POWER OF ATTORNY

Between

AAREEL TOWER CO-OPERATIVE HOUSING SOCIETY LTD.

AND

M/S. SHREE SWAMI SAMARTH DEVELOPERS

27/11/2015

[redacted] पावती Original/Duplicate

Friday,November 27 ,2015 दस्त नं. :38M

12:55 PM Regn :38M

पावती क्र.: 6212 दिनांक: 27/11/2015

पावतीचे साठ: कार्ड

दस्तऐवजाचा अनुक्रमांक: कलन5-797 - 2015

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: एजिआस टोबा सा. प्रा. ही. सोसायटी लिमिटेड तर्फे प्रवक्ते गिरीश पटवारकर

नोंदणी फी	₹. 100.00
दस्त हाताळणी फी	₹. 460.00
पृष्ठांची संख्या: 23	
एकूण:	₹. 560.00

आपणास मूळ दस्त ,सोबतचे चिट्ठी-नं ५ चीही पोहोचे
1:12 PM ह्या वेळेस मिळेल

Joint S.R. Kurla-5

बाजार मुल्य: ₹.1 /-

मोबदला: ₹.0

सह दुय्यम निबंधक
कुर्ला-५

भरलेले मुद्रांक शुल्क : ₹. 500/-

1) देयकाचा प्रकार: By Cash रक्कम: ₹ 100/-
2) देयकाचा प्रकार: By Cash रक्कम: ₹ 460/-

10 1 DEC 2015

मूळ दस्त, सेंट्रल चिट

शेरा

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2015 ◑ U 953852

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GENERAL IRREVOCABLE POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE,* AAREEL TOWER CO-OPERATIVE HOUSING SOCIETY LTD. Society registered under Maharashtra Co-operative 1960, bearing Registration No.BOM/W-S/HSG/(TC)/8516 dated 29/6/1998, having its registered office at N.E.S. Marg, Bhandup (West), Mumbai – 400 078, through its office bearers (1) Mr Nitin Patankar (Chairman), (2) Mr. Javed Mulani, (Secretary), (3) Mr. S. Rawat, (Treasurer), do hereby SEND GREETINGS:

Shree Swami Samarth Developers

Partner

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8 NOV 2015

131590

Pad

Yes / No

Accel Towers

By Hand

P. Khamunia

Advocate Shree Swami Samarth Zone

Sd



RECEIPT

VRUDDHI TYPING & COMPUTER CENTRE
Shop No. 15, Shravani Market, Court Naka,
Opp. Collector Office, Thane-400601

Date 8/11

Name of Purchaser : Accel Towers

Short Address : Mumb

By Hand (Name) : P. Khamunia

Stamp Denomination	Quantity	Amount (Rs)
100		
500	1	501
1000		
5000		

Stamps' Sr. No. : 131590

Vendors' Regd.Sr.No. : U95381

Thanking you.

(Mr. H. D. PATIL)
Stamp Vendor,
Mob. No. 9870885012
Lic. No. 130/2015

Rohan

Abhishek

Rahul

Sd

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WHEREAS the AAREEL TOWER CO-OPERATIVE HOUSING SOCIETY LTD., (hereinafter referred to as the "Said Society") is absolutely seized and possessed and/or otherwise well and sufficiently entitled to all that piece and parcel of land, admeasuring 2592.00 sq.mtrs. area (3119.70 sq. mtrs before road setback), bearing Survey No. 161 (pt), CTS No. 449B of revenue Village Kanjur, Taluka Kurla, District Mumbai Suburban, together with the structures standing thereon popularly known as "AAREEL TOWER", situated at N.E.S. Marg, Bhandup (West), Mumbai – 400 078 and more particularly described in the schedule hereunder written. (hereinafter referred to as the "Said Property").

AND WHEREAS taking into account skill, knowledge, goodwill of M/S. SHREE SWAMI SAMARTH DEVELOPERS, (hereinafter referred to as the "Said Developer") and [illegible] of offer given by the Developers herein with another shortlisted Builder/Developer, finally the Developer herein was selected for the re-development of the Society's property.

AND WHEREAS the Society accordingly, convened at a Special General Body meeting ("SGM") on 27/04/2013 which was presided by the Chairman of the Society, Mr. Nitin Patankar, The selection of the Developer was resolved unanimously by all the members present at the SGM. The authorized signatory of the society also confirmed the selection and appointment of the Developers Viz. M/S. SHREE SWAMI SAMARTH DEVELOPERS, herein as the DEVELOPERS, vide its letter dated 17/06/2013.

AND WHEREAS by a Development Agreement dated 27TH NOV 2015 entered between the Society, of the one part and the Developers of the other Part, the Society and its members have entrusted the development rights in respect of the said property to the Developers on the terms and conditions mentioned therein and has also agreed to execute the General Power of Attorney in favour of the Developers or its nominees to execute and complete the Development of the said property.

NOW KNOW WE ALL MEN BY THESE PRESENTS THAT AAREEL TOWER CO-OPERATIVE HOUSING SOCIETY LTD.

Shree Swami Samarth Developers

Partner

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...registered under Maharashtra Co-operative Societies Act, ... bearing Registration No. BOM/W-S/HSG/(TC)/8510 dated ... having its registered office at N.E.S. Marg, Bhandup (West), Mumbai – 400 078, through its authorized signatories and office bearers (1) Mr. Nitin Patankar, (Chairman), (2) Mr. Javed Mulani, (Secretary), (3) Mr. S. S. Rawat, (Treasurer), do hereby jointly and/or severally nominate constitute and appoint Mr. Vaibhav Atmaram Kokate, partner of the M/S. SHREE SWAMI SAMARTH DEVELOPERS, being the nominees of the said Developer as attorneys for us, on our behalf and in our name to do the following acts, deeds, matters and things, that is to say:

1] TO SUBMIT plans for construction, Reconstruction, and redevelopment of buildings and other structures to be constructed on the said property to the Municipal Corporation of Greater Mumbai and other Public Bodies or Authorities and for approval, regularisation or amendment or sanction and/or modification and/or for further revision of the plans so submitted to the Municipal Corporation of Greater Mumbai/MHADA and/or such other Authorities or Bodies as required in law, policy and D.C. Regulations and sign such plans, applications, documents, affidavits, declarations, authority letters, writings, papers as may be required and to pay all fees, deposits and other amounts and to receive the refund of deposits, if any.

2] TO APPOINT and/or ENGAGE Architects, Engineers, R.C.C. Consultants, Surveyors, Agents, Contractors, Designers and other professionals and other persons in connection with the development of the said property and to remove him or them and appoint another in his or their place and pay and settle their fees.

3] TO COMPLETE all construction on the said property in accordance with the plans and specifications as may be sanctioned by the Municipal Corporation of Greater Mumbai and other concerned authorities.

4] TO ACT for us and appear and represent us before all the officers of Municipal Corporation of Greater Mumbai /MHADA Committees, Tahsildar, City Survey Officer, Collector or other

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Revenue Officers and/or Public and local authorities, including Town Planning and other authorities concerned.

5] TO APPLY for and obtain electric power connection and supply from M.S.E.D.L. LTD. / TATA ELECTRICITY COMPANY/ UNDERTAKING or any other body and for the purpose to sign and deliver, all necessary applications, forms, deeds, etc. and also to apply for temporary disconnection, re-supply with same load or additional load on behalf of society or its individual [illegible] and also to erect electric sub-station if required.

6] TO ACT for us and appear and represent us before Government and/or Semi-Government authorities as well as before all the officers of the Municipal Corporation of Greater Mumbai/MHADA as well as Revenue Authorities including the Collector of Bombay and Superintendent of Land Records and other Officers and/or other public and local authorities including, Officials of Municipal Corporation of Greater Mumbai/MHADA and Collector in connection with the development said property described in the Schedule hereunder written and to sign all papers, applications, affidavits, declarations, authority letters, indemnity, petitions, writings relating thereto as may be lawfully required.

7] TO DEPOSIT amounts as may be required with Municipal Corporation of Greater Mumbai, Collector and/or any other authority in connection with the said property or the development thereof and to apply for and receive refund of the deposit so made by the said attorneys and to sign and give all effectual and valid receipts and discharges for the same.

8] TO MAKE application to the City Survey Office for survey of the said property and to receive the copy of the City Survey Plan of the said property or any part thereof from the City Survey Officer and for the purpose to sign all papers, writings and documents for us and on behalf and to pay deposits as may be required for the purpose.

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9] At their risk, responsibility and liability TO SELL the premises coming to the share of Developers constructed on the said property on ownership basis to such person or persons as the said Attorneys shall deem fit and proper and for that purpose to execute Agreement for Sale, all necessary deeds, documents, writings as may be necessary and pass necessary valid receipts for payment thereof provided however the said Attorneys alone shall be liable to account for such moneys and also to register the said Agreement.

10] TO PAY all outgoings in respect of the said property to all public bodies or authorities and to obtain proper discharge for the same.

11] TO APPLY for and obtain, IOD, Commencement Certificate, Occupation and Completion Certificate and/or in respect of the building to be constructed on the said property.

12] TO CARRY on correspondence and to sign and execute undertakings various forms, applications, agreements, undertakings and writings that may be required from time to time and to register the same at their own costs and admit execution before the Sub-Registrar of Assurances.

13] In consultation with the society TO COMMENCE, file, prosecute, defend suit Appeals, Writ Petition, and Revision Applications etc. and legal proceedings which may hereafter be commenced by or against us or on our behalf in any Court of Law, Civil, criminal and/or revenue, both appellate and original sides, and to appeals before all Court of Law and other officers and to prosecute, defend or discontinue or become non-suited therein, to settle, compromise or and to file Consent Terms and/or to appoint and discharge solicitors, counsels, advocates, to file Vakalatnama and other authorities to sign and verify and affirm all plaints, written statements, petitions, affidavits, undertakings, complaints and other documents, to prefer appeals and to apply for reviews

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and revisions, to apply for execution of decrees and orders, to draw moneys from any Court, Accountant General, Court Receiver and to give effectual receipts and discharge for the same, and accept service of writs, petitions, summons, notices and other legal processes and generally to completely represent us before all Courts, Magistrates and other Judicial civil, criminal and revenue authorities and any other public authorities or authority as the occasion may require in law and to sign consent terms and to depose on our behalf in Court of Law and to file consent terms in pending execution proceedings.

14] TO CONSTRUCT boundary wall and to the said property.

15] TO SUBMIT necessary applications, writings, undertakings and other documents as may be required in accordance with the prevailing rules and regulations for obtaining [illegible] be necessary and other requisite permissions etc. and for the purpose to sign all documents.

16] TO PAY the necessary charges, deposits, assessment [illegible] apply for the refund thereof as the said attorneys [illegible] and proper.

17] TO MAKE necessary applications for water, sewerage, light, gas, cable, telephone and electric connection with the concerned authorities and to obtain necessary orders in pursuant thereto and to do all acts to carry out and lay the water, sewerage, gas, cable, telephone and electric connection for the purpose of development of the said property.

18] TO CARRY on correspondence 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 constructing the said proposed building or buildings on the said property.

19] TO PUT up and display any hoardings on the said property more particularly described in the schedule hereunder written.

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commencing the proposed housing scheme or any other scheme in respect of the said property.

20] TO PULL down, buildings, structures as occasion may require and to do every other act and thing for the redevelopment of the same or any part thereof.

21] TO MAKE and prepare and/or cause to be made and prepared at their entire costs all such plans, specifications and designs and/or any alterations in the existing plans and/or specifications as may be necessary, required and advisable for the purpose of constructing the building on the said property to the Competent authority and/or Government of Maharashtra and/or local bodies and to engage the service of any Architects engineers or any other persons as may be necessary or advisable in consultation with the Society.

22] TO COMMENCE, carry out and complete and/or cause to be commenced carried out and/or completed construction work at their costs on the said property in accordance with the sanctioned plan and specifications and so far as any construction work is concerned to ensure that all applicable rules and regulations which are made by the Government of Maharashtra MHADA, M.C.G.M. and or Town Planning Authorities and/or Police Authorities and/or any other Competent authorities for the time being are strictly observed.

23] TO CARRY on correspondence on our behalf with all concerned authorities and bodies including the Government of Maharashtra in all its departments, Collector and/or Town Planning Authority in connection with the development of the said property.

24] To deal and correspond with the Brihanmumbai Municipal Corporation hereinafter referred to as "BMC"] including all its departments, S.R.A., the Mumbai Building Repairs and Reconstruction

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Partner

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Board and Mumbai Metropolitan Region Development Authority (MMRDA) and/or the State Government and/or the Central Government including Civil Aviation Department Fire department, PWD in connection with development of the said property and the construction thereon and in particular the following :-

(a) To apply for and obtain NOC and all other permissions, sanctions, Consents, letters of intent, certificates etc. from MHADA or other concerned authority for the redevelopment of the said property;

(b) To apply for and get the rectification or correction of the area of the said property from MHADA and other [illegible] in consultation with the society.

(c) To apply form and obtain sanction of the layout of the said property from the Municipal Corporation of Greater Mumbai hereinafter referred to as "MCGM"/ S.R.A. [illegible] authorities.

(d) To apply for and obtain sanction of building plans or the revision or amendment of plans sanctioned or to be sanctioned with the alterations and additions as the Attorney may require from time to time PROVIDED that any revisions, amendment, alteration or addition in the sanctioned plans shall be made with the prior approval in writing of the Society.

(e) To represent us before the State Government, Revenue Commissioner, Collector, Talsildar, City Survey Officer, Talati and other Revenue Authorities, Authorities of the Municipal Corporation of Greater Mumbai (MCGM), Town Planning, Civil Aviation and Airport Authorities PWD, Fire Department and other authorities of Government of India and any Public Bodies and authorities in respect of the property for the purpose of development and/or re-development of the said property and for that purpose, to sign such applications, papers, writings, undertakings etc. as may be required and to generally to represent us before all concerned authorities for the purpose of obtaining all necessary Orders and Permissions:

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[f] To apply for and obtain permission for non-agricultural user of the said property or any part thereof or any amalgamated property of which the said property or any part thereof is a part;

[g] To apply for and obtain I.O.D. Commencement Certificate, Occupation Certificate and/or Completion Certificate in respect of the building/s to be constructed and completed on the said property;

25] TO ASK for and apply and to collect the refund and/or return of the deposits, security, fee and other amounts, if any, paid to the Municipality, Collector and/or other authorities concerned for getting the building plan sanctioned and also to apply for and obtain the refund of the deposits, if any, paid to the authorities concerned, the said Attorneys shall be entitled to transfer the aforesaid deposits to any person or persons.

To Amalgamate the said property with any other property and/or properties as he said Attorneys may think fit and proper in the interest and benefits of the society and also after amalgamation to shift the layout plans or sub-division plans of one or more amalgamated properties or the said property and get the said duly approved form the Collector MHADA, or other authorities concerned and to prepare and submit proposals for development of the said property, whether alone or after amalgamation of the said property with other properties as the said attorneys may think fit and proper. It should be done in consultation with the society.

27] TO PAY all taxes, rates, charges, expenses and other outgoings in respect of the said property.

28] TO SIGN and EXECUTE No objection letter and/or writing as may be required for Mortgaging the premises purchased by the Flat Purchasers to the Bank and/or Financial Institutions on our behalf.

Shree Swami Samarth Developers

Partner

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29] TO PURCHASE TDR for loading on the said property from DRC Holders and to enter into agreements with them and to sign all forms for utilization of TDR on the said property and to register the Agreement on our behalf before the concerned Sub-Registrar of Assurances.

30] TO SUBSTITUTE one or more attorneys in place our attorney or with them, with same or limited powers and to replace them as the said attorneys may deem fit with consent of society (this power will be used by consent).

31] TO HANDOVER the set back area or portion of the property affected by road widening to MC.G.M. and to execute the Conveyance in favour of M.C.G.M. and to register the same before Sub-Registrar of Assurances.

32] To declare any area as slum [illegible] Rehabilitation Authority (SRA).

33] AND LASTLY all acts, deeds, matters and things done by the attorneys under these presents shall be at the risk and costs of the said attorneys alone and the said attorneys shall indemnify and keep us indemnified of from and against any demand, notice, suit or proceedings that may be taken by any one on account of default or breach of obligations under these presents and all costs, charges or damages, sentenus that may be suffered on that account.

34] TO APPLY for ___ premium FSI and/or Pungible FSI in respect of the said property and for that purpose to make payment to the Municipal Corporation of Greater Mumbai and other concerned authority and to sign and execute necessary documents on our behalf.

35] TO REPRESENT us before the Sub-Registrar of Assurances and to lodge the documents for registration and to admit our signature and to do all acts for registration of the documents.

36] The Power of Attorney Holders are authorized to grant rights to way to any other CTS Nos from the existing CTS No. [illegible]

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Partner

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37] It is agreed that all costs shall be incurred by our Attorneys.

38] AND GENERALLY to do, execute and perform all acts, deeds, matters and things concerning the development of the said property more particularly described in the Schedule hereunder written and/or the building/s or structure/s now standing or to be constructed on the said property by taking full advantage and benefits with the maximum FSI/TDR under the prevailing rules and regulations as fully and effectually in all respect and for all intents as we ourselves would do the same.

39] AND WE HEREBY DECLARE that this Power of Attorney shall be irrevocable and that this Power of Attorney is granted only in respect of the said property.

40] AND WE hereby agree to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents AND WE hereby declare that we shall not revoke this Power of Attorney till the development is over as per the said Development Agreement dated 24/11/2015 The expiry of aforesaid period i.e completion of Development will however, not restrict the Developers from selling and/or transferring unsold flats/stilt parking if any, belonging to the Developers, provided always that the Developers keep on paying monthly outgoings relating to such unsold flats/stilt parking to the Society. In the event of non-compliance of any of the terms and conditions of Development Agreement and present Power of Attorney both the Society and Developers will have a right for specific performance of contract. This Power of Attorney is co-existing and co-terminus with the said Development Agreement dated 24/11/2015

41] The powers conferred herein shall be exercised by our Attorney entirely at their own cost risk and responsibility. Our Attorney/s shall indemnify the Society and its members and keep indemnified us from and against the payment of all costs, charges and expenses or losses and damages caused to the Society by reason of our Attorney/s doing or causing to be done any act,

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deeds, matters and things in respect of the said property by virtue of these presents.

42] We do hereby agree and undertake to ratify and confirm whatsoever the said Attorney/s shall lawfully do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF WE, the AAREEL TOWER CO-OPERATIVE HOUSING SOCIETY LTD. and its members through its authorized signatories and office bearers and its 67 members, have set and subscribed our respective hands to this writing at Mumbai on the 20th day of NOV. ~~2014~~ 2015

THE SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of land, admeasuring 2592.00 sq.mtrs. area (3119.70 sq. mtrs before road setback), bearing Survey No. 161 (pt), CTS No. 449B of revenue Village Kanjur, Taluka Kurla, District Mumbai Suburban, together with the structures standing thereon popularly known as "AAREEL TOWER", situated at N.E.S. Marg, Bhandup (West), Mumbai - 400 078.

SIGNED AND DELIVERED by the withinnamed :

AAREEL TOWER CO-OPERATIVE HOUSING SOCIETY LTD., through its authorized signatories and office bearers





1) Mr. Nitin Patankar (Chairman)

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2) Mr. Javed Mulani (Secretary)




3) Mr. S. S. Rawat (Treasurer)

In the presence of.....

1. Khwaja Moinuddin Shaikh Khwaja

2. Vaibhav Vinayak Vichare




I ACCEPT,
Shree Swami Samarth Developers

Partner

Mr. Vaibhav Atmaram Kokate
Partner of M/S. SHREE SWAMI SAMARTH DEVELOPERS

Identified by us,

1) Khwaja

2)

Before us

27/11/2015

सूची क्र. 2

मुल्यम निबंधक : सह दु नि कुर्ला 5
दस्त क्रमांक : 7970/2015
नोंदणी :
Regn:63m

सादरचे नाव : 1) मंजुर

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(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	0
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटेदार ते नमुद करावे)	133080000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) सदनिकेचे नाव:मुंबई म.न.पा. इतर वर्णन :, इतर माहिती: विकसन करारनामा,मौजे भांडुप,जमीन व इमारत,सी.टी.एस. नं.449-बी मार्फ नं.161 पैकी,क्षेत्रफळ 2592 चौ. मि.,एरिअस टॉवर,एरिअस टॉवर सी. ऑफ. हॉलिस सोसायटी लिमिटेड,एस. व. रोड, मार्ग,भांडुप पश्चिम,मुंबई 400078,एसीपी/1100901/1972.15/टि अन्वये क.जारकाम रु.1330800000/- व गोषवारा रु.0/- त्यावर धन रेखे मुद्रांक शुल्क रु.6654000 दिनांक [illegible] नमुद केल्याप्रमाणे ((C.T.S. Number : 449-B :)) इतर इत्यादी.
(5) क्षेत्रफळ	1) 2592 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात आलेली असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहुन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-एरिअस टॉवर को. ऑप. हौ.सोसा लि. तर्फे सचिव जावेद तुलसी वय:-39; पत्ता:-प्लॉट नं: ऑफिस, मजला नं: , इमारतीचे नाव: एरिअस टॉवर, सर्वेक्षण नं: भांडुप पश्चिम, रोड नं: एल.बी.एस. मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-AABAA1789Q 2): नाव:-एरिअस टॉवर को. ऑप. हौसिंग सोसायटी लिमिटेड तर्फे सचिव जावेद तुलसी वय:-39; पत्ता:-प्लॉट नं: ऑफिस, मजला नं: , इमारतीचे नाव: एरिअस टॉवर, सर्वेक्षण नं: भांडुप पश्चिम, रोड नं: एल.बी.एस. मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-AABAA1789Q 3): नाव:-एरिअस टॉवर को. ऑप. हौसिंग सोसायटी लिमिटेड तर्फे सचिवजावेद तुलसी, एस. राबता वय:-55; पत्ता:-प्लॉट नं: ऑफिस, मजला नं: , इमारतीचे नाव: एरिअस टॉवर, सर्वेक्षण नं: भांडुप पश्चिम, रोड नं: एल.बी.एस. मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-AABAA1789Q
(8)दस्तऐवज करुन देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स श्री स्वामी समर्थ डेवेलपर्स तर्फे भागिदार श्री वैभव आत्माराम कांबळे वय:-46; पत्ता:-ऑफिस नं.101, , श्री हरिहर रेसिडेन्सी, मिरा डेकन्ट्रिवल इस्टेट, भांडुप पश्चिम, सेल रोड, ऑफ. एल.बी.एस मार्ग, भांडुप ईस्ट, ठाणे, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400078 पॅन नं:-ABTFS1256G
(9) दस्तऐवज करुन दिल्याचा दिनांक	27/11/2015
(10)दस्त नोंदणी केल्याचा दिनांक	27/11/2015
(11)अनुक्रमांक,खंड व पृष्ठ	7970/2015
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	6654000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
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Shree Swami Samarth Developers

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मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निदर्शनास आणुन देतो :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

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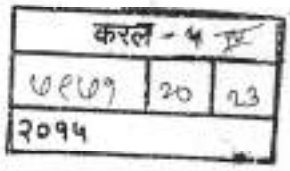
आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

VAIBHAV ATMARAM KOKATE
ATMARAM BALSHET KOKATE
13/12/1969
Permanent Account Number
AFDPK2421B



Signature

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दस्त हजेरी: कलम5 /7971/2015

सेवाकर मुल्यांक रु. 01/-

सेवाकर रु. 00/-

कलम मुद्रांक शुल्क: रु.500/-

ई. वि. एस. ई. नि. कलम5 वापर सादरीकरण

रु. रु 7971 दर वि.27-11-2015

रोजी 12:58 म.नं. वा. हजर केला.

पावती:8212 पावती दिनांक: 27/11/2015

सादरकरणाऱ्याचे नाव: एनिजन टॉवर सी. कॉप. हौ. सोसायटी लिमिटेड तर्फे अध्यक्ष निशिल सदरकर

नोंदणी फी	रु. 100.00
एक हजारपटी फी	रु. 460.00
पृष्ठांची संख्या: 23	
एकुण:	560.00

सह दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)

सह दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)

मुद्रांक शुल्क (48-ड) येथून व्यवसुल केला तसेचया एकत्रित अधिक संबंधकारांस विक्री करण्यात आला त्याचा तपशील खालील प्रमाणे

मिळा क्र. 1 27 / 11 / 2015 12 : 50 : 54 PM ची वेळ (सादरीकरण)

मिळा क्र. 2 27 / 11 / 2015 12 : 52 : 51 PM ची वेळ (फी)

प्रतिज्ञापत्र

"सहर दस्तऐवज हा नोंदणी कायदा १९०१ [illegible]

[illegible] दिनांक [illegible] वाणिज्य [illegible] पावती [illegible] दस्त नोंदणी [illegible] नावे [illegible] पत्र [illegible] /नियम /

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लिहून देणार

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लिहून घेणार Shree Swami Samarth Developers

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Partner

Annexure-II (दस्त नोंदणी नियम ४)

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दस्त नोंदणी भाग-2

करण - ५ IV

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करण5
दस्त क्रमांक:7971/2015

दस्त क्रमांक :करण5/7971/2015
दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:एरिजन टॉवर को. ऑप. हौ. सोसायटी लिमिटेड तर्फे अधिक लिखित मालकार पत्ता:ऑफिस, , एरिजन टॉवर, भांडुप पश्चिम, एल. बी. एस मार्ग, भांडुप (वेस्ट), एमएच, MAHARASHTRA, MUMBAI, Non-Government, पॅन नंबर:AABAA1789Q	कुलमुखत्यार देणार वय :-39 स्वाक्षरी:-		
2	नाव:एरिजन टॉवर को. ऑप. हौ. सोसायटी लिमिटेड तर्फे सचिव आशेष मुनावरी पत्ता:प्लॉट नं: ऑफिस, माळा नं: , इमारतीचे नाव: एरिजन टॉवर, सर्वेक्षण नं: भांडुप पश्चिम, रोड नं: एल. बी. एस मार्ग, महाराष्ट्र, मुम्बई. पॅन नंबर:AABAA1789Q	कुलमुखत्यार देणार वय :-39 स्वाक्षरी:-		
3	नाव:एरिजन टॉवर को. ऑप. हौ. सोसायटी लिमिटेड तर्फे खजिनदार एक, एक राकेश पत्ता:प्लॉट नं: ऑफिस, माळा नं: , इमारतीचे नाव: एरिजन टॉवर, सर्वेक्षण नं: भांडुप पश्चिम, रोड नं: एल. बी. एस मार्ग, महाराष्ट्र, मुम्बई. पॅन नंबर:AABAA1789Q	कुलमुखत्यार देणार वय :-55 स्वाक्षरी:-		
4	नाव:मेसर्स श्री स्वामी समर्थ डेव्हलपर्स तर्फे अधिकार वैभव आत्माराम कोकाटे पत्ता:प्लॉट नं: ऑफिस नं. 101, माळा नं: , इमारतीचे नाव: श्री इन्फिनिटी टॉवर्स, सर्वेक्षण नं: सिमा इंडस्ट्रियल इस्टेट, भांडुप पश्चिम, रोड नं: लेक रोड, जॉन एल. बी. एस मार्ग, महाराष्ट्र, मुम्बई. पॅन नंबर:ABTFB1288Q	पॉवर ऑफ ॲटर्नी होल्डर वय :-46 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत कुलमुखत्यारपत्र धारक दस्त ऐवज करुन दिल्याचे कबुल करतात.
सिद्धा क.3 ची वेळ:27 / 11 / 2015 12 : 54 : 40 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटविलेली आहे.

अनु क.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:मोहम्मदहुसैन एम. शेख वय:46 पत्ता:ए-702, एरिजन टॉवर, भांडुप पश्चिम, मुंबई पिन कोड:400078	स्वाक्षरी		
2	नाव:वैभव वी. निकाळे वय:33 पत्ता:सायन पिन कोड:400078	स्वाक्षरी		

सिद्धा क.4 ची वेळ:27 / 11 / 2015 12 : 55 : 13 PM

सिद्धा क.5 ची वेळ:27 / 11 / 2015 [illegible] पावती क्रमांक:4 मध्ये

Joint Sub Registrar Kurla-5

THE SUB REGISTRAR KURLA-5

प्रमाणित करण्यात येते कि या दस्तामध्ये एकूण 23 पाने आहेत.
करण-५/ ५१५७ /२०१५
पुस्तक क्रमांक १ (चलनकबर)
नोंदवा।
दिनांक 27/11/15

सह दुय्यम निबंधक, कुर्ला-५
बृहन्मुंबई उपनगर जिल्हा.

7971 /2015

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