323 7443

माझे आधार. माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAYLEE AVINASH KAMTHE

VINAYAK TUKARAM SHELAR

10/10/1987
Permanent Account Number
CIUPS6624L

भारत सरकार
Government of India

आकांक्षा अजय साळवी
Aakanksha Ajay Salvi
जन्म तिथि / DOB : 14/05/1976
महिला / Female

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/ऑफलाइन एक्सएमएल की स्कैनिंग) के साथ किया जाना चाहिए।
Aadhaar is proof of identity, not of citizenship or date of birth; it should be used with verification (online authentication, or scanning of QR code / offline XML).

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मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AREPS6025L

नाम / Name
AAKANKSHA AJAY SALVI

पिता का नाम / Father's Name
NISHIKANT SHANKAR SAVANT

जन्म की तारीख
Date of Birth
14/05/1976



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2024		

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAXFD3402E

नाम / Name DKS BUILDCON LLP

निगमन/गठन की तारीख
Date of Incorporation / Formation 05/11/2024



Signature Not
Verified

Digitally signed by
Income Tax Deptt.
Date: 2024.11.05 12:22:05
GMT+05:30

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAXFD3402E



नाम / Name
DKS BUILDCON LLP

निगमन/गठन की तारीख
Date of Incorporation/Formation
05/11/2024

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, प्रोटेकन ईगव टेक्नोलॉजीज लिमिटेड
(पूर्व में एनएसडी ई-गवर्नेंस इन्फ्रास्ट्रक्चर लिमिटेड)
बीपी मजिल, सफायर चैंबर,
बानेर रोड, बानेर,
पुणे - 411045

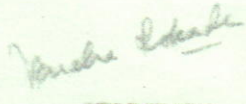
If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, Protek eGov Technologies Limited
(Formerly NSDI e-Governance Infrastructure Limited)
4th Floor, Sapphire Chambers,
Baner Road, Baner,
Pune - 411045
Tel: 91-20-2721 8989, e-mail: timin@protektech.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)



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		ADVOCATE Bar Council of Maharashtra & Goa HIGH COURT, BOMBAY		
Name	:	BHOSALE SONALI SOMNATH		
Residence	:	PUNE, Dist. PUNE		
Roll No.	:	MAH/273/2003		
Enrolled On	:	23-01-2003		
Date Of Birth	:	10-03-1975		
70813	:	B0000016161		
				 SECRETARY

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.हवेली 1

दस्त क्रमांक : 19264/2025

नोदणी :

Regn:63m

21/08/2025

गाव: कोंढवा बुद्रुक तालुका: हवेली जिल्हा: पुणे



(1) विलेखाचा प्रकार विकसनकरारनामा

(2) मोबदला 20000000

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 41817000

(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास) 1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : , इतर माहिती: गाव मोजे कोंढवा बुद्रुक ता हवेली जी पुणे येथील स न 17/2/1 यासी एकूण क्षेत्र 0 हे 13 आर पैकी 0 हे 05 आर लिहून देणार यांचा मालकी चे क्षेत्र (अभिनिर्णीत दस्त केस नं 950/2025)((Survey Number : 17/2/1 ;))

(5) क्षेत्रफळ 1) 0.0500 हेक्टर . आर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. 1): नाव:-सायली अविनाश कामठे वय:-36; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव:-, ब्लॉक नं: मल्हारगड बिल्डिंग, स.नं.13, मल्हार चौक, कोंढवा बुद्रुक, पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411048 पॅन नं:-CIUPS6624L

2): नाव:-ननावरे ज्योती संदिप धोत्रे उर्फ ज्योती भीमा ननावरे वय:-36; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव:-, ब्लॉक नं: धोत्रे उर्फ ज्योती भीमा सासवड नीरा रोड, हरगुडे, पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-412311 पॅन नं:-ASWPD3136C

3): नाव:-आकांक्षा अजय साळवी वय:-48; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव:-, ब्लॉक नं: सी-1102, रीलिकॉन फेलिसिया, बाणेर-पाषाण लिंक रोड, पाषाण, पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411021 पॅन नं:-AREPS6025L

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता 1): नाव:-डीकेएस बिल्डकॉन एलएलपी तर्फे भागीदार सायली अविनाश कामठे वय:-36; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव:-, ब्लॉक नं: गोडाऊन क्र. ०१, स. नं. २०/बी२, ईश्वर कृपा गोदाम पिसोळी, मोहमदवाडी, पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411060 पॅन नं:-AAXFD3402E

2): नाव:-डीकेएस बिल्डकॉन एलएलपी तर्फे भागीदार मुक्ता नवनाथ धोत्रे वय:-59; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव:-, ब्लॉक नं: गोडाऊन क्र. ०१, स. नं. २०/बी२, ईश्वर कृपा गोदाम पिसोळी, मोहमदवाडी, पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411060 पॅन नं:-AAXFD3402E

3): नाव:-डीकेएस बिल्डकॉन एलएलपी तर्फे भागीदार आकांक्षा अजय साळवी वय:-48; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव:-, ब्लॉक नं: गोडाऊन क्र. ०१, स. नं. २०/बी२, ईश्वर कृपा गोदाम पिसोळी, मोहमदवाडी, पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411060 पॅन नं:-AAXFD3402E

(9) दस्तऐवज करून दिल्याचा दिनांक 11/08/2025

(10) दस्त नोंदणी केल्याचा दिनांक 21/08/2025

(11) अनुक्रमांक, खंड व पृष्ठ 19264/2025

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 2090900

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेरा

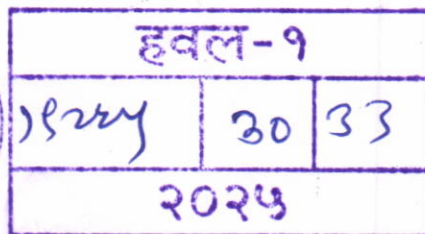
पुसह. दुय्यम निबंधक (वर्ग-२)
हवेली क्र.-१

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील अभिनिर्णीत दस्त केस नं 950/2025

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



1/19265

दस्त गोषवारा भाग-1

हवल1

गुरुवार, 21 ऑगस्ट 2025 3:17 म.नं.

दस्त क्रमांक: 19265/2025

दस्त क्रमांक: हवल1 /19265/2025

बाजार मूल्य: रु. 00/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. हवल1 यांचे कार्यालयात

पावती:23699

पावती दिनांक: 21/08/2025

अ. क्रं. 19265 वर दि.21-08-2025

सादरकरणाराचे नाव: सायली अविनाश कामठे

रोजी 3:16 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची संख्या: 40

एकुण: 1700.00

दस्त हजर करणाऱ्याची सही:

ग सह दु.नि.हवेली 1

ग सह दु.नि.हवेली 1

दस्ताचा प्रकार: कुलमुखत्यारपत्र

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

शिक्षा क्रं. 1 21 / 08 / 2025 03 : 16 : 43 PM ची वेळ: (सादरीकरण)

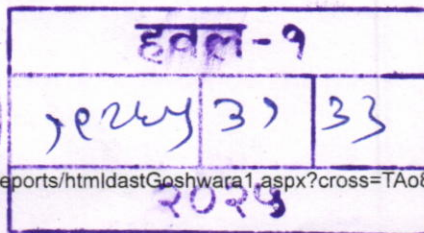
शिक्षा क्रं. 2 21 / 08 / 2025 03 : 17 : 28 PM ची वेळ: (फी)

प्रतिज्ञापत्र

दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असून त्यानुसार नोंदणीस दाखल केलेला आहे. दस्तातील मंगुल, अजकुर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या भागदपत्रांची आणि दस्ताची सत्यता, वैधता कायदेशीरपणे खालील दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे साक्षीदार राहतील

1) Mhelu
2) M. N. H
3) Kahu

1) Mhelu
2) Kahu
3) Kahu





दस्त गोपवारा भाग-2

21/08/2025 3 22:51 PM

हवल1

दस्त क्रमांक:19265/2025

दस्त क्रमांक :हवल1/19265/2025

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:डीकेएस विल्डकॉन एलएलपी तर्फे भागीदार सायली अविनाश कामटे पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: गोडाऊन क्र. ०१, स. नं. २०/बी२, ईश्वर कृपा गोदाम पिसोळी, मोहमदवाडी, पुणे,, रोड नं: -, महाराष्ट्र, पुणे. पैन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-36 स्वाक्षरी:-		
2	नाव:डीकेएस विल्डकॉन एलएलपी तर्फे भागीदार मुक्ता नवनाथ धोत्रे पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: गोडाऊन क्र. ०१, स. नं. २०/बी२, ईश्वर कृपा गोदाम पिसोळी, मोहमदवाडी, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पैन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-36 स्वाक्षरी:-		
3	नाव:डीकेएस विल्डकॉन एलएलपी तर्फे भागीदार आकांक्षा अजय साळवी पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: गोडाऊन क्र. ०१, स. नं. २०/बी२, ईश्वर कृपा गोदाम पिसोळी, मोहमदवाडी, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पैन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-48 स्वाक्षरी:-		
4	नाव:सायली अविनाश कामटे पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: मल्हारगड विल्डिंग, स.नं.13, मल्हार चौक,कोंढवा बुद्रुक. पुणे, रोड नं: -, महाराष्ट्र, पुणे. पैन नंबर:	कुलमुखत्यार देणार वय :-36 स्वाक्षरी:-		
5	नाव:ज्योती संदिप धोत्रे उर्फ ज्योती भीमा ननावरे पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: सासवड नीरा रोड, हरगुडे, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पैन नंबर:	कुलमुखत्यार देणार वय :-36 स्वाक्षरी:-		
6	नाव:आकांक्षा अजय साळवी पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: सी-1102, रीलिकॉन फेलिसिया, बाणेर-पाषाण लिंक रोड,पाषाण, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पैन नंबर:	कुलमुखत्यार देणार वय :-48 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्षा क्र.3 ची वेळ:21 / 08 / 2025 03 : 22 : 17 PM

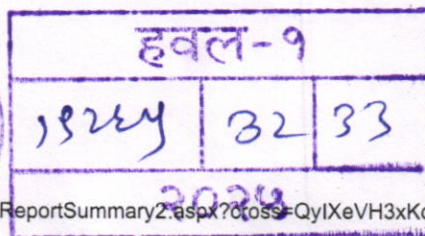
ओळख:-

सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:वकील सोनाली भोसले वय:38 पत्ता:कॅम्प पुणे पिन कोड:411001	स्वाक्षरी 	

शिक्षा क्र.4 ची वेळ:21 / 08 / 2025 03 : 22 : 43 PM

सह दु.नि.हवेली 1



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DKS BUILDCON LLP	eChallan	00040572025081275309	MH007031840202526U	500.00	SD	0004265659202526	21/08/2025
2		DHC		0825136300171	1600	RF	0825136300171D	21/08/2025
3	DKS BUILDCON LLP	eChallan		MH007031840202526U	100	RF	0004265659202526	21/08/2025

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

19265 /2025

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प्रमाणित करणेत येते की, सदरच्या दस्तात
.....चे.....33.....पाने आहेत

पुसह. दुय्यम निबंधक (वर्ग-२)
हवेली क्र.-१



हवल-१		
१२५५	३३	३३
२०२५		

पुस्तक क्रमांक एक चौथे
क्रमांक.....१२५५.....वर नोंदविला

पुसह. दुय्यम निबंधक, हवेली क्र.१
दि. २१ माहे ०८ सन-२०२५