Receipt (pavti)

516/15676 | पावती | Original/Duplicate

Monday,November 28 ,2022 | नोंदणी क्रं. :39म

11:02 AM | Regn.:39M

पावती क्रं.: 16380 दिनांक: 28/11/2022

गावाचे नाव: दहिसर

दस्तऐवजाचा अनुक्रमांक: बरल8-15676-2022

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: नीलम को ऑप हौसिंग सोसायटी लिमीटेड तर्फे चेअरमॅन हसमुख हिरजी गडा - -

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
11:20 AM ह्या वेळेस मिळेल.

स दु नि का बोरीवली 8

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

. स. दु. निबंधक, बोरीवली - ८,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2711202201029 दिनांक: 28/11/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011263316202223E दिनांक: 28/11/2022
बँकेचे नाव व पत्ता:

JISTERED ORIGINAL DOCUMENT
29/11/2022

CHALLAN
MTR Form Number-6

GRN	MH011263316202223E	BARCODE		Date	27/11/2022-18:48:42	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)	AAEFO2324H
Office Name	BRL 8_JT SUB REGISTRAR BORIVALI 8	Full Name	OM SAI DEVELOPERS AND PROMOTERS
Location	MUMBAI		
Year	2022-2023 One Time	Flat/Block No.	NEELAM CHSL CTS NO 743 A
Account Head Details	**Amount In Rs.**	Premises/Building	
0030045501 Stamp Duty	500.00	Road/Street	DAHISAR WEST
0030063301 Registration Fee	100.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 0 6 8
		Remarks (If Any)	PAN2=AAAAN5446L~SecondPartyName=NEELAM CHSL~
Total	600.00	Amount In Words	Six Hundred Rupees Only

Payment Details	BANK OF BARODA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02003942022112700240	1312575755
Cheque/DD No.		Bank Date	RBI Date	27/11/2022-18:48:42	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF BARODA	
Name of Branch		Scroll No. , Date		1 , 28/11/2022	

Department ID : Mobile No. : 8692828881

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.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-516-15676	0005567363202223	28/11/2022-11:02:41	IGR557	100.00
2	(iS)-516-15676	0005567363202223	28/11/2022-11:02:41	IGR557	500.00
			Total Defacement Amount		**600.00**

Print Date 28-11-2022 12:02:04



Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2711202201029	Receipt Date	28/11/2022

Received from om sai developers and promoters , Mobile number 8692828881, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 15676 dated 28/11/2022 at the Sub Registrar office Joint S.R. Borivali 8 of the District Mumbai Sub-urban District

DEFACED
₹ 600
DEFACED

Payment Details

Bank Name	BARB	Payment Date	27/11/2022
Bank CIN	10004152022112700956	REF No.	1329519877
Deface No	2711202201029D	Deface Date	28/11/2022

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

नोंदणी - ११
१५५७ | २ | ३०
२०२२

THE SEAL OF THE JOINT SUB-REGISTRAR BORIVALI No. 8
MUMBAI SUBURBAN DIST. (BANDRA)
सह. दुय्यम निबंधक, बोरिवली-८
मुंबई उपनगर जिल्हा, (वांद्रे)

POWER OF ATTORNEY

THE SEAL OF JOINT SUB-REGISTRAR BORIVALI NO. 3 SUBURBAN DIST. (BANDRA)

नमुना - ८ (१५)

९५६७६	३	३०
२०२२		

POWER OF ATTORNEY FOR DEVELOPMENT

1. **TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, NEELAM CO-OPERATIVE HOUSING SOCIETY LIMITED** a Co-operative Society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 at No. BOM/ W.R/HSG/T.C/1487 dated 22-02-1985 having its Registered Office at Neelam Apartment, Atmaram Mhatre Road, Dahisar (West) Mumbai – 400068, through our Chairman SHRI HASMUKH HIRJI GADA, and Secretary SHRI AJIT D JAIN, and Treasurer Miss. Sarika .S. Redij (Associate member to flat Nos.102 as per Resolution Dated 27th August 2021) SEND GREETINGS:-

Sec

CHAIRMAN

TREASURER

C.M 1

CM 2

CM 3

CM 4

WHEREAS:

a) By an Indenture of deem Conveyance dated 31st July 2019 and registered with the Sub Registrar of Assurances at Bandra. Bearing Order No. DDR-4/ Mum./ D.C./ Neelam CHSL/ 2933/ 2018. dated 27/12/2018; of all that piece or parcel of land or ground admeasuring 681.26 square metres or thereabouts situate lying and being underneath and appurtenant to "NEELAM CHSL" Building bearing City Survey No.743 A of Village Dahisar, Taluka Borivali, in the Registration Sub-District of Bandra, Mumbai Suburban District and more particularly described in the Schedule hereunder written (hereinafter referred to as the said land);

b) On the said land there exists a building known as "NEELAM CHSL" belonging to the Society consisting of 20 tenements which are occupied by members therein as per details set out in **Annexure - II** to the Agreement (hereinafter referred to as "the said building");

c) By a Deed of Sale/ Deem Conveyance simultaneously executed dated 31st July 2019, bearing no. BRL-8/6982/2019 Registrar conveyed the said building to the Society

d) Our Members have paid the entire amount/consideration for purchase of the said building by way of making Sale deed to M/S NEELAM BUILDERS.

e) We have by an Agreement for Development executed simultaneously with these presents permitted M/S. OM SAI DEVELOPERS & PROMOTERS a Partnership Company registered under the provisions of Companies Act, 1956 and having its Registered Office at 101,SHIVPRASAD CHSL, Hawa Hira Park, Kurar Village, Malad (E) Mumbai 97 to re-develop the said property and to deal with the said authorities concerned at or for the consideration and on the other terms and conditions recorded therein;

h) In pursuance of the said Agreement for Development we are desirous of appointing (1) Shri DEEPAK .B. DODIYA. (2)

बरल - ८/IV
94 ELE 4 80
२०२२

Shri AJAY .P. SHUKLA, jointly and severally to be our true and lawful Attorneys (hereinafter referred to as the "said Attorneys") to do the following acts, deeds, matters, things and matters at their costs, expenses, risk and responsibility in relation to the said property;

i) The said Agreement for Development is stamped as required under Article 5(g-a) of the Bombay Stamp Act and this Power of Attorney therefore is stamped at Rs.500/- as required therein.

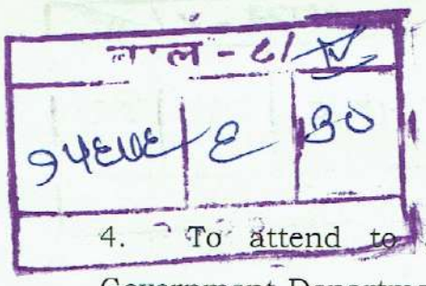
NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT WE, NEELAM CO-OPERATIVE HOUSING SOCIETY LTD. do hereby irrevocably nominate, constitute and appoint appointing (1) Shri DEEPAK.B.DODIYA. (2) Shri AJAY .P. SHUKLA jointly and severally to be our true and lawful Attorneys for us, in our name and on our behalf to do all acts, deeds and things in connection with the said property, as under:

1. This Power of Attorney is in respect of the said property only more particularly described in the Schedule hereunder written and for the purpose set out in these presents and set out in the said Agreement for Development.

2. To make necessary applications and get the said property transferred to Society's name in all records including revenue and municipal;

3. To make application and submit plans for layout construction reconstruction additions alterations and variation on the said property using and consuming entire FSI of any nature whatsoever which may be permitted to be used, consumed and loaded including originating from the said land and/or FSI credit by way of Transfer of Development Rights (TDR), Fungible and other incidental FSI with or without premium which can be loaded on the said property.

POWER OF ATTORNEY



4. To attend to and represent in all Central and State Government Departments including the Offices of the Collectors of Land Revenue, Tahsildars or any other Revenue Authority including S.L.R. Office, City Survey Office and all the Municipal Offices and other local offices or appropriate Police Stations or Police Offices or Police Departments, Fire Department, Electricity Department, Charity Commissioner, Directorate of Industries, Income Tax, Sales Tax and other Tax authorities in relation to the affairs of the said property or any part or portion thereof for any purpose connected with or effecting the said property or any of them or any part or portion thereof.

5. To appear and to act on our behalf before Competent Authority under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 (No.33 of 1976) and officers appointed under the said Act or concerned with the same including the Collector, Additional Collector, the Secretary or Secretaries of the Government of Maharashtra or the Government of India under the said Act, or any other Acts, enactments or laws for the time being in force and to represent us before them the aforesaid officers or authorities and to take all steps and to do all things necessary and to sign present and file any and all forms, statements, returns, applications, declarations, representations, writings, memorandum, appeals, revisions, reviews or any other scheme or schemes as may be required under the provisions of the said Act or any other Acts, enactments, or laws for the time being in force in that behalf for all purposes connected with the said property including for obtaining exemption and/or release of the said property or any part or portion thereof, and/or to obtain permission, consents or No objection Certificate or Certificates from the concerned authorities including for TDR.

6. To prefer an appeal from the Order which may be made by the Competent Authority or other authorities under the Urban Land (Ceiling & Regulation) Act, 1976 and /or any re-enactment thereof and to do all acts, deeds, matters and things and to

POWER OF ATTORNEY