

IRREVOCABLE POWER OF ATTORNEY

**THE PUNE PATRAKAR SAHAKARI
GRUHRACHANA SANSTHA MARYADIT**

19219

BETWEEN

**NYATI SHUBHAM NIRMAN
DEVELOPERS LLP**

ADDRESS :

**CTS NO. 3024 / 12, BHAMBURDA,
SHIVAJINAGAR, PUNE - 411016.**

S. 107
04-38

329/19219

पावती

Original/Duplicate

Thursday, July 24, 2025

नोंदणी क्र.: 39म

5:16 PM

Regn.: 39M

पावती क्र.: 21506 दिनांक: 24/07/2025

गावाचे नाव: शिवाजीनगर (भांबुडी)

दस्तऐवजाचा अनुक्रमांक: हवल11-19219-2025

दस्तऐवजाचा प्रकार : इरिक्व्हेल पॉवर ऑफ अँटर्नी

सादर करणाऱ्याचे नाव: न्याती शुभम निर्माण डेव्हलपर्स एल एल पी तर्फे भागीदार संदीप बाळकृष्णदास माहेश्वरी

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

5:36 PM ह्या वेळेस मिळेल.

सह. दु. नि. हवेली 11

बाजार मूल्य: रु. 0.001/-

मोबदला रु. 0.00/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह. दु. नि. हवेली 11

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH019028863202425P दिनांक: 24/07/2025

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0725247104388 दिनांक: 24/07/2025

बँकेचे नाव व पत्ता:

मुळ दस्त मिळाला
हवेली क्र. ११



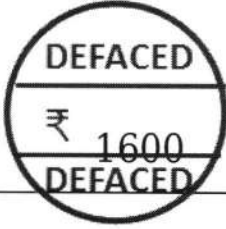
Document **H**andling **C**ha[₹]rges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN : 0725247104388

Payment Date : 24/07/2025

Received from **NYATI SHUBHAM NIRMAN DEVELOPERS LLP**, Mobile number **9623454116**, an amount of Rs.**1600/-**, towards Document Handling Charges for the **iSarita 1.9** on Document No. **HVL11-19219-2025** dated **24/07/2025** in the Joint District Registrar office **JDR Pune City** of the District **Pune**.



Payment Details

Bank Name : SBIN

Receipt Date : 24/07/2025

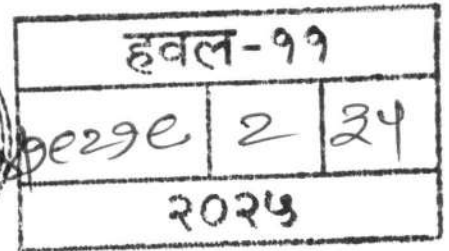
Bank CIN : 10029762025072404218

REF No. : 1771996768737

Deface No : 0725247104388D

Deface Date. : 24/07/2025

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



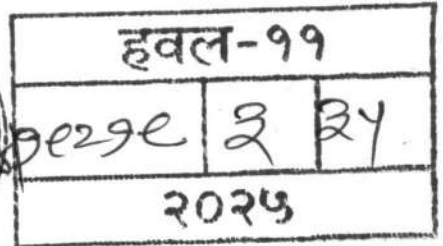


CHALLAN
MTR Form Number-6



GRN	MH019028863202425P	BARCODE			Date	29/03/2025-11:48:23		Form ID	48(f)			
Department Inspector General Of Registration					Payer Details							
Stamp Duty and Registration Fee together Type of Payment					TAX ID / TAN (If Any)							
					PAN No.(If Applicable)		AAVFN9258N					
Office Name HVL1_HAVELI NO1 SUB REGISTRAR					Full Name		NYATI SHUBHAM NIRMAN DEVELOPERS LLP					
Location PUNE												
Year 2024-2025 One Time					Flat/Block No.		CTS NO. 3024/12					
Account Head Details				Amount In Rs.		Premises/Building						
0030046401 Stamp Duty				500.00		Road/Street		BHAMBURDA (SHIVAJINAGAR)				
0030063301 Registration Fee				100.00		Area/Locality		PUNE				
						Town/City/District						
						PIN		4 1 1 0 1 6				
						Remarks (If Any)						
						PAN2=AAFAP1240F~SecondPartyName=PUNE PATRAKARNAGAR						
						SAHAKARI GRIHA RACHANA SANSTHA MARYADIT~						
						Amount In Six Hundred Rupees Only						
Total				600.00		Words						
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK							
Cheque-DD Details					Bank CIN		Ref. No.		10000502025032902058		6693595539255	
Cheque/DD No.					Bank Date		RBI Date		29/03/2025-11:48:31		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. : 8378958325
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.





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

Receipt of Document Handling Charges

PRN : 0725247104388

Payment Date : 24/07/2025

Received from **NYATI SHUBHAM NIRMAN DEVELOPERS LLP**, Mobile number **9623454116**, 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

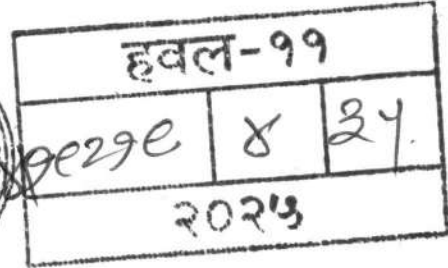
Bank Name : SBIN

Receipt Date : 24/07/2025

Bank CIN : 10029762025072404218

REF No. : 1771996768737

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





हवल-११		
४९८२९८	५	३५
२०२५		

IRREVOCABLE POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, THE PUNE PATRAKAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT, a Tenant Co-partnership Co-operative Housing Society duly registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No. PNA/HSG/658 dated 01.01.1971 having our Registered Office at Patrakar Nagar, Sindhu Building, Pune 411016, by the hand of its Chairman, SHRI. VIJAY SAWANT, Secretary: Vinayak Patwardhan and Treasurer: MRS. ARUNDHATI BHIDE duly authorized in that behalf, SEND GREETINGS:

WHEREAS we are the holders on "Class I Occupancy" basis of all that piece and parcel of land or ground admeasuring 12100 sq. mtrs. (the property card extract earlier recorded the area admeasuring about 131769 sq. fts.) and presently bearing corresponding CTS No. 3024/12 situate, lying and being at Revenue Village Bhamburda (Shivaji Nagar) within the Registration Sub-District of Taluka Pune City, District Pune and within the limits of the Municipal Corporation of Pune together with Sixteen Buildings containing 90 Residential Flats, 12 Duplex Residential Flats and a Samaj Mandir standing thereon; the said land bearing CTS No.3024/12, Bhamburda, Pune is hereinafter referred to as "**the said Land**" and more particularly described in **Part I** of the Schedule hereunder written, while the said sixteen Buildings, 12 Duplex and Samaj Mandir standing thereon are more particularly described in **Part II** of the Schedule hereunder written and are hereinafter collectively referred to as the "**said Buildings**" and, where the context so permits the said Land and the said Buildings thereon are hereinafter referred to jointly as "**the said Property**";

AND WHEREAS vide an Agreement for Development dated 30.03.2025 (duly Registered under Serial No. 19218 of 2025 with the Sub-Registrar



हवल-११		
४९९२९९	६	३१
२०२५		

Haveli 11, Pune), We have entrusted rights of development of the said Land to/in favour of NYATI SHUBHAM NIRMAN DEVELOPERS LLP, a Limited Liability Partnership duly constituted under the provisions of the Limited Liability Partnership Act, 2008 having its Registered Office at "Nyati Unitree", East Wing, 7th Floor, CTS No.1995 (B+C) + 1996B, Yerwada, Pune 411006. Through its Partners, SHRI. SANDEEP BALKRISHNADAS MAHESHWARI, SHRI. PRANAV NITIN NYATI and SHRI. VINAY KHUSHALCHAND BADERA at or for the consideration and on the terms and conditions therein contained; the said Agreement for Development dated 30.03.2025 is hereinafter referred to as "**the said Agreement**";

AND WHEREAS as stipulated in Clause 30 of the said Agreement, We are obliged to execute a Power of Attorney in favour of the said Nyati Shubham Nirman Developers LLP, thereby authorizing it to do, execute or perform all acts, deeds, matters or things necessary or expedient for development/redevelopment of the said Land and matters incidental thereto;

AND WHEREAS, in the circumstances, we are executing these presents in favour of the said Nyati Shubham Nirman Developers LLP; through its Partners, SHRI. SANDEEP BALKRISHNADAS MAHESHWARI, SHRI. PRANAV NITIN NYATI and SHRI. VINAY KHUSHALCHAND BADERA

NOW KNOW YE AND THESE PRESENTS WITNESSETH that WE, THE PUNE PATRAKAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT, do hereby nominate, constitute and appoint the said NYATI SHUBHAM NIRMAN DEVELOPERS LLP, a Limited Liability Partnership duly constituted under the provisions of the Limited Liability Partnership Act, 2008 having its Registered Office at "Nyati Unitree", East Wing, 7th Floor, CTS No.1995 (B+C) + 1996B, Yerwada, Pune 411006 through its Partners,



हवल-११		
५९२९८	७	२५
२०२५		

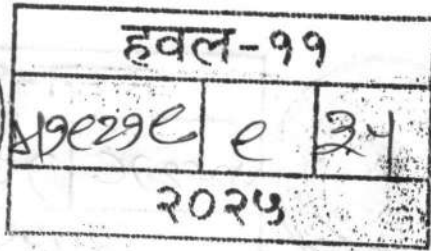
SHRI. SANDEEP BALKRISHNADAS MAHESHWARI, SHRI. PRANAV NITIN NYATI and SHRI. VINAY KHUSHALCHAND BADERA (hereinafter referred to as our said Attorney) to be our true and lawful Attorney for us, on our behalf and in our name to do, execute and perform jointly or severally all or any of the following acts, deeds, matters or things in respect of the said Land:

- 1) To make application to the City Survey Office, Pune for recording conversion of the tenure of the said Land from "Class II Occupancy" tenure to "Class I Occupancy" in our hands and, for the purpose, to represent us before the City Survey Office, Pune and to sign, execute, affirm, declare and deliver all applications, statements, undertakings and other writings.
- 2) If so required under the applicable Development Control Regulations, to apply to the Municipal Corporation of Pune for permission for demolition of the existing Buildings standing on the said Land and, for the purpose, to sign, execute, affirm, declare and deliver all applications, statements, undertakings and other writings.
- 3) To prepare and submit to the Municipal Corporation of Pune the Building Layout and Building Plans in respect of the construction of new Buildings to be carried out on the said Land and, for the purpose, to represent us before the Municipal Corporation of Pune and to sign, execute, affirm, and declare the said Plans, affidavits, undertakings, indemnities in the usual form and other writings.
- 4) To make application to the concerned Environmental Authorities under the provisions of the Environment Protection Act, 1986 for the purpose of procuring Environmental Clearance for the said Project of redevelopment to be implemented on the said Land and, for the purpose, to represent us



हवल-११		
४९९२९९	८	३४
२०२५		

- before the concerned Environmental Authorities and to sign, execute, affirm, declare and deliver all applications, statements, undertakings, indemnities in the usual form and other writings.
- 5) If so required, to apply to the Ministry of Defence for its "NOC" for carrying out construction of the new Buildings on the said Land and, for the purpose of procuring such "NOC", to represent us before the concerned Officers of the Ministry of Defence and to sign, execute, affirm, declare and deliver all applications, statements, undertakings, indemnities in the usual form and other writings.
- 6) Under the terms of the said Agreement, our said Attorney is obliged to construct and hand over to us Commercial Space comprising of Showrooms and Offices, and is also obliged to construct and handover to us Residential Flats and covered Car Parking Spaces appurtenant thereto in the new Buildings to be constructed by our said Attorney on the said Land and out of which Residential Flats and Covered Car Parking Spaces appurtenant thereto are to be allotted by us and/or our Members who have elected to receive such Flats. Save and except those Commercial Space and Residential Flats that are to be handed over to us, our said Attorney is entitled to sell/ allot all remaining Residential Flats/ Commercial Spaces/Units/ Structures as part of the new Project. Our said Attorney shall be entitled to join us as a Confirming Party in all Agreements for Sale/ Allotment entered into by our said Attorney in respect of such "Free-Sale" Flats/ Units/Commercial Spaces and to admit execution of all such Agreements on our behalf as Confirming Party before the concerned Sub-Registrar, Taluka Haveli, District Pune.
- 7) As regards the Residential Flats and Covered Car Parking Spaces to be constructed by our said Attorney and to be handed over to us for



allotment to our Members, in pursuance of the Revised Guidelines for Redevelopment of Co-operative Society Buildings in Maharashtra (GR dated 04.07.2019) issued by the Government of Maharashtra, Department of Co-operation, Marketing and Textile, "Permanent Alternative Accommodation" Agreement is to be executed and registered by and between the Society, Developer and the Member/ Allottee of a Residential Flat. Accordingly, such Permanent Alternative Accommodation Agreement is to be jointly executed by us and our said Attorney in favour of each Member Allottee. We hereby authorize our said Attorney to execute such Permanent Alternative Accommodation Agreements, to lodge the same for Registration with the concerned Sub-Registrar, Taluka Haveli, District Pune and admit execution of the same for us, on our behalf and in our name.

- 8) In the event any of our Members electing not to receive Residential Flats in the new Buildings to be constructed by our said Attorney and instead electing to receive the agreed amount from our said Attorney or any of our Members electing to receive a Flat in the said new Buildings less than his/ her entitlement under the terms of the said Agreement or any of our Members electing to receive a Residential Flat of larger area than his/ her entitlement under the terms of the said Agreement or any Member electing to receive two Residential Flats instead of one Residential Flat (however, having, the same aggregate area), we hereby authorize our Attorney to join us in any Agreement which may be entered into with such Member for the purpose of recording agreed terms between him/ her and our said Attorney and to admit execution of any such Agreement with the concerned Sub-Registrar, Taluka Haveli, District Pune for us, on our behalf and in our name.



हवल-११		
४९९२९९	१०	३५
२०२५		

- 9) In the event it is found necessary or expedient for procuring separate Deeds of Confirmations to this Agreement from our Members, our said Attorney shall be entitled to join in the execution of any such Deed of Confirmation and to admit execution thereof before the concerned Sub-Registrar, Taluka Haveli, District Pune for us, on our behalf and in our name.
- 10) Our said Attorney will be required to procure Registration of a Real Estate Project consisting of the new Buildings to be constructed by our said Attorney on the said Land and allotment of Flats/ Units therein under the provisions of the Real Estate (Regulation and Development) Act, 2016 from the Maharashtra Real Estate Regulatory Authority. We hereby expressly authorize our said Attorney to sign any Application for Registration under the said Act for us, on our behalf and in our name and to do, execute or perform all act, deed, matter or things which may be necessary or expedient for procuring such Registration, including executing and delivering affidavits, declarations, undertakings and other writings to the said Authority keeping us indemnified against the same as per the terms and conditions of the said Agreement.
- 11) To make application to the Government of India, Government of Maharashtra, Municipal Corporation of Pune and any other concerned Public Bodies or Authorities for obtaining all necessary sanctions, approvals, permission Noc's or clearances under all applicable Statutes, Rules, Regulations and Bye-Laws, including under the applicable Environmental Laws in respect of development of the said Land and for the said purpose to sign, execute, affirm and deliver all applications, affidavits, indemnities and other writings which may be necessary to be signed, executed and affirmed and to obtain the said sanctions, approvals, Noc's or clearances.



- 12) To make Application to the Collector of Pune or other concerned Revenue Authority for its "NOC" under the provisions of Section 42 A(1) of the Maharashtra Land Revenue Code 1966 and, for the purpose, to represent us before the said Revenue Authority and to sign, execute, affirm, declare and deliver all applications, affidavits, undertakings, declarations, indemnities in the usual form, statements and other writings.
- 13) To make and prepare and/or cause to be made and prepared all such plans, specifications and designs and/or any alterations in the plans and/or specifications as may be necessary, required and advisable for the proposed construction of buildings containing Residential Flats/Office Premises/Shops open or closed car parking spaces and other premises on the said Land.
- 14) To submit layout plans/ plans for construction of the building/s/structures to be constructed on the said Land to the Municipal Corporation of Pune or any other authority concerned and to have the same sanctioned and to apply for revalidating the plans that may already have been passed and/or sanctioned and/or otherwise howsoever to get the same approved and to make all necessary applications in connection with the construction and to represent us before the Government, Municipal Corporation of Pune or other Public authorities or any other Appropriate Authority in all matters in connection with the said development.
- 15) To appear and represent us before any and all concerned authorities as may be necessary required or advisable for or in connection with the development of the said Land and to make such agreements and arrive at such arrangements as may be conducive to such development.



हवल-११		
४९८२९८	१२	३५
२०२५		

- 16) To appoint Architects, Engineers, Supervisors, Workmen, Advocates and other persons as desired by the said Attorney for the purpose of development of the said Land or any other matters connected therewith on such terms and conditions and on payment of such fees and remuneration to them as our said Attorney may deem fit.
- 17) To take all steps and to sign, execute, affirm, declare and deliver all applications, affidavits, declarations undertakings and other writings which may be required by the Municipal Corporation of Pune or other concerned Public Body or Authority for lifting or shifting any reservation which may exist on the said Land or any part thereof and, for the purpose, to represent us before the Municipal Corporation of Pune or other concerned Public Body or Authority.
- 18) To carry out all the requisitions that may be made by the Municipal Corporation of Pune and/or any other authorities in connection with such layout plans/ building plans submitted and/or that may be submitted by our said Attorney to the concerned appropriate authorities in pursuance of these presents.
- 19) To make necessary applications for water, sewerage and electric connections and for permission to cut or relocate trees to the concerned authorities and to obtain necessary Orders in pursuance thereto and to do all acts to lay the water, sewerage and electric connections.
- 20) To take all steps and to sign, execute, affirm, declare and deliver all applications, affidavits, declarations, indemnities in the usual form and other writings which may be required to be signed, executed, affirmed and declared for the purpose of procuring NOC's from all concerned departments of the Municipal Corporation of Pune for the purpose of the



हवल-११		
४९९२९९	९३	३५
२०२५		

said Project to be implemented on the said Land including NOC's/permissions from the Fire, Vermiculture and Garden Departments thereof.

- 21) To carry on correspondence with the Municipal Corporation of Pune or with any other concerned Public Bodies or authorities and to prepare, sign and execute papers, applications and documents including Affidavits, Plaints, Petitions, Declarations, usual Indemnity and usual Undertakings etc., as may be required for the purpose of procuring all necessary permissions, NOC's or sanctions for constructing the said proposed buildings on the said Land.
- 22) To make application to the Municipal Corporation of Pune and/or any other concerned Local or Public Body or Authority for the purpose of obtaining permission/sanction for consuming F.S.I. (F.A.R.) arising from any other lands in or around Pune on the said Land by way of "TDR"/"F.A.R" and also to consume the F.A.R. (FSI) or "TDR-FAR" arising from any part or portion of the said Land falling under reservation/Road and to sign, execute, affirm and deliver all applications, affidavits, declarations, plans and other writings/documents which may be necessary to be signed, executed, affirmed for the purpose of obtaining such permission/sanction as aforesaid.
- 23) To commence, file and prosecute any action, petitions, appeals, suits or other proceedings at law against any person or persons in respect of any of the matters or things relating to the said Land and to appear and defend any actions, suits or other proceedings, to be commenced against us whereunto we shall be party and only relating to the said Land and also if the said Attorneys shall think fit to compromise, refer to arbitration, submit to Judgment, discontinue or become non-suited in any such action, suits or proceedings as aforesaid. For the aforesaid purpose, to declare



हवल-११		
४९८२९८	१४	३५
२०२५		

and affirm all complaints, written statements, applications, petitions, affidavits and other necessary documents and to appear before any Judge, Court, Judicial and Non-Judicial enquiry Magistrate or other Officer empowered by law to hear any suit or proceedings or any other inquiry in respect of any of the matters relating to the said Land and also to accept Writ or Summons, Process, Notices, sign Vakalatnamas, Authority letters etc. for the purpose of reconstruction on the said land.

- 24) To have the said Land demarcated and admeasured by the City Survey Office, Pune and, for the said purpose, to make applications and to make payment of the necessary charges/fees.
- 25) To ask for and apply and to collect the refund and/or return of the deposits, security fees and other amounts, if any paid to the Municipal Corporation of Pune and/or other authorities concerned for getting the building plans sanctioned. The said Attorney shall be entitled to transfer the aforesaid amount and deposits to any person or persons.
- 26) To pay all taxes, rates, charges, expenses and other outgoings in respect of the said Land.
- 27) As contemplated in Clause 21 of the said Agreement, the said Attorney shall be entitled to create any mortgage on any Commercial Premises/ Residential Unit out of the "Free-Sale" component and/or our said Attorney shall be entitled to create a lien on the Gross Sales Proceeds of such "Free-Sale" component as it deems fit and proper and our said Attorney shall be entitled to join us in any such Deed of Mortgage and to admit execution thereof before any Sub-Registrar, Taluka Haveli, Pune for us, on our behalf and in our name.



हवल-११		
४९९२९९	१५	३५
२०२५		

- 28) To attend the Office of the concerned Sub-Registrar of Assurances, Haveli, Pune, and to admit execution on our behalf, in our name and for us of any such Deed/s of Mortgage executed by our said Attorney in pursuance of the power and authority granted to it by us vide the last preceding Clause.
- 29) The said Attorney shall be entitled to further delegate any of the powers and authorities conferred by us on it vide these presents in favour of any third person or party.

PROVIDED FURTHER that the said Attorney shall exercise all the powers and authorities hereby conferred on it at its own costs and risk to the intent that we shall not be held liable for any act or omission done or omitted to be done by our said Attorney in pursuance hereof and we have executed these presents in favour of the said Attorney on the said Attorney agreeing to indemnify us from or against any loss or damage suffered or incurred by us as a result of exercise by the said Attorney of any of the powers and authorities herein contained.

AND GENERALLY, to do, execute and perform any other act or acts, deeds, matters and things whatsoever which in the opinion of our said Attorney ought to be done, executed or performed in relation to the said Land, as fully and effectually as we ourselves could do the same as if personally present notwithstanding any express power in that behalf is herein given.

AND WE hereby for ourselves and our successors-in-interest do hereby agree and undertake to allow, ratify and confirm all and whatsoever our said Attorney shall do or cause to be done by virtue of these presents



हवल-११		
४९२९९	९६	३५
२०२५		

This Power of Attorney has been executed for the purpose of redevelopment of the said land, more particularly defined in the Schedule I below as per the terms and conditions of the said Agreement. The Power of attorney co-exists with the Redevelopment Agreement and shall be automatically stands cancelled on the completion of this Project as per the terms and conditions of the said Agreement.

IN WITNESS WHEREOF WE have hereunto set and subscribed our respective hands this 30th day of March in the Christian Year Two Thousand and Twenty Five.

THE SCHEDULE ABOVE REFERRED TO:

PART I:

All that piece and parcel of land or ground admeasuring 12100 sq. mtrs. (admeasuring 12241.63 sq.mtrs. as per S. No. 270 Hissa no. 2A+2/B/1) and now bearing corresponding CTS No. 3024/12 having 16 buildings thereon, along with the existing Samaj Mandir and Society Office etc. standing as per Part II below, situated at Village Bhamburda (Shivaji Nagar) within the Registration Sub-District of Taluka Pune City, District Pune and within the limits of the Municipal Corporation of Pune and which land admeasuring 12100 sq.mtrs. is collectively bounded as:

ON OR TOWARDS THE:

NORTH : By proposed 18 Meter Wide Road

SOUTH : By Law College Hill

EAST : By Maharashtra State Farming Corporation property

WEST : By Kamayani School



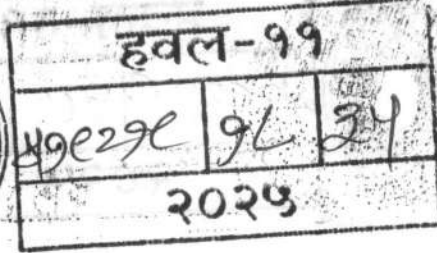
हवल-११		
४९२९९१०	३४	
२०२५		

PART II: ALL THAT PIECE AND PARCEL OF 16 BUILDINGS consisting of Total 102 Units (which is to be demolished) comprising of 90 Residential flats and 12 Duplex Units and are enumerated as below:

- i. Building Manasi standing thereon comprising of 12 Flats on ground plus 2 upper floors
- ii. Building Sharawati standing thereon comprising of 12 Flats on ground plus 2 upper floors
- iii. Building Sharayu standing thereon comprising of 12 Flats on ground plus 2 upper floors
- iv. Building Zalam standing thereon comprising of 12 Flats on ground plus 2 upper floors
- v. Building Indrayani standing thereon comprising of 12 Flats on ground plus 2 upper floors
- vi. Building Pravara standing thereon comprising of 06 Flats on ground plus 2 upper floors
- vii. Building Meghana standing thereon comprising of 06 Flats on ground plus 2 upper floors
- viii. Building Sindhu standing thereon comprising of 06 flats on ground plus 2 upper floors
- ix. Building Krushna standing thereon comprising of 06 flats on ground plus 2 upper floors
- x. Building Godawari standing thereon comprising of 06 flats on ground plus 2 upper floors.
- xi. And 06 structures of Duplexes – Kshipra, Vedganga, Alaknanda, Padma, Kaveri and Narmda having 2 Duplexes each i. e. 12 Duplexes.

standing on the land more particularly described in the abovementioned Part I along with all the structures and all open parking space at ground level, Garden and Samaj Mandir and Society Office at ground level and

Kyati



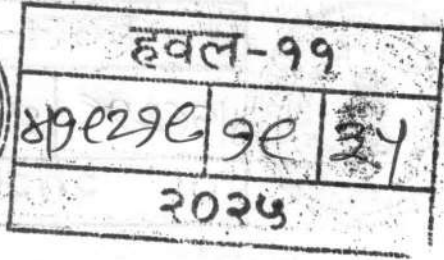
also appurtenances thereto such as structures including and not limited to gate keeping/ security cabin etc. and together with the internal road owned by the Society/Owner and also appurtenances thereto and other amenities and conveniences Together with easement, appurtenances, ingress, egress, benefits including the benefits relating to the floor area ratio/Floor space Index origination form the physical area thereof, and/or all such additional FAR/FSI either by way of TDR or ancillary, supplementary and all other consequential rights thereto.

SIGNED & DELIVERED by the
Within named Grantor

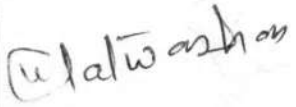
THE PUNE PATRAKAR SAHAKARI
GRUHRACHANA SANSTHA MARYADIT
by the hand of its

Chairman SHRI. VIJAY SAWANT

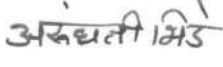
Photo	Signature	LHTI
		



Secretary : SHRI. VINAYAK PATWARDHAN

Photo	Signature	LHTI
		

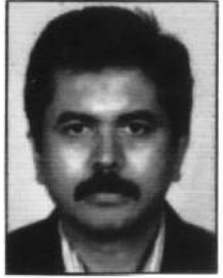
Treasurer: MRS. ARUNDHATI BHIDE
duly authorized in that behalf

Photo	Signature	LHTI
		

NYATI SHUBHAM NIRMAN DEVELOPERS LLP

Through its Partners

1. SHRI. SANDEEP BALKRISHNADAS MAHESHWARI

Photo	Signature	LHTI
		



हवल-११		
४९२९८	२०	३१
२०२५		

2. SHRI. PRANAV NITIN NYATI

Photo	Signature	LHTI
		

3. SHRI. VINAY KHUSHALCHAND BADERA

Photo	Signature	LHTI
		

WE ACCEPT TO ACT AS ATTORNEY
GRANTEE

In the presence of:

1.	2.
Sign: 	Sign: 
Name : <u>Pradeep Ballonishtha Newalkar</u>	Name : <u>Rajaram M. Joshi</u>
Address : <u>7 Mansi, Patilkar Nagar</u> <u>Senapati Bapat Road</u> <u>Pune - 411016</u>	Address : <u>Patilkar Nagar</u> <u>Gowari Building</u> <u>S.B. Rd</u> <u>Pune - 411016.</u>



महाराष्ट्र शासन

मालमत्ता पत्रक

PU-ID: 76640756559

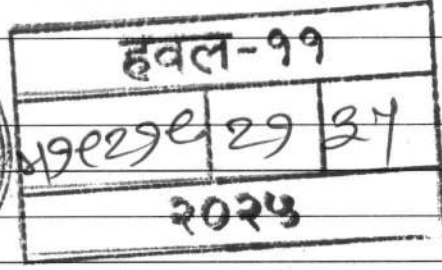
[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]



76640756559

गाव/पेठ : भांबुर्डा	तालुका/न.भू.का. : नगर भूमापन अधिकारी, क्र.१ पुणे	जिल्हा : पुणे
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर
क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
३०२४/१२	[- १२१००.००] क	जिल्हाधिकारी पुणे यांचेकडील पी आर एन/१२२/II/दि. ८-११-७७ अन्वये बि. शे.सार रक्कम रु. १३४६.८० बसविलाह. मु दि २-४-९१ अखेर

सुविधाधिकार :	
हक्काचा मूळ धारक :	
वर्ष :	
पट्टेदार :	
इतर भार :	
इतर श्रे :	



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
08/10/1982	बिनशेती झालेने १३१७६९ चौ. फूट ए ब्लॉक		H पुणे पत्रकार को ऑपरेटिव्ह हौसिंग सोसायटी	सही- 08/10/1982 न.भू.अ.क्र.१, पुणे
25/03/1992	नवीन पोट हिस्से झालेने नवीन मिळकत पत्रीका तयार केली			सही- 30/03/1992 जि.नि.भू.अ तथा न.भू.अ.१ पुणे
28/05/2015	परिपत्रकानुसार - मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील पत्र क्र. /ना.भू. १ / मि.प. अक्षरी नोंद /२०१५ दि.१६/०२/२०१५ रोजीचे परिपत्रकान्वये मिळकत पत्रिकेवर अक्षरी क्षेत्र -बारा हजार एकशे चौ.मी			फेरफार क्र. २३२७ प्रमाणे सही- 28/05/2015 न.भू.अ.क्र.१, पुणे
04/03/2024	आदेशाने नोंद - जिल्हा अधीक्षक भूमी अभिलेख, पुणे यांचे कडील आदेश क्र. : क्र.न.भू/पुणे /भांबर्डा/फेरचौकशी/२०२३ दि. : ०४/०८/२०२३ अन्वये महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम २०(२) चे प्राप्त अधिकारानुसार इकडील कार्यालयाकडील आदेश क्र./न.भू.अ.क्र.१/पुणे/फेरचौकशी/२०२३ दिनांक २९/११/२०२३ अन्वये आदेशात न.भू.क्र.समोर नमुद धारणाधिकार दाखल केला.			फेरफार क्र. ४९९२ प्रमाणे सही- 04/03/2024 न.भू.अ. न.मु.अ. क्र.१ पुणे
20/08/2024	आदेशाने नोंद - जिल्हाधिकारी, पुणे यांचे कडील आदेश क्र. : क्र.पमल/वर्ग-१ रुपांतर/एसआर/०१/२०२४ दि. : २१/०६/२०२४ अन्वये मौजे शिवाजीनगर ता. पुणे शहर जि.पुणे येथील पुणे पत्रकार सहकारी गृहरचना संस्था मर्या, पुणे स.नं.२७०, सि.स.नं.३०२४/१२ मधील ०३ एकर ०१ गुंठा (१२१००.०० चौ.मी.) क्षेत्र महाराष्ट्र शासन राजपत्र, असाधारण भाग चार-ब, दिनांक ०८/०३/२०१९ व (सुधारणा) नियम दिनांक २७/०३/२०२३ मधील तरतूदीनुसार भोगवटदार वर्ग-१ मध्ये रुपांतरण करण्यास मान्यता देण्यात येत आहे असा आदेश झालेने आदेशाची नोंद घेतली.			फेरफार क्र. ५१६१ प्रमाणे सही- 20/08/2024 न.भू.अ. न.मु.अ. क्र.१ पुणे

हे मालमत्ता पत्रक डिजिटली स्वाक्षरी केलेले आहे

हि मिळकत पत्रिका (दिनांक 20/08/2024 11:08:58 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 23/07/2025 05:07:03 PM

वैधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2515100006615337 हा क्रमांक वापरावा.

GOVERNMENT OF MAHARASHTRA

CERTIFICATE OF REGISTRATION

It is hereby certified that the Pune Patrakar Sahakari Grinha Rachana Sanstha Mydt., 68 Shaniwar Peth, Poona-2, has been registered under Section 9(1) of the Maharashtra Co-operative Societies, Act 1960 (Maharashtra XXIV of 1961) under registration under PNA/HSG/658 .

The Society has been classified as Housing Society sub-classification Tenant Co-partnership under Section 12(1) of the said Act read with Rule 10(1) of the Maharashtra Co-operative Societies Rules, 1961.

pn
Assistant Registrar,
Co-operative Societies, (II) Poona.

Place *Poon*

Date 18 Jan. 1971.

TRUE COPY



हवल-११		
४९२९९	२२	२७
२०२५		

an
उपनिबंधक
सहकारी संस्था, पुणे शहर (१), पुणे

धुणे पत्रकार सहकारी गृहसंस्था (संयोजित)

विशेष सर्वसाधारण सभा इतिवृत्त:-

दिनांक : ०२ / ०३ / २५

विषय : डेव्हलपमेंट आणि सोसायटी यांच्यात होणाऱ्या डेव्हलपमेंट अॅग्रीमेंटच्या दिनांक २८/०२/२५, वर्जन २.५, च्या ड्राफ्टला सभासदांनी मंजुरी देणे.

संस्थेच्या सभासदांनी विशेष सर्व साधारण सभा Development Agreement च्या वरील उल्लेखित ड्राफ्टला सभासदांनी मंजुरी देण्याकरिता दिनांक ०२/०३/२५ रोजी सकाळी १० वाजता, संस्थेच्या मधुकर जोशी सभागृहात श्री विजय सावंत यांच्या अध्यक्षतेखाली भरविण्यात आली. त्या सभेला ४९ सभासद उपस्थित होते.

अध्यक्षांनी उपस्थितांचे स्वागत करून सभेची सूत्र सचिव श्री विनायक पटवर्धन यांच्या कडे दिली. सचिवांनी विशेष सर्वसाधारण सभेचा विषय सद्यसमोर ठेवून स्पष्ट केले की काही सभासद डीए वर विचार करण्यास अजून वेळ द्यावा असे म्हणत असले तरी आजच चर्चा करून निणय घेऊ.

ह्या सभेत ड्राफ्ट आणि त्याच्या संबंधित अशा पॉइंट्स वर प्रदीप चर्चा झाली ज्यात पॅड श्री किशोर जकाते, श्री श्रीधर माडगीकर, पॅड श्री जयंत शाळीयाम, श्री गणेश शिरोडे, पॅड श्री अजय होंगरे, श्री वसंत जोगदेव, श्री प्रदीप नेवाळकर, श्री राजाराम जोशी श्री विजय लेले, श्री अनंत वेदरकर आणि सचिव श्री विनायक पटवर्धन यांनी त्यांचे विचार मांडले. सभेत बहुमताने असे ही ठरले की डीएच्या ड्राफ्टमध्ये खालील चार पॉइंट्स घालण्यात यावेत

१. सोसायटी ला ह्या एग्रीमेंट मधून बाहेर पडण्याचे काही वेध कारण पुढे उद्भवले तर त्या परिस्थितीत अॅग्रीमेंट मधून बाहेर पडण्यासाठी 'Exit Clause' ह्या ड्राफ्टमध्ये घालावा.

२. प्रोजेक्ट मध्ये दोन टॉवर्स आणि १२ फ्लोव्हर उभारली जाणार आहेत. त्या सर्वांची Construction Quality आणि वापरण्यात येणारे Material हे एकाच क्वालिटी आणि स्टॅण्डर्डचे असावे.

३. Adjudication ह्या वेळी जर कोही नवीन मुद्दे लक्षात आले, जे उपराच्या डीए ड्राफ्ट च्या मूळ गाभ्यात बदल करत नाहीत, तर पंच समितीला बहुमताने तसे मुद्दे डीए ड्राफ्ट मध्ये घालण्याचे अधिकार असतील.

४. ही विशेष सर्वसाधारण सभा वर उल्लेख केलेला डीए ड्राफ्ट निष्पादित (execute) करण्यास पंच समिती पदाधिकाऱ्यांना अधिकृत करीत आहे.

हा प्रस्ताव पॅड श्री जयंत शाळीयाम यांनी मांडला तर श्री जयराम देसाई यांनी त्याचे अनुमोदन केले.

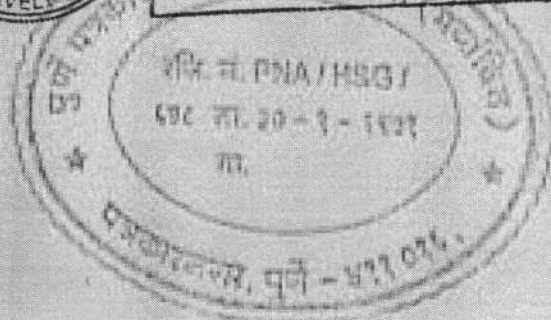
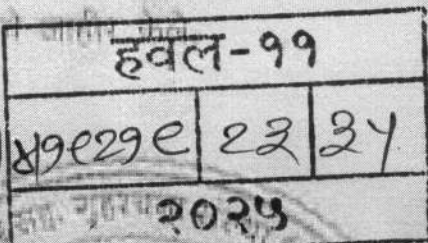
ह्या नंतर सचिवांनी वरील सुधारणांसह Development Draft version 2.5 चा प्रस्ताव मतदाना साठी टाकला. ह्यात प्रस्तावाच्या बाजूने ४२ आणि विरोधात ३ मते पडली. जी मत मेळू नये आली त्यात प्रस्तावाच्या पक्षात ५ तर विरोधात २ मत होती. अशा प्रकारे हा प्रस्ताव ७७ विरुद्ध ५ मतांनी मंजूर झाल्याचे अध्यक्षांनी घोषित केले.

सर्वांचे आभार मानून अध्यक्षांनी विशेष सर्वसाधारण सभा संपल्याचे जाहीर केले.

विनायक पटवर्धन

@atwasha

सचिव



SACHIN K. LAVAN
Certified Auditor
Pune



NYATI SHUBHAM NIRMAN DEVELOPERS LLP

LLP Identification Number : ACD-5993

Register Office : Nyati Unitree, Survey No. 103/129, Plot B+C of CTS No 1995 and CTS No. 1996B, Yerwada, Pune-Nagar Road, 411006, India

EXTRACT OF RESOLUTION PASSED AT THE MEETING OF THE PARTNERS OF NYATI SHUBHAM NIRMAN DEVELOPERS LLP HELD ON 25th MARCH, 2025 AT THE REGISTERED OFFICE OF THE LLP AT NYATI UNITREE, S NO.103/129, B/C CTS NO. 1995 1996B, YERWADA, PUNE MAHARASHTRA - 411006

AUTHORITY TO SIGN, EXECUTE, REGISTER DEVELOPMENT AGREEMENT, POWER OF ATTORNEY AND OTHER SUPPLEMENTAL/INCIDENTAL DEEDS AND DOCUMENTS WITH THE PUNE PATRAKAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT:

"RESOLVED THAT the following Designated Partners of the LLP namely -

1. Mr. Nitin Dwarkadas Nyati or Mr. Piyush Nitin Nyati or Mr. Pranav Nitin Nyati (any one of them) and
2. Mr. Sandeep Balkrishnadas Maheshwari and
3. Mr. Vinay Khushalchand Badera

- be and are hereby authorized in the name and for and on behalf of the LLP to do following acts, deeds and things -

- a. to sign and execute jointly, the Development Agreement, Power of Attorney and all other required Supplemental/incidental Deeds/ Documents/ Writings thereto that are required to be executed with the Pune Patrakar Sahakari Griha Rachana Sanstha Maryadit towards the re-development of the said Society, and to lodge such Development Agreement, Power of Attorney and all other required Supplemental/incidental Deeds/ Documents/ Writings thereto before the concerned Sub Registrar Offices and /or Notary Public and to admit execution thereof and to get such documents duly registered;
- b. to appoint, nominate any other person/s, jointly or severally, to attend the office of concerned Sub Registrar and to lodge such Development Agreement, Power of Attorney and all other required Supplemental/incidental Deeds/ Documents/ Writings thereto and to admit execution thereof for and on behalf of the LLP;
- c. to do all or any of the acts, deeds, matters and things as may be considered expedient and necessary on behalf of the LLP to give effect to the above resolution.

CERTIFIED TO BE TRUE COPY

For NYATI SHUBHAM NIRMAN DEVELOPERS LLP

(Nitin D. Nyati)
Designated Partner

(Piyush N. Nyati)
Designated Partner

+91 - 20-6686-3332

+91 - 20-6686-3333

www.nyatigroup.com

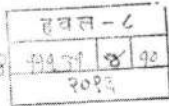


हवल-११		
४९९२९९	२४	३१
२०२५		

SHUBHAM
BUILDING FUTURE

NIRMAN
DEVELOPERS

- Page 1 of 5



AND WHEREAS the Grantor herein for himself and/or as the Constituted Attorney of other persons/parties/entities is required to enter into various Agreements / Deeds of Sale/Deeds of Conveyance/ Agreements for Leave and License/ Deeds of Lease/ Mortgage Deeds/ Release Deeds / Exchange Deeds / Gift Deeds / Partition Deeds /Deeds of Consent/Confirmation, General and/or Special and/or Substituted Power of Attorneys and/ or any other Deeds and Documents whatsoever as regards various lands / plots / flats / units / shops / office premises with the prospective Owner/s / Purchaser/s / Licensors / Licensees/ Lessors/ Lessee/ Banks/Financial Institutions etc. thereof, and to attend the Office of the concerned Sub-Registrar of Assurances to admit execution of all such deeds and documents.

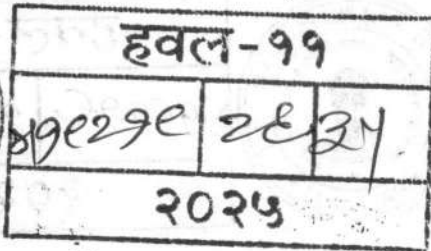
AND WHEREAS as, due to his other pre-occupations, it is not convenient for the Grantor herein to personally attend the Offices of the concerned Sub-Registrar of Assurances every time for the purpose of lodging and/ or admitting before the concerned Sub-Registrar of Assurances, execution all such deeds/documents executed by him in his said various capacities and as the Power of Attorney Holder for those who have appointed him as their Constituted Attorney, the Grantor herein is desirous of appointing some fit and proper person/s to be his true and lawful attorney/s for the said purposes;

NOW KNOW YE AND THESE PRESENTS WITNESSETH that I, PRANAV NITIN NYATI, do hereby nominate, constitute and appoint jointly and/or severally, SHRI. SANTOSH JANARDHAN KAMBLE and SANTOSH NIVRUTI GAIKWAD AND SHRI ASHISH SHRAVAN SHINDE, all of Pune Indian Adult Inhabitants residing at 176, Old Bazaar, Khadki, Pune 411003, at Koregaon Park, Pune and at S.No. 62,

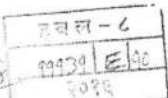
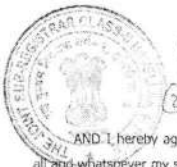
Gulmohar Colony, Mundhwa, Pune-411036 respectively, to be my true and lawful attorneys for me, on my behalf and in my name to attend the Offices of the concerned Sub-Registrar of Assurances and to lodge for registration all such Agreements / Deeds of Sale/Deeds of Conveyance/ Agreements for Leave and License/ Deeds of Lease/ Mortgage Deeds/ Release Deeds / Exchange Deeds / Gift Deeds / Partition Deeds /Deeds of Consent/Confirmation, General and/or Special and/or Substituted Power of Attorneys and/ or any other Deeds and Documents whatsoever which are executed by me in my individual capacity Or in my capacity as the Partner of various Partnership Firms or Limited Liability Partnership Firms which are presently subsisting or which may be formed hereafter from time to time, Or as the sole proprietor of various Proprietary Firms which are formed or which may be formed hereafter from time to time, or as a constituent of AOP and/ or Joint Venture/s which are constituted or which may be constituted hereafter from time to time Or as the Power of Attorney Holder for those who have appointed me as their Constituted Attorney for the purpose Or in my any other capacity whatsoever as the Owner / Purchaser / Licensor / Licensee/ Lessor / Lessee / Mortgage, Attorney / Principal or otherwise and to admit execution of all such deeds and documents before the concerned Sub-Registrar and to admit execution thereof in my name and on my behalf.,

AND IN GENERAL to do, execute or perform all other and further acts, deeds, matters or things which may be necessary or expedient to procure due registration by the concerned Sub-Registrar of Assurances of all such deeds and documents so executed by me including receiving the originals thereof.

Page 3 of 5



Page 4 of 5



AND I hereby agree and undertake to allow, ratify and confirm all and whatsoever my said attorneys shall do or purport to do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF I have hereunto set and subscribed my hand this 6th day of December, 2016.

SIGNED & DELIVERED by the
within named Grantor
PRANAV NITIN NYATI
in the presence of:

1. Flordia Rode
Yarwade Pune-06
2. Nitin Late
Xerowad pune-6.

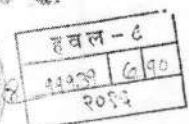
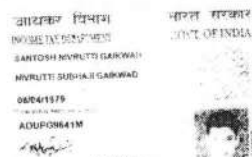
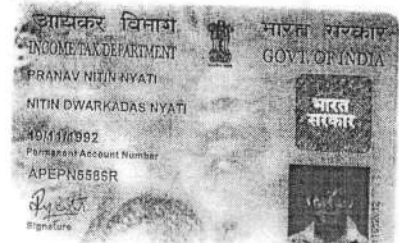
We Accept

- 1) SHRI.SANTOSH JANARDHAN KAMBLE
- 2) SANTOSH NIVRUTI GAIKWAD
- 3) SHRI ASHISH SHRAVAN SHINDE

Grantees

① Mr. Kamble
Mr. GaiKWade
② Mr. Padi Pawar

Page 5 of 5





हवल-११		
४९८२९८	२८	३५
२०२५		

घोषणापत्र

मी श्री. संतोष निवृत्ती गायकवाड याव्दारे घोषित करतो की, दुय्यम निबंधक ११... यांचे कार्यालयात कुलमुखत्यारपत्र दस्त नोंदणी अंती सादर करण्यात आला आहे. श्री. प्रणव नितीन न्याती यांनी दि. ०६/१२/२०१६ रोजी दस्त क्र. १११३१/२०१६ अन्वये मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे सदर दस्त नोंदणीस सादर करून कबूलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यार रद्द केलेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यार रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस पात्र राहीन याची मला जाणीव आहे.

कुलमुखत्यारधारकाचे नाव व सही
दि. २४/०७/२०२५

लिहून देणार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAVANT VIJAYKUMAR SITARAM
SITARAM VISHNU SAVANT
18/12/1949
Permanent Account Number
ADXPS4388K

Signature

भारत सरकार
Government of India

विजयकुमार सिताराम सावंत
Vijaykumar Sitaram Savant
जन्म तिथि / DOB : 18/12/1949
पुरुष / Male

Issue Date : 27/07/2011

7048 4262 7589

मेरा आधार, मेरी पहचान

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAMPP4509P

नाम / NAME
VINAYAK NARAYAN PATWARDHAN

पिता का नाम / FATHER'S NAME
NARAYAN GANESH PATWARDHAN

जन्म तिथि / DATE OF BIRTH
05-11-1952

हस्ताक्षर / SIGNATURE
@latwasha

आयकर आयुक्त-१, पुणे
Commissioner of Income-tax I, Pune

भारत सरकार
GOVERNMENT OF INDIA

विनायक नारायण पटवर्धन
Vinayak Narayan Patwardhan
जन्म वर्ष / Year of Birth : 1952
पुरुष / Male

8347 5516 7933

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BHIDE ARUNDHATI V
VASUDEV DATTATRAI JOSHI
05/06/1954
Permanent Account Number
AIRPB5783E

Signature

भारत सरकार
GOVERNMENT OF INDIA

अरुंधती वरुणराज भिडे
Arundhati Varunraj Bhide
जन्म वर्ष / Year of Birth : 1954
स्त्री / Female

अरुंधती भिडे 2991 6004 9396

आधार - सामान्य माणसाचा अधिकार

लिहून घेणार

आयकर विभाग
INCOME TAX DEPARTMENT

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAVFN9258N

नाम / Name
NYATI SHUBHAM NIRMAL
DEVELOPERS LLP

निगमन / मालकी तारीख
Date of Incorporation/Formation
25/10/2023



89e29e	2e	27
2023		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANDEEP BALKRISHNADAS
MAHESHWARI
BALKRISHNADAS VITHALDAS
MAHESHWARI
03/08/1970
Permanent Account Number
AAXPM1357M

Signature

भारत सरकार
GOVERNMENT OF INDIA

संदीप बालकृष्णदास महेश्वरी
Sandeep Balkrishnadas Maheshwari
जन्म वर्ष / Year of Birth : 1970
पुरुष / Male

6434 0481 2577

आधार - सामान्य माणसाचा अधिकार



हवल-११		
89e29e	30	24
2024		

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

PRANAV NITIN NYATI
NITIN DWARKADAS NYATI
19/11/1992
Permanent Account Number
APEPN6586R

[Signature]
Signature

भारत सरकार
GOVT. OF INDIA

01/10/2012

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

VINAY BADERA
KHUSHALCHAND CHUNILAL BADERA
21/10/1973
Permanent Account Number
ABJPB1324J

[Signature]
Signature

07/07/2012

भारत सरकार
Government of India

Download Date: 04/12/2020

विनय खुशलचंद बडरा
Vinay Khushalchand Badera
जन्म तारीख/DOB: 21/10/1973
पुरुष/ MALE

Issue Date: 02/12/2020

9468 8539 7631
VID : 9140 3147 8246 7522

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAFAP1240F

नाम / Name
PUNE PATRAKAR SAHAKARI GRIHA RACHANA
SANSTHA MARYADIT

निगमन/गठन की तारीख
Date of Incorporation / Formation
18/01/1971

08/08/2017

[Signature]

329/19219

गुरुवार, 24 जुलै 2025 5:16 म.नं.

दस्त गोषवारा भाग-1

हवल 11

दस्त क्रमांक: 19219/2025

8129124

दस्त क्रमांक: हवल 11 /19219/2025

बाजार मुल्य: रु. 00/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. हवल 11 यांचे कार्यालयात

अ. क्र. 19219 वर दि.24-07-2025

रोजी 5:15 म.नं. वा. हजर केला.

पावती:21506

पावती दिनांक: 24/07/2025

सादरकरणाराचे नाव: न्याती शुभम निर्माण डेव्हलपर्स एल एल पी तर्फे
भागीदार संदीप बाळकृष्णदास माहेश्वरी

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची संख्या: 40

एकुण: 1700.00

दस्त हजर करणाऱ्याची सही:

सह दु.नि. हवेली 11

सह दु.नि. हवेली 11

सह-दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११

सह-दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११

दस्ताचा प्रकार: इरिक्वेटेबल पॉवर ऑफ अॅटर्नी

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

शिक्षा क्र. 1 24 / 07 / 2025 05 : 15 : 33 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 24 / 07 / 2025 05 : 16 : 24 PM ची वेळ: (फी)



प्रतिज्ञाप्रत्र

आम्ही लिहून देणार व लिहून घेणार सत्य प्रतिज्ञेवर
लिहून देतो की, सदर दस्तास जोडलेली पूरक कागदपत्रे
ही अस्सल व खरी असून ती खोटी व बनावट आढळून
आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२
अन्वये होणाऱ्या कार्यवाहीस आम्ही जबाबदार राहूत.

लिहून घेणार

लिहून देणार

असंख्यती मिटे



दस्त क्रमांक :हवल11/19219/2025

दस्ताचा प्रकार :-इरिक्टोव्हेबल पॉवर ऑफ अॅटर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:न्याती शुभम निर्माण डेव्हलपर्स एल एल पी तर्फे भागीदार संदीप बाळकृष्णदास माहेश्वरी पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: न्याती युनिट्री, इस्ट विंग, ब्लॉक नं: सी. टी. एस. नं. 1995 (बी व सी), 1996 बी, रोड नं: येरवडा, पुणे., महाराष्ट्र, PUNE. पॅन नंबर:AAVFN9258N	पॉवर ऑफ अॅटर्नी होल्डर वय :-53 स्वाक्षरी:-		
2	नाव:न्याती शुभम निर्माण डेव्हलपर्स एल एल पी तर्फे भागीदार प्रणव नितीन न्याती तर्फे कु मु म्हणुन संतोष निवृत्ती गायकवाड पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: न्याती युनिट्री, इस्ट विंग, ब्लॉक नं: सी. टी. एस. नं. 1995 (बी व सी), 1996 बी, रोड नं: येरवडा, पुणे., महाराष्ट्र, PUNE. पॅन नंबर:AAVFN9258N	पॉवर ऑफ अॅटर्नी होल्डर वय :-46 स्वाक्षरी:-		
3	नाव:द पुणे पत्रकार सहकारी गृहचरणा संस्था मर्यादित तर्फे चेअरमन - विजयकुमार सिताराम सावंत पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: शरयू, द पुणे पत्रकार सहकारी गृहचरणा संस्था मर्यादित, ब्लॉक नं: सी. टी. एस. नं. 3024 / 12, भांबुर्डा, शिवाजीनगर, गोखले नगर, रोड नं: एस. बी. रोड, पुणे., महाराष्ट्र, पुणे. पॅन नंबर:ADXPS4388K	कुलमुखत्यार देणार वय :-76 स्वाक्षरी:-		
4	नाव:द पुणे पत्रकार सहकारी गृहचरणा संस्था मर्यादित तर्फे सेक्रेटरी - विनायक नारायण पटवर्धन पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: शरयू, द पुणे पत्रकार सहकारी गृहचरणा संस्था मर्यादित, ब्लॉक नं: सी. टी. एस. नं. 3024 / 12, भांबुर्डा, शिवाजीनगर, गोखले नगर, रोड नं: एस. बी. रोड, पुणे., महाराष्ट्र, पुणे. पॅन नंबर:AAMPP4509P	कुलमुखत्यार देणार वय :-73 स्वाक्षरी:-		
5	नाव:द पुणे पत्रकार सहकारी गृहचरणा संस्था मर्यादित तर्फे खजिनदार अरुंधती . भिडे पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: इंद्रायणी, द पुणे पत्रकार सहकारी गृहचरणा संस्था मर्यादित, ब्लॉक नं: सी. टी. एस. नं. 3024 / 12, भांबुर्डा, शिवाजीनगर, गोखले नगर, रोड नं: एस. बी. रोड, पुणे., महाराष्ट्र, पुणे. पॅन नंबर:AIRPB5783E	कुलमुखत्यार देणार वय :-71 स्वाक्षरी:- अरुंधती भिडे		

वरील दस्तऐवज करून देणार तथाकथीत इरिक्टोव्हेबल पॉवर ऑफ अॅटर्नी चा दस्त ऐवज करून दिल्याचे कबुल करतात.

ओळख:-

मदर 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 चंद्रभान गोविंद निर्मळ वय:68 पत्ता:कर्वेनगर, पुणे. पिन कोड:411052		

खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	न्याती शुभम निर्माण डेव्हलपर्स एल एल पी तर्फे भागीदार विनय खुशालचंद :बडेरा प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: न्याती युनिट्री, इस्ट विंग, ब्लॉक नं: सी. टी. एस. नं. 1995 (बी व सी), 1996 बी, रोड नं: येरवडा, पुणे., महाराष्ट्र, PUNE. AAVFN9258N

मह.द.नि. हवेली 11



सह.दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NYATI SHUBHAM NIRMAN DEVELOPERS LLP	eChallan	10000502025032902058	MH019028863202425P	500.00	SD		
2	NYATI SHUBHAM NIRMAN DEVELOPERS LLP	eChallan		MH019028863202425P	100	RF		
3		DHC		0725247104388	1600	RF	0725247104388D	24/07/2025

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

19219 /2025

Know Your Rights as Registrants

- 1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
- 2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com



हवल-११		
११९२९९	३३	३५
२०२५		



दस्त गोपवारा भाग-2

हवल11

8/31/24

25/07/2025 4 31:17 PM

दस्त क्रमांक:19219/2025

दस्त क्रमांक :हवल11/19219/2025

दस्ताचा प्रकार :-इरिक्टोव्हेबल पॉवर ऑफ अॅटर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:न्याती शुभम निर्माण डेव्हलपर्स एल एल पी तर्फे भागीदार विनय खुशालचंद बडोरा पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: न्याती युनिट्री, इस्ट विंग, ब्लॉक नं: सी. टी. एस. नं. 1995 (बी व सी), 1996 बी, रोड नं: येरवडा, पुणे., महाराष्ट्र, PUNE. पॅन नंबर:AAVFN9258N	पॉवर ऑफ अॅटर्नी होल्डर वय :-50 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत इरिक्टोव्हेबल पॉवर ऑफ अॅटर्नी चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिवका क्र.3 ची वेळ:25 / 07 / 2025 04 : 30 : 46 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 चंद्रभान गोविंद निर्मळ वय:68 पत्ता:कर्वेनगर, पुणे. पिन कोड:411052		

खालील पक्षकाराची कबुली उपलब्ध आहे .

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	न्याती शुभम निर्माण डेव्हलपर्स एल एल पी तर्फे भागीदार संदीप बाळकृष्णदास :माहेश्वरी प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: न्याती युनिट्री, इस्ट विंग, ब्लॉक नं: सी. टी. एस. नं. 1995 (बी व सी), 1996 बी, , रोड नं: येरवडा, पुणे. , महाराष्ट्र, PUNE. AAVFN9258N
2	न्याती शुभम निर्माण डेव्हलपर्स एल एल पी तर्फे भागीदार प्रणव नितीन :न्याती तर्फे कु मु म्हणुन संतोष निवृत्ती गायकवाड प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: न्याती युनिट्री, इस्ट विंग, ब्लॉक नं: सी. टी. एस. नं. 1995 (बी व सी), 1996 बी, रोड नं: येरवडा, पुणे., महाराष्ट्र, PUNE. AAVFN9258N
3	द पुणे पत्रकार सहकारी गृहरचना संस्था मर्यादित तर्फे चेअरमन - विजयकुमार सिताराम :सावंत प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: शरयू, द पुणे पत्रकार सहकारी गृहरचना संस्था मर्यादित, ब्लॉक नं: सी. टी. एस. नं. 3024 / 12, भांबुर्डा, शिवाजीनगर, गोखले नगर, रोड नं: एस. बी. रोड, पुणे., महाराष्ट्र, पुणे. ADXP54388K
4	द पुणे पत्रकार सहकारी गृहरचना संस्था मर्यादित तर्फे सेक्रेटरी - विनायक नारायण :पटवर्धन प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: शरयू, द पुणे पत्रकार सहकारी गृहरचना संस्था मर्यादित, ब्लॉक नं: सी. टी. एस. नं. 3024 / 12, भांबुर्डा, शिवाजीनगर, गोखले नगर, रोड नं: एस. बी. रोड, पुणे. , महाराष्ट्र, पुणे. AAMP54509P
5	द पुणे पत्रकार सहकारी गृहरचना संस्था मर्यादित तर्फे खजिनदार अरुंधती . :भिडे प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: इंद्रायणी, द पुणे पत्रकार सहकारी गृहरचना संस्था मर्यादित, ब्लॉक नं: सी. टी. एस. नं. 3024 / 12, भांबुर्डा, शिवाजीनगर, गोखले नगर, रोड नं: एस. बी. रोड, पुणे., महाराष्ट्र, पुणे. AIRPB5783E

शिवका क्र.4 ची वेळ:25 / 07 / 2025 04 : 31 : 03 PM

सह दु.नि. हवेली 11

सह.दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NYATI SHUBHAM NIRMAN DEVELOPERS LLP	eChallan	10000502025032902058	MH019028863202425P	500.00	SD		
2	NYATI SHUBHAM NIRMAN DEVELOPERS LLP	eChallan		MH019028863202425P	100	RF		
3		DHC		0725247104388	1600	RF	0725247104388D	24/07/2025

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

19219 /2025

Know Your Rights as Registrants

- 1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
- 2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com



हवेल-११		
१९२१९	३५	३५
२०२५		

प्रमाणित करण्यात येते की,
या दस्तऐवजात एकूण ३५ पृष्ठे आहेत
पहिले नंबराचे पुस्तकाचे
नंबरी नोंदला.
सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र.११
दिनांक २५/०७/२०२५

