ipi (pavti) पावती Original/Duplicate 530,7245 Friday, March 28, 2025 नोंदणी कं. :39म Regn.:39M 5:39 PM पावनी क्र.: 7686 विनांक: 28/03/2025 गावाचे नावः कोंडवा बुहुक दम्तऐवजाना अनुज्ञमांकः हवल 12-7245-2025 इस्तग्वजाचा प्रकार : खरेदीखत भौदर कुरुवान्याचे नाय: मदरसा जामिअतुस्सॉलेहात तर्फे चेअरमन महंमद इदरीस इमामुददीन अन्सारी नांदणी फी ₹. 30000.00 दस्त हाताळणी फी ₹, 1300,00 पृष्ठांची संख्या: 65 एकुण: ਰ. 31300.00

रापणास गुळ दस्त ,शंबनेल प्रिंट,सूची-२ अंदाजे :58 PM ह्या वेळेस मिळेल.

सह दुय्यम्भिक्धक, हवेली-12 सह.दुय्यम निबंधक वर्ग-१ हवेली क्र. १२, पुणे गजार मुल्य: रु.11154000 /-गेवदला रु.16000000/-

) देयकाचा प्रकार: DHC रक्कम: ठ.1300/-

रलेले मुद्रांक शुल्क : रु. 1120000/-

ोडी/धनादेश/पे ऑर्डर क्रमांक: 0325286306555 दिनांक: 28/03/2025

केचे नाव व पत्ता:

) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

ोडी/धनादेश/पे ऑर्डर कमांक: MH0188**\$**9857202425E टिनांक: 28/03/2025

केचे नाव व पत्ता:



AND DESCRIPTION

MADARASA JAMEATUS SWALEHAT Sr. No. 54, Bhagyoday Nagar, Kondhwa Khurd, Pune - 411048

1/1

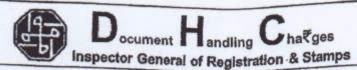




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Department Inspector General Of Registration					Payer Details								
Stamp Duty and Registration ≅ee together Type of Payment					TAXID/T	AN (If Any)							
					PAN No.(If Applicable)					•			
Office	Name HVE12_HAVE	ELI 12 JOINT SU	B FEGISTR	AR	Full Name		MADARSA JAN	MATUS S	WALEH	AT			
Locati	on PUNE			10/12/2									
Year	2024-2025 O	ne Time			Flat/Block	No	S NO 54/55						
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Receipt of Document Handling Charges

PRN:

0325286306555

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

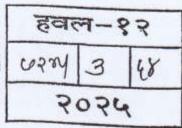
Payment Date:

28/03/2025

Received from SELF, Mobile number 9371421442, an amount of Rs.1300/-, towards Document Handling Charges for the iSarita 1.9 in the Joint District Registrar office JDR Pune City of the District Pune. District Pune.

Payment Details								
Bank Name :	IBKL	Receipt Date :	28/03/2025					
Bank CIN:	10029762025032805736	REF No.:	9344350019415					

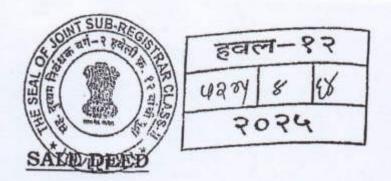






MADARASA JAMEATIC SWALEHAT Sr. No. 54, Br -Kondhwa Khurd, mune - 411048





. THIS DEED OF SALE MADE AND EXECUTED AT PUNE ON THIS ...... DAY OF MARCH 2025.

### BETWEEN

### 1.MRS.PUSHPA ASHOK SHAW

Age :- about 56 years, Occupation :- Housewife

PAN NO.AILPS3748N

AADHAAR NO.2259 2973 1282

### 2.MR.ASHOK SADHIRAM SHAW

Age :- about 65 years, Occupation :- Business

PAN NO.ACEPS2110B

AADHAAR NO.3908 8576 8571

No.2 for himself & POA Holder of No.3& 4

3.MR.KUNAL ASHOK SHAW

Age :- about 41 years, Occupation :- Business

PAN NO.ATHPS6319N

AADHAAR NO.2906 3605 4686



(85. ESKIN)



Lulla Nagar, Wanwadi, Pune 41 1040.

4.KOMAL ASHOK SHAW (Before Marraiage)

MRS.KOMAL ABHIJEET JAYASWAL(After Marraiage)

Age :- about 36 years, Occupation :- Housewife

PAN NO.BVEPS3142R

AADHAAR NO.4518 7786 0155

Residing at Shivlok 801, B Wing, J.P. Height,

Bear RBI Officer Colony, GondwanjaChowk,

Byramji Town, Jaripatka, Nagpur 440014.

Hereinaster referred to as "THE VENDORS" (which expression shall unless repugnant to the context or meaning thereof shall mean and include all their heirs executors and administrators and assignees)

......PARTY OF THE FIRST PART

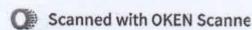
AND

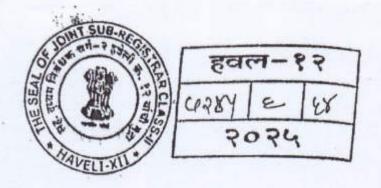
MADARSA JAMIATUS SWALEHAT

Through it's CHAIRMAN

MR. MOHAMMAD IDRIS I. ANSARI







### MR. MOHAMMAD IDRIS I. ANSARI

Age:-62 Years, Occupation:-Business

Aadhar No. 7785 7800 5450

Residing At S No 50, Lane 19

Bhagyoday Nagar, Kondhwa Khurd, Pune 411048

Hereinafter referred to as "THE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof shall mean and include all his/their heirs executors and administrators and assignees)

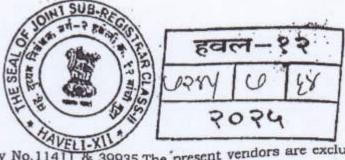
.....PARTY OF THE SECOND PART

AND WHEREAS the Vendorsare the owners of premise of land 00 Hector 06R (Six R) bearing Khate No.1529, bearing Survey No.54, Hissa No.1A/1 situated at Village Kondhawa, Pune 41 1048 and within the jurisdiction of Sub Registrar Haveli

No. 1 to 27, Pune and within the limits of Pune Municipal Corporation, Pune.

AND WHEREAS the said Vendors purchased the said land from Mr.Pradeep Vasant Thakkar, Mr.Dhaval Vasant Thakkar, through their power of attorney holder and for himself Mr.Vasant Ramji Chandan, Mr.Govindji Lakhamji Thakkar, Pushpa Avinash Gupta, Bharti Madhav Pathak, Mr.Harshvardhan Madhav Pathak, Mr. Parag Madhav Pathak as on 9/5/1989 before Sub Registrar Haveli No.2, Pune hearing deed No.7420/1989: The said Vendors names were entered on 7x12

MADARASA JAMEATUS SWALEHAT Sr. No. 54, Bhagyoday Nagar, Kondhwa Khurd, Pune - 411048



abstract by mutation entry No.11411 & 39935. The present vendors are exclusive ownership and absolute right to dispose, sell, assign the said property. That the Vendors also undertake that said property is completely free from any legal encumbrances and the title of the said property is 100% marketable. The purchaser has searched the title and published necessary public notice and having satisfied themselves with the title of the said property and its marketability are buying it.

# NOW THEREFORE THIS SALE DEED WITNESSETH AND IT IS HERE BY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:-

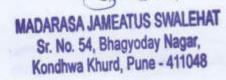
1. AND WHERERAS the Vendors decided to dispose of the said property to the Purchaser for total consideration of Rs.1,60,00,000/- (Rupees One Crore Sixty Lacs Only). The Purchaser approached the Vendors and agreed to purchase said property after satisfying themselves with the title and all the proper documents shown to them, copies whereof were provided for due checking/ verifying. That the Vendors do hereby sell, transferred convey unto the Purchaser the said property with physical possession which was delivered on today is confirmed by this decd & for the consideration of Rs.1,60,00,000/-(Rupees One Crore Sixty Lacs Only).

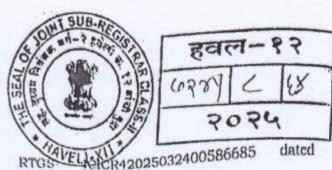
### MODE OF PAYMENT :-

Rs.1,00,000/- Paid by IMPS- 508318032188 dated 24/03/2025, drawn on

ICICI Bank, Kondhwa Br., Pune. (Paid to Pushpa Ashok

Shaw)





Rs.9,00,000/- Paid by RTGS FLANCR42025032400586685 dated
24/03/2025, drawn on ICICI Bank, Kondhwa Br., Pune.

(Paid to Pushpa Ashok Shaw)

Rs.10,00,000/- Paid by RTGS- 1909813592 dated 25/03/2025 drawn on

ICICI Bank, Kondhwa Br., Punc. (Paid to Pushpa Ashok
Shaw)

Rs.10,00,000/- Paid by RTGS- ICICR42025032500572176 dated 25/03/2025 drawn on ICICI Bank, Kondhwa Br., Punc. (Paid to Pushpa Ashok Shaw)

Rs.10,00,000/- Paid by RTGS- ICICR42025032600546248 dated
26/03/2025 drawn on ICICI Bank, Kondhwa Br., Pune.

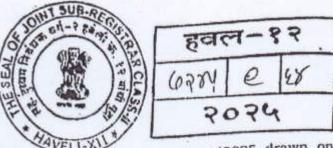
(Paid to Pushpa Ashok Shaw)

Rs.40,00,000/- Paid by RTGS- UTIBR52025032600350461 dated 26/03/2025, drawn on AXIS Bank, Paud Road Br., Pune.

(Paid to Ashokkumar Shaw)

Rs.20,00,000/- Paid by Cheque No.192920 dated 25/04/2025 drawn on AXIS Bank,Paud Road Br,Pune. (Paid to Kunal Ashok Shaw)





Rs.20,00,000/- Paid by Cheque No.192921 dated 25/04/2025 drawn on

AXIS Bank, Paud Road Br, Pune. (Paid to Kunal Ashok
Shaw)

Rs.20,00,000/- Paid by Cheque No.192922 dated 25/04/2025 drawn on

AXIS Bank, Paud Road Br, Pune. (Paid to Mrs. Komal

Abhijeet Jayaswal - After Marriage)

Rs.20,00,000/- Paid by Cheque No.192923 dated 25/04/2025 drawn on

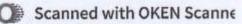
AXIS Bank, Paud Road Br, Punc. (Paid to Mrs. Komal

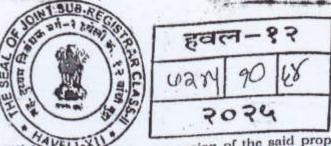
Abhijeet Jayaswal - After Marriage)

Rs.1,60,00,000/- Rupees One Crore Sixty Lacs Only

The receipt of which the Vendors, both hereby admit and acknowledge of and from the same and every part thereof do hereby acquit, release and discharge, the vendors forever and in consideration for the said sum of Rs.1,50,00,000/- [Rupees One Crore Sixty Lacs Only )paid by the Purchaser to the Vendorsin the manner hereinabove mentioned the Vendors have today sold, assigned and transferred the said property.

THE A THE A



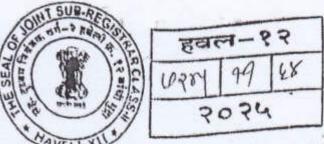


- 2. That the Vendorshave put the blackinger in possession of the said property thereof and delivered the physical possession as true and absolute owners thereof the said property.
- 3. That the Purchaser has paid the entire consideration to the Vendors as stated i.e.Rs.1,60,00,000/- (Rupees One Crore Sixty Lacs Only) and hence nothing is due and payable from Purchaser to the Vendors.
- 4. That all the taxes in respect of the said property up to date will be paid by the Vendors and herein after shall be paid by the Purchaser. The Purchaser shall at their costs get their names entered into the Municipal Records pertaining to the said Property and in the 7/12 records.
- 5. That the Vendors having received full and final amount of consideration as aforesaid both hereby grant, sale, convey and assure unto Purchaser forever and all times all that piece and parcel of property together with all the singular courts, yards, areas, compounds, sewers, ditches, fences, trees, drain-courses and plants, parts, passages, liberty privileges, easement, profit, advantages, right and appertaining to what so ever in respect of said property usually held used occupied or enjoyed with the deeds, documents, writings, vouchers and other evidence of title rights, interest, use inheritance, property possession benefits claims and demand whatsoever or any part thereof to HAVE AND TO HOLD ALL AND SINGULAR the said property hereby granted, conveyed and assured or expression to be forever and herein after the payment of all rents, rates, taxes, assessment,

dues and duties now chargeable upon the same hereafter of to pecame payable to Albayoday Nagar,

Sr. No. 54, Bhagyoday Nagar,

Kondhwa Khurd, Pune - 411048



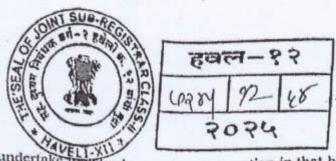
Govt. of Maharashtra or any other Public body or authority in respect of the said property shall be paid by the Purchaser. And vendors shall have no further liability in relation to this. The vendors have paid all the taxes, rates etc. with respect to the said property till the execution of the present.

The vendors have in them self good rights, full power assure the said property here by sold, granted assured or intended to be unto and to the use of the Purchaser and every one of them in the manner aforesaid and it shall be lawful for the Purchaser from time to time and all times hereinafter to peaceable and quietly hold enter upon have occupy, possess and enjoy the said property here by granted and to receive rents and profits thereof and every part thereof without any suits, lawful eviction, interruption, claims, and demand whatsoever from and by the Vendors or their heirs, executers, administrators and or assigns and freely and clearly and absolutely acquired exonerated released forever discharged or otherwise by the Vendors well and sufficiently saved, defended, kept harmless and indemnified the Purchasers.

That the Vendors had given to the Purchaser in actual possession of the said property and the Purchaser hereby admit and acknowledges receipt of actual physical, peaceful and vacant possession of the said property and the Vendors shall not be responsible for anything with respect to the said property upon execution of the present.

That the Purchaser has becomes the full and absolute owner of the said property and now shall get their names entered in their ecord of the 7/12 and No. 54, Bhagyoday Nagar, Kondhwa Khurd, Pune - 411048





offices and the Vendors undertake to extend necessary co-operation in that behalf.

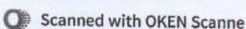
The Vendors have handed over the original document to the Purchaser.

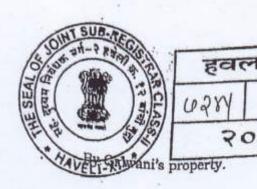
- 7. That the Vendors have with themself good rights and absolute authority to grant, release, convey and assure the said property unto the use of the Purchasers in the manner aforesaid.
- 8. And the stamp duty, registration fees, legal fees etc. and all other charges shall be paid by the Purchaser alone for this Deed of Sale. Vendors are released of all liability in relation to the said property from the date of this agreement and the purchaser shall indemnify and hold harmless the vendors from & against any and all claims or losses arising out of or in relation to the property, including but not limited to the registration fees, legal fees and any stamp duty.
- 9. That all the necessary forms applications deed regarding the 'said property' has been signed by the Vendors and with also signed in future wherever it is applicable.

### SCHEDULE

All that piece and parcel of the land admeasuring area 00 Hector 06R (Six R) bearing Khate No.1529, bearing Survey No.54, Hissa No.1A/1 situated at Village Kondhawa, Pune 41 1048 and within the jurisdiction of Sub Registrar Haveli
No.1 to 27, Pune and within the limits of Pune Municipal Corporation, District Pune

is bounded as under :-





On or towards the East

On or towards the West

By Road.

On or towards the South

By Suprim Limra.

On or towards the North

By Farid Shaikh's property.

IN WITNESS WHEREOF THEPARTIES TO THIS SALE DEED HAVE SIGNED HEREUNDER ON THE AFORESAID DATE AT PUNE.

Pushla Shaw 1.MRS.PUSHPA ASHOK SHAW





2.MR.ASHOK SADHIRAM SHAW



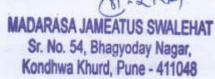


3. MR.KUNAL ASHOK SHAW





through his power of attorney holder MR.ASHOK SADHIRAM SHAW







4.KOMAL ASHOK SHAW (Before Marraiage)



MRS.KOMAL ABHIJEET JAYASWAL (After Marraiage)

through his power of attorney holder MR.ASHOK SADHIRAM SHAW



### THE VENDORS

मु.इस्मेद्र .

MADARSA JAMIATUS SWALEHAT through its Chairman



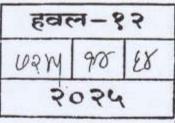
MR. MOHAMMAD IDRIS I. ANSARI

### THE PURCHASER

IN THE PRESENCE OF

1.





Sign.

: (Antaunt)

Name

:- shorod Gaikus oel

Address

:- Sasane Nagor, Hodopsor, Pune 28

2.

Sign.

:- De

Name

- Amit Icamble

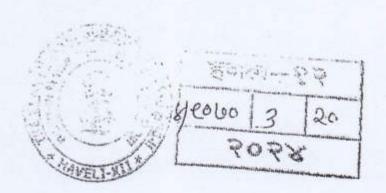
Address

:- I cond hawa Budmyle,



MADARASA JAMEATUS SWALEHA Sr. No. 54, Bhagyoday Nagar, Kondhwa Khurd, Pune - 411048

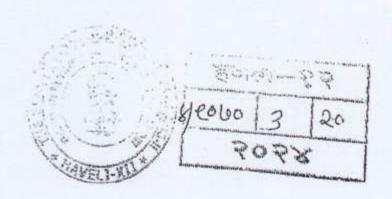
### Department of Stamp & Registration, Maharashtra Receipt of Document Handling Charges PRN 0524020507574 Date 02/05/2024 Received from SELF, Mobile number 8411851122, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Haveli 12 of the District Pune. Payment Details Bank Name IBKL Oate 02/05/2024 Bank CIN 10004152024050207095 REF No. 2901686066 This is computer generated receipt, hence no signature is required.







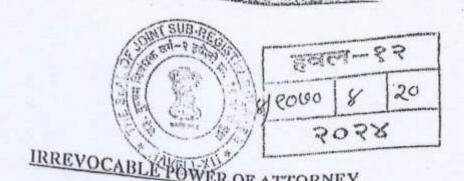
### Department of Stamp & Registration, Maharashtra Receipt of Document Handling Charges 0524020507574 02/05/2024 Received from SELF, Mobile number 8411851122, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Havell 12 of the District Pune. Payment Details Bank Name IBKL Date 02/05/2024 Bank CIN 10004152024050207095 REF No. 2901666066 This is computer generated receipt, hence no signature is required.





MADARASA JAMEATUS SWALEHAT Sr. No. 54, Bhagyoday Nagar, Kondhwa Khurd, Pune - 411048





# (WITHOUT CONSIDERATION)

This Irrevocable Power of Attorney made and execute at Pune on this day . A. rul

KNOW ALL men by this present that, I

## MR.KUNAL ASHOK KUMAR SHAW

Age- about 40 years, Occupation- Business

AADHAAR NO.2906 3605 4686

Residing at S.No.599-A, Plot No.30, Sahaney Sujan Park,

Lulla Nagar, Wanwadi, Pune 411040.

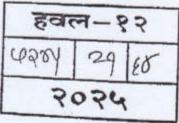
do hereby appoint and nominate to my father

MR.ASHOK KUMAR SADHIRAM

Age- about 64 years, Occupation

AADHAAR NO.3908 8576 8571



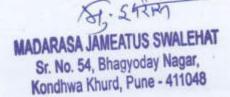


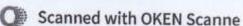
Residing at S.No.599-A, Plot No.30, Sahaney Sujan Park,

Lulla Nagar, Wanwaci, Pune 411040.

As my lawful attorney for me and on my name and on my behalf, to do and to execute all or any following acts, deeds and things:-







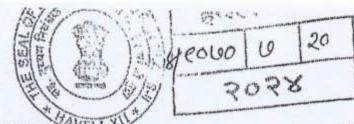
On my behalt an Agreement for Sale, Sale

Deed, Conveyance Deed, Agreement, Power of Attorney, Mortgage Deed, Release Deed, Lease Deed, Surrender Deed, Correction Deed, Cancelation Deed, Gift Deed, Leave and Licenses or any other deed or document in respect of the property mentioned here in below before the concerning Sub Registrar office or any office. To present any of the aforesaid deeds or documents before the Sub-Registrar of Assurances, District office, Builder/Society office, Municipal Corporation, Police Station, M.S.E.D.C.L. Any Financial Institution, Bank, Government and Semi Government office or any other Local Registering Authority and admit execution on my behalf.

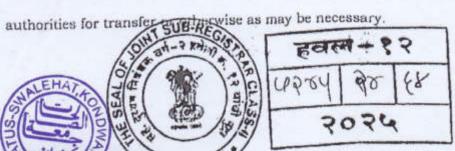
- 8. To sign and execute any other deeds or documents in respect of below properties as may be necessary from time to time including affidavits, declarations, indemnity bonds, etc.
- 9. To present any of the aforesaid deeds or documents before the Sub-Registrar of the Assurances, District, Municipal Corporation, Builder/Society office, ULC office, Talathi office or any other Local Registering Authority and admit execution on my behalf.

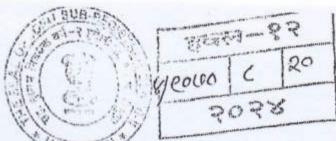


MADARASA JAMEATUS SWALEHAT Sr. No. 54, Bhagyoday Nagar, Kondhwa Khurd, Pune - 411048



- 10. To deal and correspond with all the concerning offices and any other officer, authority or authorities in connection with or relating to or authorities in connection with or relating to or touching the said properties and in particular the following:-
- A) To apply for permission from various legal and local authorities to dispose of and deal with all matters in connection with the assessment of the aforesaid immovable properties hereafter.
- B) Generally to do all other acts and matters in connection with Or relating to or touching the interest of the said properties.
- 11. For any of the purpose mentioned herein below, to sign all application, papers, undertakings, terms and conditions, etc. as may from time to time be required by the concerning local authorities.
- 12. To represent us and appear on my behalf before any local authorities such as Sub Registrar Office, Municipal Corporation, Collector, Tasildar, Talati, Land Revenue Office, ULC Office, Land Records Office, City Survey Office, Telephone Office, M.S.E.D.C.L. office, Builder/Society office, Police Authorities or any other concerned local authorities including the Government body both State and Central in respect of any of the matters concerning our property and also to make the necessary applications before any of the aforesaid

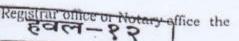




- 13. To accept and/or take delivery on my behalf all correspondence and communications addressed to my including registered letters, notices and my summons and also to correspond on our behalf with any person or persons to perceiving to below property.
- 14. To file and prosecute suits and defend all actions, proceedings and suits by or against us or otherwise act therein as the said Attorney shall think proper and for the said purpose to sign, execute, declare or swear as may be necessary or required vakalatnama, petitions, plaints, revision applications, written statement, declarations, appeals, affidavits and writings in Appellate Court and appliet court as the said Attorney shall have occasion to do and for the said purpose to appoint any Counsels, Solicitors or Advocates on my behalf as the aforesaid Attorney shall deem fit and proper for aforesaid property.
- 15. To settle or compromise all actions, suits or claims and disputes with any person or persons in connection with the aforesaid matters on my behalf.
- 16. To appoint and remove at pleasure any substitute or substitutes or agent or poa for or under my said Attorney in respect of all or any of the matters aforesaid upon such terms and conditions as my said Attorney shall deem fit.
- 17. To present the document/s duly executed by executants and admit execution documents which is having concern and connection with below

mentioned property in 19

same decument.



MADARASA JAMEATUS SWALEHA Sr. No. 54, Bhagyoday Nagar, Kondhwa Khurd, Pune - 411048

0

10000

IN WITNESS WHEREOF, We have signed this deed on this the 2 nd day of

May 2024.





MR.KUNAL ASHOK KUMAR SHAW

EXECUTANT





MR.ASHOK KUMAR SADHIRAM SHAW

POWER OF ATTORNEY HOLDER

WITNESSES:-

1.

Signature : Name

Address

:- Anil. P. VANSHIN :- Keshav Nagns Pure- 36.

2.

Signature :-

Name

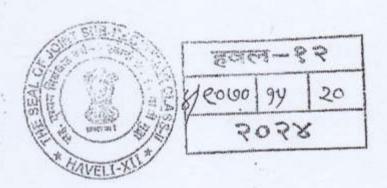
Address

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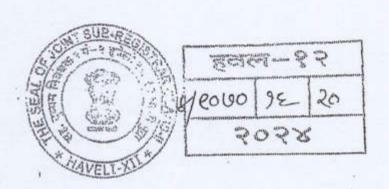
MADARASA JAMEATUS SWALEHAT Sr. No. 54, Bhaqyoday Nagar,

Kondhwa Khurd, Pune - 411048







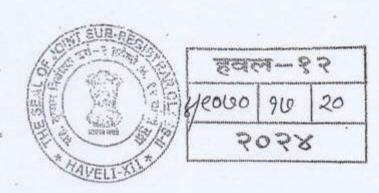






MADARASA JAMEATUS SWALEHAT

Sr. No. 54, Bnagyoday Nagar,
Kondhwa Khurd, Pune - 411048







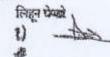
MADARASA JAMEATUS SWALEHAT Sr. No. 54, Bhagyoday Nagar, Kondhwa Khurd, Pune - 411048

STREET, STREET N. 4:59 PM Summary 1 (Dastgoshwara bhag 1) 30/9070 हबार,02 में 2024 5:00 म.नं, दस्त गोषवारा भाग-1 प्रवस12 रस्त क्यांकः 9070/2024 स्त क्रमोक हेपस12 /9070/2024 बाबार मुन्य: ह. 01/-भोबदला: ह. 00/-अरमेले मुटांक शृल्यः रु.500/-ु ति, गह. दु. ति. हवल12 यांचे कार्यालयात पावती विनांगः 02/05/2024 पायती:9882 x. ≠ 9070 वर दि.02-05-2024 सादरकरणाराचे नाव: अशोक कुमार सग्रईराम साव होजी 4:59 म.नं. वा. हजर केला. ₹. 100.00 नोंदणी फी €. 400,00 वस्त हाताळणी फी पृष्टांची संख्या: 20 इस्त हजर करणान्याची सही: एकुण: 500.00 में निवंधक, हवेली-12 दस्ताचा प्रकार: कुलमुखत्वारपत्र मुद्रांच शुरूत: (48-ह) (अ) वे (म) खेरीज@ शतर मोश्रत्याही प्रकरणात शिक्षा के. 1 02 / 05 / 2024 04 : 59 : 16 PM भी बेन्द्र: (सावरीकरण) 的职 成, 2 02 / 05 / 2024 04:59:59 PM 旬 音运:(句) हवल-१२ (023 2024



अत्युदीनुसारच नींद्यीस क्राल केलेला आहे. दस्ताक्षाल खंडलं छ िरणावक स्थवती, प्राधीदार च भोवत ओडसीस्या कामक्तांची आज् राताची भाषा, येधार वागरेकंत वागीवाटी खालील इस नि-अन्य रात्लीदासक है। संपूर्णपरो जयखदार सहतील.

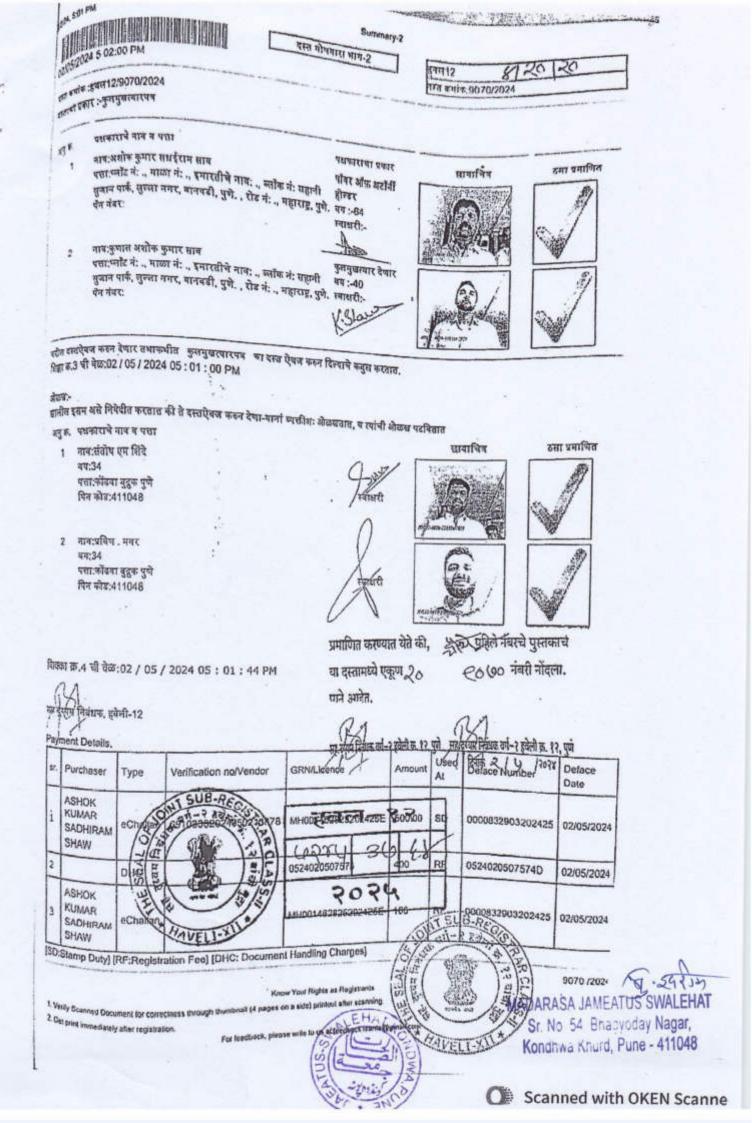
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### घोषणापः

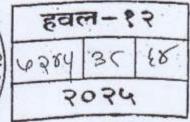
मी प्रायमिक हिमा थि। वाष्ट्रारं होषितं करती की. बुरवम निवंधक हवली है। याथे कार्यालयात वेत्र शिक्तन् था विद्यंकाचा बस्तं नीवणीसाठी संबर करण्यात आला आहे.

क्रिकेट स्विमार्डम्स प्रिमाणमत्ता बिलेल्या कुलमुक्तत्यारपत्राचा अधारे भी, सकर वस्त जांडणीस सावर केला आहे/लिख्यातीत करून कबुलीजवाब बिला आहे. सकर कुलमुक्तत्यारपत्र लिह्न बेणार यांनी कुलमुक्तत्यारपत्र रद्ध केलेले नाही किवा कुलमुक्तत्यारपत्र लिह्न बेणार व्यवतीपैकी कोणीही मयत आलेले नाही किवा अन्य कोणत्याही कारणामुळे कुलमुक्तत्यारपत्र रद्धवातल ठरतेले नाही. सकरचे कुलमुक्तत्यारपत्र पुणीपणे वैध असून उपरोवत कृती करण्यास भी पुणीत सक्षम आहे. सकरचे कथन चुकीचे आढळून आल्वास, नोंडणी अधिनियम 190८ चे कलम ८२ अन्वरी धिक्षस भी पात्र सहीन याची मला जाणीव आहे.

प्रम के. ६५म्थीरप - हेबेकी-के. ११

कुलमुखत्यारपत्रधारकचे नावे व सही









### CHALLAN MTR Form Number-6

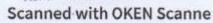


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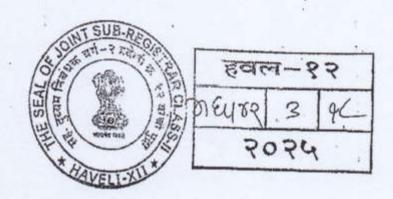
Page 1/1



Sr. No. 54 Bhaqvoday Nagar,
Kondriwa Kriurd, Pune - 411048



# PRN 0326206603897 Date 20/03/2025 Received from SELF, Mobile number 8411851122, an amount of Rs.380/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Payment Details Bank Name IBKL Date 20/03/2025 Bank CIN 10004152025032003695 REF No. 2962609532 This is computer generated receipt, hence no signature is required.





# IRREVOCABLE POWER OF ATTORNEY

# (WITHOUT CONSIDERATION)

This Irrevocable Power of Attorney made and execute at Pune on this day .2011 day of March 2025.

KNOW ALL men by this present that, I

KOMAL ASHOK SHAW ALIAS KOMAL ASHOKKUMAR SHAW (Before

Marriage)

MRS.KOMAL ABHIJEET JAYASWAL (After Marriage)

Age :- about 36 years, Occupation :- Housewife

PAN NO.BVEPS3142R

AADHAAR NO.4518 7786 0155

Residing at S.No.599-A, Plot No.30, Sahaney Sujan Park,

Lulla Nagar, Wanwadi, Pune 41104 do hereby appoint and nom MR.ASHOK KUMAR SADHII

Age- about 65 years, Occupation- Business

AADHAAR NO.3908 8576 8571

Residing at S.No.599-A, Plot No.30, Sahaney Sujan Park,

हसल Lulla Nagar, Wanwadi, Pune 96

As my lawful attorney for me and on my name and on my behalf, to do and to execute all or any following acts, deeds and things:-

The property described in the schedule is my own property and now a days it is not possible for us to attain and look after of our properties described in the schedule and hence I have nominating and appointing my father MR.ASHOK KUMAR SADHIRAM SHAW as my legally appointed attorney to look after all and every acts described hereinafter.

- To carry on business/to Sale/Agreement of my property bearing which is specifically mentioned in schedule written hereunder are the subject of this Power of Attorney.
- 2. To look after maintain and administer the property and to do all necessary things and deeds to protect my interest thereof.
- To pay the Property Taxes, Light bill charges and other outgoings in respect of my property to the authorities concerned and obtain valid receipts thereof.

4. To sell and dispose of my preferror person on such terms and conditions as my said Attornation may dear int.

5. To receive the agree to assideration to the concerned persons in the concerned p

pursuance of the sale of my property issue valid receipts thereof and the

consideration give which to me.

6. To hand over the possession of the property on my behalf to the prospective purchaser/s.

To sign and execute on my behalf an Agreement for Sale, Sale peed, Conveyance Deed, Agreement, Power of Attorney, Mortgage Deed, Release Deed, Lease Deed, Surrender Deed, Correction Deed, Cancelation Deed, Gift Deed, Leave and Licenses or any other deed or document in respect of the property mentioned here in below before the concerning Sub Registrar office or any office. To present any of the aforesaid deeds or documents before the Sub-Registrar of Assurances, District office, Builder/Society office, Municipal Corporation, Police Station, M.S.E.D.C.L, Any Financial Institution, Bank, Government and Semi Government office or any other Local Registering Authority and admit execution on my behalf.

8. To sign and execute any other deeds or documents in respect of below properties as may be necessary months. Inflict to time including amounts, declarations, indemnity border etc.

9. To present any of the Assurances, Discrete Manager Corporation, Builder/Society Registrar of the Assurances, Discrete Manager Corporation, Builder/Society

office, ULC office, Talathi office or any other Local Registering Authority and





- To deal and correspond with all the concerning offices and any other officer, authority or authorities in connection with or relating to or authorities in connection with or relating to or touching the said properties and in particular the following:-
- A) To apply for permission from various legal and local authorities to dispose of and deal with all matters in connection with the assessment of the aforesaid immovable properties hereafter.
- B) Generally to do all other acts and matters in connection with Or relating to or touching the interest of the said properties.
- For any of the purpose mentioned herein below, to sign all application, 11. as may from time to time be papers, undertakings, terms and conetticusrequired by the concerning local dent To represent us and appear 12. such as Sub Registrar Office, Municipal Records Office, City Land Office, ULC Office, Revenue office, Builder/Society office, Police M.S.E.D.C.L. Office, Office, Telephone Authorities or any other concerned local authorities including the Government

body both State and Central in respect of any of the matters concerning our property and also to malorths necessary applications before any of the aforesaid



13. To accept and/or take delivery on my behalf all correspondence and communications addressed to my including registered letters, notices and my summons and also to correspond on our behalf with any person or persons to perceiving to below property.

- 14. To file and prosecute suits and defend all actions, proceedings and suits by or against us or otherwise act therein as the said Attorney shall think proper and for the said purpose to sign, execute, declare or swear as may be necessary or required vakalatnama, petitions, plaints, revision applications, written statement, declarations, appeals, affidavits and writings in Appellate Court and appliet court as the said Attorney shall have occasion to do and for the said purpose to appoint any Counsels, Solicitors or Advocates on my behalf as the aforesaid Attorney shall deem fit and the aforesaid property.
- any person or persons in contraction with the algebraid matters on my behalf.

  To appoint and remove at pleasure any substitute or substitutes or agent
- or poa for or under my said Attorney in respect of all or any of the matters aforesaid upon such terms and conditions as my said Attorney shall deem fit.

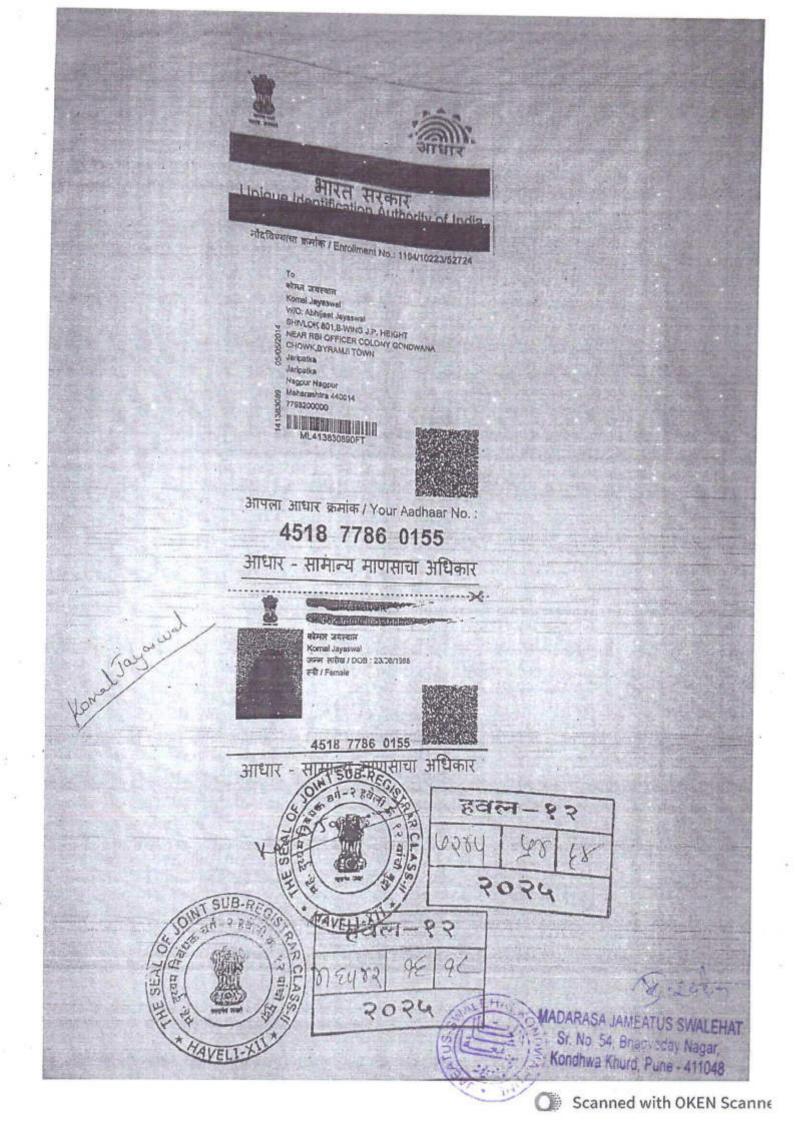
  17. To present the document/s duly executed by executants and admit execution documents which is having concern and connection with below

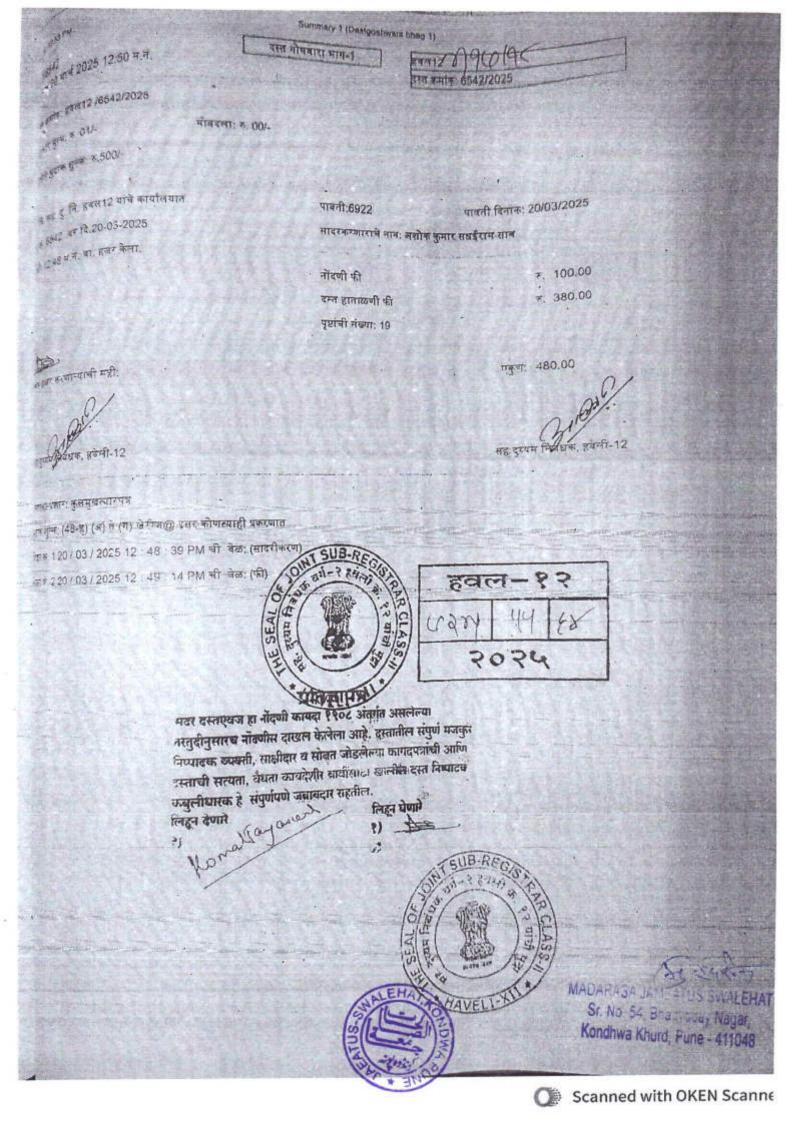
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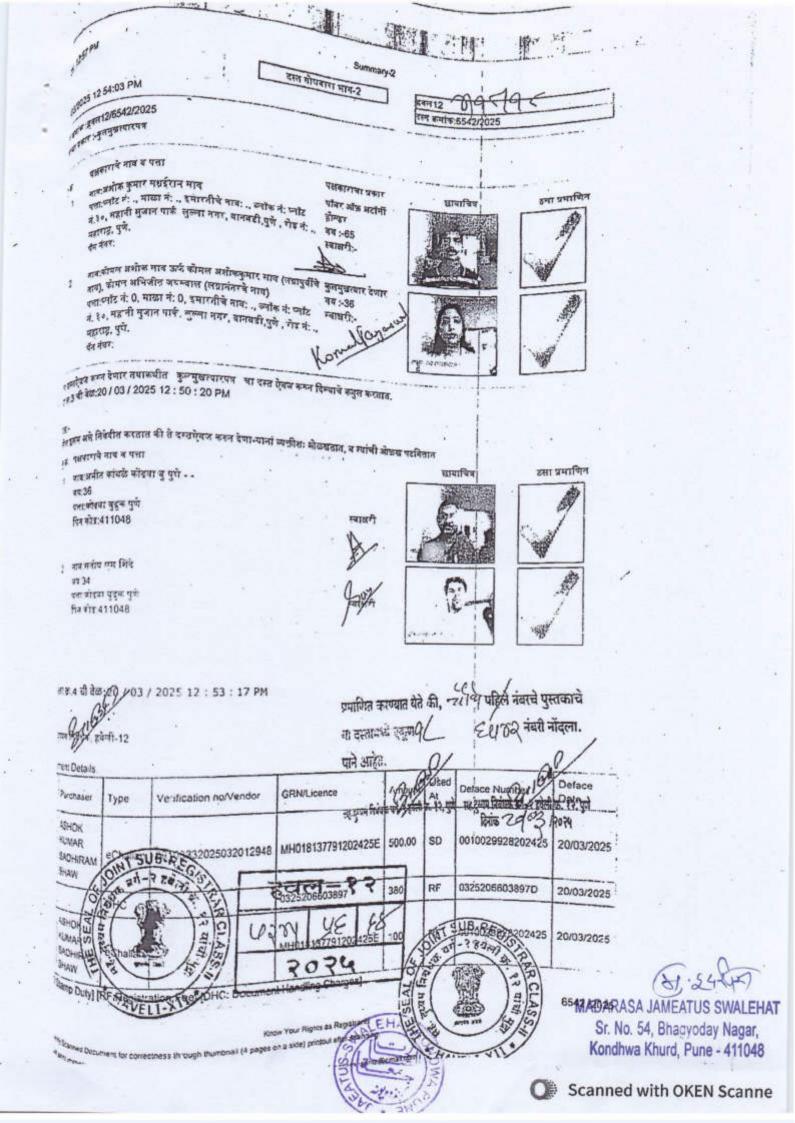
MADARASA JAMEATUS SWALEHA Sr. No. 54, phagy Nagar, Kondhwa Khurd, Pune - 411048



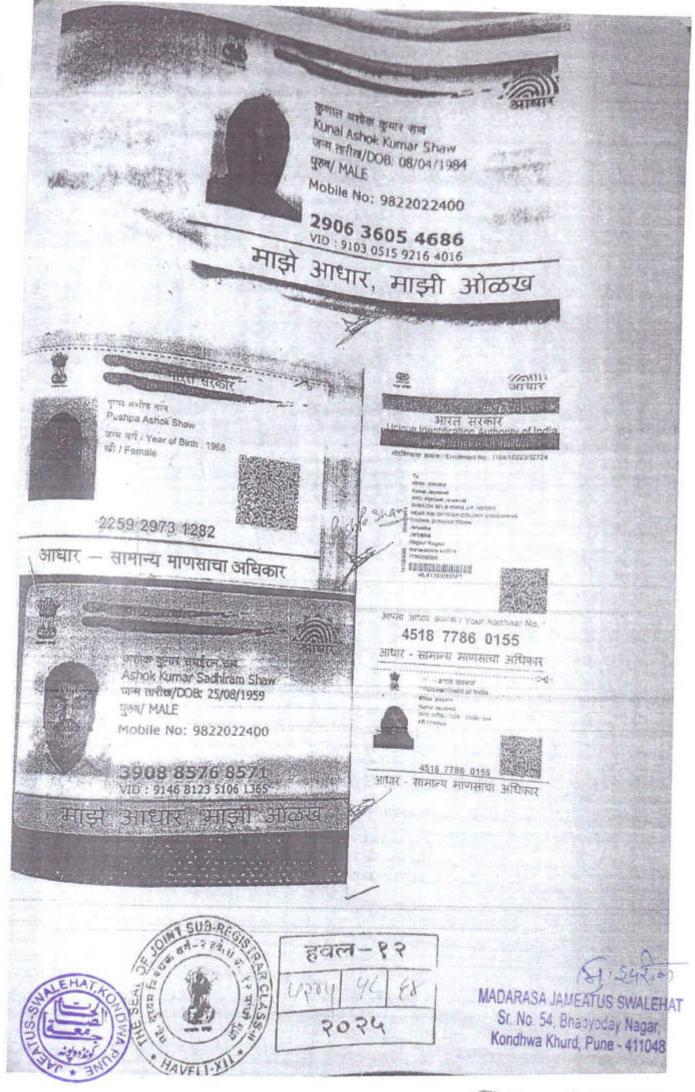
N WITNESS WHEREOF, We have signed this deed on this the 20 th day of March 2025. \* Komal Jayasusa KOMAL ASHOK SHAW ALIAS KOMAL ASHOKKUMAR SHAW (Before Marriage) MRS.KOMAL ABHIJEET JAYASWAL (After Marriage) EXECUTANT MR.ASHOK KUMAR SADHIRAM SHAW POWER OF ATTORNEY HOLDER WITNESSES:-4.8 3034 Signature :-WALL TOWN Name Address :- B118 Gilmown Habitak. Phan 2 Wanton Dw- 4110 40 Signature :- Arenshy Parthael Vanihiv. Name Shiriam Colong Shinde wash Address - Sa No 357 908.7 MADARASA JAME ATUS SWALEHAT Sr. No. 54 Bria woday Nagar, Kondhwa Khurd, Pune - 411048











125, 5-43 PM

Summary 1 (Dastgoshwara bhag 1)

130/7245 क्रा 28 मार्च 2025 5:39 म.नं.

दस्त गोधवारा भाग-1

दम्न क्रमांकः 7245/2025

हम्द्रक्रमांकः हवल12 /7245/2025

बाजार मुल्य: रू. 1,11,54,000/-

माबदला: र. 1,60,00,000/-

अरमेसे मुद्रोक शुल्कः ×.11,20,000/-

हु, ति. मह. हु, ति. हवल 12 यांचे कार्यालयात अ. हे. 7245 वर दि.28-03-2025 नंत्री 5:37 म.नं. वा. इजर केला.

पावनी:7686

णवनी दिनांक: 28/03/2025

मादरकरणाराचे नाव: मदरसा जामिअतुस्सांलेहात तथें चेअरमन महंमद इदरीस इमामुददीन अन्सारी

नोंदणी फी

₹, 30000.00

दस्त हानाळणी फी

≒. 1300.00

पृष्टांची मंख्या: 65

गमुण: 31300.00

दस्ताचा प्रकार: खरेरीसत

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পিয়া খ. 2 28 / 03 / 2025 05 : 38 ं42 PM ৰ্বা ৰঁত: (দী)

प्रांतज्ञापत्र

मल दस्तएवज हा नींदणी कायदा १९०८ अंतर्गत असलेल्या हरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपुर्ण पडाकुः निकादक व्यक्ती. साशीहार य सोवत जोडलोल्या कागद्पत्रांची आणि दस्ताची सत्यता, वैधला फायदेशीर चार्बीसाठी खालील दस्त निष्पादण कमुलीधारक हे संपुर्णपणे जवाबदार राहतील. लिह्न घेणारे

लिहून देणारे

Pushle Shaw



शिक्षा च.3 भी नेळ:28 / 03 / 2025 05 : 39 : 56 PM

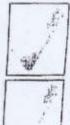
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त्यक, प्रवेगा-12

भर शुक्रमी

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(G27) नंबरी नोंदला.

पाने आहेत.

	ment Details. Purchaser	Туре	Ventication no/Vendor	GRN/Licence TO	जिंदरहोते हा ह	Use M	वित्र व्याप विशेषक्षी प्रमाण विशेषक्षी हा. कि प्राणी
1	H D DEVELOPERS	eChallan	69103332025032725516	MH018839857202425E	1120000,00	SU	0010400842202425 28/03/2025
2		DHC		0325286306555	1300 011	ALL .	2003/2025 2003/2025
3	H D DEVELOPERS	eChallan	WALES TO	MH016839857202425E	3/00/25	THE STATE OF THE S	10010100013201425 2803/2025

Rights as Reporter

edling Charges) [SD:Stamp Duty] [RF:Registration

MADARASA JAMEATUS SWALEHAT Sr. No. 54, Bhaqyoday Nagar, Kondhwa Khurd, Pune - 411048

マーシュラ