Receipt (pavti)

323/10770
Tuesday,October 18 ,2022
2:29 PM

पावती

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

पावती क्र.: 11949 दिनांक: 18/10/2022

गावाचे नाव: **आंबिवली**
दस्तऐवजाचा अनुक्रमांक: **वदर4-10770-2022**
दस्तऐवजाचा प्रकार : **कुलमुखत्यारपत्र**
सादर करणाऱ्याचे नाव: **इंद्रसुख को ऑप ही सोसायटी ली च्या चेअरमन रोमा सरकार**

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 600.00
पृष्ठांची संख्या: 30	
एकूण:	रु. 700.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
2:41 PM ह्या वेळेस मिळेल.

DELIVERED

सह दुय्यम निबंधक अंधेरी-2
सह. दुय्यम निबंधक, अंधेरी क्र.-२,
मुंबई उपनगर जिल्हा

बाजार मुल्य: रु.1 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1810202205600 दिनांक: 18/10/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009413320202223E दिनांक: 18/10/2022
बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

GRN	MH009413320202223E	BARCODE		Date	17/10/2022-15:09:02	Form ID	48(f)

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	AABCL9298B
Office Name	BDR4__JT SUB REGISTRAR ANDHERI 2	**Full Name**	LASHKARIA HOUSING AND INFRASTRUCTURE PVT LTD
Location	MUMBAI		
Year	2022-2023 One Time	**Flat/Block No.**	GENERAL POWER OF ATTORNEY
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030045501 Stamp Duty	500.00	**Road/Street**	Plot No. 143/4/B,Ã C.T.S. No. 831/14,Ã Village Ambivili,Ã
0030063301 Registration Fee	100.00	**Area/Locality**	ANDHERI WEST MUMBAI
		Town/City/District	
		PIN	4 0 0 0 5 3
		Remarks (If Any)	SecondPartyName=INDRASUKH COOPERATIVE HOUSING SOCIETY LIMITED~
Total	600.00	**Amount In Words**	Six Hundred Rupees Only

DEFACED ₹ 600.00 DEFACED

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 2 MUMBAI SUBURBAN DIST. (BANDRA) 2

Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	03006172[illegible]
Cheque/DD No.		Bank Date	RBI Date	17/10/2022-15:0[illegible] Not Verified with RBI
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK
Name of Branch		Scroll No. , Date		Not Verified with Scroll

Department ID : Mobile No. : 7977860289

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे . नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही .

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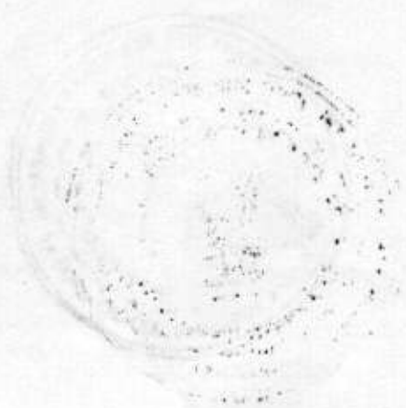
Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-323-10770	0004660529202223	18/10/2022-14:28:56	IGR187	100.00

Print Date 18-10-2022 02:29:55

GRN : MH009413320202223E **Amount :** 600.00 **Bank :** PUNJAB NATIONAL BANK **Date :** 17/10/2022-15:09:02

2	(iS)-323-10770	0004660529202223	18/10/2022-14:28:56	IGR187	500.00
			Total Defacement Amount		**600.00**



Print Date 18-10-2022 02:29:55

Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1810202205600	Receipt Date	18/10/2022

Received from DHC, Mobile number 0000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 10770 dated 18/10/2022 at the Sub Registrar office Joint S.R. Andheri 2 of the District Mumbai Sub-urban District.

DEFACED
₹ 600
DEFACED

Payment Details

Bank Name	MAHB	Payment Date	18/10/2022
Bank CIN	10004152022101805220	REF No.	006767381
Deface No	1810202205600D	Deface Date	18/10/2022

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

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 2 MUMBAI SUBURBAN DIST. (BANDRA)

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CHALLAN

MTR Form Number-6

GRN MH009413320202223E	**BARCODE**	**Date** 17/10/2022-15:09:02	**Form ID** 48(f)

Department Inspector General Of Registration		**Payer Details**	
Type of Payment Stamp Duty Registration Fee		**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	AABCL9298B
Office Name BDR4__JT SUB REGISTRAR ANDHERI 2		**Full Name**	LASHKARIA HOUSING AND INFRASTRUCTURE PVT LTD
Location MUMBAI			
Year 2022-2023 One Time		**Flat/Block No.**	GENERAL POWER OF ATTORNEY
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030045501 Stamp Duty	500.00	**Road/Street**	Plot No. 143/4/B,Â C.T.S. No. 831/14,Â Village Ambivili,Â
0030063301 Registration Fee	100.00	**Area/Locality**	ANDHERI WEST MUMBAI
		Town/City/District	
		PIN	4 0 0 0 0 5 3
		Remarks (If Any)	SecondPartyName=INDRASUKH COOPERATIVE HOUSING SOCIETY LIMITED~
Total	600.00	**Amount In Words**	Six Hundred Rupees Only

Payment Details PUNJAB NATIONAL BANK		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	03006172022101700820	401925864
Cheque/DD No.		Bank Date	RBI Date	17/10/2022-15:09:39	Not Verified with RBI
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

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

Mobile No. : 7977860289

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 2 MUMBAI SUBURBAN DIST. (BANDRA)

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Print Date 17-10-2022 03:09:40



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GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME We, **INDRASUKH CO-OPERATIVE HOUSING SOCIETY LIMITED**,, a Co-operative Housing Society, registered under the Maharashtra Co-operative Society Act 1960, bearing Registration No. BOM/HSG/3880 of 1972 and having its office at: at: Plot No. 143/4/B, C.T.S. No. 831/14, Village Ambivili, Four Bungalows Road, Andheri (west), Mumbai – 400053 (hereinafter referred to as the 'said society', through their Executive /office bearers namely:-

1. **Mrs. Roma Sirkar** — **Chairman**
2. **Mr. Jayesh Mhatre** — **Secretary**
3. **Mr. Bhagwan Khilnani** — **Treasurer**

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 2 MUMBAI SUBURBAN DIST. (BANDRA)

hereinafter called "GRANTORS", do hereby SEND GREETINGS:

WHEREAS:

(A) The Grantors duly authorized and representing the said Society and its respective 47 members, are duly registered under the Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM/HSG/3880 of 1972 dated 27th December, 1972, and is absolutely seized and possessed of or otherwise well and sufficiently to ALL THAT piece and parcel of 'agriculture' land (as per present property card) and holding land admeasuring 3187 sq. mts. or thereabouts, hereinafter referred to as the 'said land' bearing Plot No. 143/4/B, C.T.S.No.831/14, Village - Ambivili, Four Bungalows Road, Andheri (west), Mumbai - 400053., of Taluka – Andheri in the Mumbai Suburban district, together with building known as " INDRASUKH CO-OPERATIVE HOUSING SOCIETY LIMITED", hereinafter referred to as 'the said buildings' standing thereon and comprised of 2 (two) buildings comprising of each building having wings viz Wing 'A', Wing 'B' , Wing 'C' & Wing 'D' , consisting 47 number of total flat/s,

shops /office occupied by its members lying, being and situate on the said land, within the limits of the Mumbai Mahanagar Palika (hereinafter both the said land and the said building is jointly referred to as the said Property) and is more particularly described in the Schedule written hereunder;

(B) A list of the name of the 47 Members with their respective Flats numbers are herewith marked as **Annexure-I.**

(C) At the Special General Body Meeting of the Society held on 3rd July 2022, all existing 47 members of the Society unanimously appointed and authorized the grantors being the said:

(1) Mrs. Roma Sirkar **(Chairman),**

(2) Mr. Jayesh Mhatre **(Hon. Secretary) and**

(3) Mr. Bhagwan Khilnani **(Treasurer)**

of the Society to sign and execute the said Deed of Development and all other required or necessary deeds and documents, including this Power of Attorney, for and on behalf of and in the name of the Society, a True Copy whereof is hereto annexed and marked as **Annexure-II** ;

(D) By and under the Deed of Development dated 18Th October 2022 ("the said Agreement"), executed between the Society, **and LASHKARIA HOUSING & INFRASTRUCTURE PRIVATE LIMITED.,** registered with the Sub-Registrar of Assurances at Andheri 2, Mumbai, under Sr. No. BDR4/10769/2022, Grantors have granted the right of development of the said property, unto and in favour of **LASHKARIA HOUSING & INFRASTRUCTURE PRIVATE LIMITED.**, (hereinafter referred to as "the Developers") to develop the said property by demolishing the existing building on the said Plot and constructing the New Building (hereinafter referred as "the New Building") at and for consideration and on the terms and conditions more particularly recorded therein;

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(E) In pursuance of the said Agreement and as agreed thereunder, we are executing this Power of Attorney in favour of **Mr. Arshad Aslam Lashkaria,** being the authorized Director of **LASHKARIA HOUSING & INFRASTRUCTURE PRIVATE LIMITED.,** who are being appointed by us, jointly and severally, as our true and lawful Attorneys (hereinafter referred as the "**said Attorneys**") to enable the Developers to carry out the development work of construction of the New Residential Building on the said Plot and for and on our behalf, to do all or any of the following acts,

deeds, things and matters required and essential for the development of the said property more particularly described in the Schedule hereunder written;

(F) The said Developers have paid the full Stamp Duty on the said Deed of Development, payable thereon under the Bombay Stamp Act, 1958 and therefore by virtue of the provisions of Section 4 (1) of the said Act, the said Deed of Development is deemed to be the principal document and these presents is chargeable with the Stamp Duty of Rs.100/- only and has been stamped accordingly.

(G) The Developers vide its Board's Resolution dated 07Th September 2022 have authorized its Director Mr. Arshad Aslam Lashkaria to execute Development Agreement with the said Society and represent the Developer. A copy of the said resolution is annexed hereto and marked as **Exhibit "III"**.

(H) The Developers have agreed to undertake redevelopment work of the said Society and to complete the redevelopment project.

NOW KNOW YE AND THESE PRESENTS WITNESSETH that We, **(1) Mrs. Roma Sirkar (Chairman) (2) Mr. Jayesh Mhatre (Secretary) (3) Mr. Bhagwan Khilnani (Treasurer)** the authorized Executives/Office Bearers of **" INDRASUKH CO-OPERATIVE HOUSING SOCIETY LIMITED",** registered under the Maharashtra Co-operative Society Act 1960, bearing Registration No. BOM/HSG/3880 of 1972 and having its office at: Plot No. 143/4/B, C.T.S. No. 831/14, Village Ambivili, Four Bungalows Road, Andheri (West), Mumbai – 400 053, **"INDRASUKH CO-OPERATIVE HOUSING SOCIETY LIMITED"**, do hereby jointly and severally nominate, constitute, appoint and authorize **LASHKARIA HOUSING & INFRASTRUCTURE PRIVATE LIMITED.** through its Director **Mr. Arshad Aslam Lashkaria** jointly and severally, whose consent and confirmation are appended hereunder, to act as true and lawful Attorneys for and on behalf of and in the name of the Society and as its true and lawful Attorneys to do, execute and perform the following acts, deeds, matters and things in respect of redevelopment of the said property more particularly described in the Schedule hereunder written, at their own costs and expenses and without making the Society liable for the same, that is to say:-

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1. To commence, carry out and proceed with the re-development of the said property and to comply with all the terms and conditions of the I.O.D., Commencement Certificate (CC) and for that purpose if required, with no loss to the Grantors to handover and/or surrender and/or transfer and/or part

portion of the property, falling in Set-back area or under reservation as per master and/or development plan to the Municipal Corporation of Greater Mumbai or to authorities concerned and to avail and receive compensation and/or TDR benefits as per D.C. rules and avail and appropriate the same as our said attorney pay deem fit and proper.

2. To prepare plans, layouts, proposals, specifications, amendments, additions and alterations for construction of buildings and/or structures and/or carrying out other works on "the said Property" or part/s thereof and submit the same for approval to the Government and/or Municipal and other concerned authorities and to sign and make applications, undertakings and statements for obtaining the approval and/or sanction for such plans from the Government and/or Municipal authorities and/or other public or local bodies or authorities.

3. To pay all proportionate necessary charges, deposits, security fees and rates, taxes, assessments and levies, electricity charges, water charges. etc. in respect of the said property to the concerned authorities and to ask for and apply for the refund thereof as the said Attorneys may think fit and proper, and collect and receive the same either in their own names or in the name of the Society as the case may be.

4. To carry out all requisitions that may be made by the concerned authorities in connection with the said property and to correspond with and to sign and execute papers, applications, and documents including affidavits, plans, petitions, usual declarations, indemnity, undertakings etc. as may be required for the purpose of development of and/or construction on the said property.

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5. To carry correspondence with and to appear before the Collector/ Commissioner, Mumbai Suburban District, Government of Maharashtra, Bombay Municipal Corporation and all its Departments including the City Engineer, Executive Engineer, Hydraulic Engineer, Estate Agent, Land Manager, Improvement Committee of the Municipal Corporation of Greater Bombay and the Collector of Bombay, and all other public and local bodies and authorities and Officers in connection with the development of the said Property.

6. To make application to the Collector/ Commissioner, Mumbai Suburban District, Maharashtra Coastal Zone Management Authority (MCZMA), Government of Maharashtra for the purposes of obtaining exemption under the said Act and/or for the purpose of obtaining Permission for development/ redevelopment of the said Property and/or for the purpose of obtaining No Objection Certificates or Permissions for said Property for utilizing additional FSI by way of Transferable Development Rights and for the purposes aforesaid to sign and execute for and on behalf of the Grantors and in the name of the Grantors all applications, plans, documents, writings, declarations and other papers as may be necessary or required and to represent the Grantors in all proceedings connected therewith before the Appropriate Authorities.

7. To represent the Grantors before the Additional Collector, Maharashtra Coastal Zone Management Authority (MCZMA), and such other Competent Authority and Controller of Civil Aviation and any officer of the Government or any Officer of the Bombay Municipal Corporation or any other concerned Authorities in all matters connected with the Development of the said Property and construction and completion of building/s thereon and to carry on correspondence and sign and execute such papers, writings and documents with any of the aforesaid authorities as may be required in connection with the development of the said Property and construction and completion of building/s thereon.

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8. To submit the plans with the concerned Authority as required under the law and further to comply with all the terms of the Building Plans, I.O.D., Commencement Certificate and for the purpose, if required, to handover and/or surrender and/or transfer portion of the property falling in set-back to the M.C.G.M., M.M.R.D.A., Collector or any other concerned authorities, and to apply for and obtain and receive in lieu thereof F.S.I. and/or T.D.R. and to consume such F.S.I. and/or T.D.R. on the said property, as the said Attorneys may deem fit and proper.

9. For all or any of the aforesaid purposes for the Grantors and in the name of the Grantors to give and execute all such bonds, indemnities, covenants and obligations as our said attorney may think necessary and proper and to sign and execute on our behalf all papers, correspondence, notices, agreements, contracts, forms, applications,

petitions, transfers, releases, receipts and discharges and all other deeds, assurances and documents of any kind whatsoever which ourselves could have done for the due performance and completion of any of the transactions in relation to the development of the said Property.

10. For development of the said property:

(a) To carry out leveling, filling, constructing roads, drainages, etc. and buildings and structures thereon, and for effective development to do or cause to be done all further acts, deeds, matters and things;

(b) To demolish at the Developers expenses the said Building Known as Indrasukh CHS Ltd, standing on the said plot.

(c) To amend or alter the Plans after due approval from the society in case of members area or get prepared the new plans for the proposed building or buildings and structures to be constructed on the said property and to submit the same to Municipal Corporation of Greater Mumbai, MHADA, M.M.R.D.A or any other appropriate authorities for its sanction and/or amend or the said plans and/or submit new plans to the said authorities as the said Attorneys may deem, fit and proper and/or as required under the law and to get the said plans sanctioned from the said authorities and obtain approvals thereon;

(d) To carry out and fulfill all the requisitions that may be made by the concerned authorities in connection with such plans of sub-division, layout, repairs or the buildings plans;

(e) To make necessary applications for water, sewerage, light, electric, telephone and internet connections, Mahanagar Gas, with the concerned authorities and to obtain necessary orders, sanctions and permissions pursuant thereto and to do all acts, deeds, matters and things to carry out development of the said property;

(f) To engage and employ Surveyors, Engineers, Architects, R.C.C. Specialists, Designers, Contractors, Sub-Contractors, Workmen, Laborers' and other persons, and to pay their fees, remuneration, wages and salary and other emoluments;

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI
MUMBAI SUBURBAN DIST. (BANDRA-1)

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(g) To make sign and execute necessary letters and writings and/or undertakings as may be required from time to time. in matters relating to the said property in favour of the concerned local authorities so as to obtain sanctions and approvals for building plans for construction thereon.

(h) To carry on correspondence and to sign and execute papers, applications, and documents including affidavits, plans, petitions, declarations, indemnity and usual undertakings etc., as may be required for development of the said property.

(i) To comply with all the terms of the Building Plans, I.O.D., Commencement Certificate and for the purpose, to apply for and obtain and receive in lieu thereof F.S.I. and/or T.D.R. and to load and consume such F.S.I. and/or T.D.R. on the said property, as the said Attorneys may deem fit and proper;

(j) To carry on and complete in all respect the construction of building/s and other structures on the said property, by utilizing entire F.S.I. of the said property which is available now or that may be available hereinafter in accordance to point no. 4.3 of clause no.4 of the DA and also by loading, consuming and utilizing T.D.R. of the said property or any other property, to the extent permissible under the D.C. Regulations that maybe in force, from time to time;

(k) To purchase and acquire in the name of the Society, the T.D.R. of any other property from any person or persons, for loading and utilizing the same on the said property and to load, consume and utilize the same on the said property to the extent that may be consumed and loaded under the D.C.Regulations of the M.C.G.M. having regard to the area of the said property;

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(l) To make applications and submit the amended or new building plans to the M.C.G.M., M.M.R.D.A, MHADA or any other authorities to get the building plans sanctioned, obtain I.O.D. and Commencement Certificate and get the same revalidated from time to time and to obtain the occupation permission, B.C.C. and to give such other applications,