

Receipt (pavti)

76/2640

Friday, February 10, 2023

10:07 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 3014 दिनांक: 10/02/2023

गावाचे नाव: नवघर

दस्तऐवजाचा अनुक्रमांक: टनन4-2640-2023

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मे. अरीस्टोन विल्डर्स चे भागीदार संतोष सामल --

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1300.00

पुष्पांची संख्या: 66

एकूण:

रु. 1400.00

आपणास मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे

10:20 AM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 4

बाजार मुल्य: रु. 1/-

मोवदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह. मुख्य निबंधक वर्ग-२
ठा. क्र. ४

1) देयकाचा प्रकार: DHC रकम: रु. 1300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1002202300566 दिनांक: 10/02/2023

वैकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015102603202223E दिनांक: 10/02/2023

वैकेचे नाव व पत्ता:

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मूळ दस्तऐवज परत मिळाला

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दस्त क्र. ७०९/२०२३	
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1002202300566	Date 10/02/2023
Received from MS ARISTONE BUILDERS, Mobile number 0000000000, an amount of Rs.1300/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Thane 4 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 10/02/2023
Bank CIN 10004152023021000532	REF No. 304142311746
This is computer generated receipt, hence no signature is required.	

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IRREVOCABLE GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME WE,
 1) SUNANDA KESARINATH PATIL, age 70 years, Occ: Agriculturist, residing at Jamuna Niwas, Near Datta Mandir, Village Navghar, Bhayander (East), Thane 401 105, having PAN No. ADVPP1422F and Aadhar Card No.8202 5673 9500, 2) SHAILESH KESARINATH PATIL, age 53 years, Occ: Agriculturist, residing at Jamuna Niwas, Near Datta Mandir, Village Navghar, Bhayander (East), Thane 401 105, having PAN No. ADVPP1423E and Aadhar Card No.7707 7310 7991, 3) KANCHAN KESARINATH PATIL, age 52 years, Occ: Agriculturist, residing at Jamuna Niwas, Navghar Qld Talav, Near Datta Mandir, Bhayander (East), Thane 401 105, having PAN No. AATPP6154D and Aadhar Card No.4675 3970 3293, 4) PRADEEP KESARINATH PATIL, age 50 years, Occ: Agriculturist, residing at Jamuna Niwas, Near Datta Mandir, Village Navghar, Bhayander

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Pradeep Kesarinath Patil

25/11/23
3/11/23

Shamsher
Patil

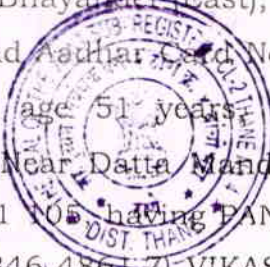
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(East), Thane 401 105, having PAN No. AATPP6157A and Aadhar Card No.6954 3724 2869, 5) DILIP EKNATH PATIL, age 53 years, Occ: Agriculturist, residing at Jamuna Niwas, Near Datta Mandir, Village Navghar, Bhayander (East), Thane 401 105, having PAN No.

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AWNPP6859C and Aadhar Card No. 7037 5277 284, 6) PRAVEEN EKNATH PATIL, age 51 years, Occ: Agriculturist, residing at Jamuna Niwas, Near Datta Mandir, Village Navghar, Bhayander (East), Thane 401 105, having PAN No. AWNPP6865B and Aadhar Card No.4821 0346 4861, 7) VIKAS EKNATH PATIL, age 49 years, Occ: Agriculturist, residing at Jamuna Niwas, Near Datta Mandir, Village Navghar, Bhayander (East), Thane 401 105, having PAN No.

AWNPP6602Q and Aadhar Card No.7959 5565 2528, 8) NITIN EKNATH PATIL, age — years, Occ: Agriculturist, residing at Jamuna Niwas, Near Datta Mandir, Village Navghar, Bhayander (East), Thane 401 105, having PAN No. AWZPP0405F and Aadhar Card No.2896 6598 3206, 9) CHANDRAKANT JAGANANTH PATIL,

Deputy Sub-Registrar - 2, Thane
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Signature

age 77 years, Occ: Agriculturist, residing at House No. 43, Parvati Vihar, Near Dutta Mandir, Navghar Gaon, Bhayander (East), Thane 401 105, having PAN No. BGFPP2999R and Aadhar Card No.7160 4444 4160, 10) SURESH JAGANANTH PATIL, age 73 years, Occ: Agriculturist, residing at House No. 43, Parvati Vihar, Near Dutta Mandir, Navghar Gaon, Bhayander (East), Thane 401 105, having PAN No. ARNPP9972G and Aadhar Card No.5074 1722 9917 and 11) DATTARAY JAGANNATH PATIL, age 75 years, Occ: Agriculturist, residing at House No. 43, Parvati Vihar, Near Dutta Mandir, Navghar Gaon, Bhayander (East), Thane 401 105, having PAN No. AXIPP4774B and Aadhar Card No. 4361 6973 1094, SEND GREETINGS :

WHEREAS :

1. Shri Jagannath Pandurang Patil was the owner of following land, situate, lying and being at Village Navghar, Bhayander (East), Taluka and District Thane, in the Registration District and Sub-District of Thane, now within the limits of Mira Bhayandar Municipal Corporation, Taluka and District Thane, more particularly described in the Schedule hereunder written :

Sr. Nos.	Old Survey Nos.	New Survey Nos.	Hiss a Nos.	Area in sq. meter s	Assessmen t Rs.Ps.
1.	425	100	9	3710.00	0.20
2.	425	100	6	1010.00	0.61
3.	422	103	2	1720.00	0.10
4.	424	104	4	2830.00	1.50
5.	422	104	3	2830.00	0.80

(for short the land described in the foregoing table shall be hereinafter jointly and collectively referred to as the "Said Property")

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2. Shri Jagannath Pandurang Patil died intestate on 24th July, 1971 leaving behind his widow by name Smt. Budhibai Jagannath Patil, five sons namely Shri Kesarinath Jagannath Patil, Shri Eknath Jagannath Patil, Shri Chandrakant Jagannath Patil, Shri Dattatray Jagannath Patil, Shri Suresh Jagannath Patil, two daughters namely Smt. Neerabai Babaji Patil and Smt. Maltibai Harishchandra Bhoir as his heirs and legal representatives entitled to the estate of the deceased including the said property.

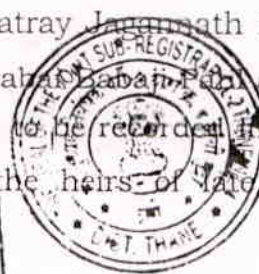
3. By a Mutation Entry No. 4137, dated 12th November, 1979, the names of Smt. Budhibai Jagannath Patil, Shri Kesarinath Jagannath Patil, Shri Eknath Jagannath Patil, Shri Chandrakant Jagannath Patil, Shri Dattatray Jagannath Patil, Shri Suresh Jagannath Patil Smt. Neerabai Babaji Patil and Smt. Maltibai Harishchandra Bhoir came to be recorded in the 7/12 extract of the said property as the heirs of late Shri Jagannath Pandurang Patil.

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By a Mutation Entry No. 242 dated 1st May, 1990, the names of Smt. Budhibai Jagannath Patil, Shri Kesarinath Jagannath Patil, Shri Eknath Jagannath Patil, Shri Chandrakant Jagannath Patil, Shri Dattatray Jagannath Patil, Shri Suresh Jagannath Patil, Smt. Neerabai Babaji Patil and Smt. Maltibai Harishchandra Bhoir came to be recorded in the 7/12 extract of the said property as the heirs of late Shri Jagannath Pandurang Patil.

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5. Smt. Neerabai Jagannath Patil died intestate in or about the year 1992 leaving behind two sons namely Shri Chintaman Babaji Patil, Shri Jaywant Babaji Patil and a daughter by name Smt. Bharti Ramesh Thakur as her heirs and legal representatives entitled to the undivided share of the deceased in the said property.

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S. J. Patil

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6. By executing a Deed of Release, dated 27th March, 1995 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/1671/1995 Smt. Maltibai Harishchandra Patil, Shri Chintaman Babaji Patil, Shri Jaywant Babaji Patil and Smt. Bharti Ramesh Thakur had released, relinquished and given up their undivided share in the said property in favour of Shri Kesarinath Jagannath Patil, Shri Eknath Jaganath Patil, Shri Chandrakant Jaganath Patil, Shri Dattaray Jaganath Patil, Shri Suresh Jaganath Patil.

7. Smt. Budhibai Jagannath Patil died intestate on 30th March, 1997 leaving behind Shri Chandrakant Jagannath Patil, Shri Suresh Jagannath Patil, Shri Dattatray Jagannath Patil, being the Executor Nos. 9 to 11 respectively, Shri Kesarinath Jagannath Patil (since deceased), Shri Eknath Jagannath Patil (since deceased), Smt. Maltibai Harishchandra Patil, two grandsons namely Shri Chintaman Babaji Patil, Shri Jaywant Babaji Patil and a grand daughter by name Smt. Bharti Ramesh Thakur as her heirs and legal representatives entitled to the undivided share of the deceased in the said property.

8. By a Mutation Entry No. 537, dated 1st March, 2004, Shri Kesarinath Jagannath Patil, Shri Eknath Jagannath Patil, Shri Chandrakant Jagannath Patil, Shri Dattatray Jagannath Patil, Shri Suresh Jagannath Patil came to be recorded in the extract of the said property as the heirs of late Smt. Budhibai Jagannath Patil.

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9. Shri Kesarinath Jagannath Patil died intestate on 21st February, 2009 leaving behind his widow by name Smt. Sunanda Kesarinath Patil three sons namely Shri Kesarinath Patil, Shri Ranchan Kesarinath Patil and Shri Praful Kesarinath Patil being the Executors Nos. 12 to 14 respectively.

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respectively as his heirs and legal representatives entitled to the undivided share of the deceased in the said property.

10. Shri Eknath Jagannath Patil died intestate on 19th June, 2014 leaving behind his widow by name Smt. Girjabai Eknath Patil, who died intestate on 22nd October, 2020, four sons namely Shri Dilip Eknath Patil, Shri Praveen Eknath Patil, Shri Vikas Eknath Patil and Shri Nitin Eknath Patil, being the Executor Nos. 5 to 8 respectively as his heirs and legal representatives entitled to the undivided share of the deceased in the said property.
11. By a Mutation Entry No. 2053, dated 25th June, 2014, the names of Smt. Girjabai Eknath Patil, Shri Dilip Eknath Patil, Shri Praveen Eknath Patil, Shri Vikas Eknath Patil and Shri Nitin Eknath Patil came to be recorded in the 7/12 extract of the said property as the heirs of late Shri Eknath Jagannath Patil.

12. In the premises aforesaid, the Executors are absolutely seized and possessed off and/or otherwise well and sufficiently entitled to the said property, more particularly described in the Schedule hereunder written.

13. We have assigned the development rights of the said property to M/s. ARISTONE BUILDERS and in order to enable M/s. ARISTONE BUILDERS to deal with the said property, more effectively, it has become necessary on our part to execute these presents in favour of 1) SHRI SANTOSH SAMAL, 2) SHRI SHANKAR KUMAR JHA and 3) SHRI BRIJESH DEVNARAYAN SINGH, being the partners of M/s. ARISTONE BUILDERS and accordingly, we are executing these presents in favour of 1) SHRI SANTOSH SAMAL, 2) SHRI SHANKAR KUMAR JHA and 3) SHRI BRIJESH DEVNARAYAN SINGH,

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being the partners of M/s. ARISTONE BUILDERS as hereinafter appearing;

NOW KNOW ALL MEN THESE PRESENTS WITNESSETH
THAT We, the above named Executors, do hereby irrevocably nominate, constitute and appoint 1) SHRI SANTOSH SAMAL, 2) SHRI SHANKAR KUMAR JHA and 3) SHRI BRIJESH DEVNARAYAN SINGH, being the directors of M/s. ARISTONE BUILDERS to be our lawful Attorney in fact and at law for us and on our behalf and in our names to do jointly or severally all or any of the following acts, deeds, things and matters hereby conferred;

1. To get the said property surveyed by any surveyors Architects or T.I.L.R. Authorities and upon such survey being done to execute Deed of Rectification, Supplemental Agreement or any other writing or writings confirming the variation of the area if any of the said property and to do all necessary acts, matters and things including submitting such documents as may be necessary for rectification and to get the area accordingly sanctioned with all authorities including Revenue Department and Municipal Corporation.

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2. To apply for and to obtain necessary permission for conversion of the user of the said property from agricultural to non-agricultural use or purpose and to sign, to execute and to deliver all the papers, writings, deeds, documents, guarantees, undertaking, etc. for the purpose to the authorities concerned.

3. To submit and make and or to follow up any applications made to the Competent Authority under the Urban Land (Ceiling and Regulations) Act, 1976 to obtain the sanction for development of said property under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976.

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M. H. २३.११.२३
S. H. K. २३.११.२३
P. H. २३.११.२३

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S. H. २३.११.२३

4. To make application to the Reliance Energy Ltd. or other concerned authorities for obtaining light and power connections during the course of construction and/or for permanent connections on or before completion of buildings on the said property and for the purpose aforesaid to execute in our name and on our behalf all papers, applications, specifications, undertakings and writing in favour of the said company and/or other concerned authorities.

5. To submit the application to the Cement Controller and Steel Controller authorities or other statutory authorities for obtaining the supply of cement in connection with the construction and to obtain permit or permit for us from the Government of Maharashtra, Collector and other Public Bodies or authorities of steel Controller of Cement Controller or any other appropriate

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authority in all matters connected with the construction on the said property

6. To appear in our name for and on our behalf before the Assessor and Collector of Municipal Rates and Taxes or any of their assistants in respect of the said property and the buildings

to be constructed thereon for property taxes and other taxes or levies payable to the Corporations and to make an application

before local authorities or officers for the assessment of the said property and the building to be constructed thereon for the

property taxes and other taxes for the purposes aforesaid to sign all applications and writings and to make or arrive at any

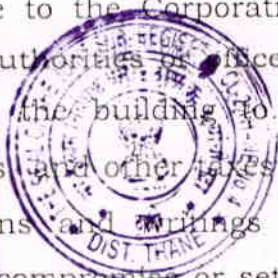
arrangement compromise or settle with the officers or authorities in respect of the assessment of the amount of property taxes and

to commence, institute and prosecute all actions, suits, papers and proceedings against such local authorities and officers in the

appropriate Court or Courts and authorities and authorities for fixation of value and the assessment resulting there from and for

that purpose to sign and execute affidavits and other proceedings

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Dr. S. S. Patil - 8.
 Ch. S. Patil.
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and to settle their fees which would be borne and paid by our said Attorneys only.

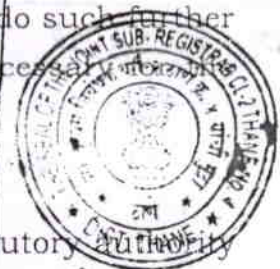
7. To register the documents such as agreement for sale, deed of conveyance and/or any other documents/instruments executed by us in the Office of Sub-Registrar of Assurance and to admit the same before the Sub-Registrar of Assurance and to collect/ receive purchase price of the same and to issue the receipt to that effect

8. To apply if necessary to the Controller or any other statutory authority either under the provisions of Maharashtra Tenancy and Agricultural Land Act 1948 or Maharashtra Land Revenue Code or under any other statutory Act to obtain N. A. permissions of the said property and to do such further acts, deeds, matters and things which may be necessary for the same.

9. To apply if necessary to the Collector or any other statutory authority either under provisions of Maharashtra Tenancy and Agricultural Land Act, 1948 or Maharashtra Land Revenue Code or under any other statutory act to obtain sanction of sale of the said property in our names and for that purpose and to do such further acts, deeds, matters and things which may be necessary for the same.

10. To apply to the Controller or any other statutory authority either under the provisions of Maharashtra Tenancy and Agricultural Lands Act, 1948 or Maharashtra Land Revenue Code or under any other statutory Act to obtain N.A. assessment order of the said property and for that purpose to do such further acts, deeds, matters, and things which may be necessary for the same if such N.A. assessment is found to be more regarding or concerning the said property.

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12. To file all necessary appeals, applications, revision applications and/or writ petition and/or such other legal proceedings either in the High Court or before any other Courts and/or Land Revenue Authorities against any of the orders passed by any of the authorities under the provisions of Maharashtra Land Revenue Code and/or Bombay Tenancy and Agricultural Lands Act and/or Essential Commodities Act and/or under Land (Ceiling and Regulations) Act 1976, Town Planning Authorities or

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and property and
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14. To get the layout and/or sub-division sanctioned in respect of the said property and to approach all Government Authorities including the authorities under Urban Land (Ceiling and Regulations) Act, 1976 and the Municipal Authorities for the said purpose.

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15. To amalgamate adjoining property to the said property, make and prepare and/or cause to be made and prepared and submit all plans for amalgamation of the said property with any other land or lands adjoining the said property.

16. To carry out the terms and conditions of such sub-division and/or amalgamation and/or layout.

17. To make, prepare and submit all plans for the construction to be put up thereon, specifications, maps and designs and/or make amendments, variations, alterations and modifications from time to time for the purpose of construction of the building or buildings as our Attorneys may deem fit to all authorities concerned including the Mira Bhayandar Municipal Corporation or Municipal or Local Bodies, Collector, Government of Maharashtra.

18. To get the amalgamation, layout, sub-divisions, plans specifications, maps, designs etc. sanction with such amendments, variations, alteration and modifications from time to time as our Attorneys may deem fit and proper from all authorities concerned including Municipal, Local Bodies, Collector, Government of Maharashtra.

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19. To make, execute, swear, declare, register and advertise all necessary documents, declarations, affidavits, applications, petitions, plans, written statements and writings and for the purposes set out herein and to appear and represent us before all and every Court or Courts, Magistrates, Government Authorities, Municipal, Town Planning, Excise, Akbari, Revenue, Railway, Police, Tax, Finance, Electricity, Registration and other concerns or competent authorities or officer or officers whatsoever and make applications, petitions, representations or appeal and

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swear, defend and plead to all matters before them touching and concerning the said property and the construction thereof.

20. To apply for and obtain from the competent authorities under the provisions of the Urban Land (Ceiling and Regulations) Act 1976 any permission for development of the said property.

21. To apply for and obtain necessary D.P. remark certified copy of the T.I.L.R. record and all the other remarks/records which may be necessary for the complete development of the said property and/or obtain all the necessary orders/permissions which may be passed by the Local Authority for the development of the same. For all or any of the aforesaid purpose to sign, execute and submit all necessary letters, papers writings applications to any of the Government, Semi-Government or other concerned department including Village or Talathi and to do all further acts, deeds, matters and things which may be necessary.

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22. To apply for and obtain all the necessary permission and/or order under the relevant provisions of Urban Land (Ceiling and Regulations) Act, 1976 and/or N.A. permission and/or conversion of the said property into residential zone and/or any other zone and for the complete development of the said property and for the aforesaid purpose to sign and execute and submit all necessary letters, papers, writings, applications if any of the Government, Semi-Government concerned departments and to do all further acts, deeds, matters and things which may be necessary.

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23. To sign and execute for us and our behalf or other documents and other assurances to the property in favour of the ultimate transferee/s, as Attorneys may deem think fit and proper and to do all acts, deeds, matters and things and to execute such further writings as may be

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required and/or necessary for the purpose of completing the transfer of the said property and the registration of conveyance or any other documents.

24. To apply for and obtain certificates under the provisions of the Income Tax Act in respect of the deed of conveyance or any other documents of the said property and to do all acts, deeds, matters and things necessary for obtaining such certificate for registration and for transferring the said property to the ultimate transferee/s.

25. To sign necessary forms, returns applications representation under any tax statutes and to appear before any tax authority on our behalf.

26. To present and admit the execution of the conveyance deed or other final documents of the said property and for the purpose of registration of the same to declare, affirm, sign and file necessary applications, form, papers, and letters under the Urban Land (Ceilings and Regulation) Acts or other acts in the relevant offices of the Sub-Register of Assurances and to get the necessary Entries in Index-II in the record of relevant office of Sub-Registrar of Assurances and for the purpose aforesaid to do such other acts, deeds, matters and things as may be necessary in respect of the said property.

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27. To file and submit all necessary forms under section 6(1) or any other relevant provisions of the Urban Land (Ceiling and Regulations) Act 1976 if not already filed by us and to follow such application and to obtain necessary orders from the competent authority under any of the provisions of the said act for the development of the said property and for the purpose aforesaid to sign and execute and submit all necessary forms.

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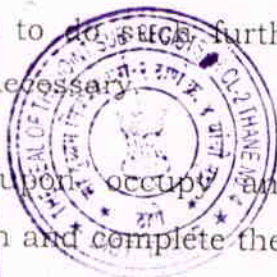
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papers, writings, applications to any of the Government, Semi Government concerned department and to do all further acts, deeds, matters and things which may be necessary.

28. To make necessary applications to the concerned Local Government/ Semi Government Land Revenue Department in order to obtain the proper right of access and/or right of way on or to the said property and to do all such further acts, deeds, matters and things which may be necessary for the aforesaid purpose.

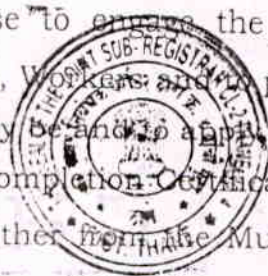
29. To negotiate with the adjoining owners of the said property for the purpose of obtaining proper access and/or right of way on the said property and for the said purpose to enter into such agreement and/or writings and/or understanding with the adjoining owners incorporating therein such terms and conditions as our said Attorney may fit and proper for all or any of the aforesaid purpose to do such further acts, deeds, matters and things as may be necessary.

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30. To enter upon, occupy and enjoy the said property commence carry on and complete the construction of the proposed building on the said property consisting of residential flats, shops, garages or such other units as may be permitted by the Local Authorities or any other statutory bodies of authorities either by themselves or through any of their building contractor, Sub-contractor or any other agent or any of their nominee or nominees

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and for that purpose to employ the service of the Architect, Engineers, Labourers, Workers and to pay necessary fees, charges, wages as the case may be and to apply for and obtain No Objection Certificate building Completion Certificate or such other Certificate and/or permission either from the Municipal Corporation or any other statutory bodies or authorities and to obtain such certificates to make and sign such application, forms, letters and to such

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acts, deeds, matters and things which may be necessary for the same.

31. To sell the flats and other premises in the buildings to be constructed on the said property to the prospective purchasers thereof and to receive the consideration price from the prospective purchasers and to appropriate the same for themselves.

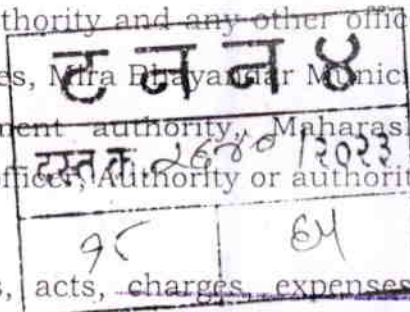
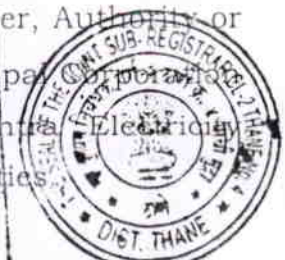
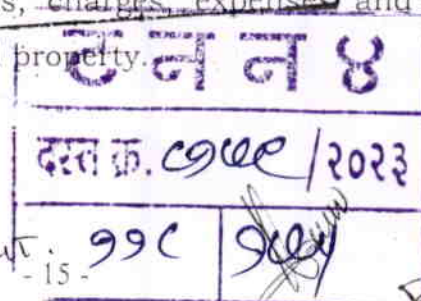
32. To execute an Agreement for Sale, Deed of Conveyance and/or any other documents pertaining to the flats and other premises in the buildings to be constructed on the said property and to register the same before the Registrar/Sub-Registrar and any other authorities and to admit the execution thereof.

33. In case of acquisition of the said property or any part thereof to represent me in acquisition proceedings and also to oppose the said proceedings of our Attorneys are of the opinion that the said proceedings are against our interest.

34. In case of enforcement of any Town Planning Scheme in the area, to represent us in the proceedings and to receive the final plots allotted to us in any scheme.

35. To represent before and to deal with the correspondence with Municipal Corporation, all Revenue Authorities under Maharashtra Land Revenue Code, the Government of Maharashtra Collector, Competent Authority and any other officer, Authority or Town Planning Authorities, Mira Bhayandar Municipal Corporation and Regional Development authority, Maharashtra Electricity Board etc. or any other officer, Authority or authorities.

36. To pay all taxes, acts, charges, expenses and all other outgoing in respect of the said property.



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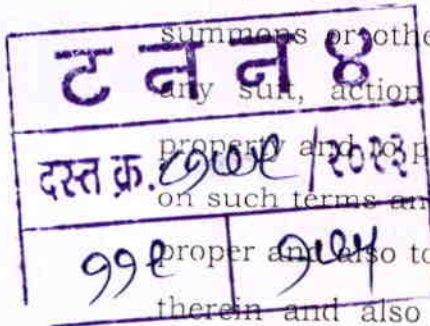
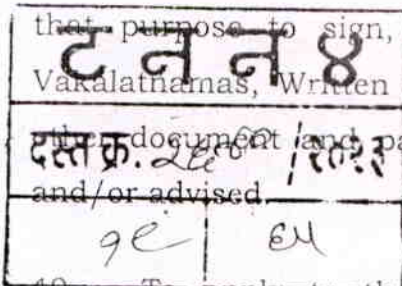
37. To deposit any amount required to be deposits with the authorities concerned including the Municipal Corporation, etc. to apply for and obtain refund of any amount to deposit and to give receipt for the same.

38. To form and to get registered any Co-operative Society under the Maharashtra Co-operatives Societies Act or a Limited Company Act 1965 or a condominium of apartment of owners or any organisation of the Purchasers of the flats, shops, tenements, etc. in the building to be constructed on the said property and for that purpose to correspond with and/or appeal before the Registrar of the Assistant Registrar of Deputy Registrar of the Co-operative or any other office or authority concerned.

39. To represent us in any suit or proceedings relating to the said property and for that purpose the accept service of any writ of summons or other legal proceedings or notice and to commence any suit, action or other proceedings in respect of the said property and to prosecute or discontinue or compromise the same on such terms and conditions as our Attorneys shall deem fit and proper and also to prefer appeal/appeals against any order passed therein and also to appoint to engage Advocate, Solicitors and Legal Advisors and to remove them and to appoint in their place other Advocates, Solicitors or Legal Advisors and to pay them such fees and remuneration as our Attorney shall deem fit and proper

that purpose to sign, execute deliver and file all necessary Vakalatnamas, Written Statements, Affidavits, Appeals and such other document and papers and writings as may be necessary and/or advised.

40. To apply to the authorities concerned including Town Planning Authority inter-alia Mira Bhayandar Municipal Corporation for seeking F.S.I. available on the said property including F.S.I. in respect of any area forming the portion of the



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