1760

POWER OF ATTORNEY

BETWEEN

M/S. FAUCETT DEVELOPERS

AND

IDEAL MANOHAR CHS. LTD.
(BANDRA WEST)

378/17260 पावती Original/Duplicate
Monday,November 28 ,2022 नोंदणी क्रं. :39म
10:50 AM Regn.:39M

पावती क्रं.: 18682 दिनांक: 28/11/2022

गावाचे नाव: वांद्रा
दस्तऐवजाचा अनुक्रमांक: बदर9-17260-2022
दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: आवडियल मनोहर को ऑप ही सो लि चे चेअरमन राजू श्यामलाल लुल्ला

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 700.00
पृष्ठांची संख्या: 35	
एकूण:	रु. 800.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
11:07 AM ह्या वेळेस मिळेल.

सह.दु.नि.अंधेरी-3

सह. दुय्यम निबंधक, अंधेरी क्र. ३,
मुंबई उपनगर जिल्हा.

बाजार मुल्य: रु.1 /-
मोबदला रु.0.0/-
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.700/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2811202200755 दिनांक: 28/11/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010700837202223E दिनांक: 28/11/2022
बँकेचे नाव व पत्ता:

R.S. Lulla

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 29 NOV 2022

CHALLAN
MTR Form Number-6

GRN	MH010700837202223E	BARCODE		Date	16/11/2022-16:09:12	Form ID	48(I)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	BDR9_ANDHERI NO 3 SUB REGISTRAR	Full Name	IDEAL MANOHAR CHS LTD
Location	MUMBAI		
Year	2022-2023 One Time	Flat/Block No.	CTS NO F/685 VILLAGE BANDRA F
Account Head Details	Amount In Rs.	Premises/Building	
0030045501 Stamp Duty	500.00	Road/Street	TALUKA ANDHERI
0030063301 Registration Fee	100.00	Area/Locality	400050
		Town/City/District	
		PIN	4 0 0 0 5 0
		Remarks (If Any)	
		SecondPart/Name=FAUCETT DEVELOPERS~	
Total	600.00	Amount In Words	Six Hundred Rupees Only

DEFACED ₹ 600.00 DEFACED

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022111620829	IK0BYXOEM2
Cheque/DD No.		Bank Date	RBI Date	16/11/2022-04:09:58	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date			

Department ID : Mobile No. : 9223267121

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.

THE SUB-REGISTRAR ANDHERI NO. 3 ★ MUMBAI SUBURBAN DIST. BANDRA ★

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-378-17260	0005566883202223	28/11/2022-10:50:06	IGR188	100.00
2	(IS)-378-17260	0005566883202223	28/11/2022-10:50:06	IGR188	500.00
			Total Defacement Amount		600.00

Print Date 28-11-2022 11:37:18

बदर-९
पुस्तक क्र. १ | ७७२६० | ९ | ३५
२०२२

Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2811202200755	Receipt Date	28/11/2022

Received from Faucett Developers , Mobile number 9223267121, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered on Document No. 17260 dated 28/11/2022 at the Sub Registrar office Joint S.R. Andheri 3 of the District Mumbai Sub-urban District.

DEFACED
₹ 700
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	28/11/2022
Bank CIN	10004152022112800707	REF No.	233283345603
Deface No	2811202200755D	Deface Date	28/11/2022

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

OFFICE OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST BANDRA

बदर-९
पुस्तक क्र. १ | ७७२८० | 2 | 31
२०२२

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2811202200755	**Date**	28/11/2022
Received from Faucett Developers , Mobile number 9223267121, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Andheri 3 of the District Mumbai Sub-urban District			
Payment Details			
Bank Name	SBIN	**Date**	28/11/2022
Bank CIN	10004152022112800707	**REF No.**	233283345603
This is computer generated receipt, hence no signature is required.			

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

बदर-९

पुस्तक क्र. ९ | ९०२४० | 3 | 34

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CHALLAN
MTR Form Number-6

GRN	MH010700937202223E	BARCODE		Date	16/11/2022-16:09:12	Form ID	48(l)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	SDR9_ANDHERI NO 3 SUB REGISTRAR	Full Name	IDEAL MANOHAR CHS LTD
Location	MUMBAI		
Year	2022-2023 One Time	Flat/Block No.	CTS NO F/685 VILLAGE BANDRA F
Account Head Details	Amount In Rs.	Premises/Building	
0030045501 Stamp Duty	500.00	Road/Street	TALUKA ANDHERI
0030063301 Registration Fee	100.00	Area/Locality	400050
		Town/City/District	
		PIN	4 0 0 0 5 0
		Remarks (If Any)	
		SecondPartyName=FAUCETT DEVELOPERS~	
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022111620829	IK0BYXOEM2
Cheque/DD No.		Bank Date	RBI Date	16/11/2022-16:24:10	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. : 9223287121

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 कार्यालयास नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

बदर-९
पुस्तक क्र. १ ७०२८/४/३५
२०२२

Print Date 16-11-2022 04:10:03

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA © 2021 © ZS 884998

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

बदर-९

पुस्तक क्र. १ ७०२५० ५ ३५

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प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८०००१२
- 8 MAR 2022
सक्षम अधिकारी

श्री.एल.एम.सांगळे

POWER OF ATTORNEY

TO ALL TO WHOM THE PRESENTS SHALL COME WE, **IDEAL MANOHAR CO-OPERATIVE HOUSING SOCIETY LIMITED**, a society registered under the provisions of the Maharashtra Co- operative Societies Act, vide Registration No. BOM/HSG/4079 dated 21-12-1973, having its registered office at Plot No. 152, 30th Road, T.P.S. III, Bandra (West), Mumbai 400 050 (hereinafter referred to as the **"Executant Society"**), represented through (I) Hon. Chairman – Mr. Raju Shyamlal Lulla, (II) Hon. Secretary - Mr. Safarali Ramzanali Mardhani, (III) Hon. Committee Member - Mr. Lawrence Jude Sunil Fernandes duly authorized by resolution passed in the Special General Body Meeting held on 30.10.2022 , to execute, sign, seal, register and deliver the said Power of Attorney, **SEND GREETINGS:-**

For Ideal Manohar C.H.S. Ltd.

Secretary / Chairman / Member

FAUCETT DEVELOPERS MUMBAI

अनुबंध - १ Annexure - I

फक्त प्रतिज्ञापत्रासाठी Only for Affidavit

मुद्रांक विक्रेत्या-दस्ते यांचा _____

मुद्रांक विक्रेत्या-दस्ते यांचेकडे पाठविले _____

मुद्रांक विक्रीसाठीची मंजूर जमा अनु. क्रमांक 716 दिनांक _____

मुद्रांक विक्रेता ३-१-दस्ती सही

न्यायनिर्णयक मुद्रांक विक्रीसाठी सही

17 MAR 2022

17 MAR 2022

परवाना क्रमांक:-८०००१२

मुद्रांक विक्रीचे ठिकाण/पत्ता: श्री. राजेश डी. मदनानी २२१/ए, एल.बी. रोड, सर्वोर पोस्ट ऑफिस, वीरवाय सिग्नल, अंधेरी (पश्चिम), मुंबई-४०० ०५८.

शासकीय कार्यालयासाठी/न्यायालयासाठीच प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक आकारणी आवश्यकता नाही, (शासन आदेश वि. क्र./०७/२००४ मुंबई)

उक्त व्यवहारासाठी स्वायत्त मुद्रांक खरेदी केला त्यांनी सदर व्यवहारासाठी मुद्रांक [illegible] ६ महिन्यात वापरणे बंधनकारक आहे

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1 MUMBAI SUBURBAN DIST. BANDRA

बदर-१

पुस्तक क्र. १ | ७७२५० | ६ | ३५

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of the entire Re-Development project upon procurement of full Occupation Certificate/Building Completion Certificate or such early determination, whichever earlier.

NOW KNOW YE AND THESE PRESENTS WITNESS that in pursuance of the aforesaid agreement and for the consideration mentioned therein, we **IDEAL MANOHAR CO-OPERATIVE HOUSING SOCIETY LIMITED** do hereby nominate constitute and appoint **1) Mrs. Tina Bharat Aidasani, 2) Ms. Sangita Mohandas Aldasani and 3) Mr. Saahil Bharat Aidasani,** being the partners of **M/S. FAUCETT DEVELOPERS,** represented herein by the Partner No. 3 vide Partnership Deed dated 26/06/2015 having their Corporate Office at Shop No. 3, Rajdeep CHSL., Carter Road No. 1, Borivali East, Mumbai – 4000 066, to be our true and lawful General Attorney/s, for the Executant Society to do the following acts, deeds, matters and things in respect of Executant Society owned property described in the Schedule of property hereunder written, as under:-

1. THIS POWER OF ATTORNEY is restricted to and pertains only for the redevelopment to the property described in the Schedule hereunder written.

2. TO PERFECT our title in all the respect of the said property, if so required, AND FOR THE PURPOSE to take all steps as may be necessary in that regard.

3. TO APPOINT official surveyor for making survey of the said property and if required, the said attorneys shall be entitled to make private survey through the private surveyor.

4. TO APPROACH the City Survey Office and/or Superintendent of Land Records and/or Collector and/or Court of Law to cause such authority to rectify the area and / or name in the property card of the said property, if so required, and to cause such office to make necessary changes and or make addition/change in the area and / or names as shown in the property card. Further to prepare, sign and execute papers and document including affidavits, declarations, usual indemnity and usual undertakings etc. as may be required by any Govt. Authority for the purpose of incorporation of the name of the society in the said property card.

5. TO CONSTRUCT compound wall surrounding the said property and also to mark the boundaries of the same.

6. TO TAKE all necessary action against the trespassers on the said property and any portion thereof and also empower to remove any encroachments and

बदर - १
दस्तक क्र. १ / १७५८ / १७ / ३५ / २०२२

For Ideal Manohar C.H.S. Ltd.

Secretary / Chairman / Member

FAUCETT DEVELOPERS MUMBAI

WHEREAS

a) By an Indenture of Conveyance dated 1st January 1975, registered with the office of the Sub Registrar of Assurances at Bandra under Sr. no. 568/85 dated 06.04.1996 made between Murli Motiram Mansukhani and others, therein referred to as the Vendors of the One Part and the Society therein referred to as the Purchasers of the other part, the Vendors therein did convey unto the Society the Property being Plot No. 152, 30th Road, T.P.S. III, Bandra (West), Mumbai 400 050 more particularly described in the Schedule here under. The Society is the sole and absolute owner of and is also seized and possessed of and/or otherwise well and sufficiently entitled to all that piece or parcel of the land situated at Village Pahadi, Taluka Andheri, Mumbai Suburban District, bearing Final Plot No.152, T.P.S. III, C.T.S. No. F/685 admeasuring 618.71 square meters or thereabouts together with a building known as 'Ideal Manohar' (the "Existing Building") standing on the said plot of land situated at 30th road. T.P.S. III, Bandra (West), Mumbai – 400 050 along with a building structure appurtenant to it (hereinafter referred to as 'the said property').

b) -AND WHEREAS by and under Re-development Agreement dated 28/11/2022 duly registered under Registration No. BDR-9/17259/22 on dated 28/11/2022 with the Office of the Sub- Registrar of Assurances at Bandra/Andheri-3, made and entered between **IDEAL MANOHAR CO-OPERATIVE HOUSING SOCIETY LIMITED** (therein referred to as the Society) and **M/S. FAUCETT DEVELOPERS** (therein referred to as the Developers); the Society therein granted re-development rights to the Developers therein with respect to the Schedule of said Property; for the valid consideration and on the terms and conditions mentioned in the said Re-development Agreement dated 28/11/2022.

c) That we also, hereby, declare that this Power of Attorney executed and preferred by the society through us, is revocable, shall continue to be in force, and fully valid until revoked by written notice of revocation and following the due process of law or completion of the re- development project by the Developers with the procurement of the Occupation Certificate/Building Completion Certificate for the said new re- developed building and for procuring refund of deposits paid by Developers from Brihanmumbai Municipal Corporation of Greater Mumbai (B.M.C.) and Competent Authorities.

बदर-३ दस्त क्रं. १ 9022 | C 134 2022

d) AND WHEREAS the said Re- Development Agreement so executed between the society and the Developers is treated as main / principal documents and this Power of Attorney is treated as incidental and / or subsidiary document thereto and that the validity of the present document shall be co-terminus to the tenure of the said Re- development Agreement, and the same shall be null and void upon completion

For Ideal Manohar C.H.S. Ltd.
Secretary / Chairman / Member

For Ideal Manohar C.H.S. Ltd.
Secretary / Chairman / Member

FAUCETT DEVELOPERS MUMBAI

may be, and/if any area difference be found after actual Survey and to get the area corrected in the property registered card, to get the confirmation of the area, to approve the plans and to obtain/utilize and/or all the benefits available as per the rules and regulations in force and to pay on our behalf necessary costs, charges and deposits as may be required.

13. TO APPROACH the appropriate companies providing electrical power, Mahanagar Gas, Telephone Authorities etc. with regards to the said proposed re- developed building.

14. TO MAKE and prepare and/or cause to be made and prepared at the Attorneys 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 residential building on the said property to the Competent Authority and/or Government of Maharashtra and/or Local bodies and to engage the services of any Architects, Engineers, structural Engineers, R.C.C. Consultants or any other Consultants as may be necessary or advisable.

15. TO APPLY and get the building plans duly sanctioned and to obtain IOD, CC and other approvals or to revalidate the plans that may have been sanctioned from time to time and to comply with the terms and conditions of the concerned authorities that may have been put by the sanctioning authorities including to submit applications to the authorities concerned controller for obtaining restricted building materials and to make all necessary applications in connection with the construction and to obtain permit or permits or quotas in respect thereof and to represent us before the Government, Municipal Corporation, The Collector or other public authorities and other appropriate authorities in all matters in connection therewith the said subdivision and/or development.

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

बदर - ९
क्र. ९/७०२८०/ E /३५
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17. TO APPLY and to collect the refund and/or return of the deposits, security fees, scrutiny fees and other amounts if any paid to the Municipality, Collector and/or other authorities concerned for getting the Building Plans/Lay Out Plans/Sub-

For Ideal Manohar C.H.S. Ltd.

Secretary / Chairman / Member

FAUCETT DEVELOPERS MUMBAI

encumbrances, if any, found on the said property and any portion thereof and to take all necessary action against any third party and to evict any trespasser out of the said property. In the event any person/s claim any ownership rights on the said property or any portion thereof then to prosecute and proceed against any such third persons.

7. TO EXCAVATE the said property and to remove stone, clay, sand etc. and to level the said property as they may deem fit and proper.

8. TO PAY the necessary charges, Deposits, Assessments and apply for the Refund thereof as the said Attorney/s may think fit and proper.

9. TO REPRESENT, for and on behalf of the Executant Society in the office of the Brihanmumbai Municipal Corporation, Government of Maharashtra, Government of India ,Tahsildar, Mamlatdar, Sub- Divisional Officer, Collector, Revenue Authorities, Collector of Mumbai, Mumbai Metropolitan Regional Development Authority, Maharashtra Housing & Area Development Authority, Town Planning Authorities, Authorities under Urban Land (Ceiling & Regulation) Act, 1976 concerning subdivision, and all other public and semi-public authorities or such other Authorities etc. and to sign and make any application letter, document, documents, representation, notice and petition for all any for any license, approvals, sanctions, permissions, renewals, completion, no objection and consent required in connection with the re-development over the Schedule Property or any portion thereof and for purposes incidental thereto and to take all necessary steps and to do or cause to be done all such acts, matters and things for the purpose aforesaid.

10. TO APPOINT, at the Attorneys costs, and/or appoint/remove Architects, Structural Engineers, Surveyors, Supervisors, R. C. C. Specialists, Designers, Contractors including building contractors, Civil Contractors, Electricians, Electrical Contractors, Lift Suppliers, Erectors, Plumbers, Workmen, Clerks and other Staff members, Advocates, Counsels, Valuers, Chartered Accountants, advocates, counsel and other persons Professionals and Consultants as desired by the said Attorney for plans, approval or any other matters connected therewith on such terms and conditions and on payment of the fees and remuneration to them as the said Attorney may deem fit.

11. TO CAUSE Revenue Authority to correct area in all revenue records, if required.

12. TO APPLY to the D.I.L.R., City Survey Office and/or all concerned authorities for the purpose of area corrections either increase or decrease as the case

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पुस्तक क्र. १ | ७७२४० | ९० | ३५
२१२२

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1 MUMBAI SUBURBAN DIST. BANDRA

For Ideal Manohar C.H.S. Ltd.

Secretary / Chairman / Member

FAUCETT DEVELOPERS MUMBAI

22. TO APPOINT Advocates, Solicitors, Legal Consultants for any matter pertaining to and incidental to the said property and to appear in the court of law, judicial and/or quasi-judicial authority and/or before any other authority, with prior consent of the Executant Society.

23. TO INSTITUTE, defend, and prosecute all the legal proceedings against Executant Society concerning the property described in Schedule or any portion thereof. However, M/S. FAUCETT DEVELOPERS, will not defend in any proceedings where they have personal interest or stake.

24. TO APPEAR and act before all Courts, competent authorities, appellate tribunal, forums and before all/any Government, Semi Governmental Statutory and other authorities judicial and Quasi-judicial bodies on our behalf, and to sign, verify and present pleadings, plaints, petitions/writ petitions, applications, interim applications, written statements and other petitions or affidavits or documents as shall be deemed necessary on our behalf, to protect our right, title and interest over the Schedule Property or any portion thereof and all or any of the matters connected with re-development in the Schedule Property, with prior consent of the Executant Society.

25. TO PAY all taxes, rates, charges, expenses and other outgoings in respect of the said property during the period of re development till obtaining Full O.C.

26. TO ACCEPT services of writ of summons, notices or other proceedings that may be served upon the Executant Society and to issue, accept, writ, summons, letter of request, Rule Nisi, or any other legal proceedings and to serve upon the party as may be required, with prior consent of the Executant Society.

27. TO CARRY out the work of leveling the said Property and/or [illegible] and/or constructing roads, internal infrastructure of the lay out, providing street lights and by laying electric cables, laying water main pipe lines and drainage etc. electric substation constructing shed/sheds godowns and site offices for the purpose of effective development of the said property or any part thereof.

28. TO APPROACH and represent the Executant Society before the Government of Maharashtra in all its Departments as also the Municipal Corporation of Greater Bombay and in all other Concerned Authorities for the purpose of obtaining necessary No Objection Certificate and/or permission and/or sanction in regard to the carrying out the construction of the said building/s and completion thereof and for obtaining Occupation and Completion Certificate in connection with the running and establishing Units therein.

बदर-१
क्र. ९७२८० ९९ /३५

For Ideal Manohar C.H.S. Ltd.

Secretary / Chairman / Member

FAUCETT DEVELOPERS MUMBAI

division plans sanctioned and also to apply for and obtain the refund of all the refundable deposits.

18. TO APPLY and represent the Executant Society before the Concerned Authorities to get the said property released from Reservations in D.P. Plan or to submit the said Reservation as the said Attorney/s may deem fit and proper.

19. IN CASE of acquisition of the said property or any part thereof to represent the Executant Society in acquisition proceedings to challenge the said acquisition or to receive compensation and give receipts for moneys received and also to oppose the said proceedings if our Attorney/s are of the opinion that the said proceedings are against the interest of the Executant Society.

20. IN CASE of enforcement of any Town Planning Scheme in the area to represent the Executant Society in the proceedings before the planning authority and receive compensation and/or final plots to be allotted to the Executant Society in any scheme for the purposes to do all acts, deeds, matters and things as may be necessary.

21. TO APPLY for, to avail of and/or to consume F.S.I. floating F.S.I. or T.D.R., Fungible F.S.I. Permissible or such compensatory FSI permissible under the DCPR 2034 or implemented during the pendency of the said re- development activity. Premium F.S.I. on the said property as may be permissible under the Development Control Rules and arising from any other property/properties or otherwise and to use the same on the said property. TO DEMOLISH the existing structure and to proceed with development/ re- development of the said property including constructing building/s, boundary walls, fencing, barbed wire fencing 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 area or under reservation to the Municipality or Collector or to the authorities concerned and to apply for and obtain in lieu thereof the compensation and/or F.S.I. to consume the said F.S.I. on the remaining portion of the said property by constructing the building/s. To use the entire plot potential with respect to the property of the society. TO APPLY for, to avail of and / or to consume F.S.I. floating F.S.I. or T.D.R. permissible, Premium F.S.I. in pursuance of the said Development Rights Certificate on such plots or properties as may be permissible under the Development Control Rules and arising from any other property/properties or otherwise and to use the same on the said property, in our name and for the purpose to do all such acts, deeds, matters and things as may be required from time to time.

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For Ideal Manohar C.H.S. Ltd.

Secretary / *Chairman* / *Member*

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be amended from time to time by the concerned authorities of setback area and to sign and execute all such documents as may be prescribed under the same and to do all such acts deeds matters and things as may be required for time to time.

33. TO DO all such acts, deeds, matters and things to comply with the conditions prescribed for the issuance of the Development Rights Certificate under the Development Control Rules.

34. TO ATTEND the officers appointed under the M.M.C. Act and Development Control Regulation Act in connection with approving and finalizing to deed of conveyance or any other assurances for conveying and transferring the said setback area and further to execute such documents and sign, execute deliver and handover the such conveyance or any other documents to and in favour of the M.M.C. or any other authority, for absolutely and perfectly transferring and conveying the said setback area and further to lodge such documents for registration thereof and to take all the necessary steps to cure the said documents ordered to be registered and obtaining Index II thereof.

35. TO PAY all the betterment charges and all other charges as may be payable to the concerned authorities while sanctioning the consent and/or according their no-objection for the purpose of development of the said property and for that purpose to apply and obtain all such necessary approvals and/or permissions as may be necessary.

36. TO OBTAIN occupation and completion certificate (as the case may be) from the Municipal Corporation of Greater Mumbai after the building is completed in all respects.

37. TO APPEAR and deal with the Assessment Department of the MCGM and to dispose of and deal with all matters in connection with the assessment of the proposed new building on the said property and for the purpose to sign all applications, documents and writings and to make or arrive at any arrangements, compromise or settlement with the officers or authorities in respect of the rateable value of the said property and the new premises/units to be constructed thereon and in respect of the assessment or the amount of property taxes and other taxes and in the event of the said Attorney being not agreeable to any such assessment fixed or determined by any of the aforesaid officers or authorities to commence institute and prosecute at their own costs, charges and expenses all actions, suits, appeals and proceedings against the Municipal Authorities and /or the said officers and authorities for the fixation of the rateable value and the assessment resulting there from and for that

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29. In accordance with the Re-Development Agreement, file the necessary suit in the competent court of Law for the purpose of ejectment of such tenants and/or unauthorized occupants or existing members if they cause any obstruction or interruption in the proposed project of redevelopment.

30. TO INSURE the said property against damages, fire, tempest, riots, civil commotion, floods, earthquakes otherwise as our said Attorney may think fit and proper.

31. TO PUT up and display board, hoardings on the said property, announcing the proposed Redevelopment of the Schedule of Property only after purchase of 100% TDR - FSI by the Developer, to announce the sale of Developers sale flats as per approved plans of the new building except the two flats on lien with society mutually agreed upon in the Redevelopment Agreement.

32. TO APPLY and obtain the Award for Transferable Development Rights in respect of the portions of the properties affected due to set back in the form of FSI from the requisite authorities under the provisions of the Bombay Municipal Corporation Act or the Maharashtra Regional Town Planning Act or any other laws for the time being in force and for the purposes to sign and execute necessary applications, agreements, documents, declaration etc. as may be required. For the purpose of obtaining Transfer of Development Rights or Development Rights Certificate, to surrender such area of the land falling under set back under the Maharashtra Town Planning Act or any other law for the time being in force or to handover such portion of the set back affected property in favor of the Brihanmumbai Municipal Corporation or any appropriate authority or Government of Maharashtra as may be the case free of cost and for the purpose to level the said portion of the land and construct a compound wall with a gate and in view thereof to take the benefit of F.S.I. permitted by Authority for the said purpose to approach to the Commissioner of Mumbai Corporation of Greater Mumbai to receive the Development Rights Certificate (D.R.C.) from the commissioner of Municipal Corporation of Greater Bombay and to give sign acknowledgement of receiving the D.R.C. and in that connection to sign and execute all necessary acknowledgements, undertakings, receipts, affidavits, letters, agreements, deed of surrender or transfer or conveyance, declaration or undertaking or any such other documents or document as may be required by the concerned authorities for handing over set back area of the said property on our behalf and lodge the same with the sub-Registrar of Assurances and admit execution. In general TO AVAIL the benefit of the Transfer of Development Rights under the provisions of Development Control Rules for the time being in force or as may

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43. In General to do all other acts, deeds, matters and things whatsoever in or about the estate, property and affairs of Executant Society herein either particularly or generally described as amply and effectually to all intents and purposes set out in the development agreement and we could do in our own proper person.

44. AND we hereby for ourselves, our successors and assigns agree and undertake to allow ratify and confirm all and whatsoever our Attorney or any substitute or substitutes acting under them shall or purport to do or cause to be done by virtue of these presents. This Power of Attorney shall be binding on Executant Society and its successors.

45. In the event any defects or errors are noticed in any of the documents, instruments, writings that may be made and executed by said Attorneys then and in such event to make, sign, execute and deliver Deeds of Rectification, Deed of Confirmation or otherwise to carry corrections in the original documents and instruments.

46. To register the said project with the Real Estate Regulatory Authority (RERA) and make and sign necessary Applications, Forms, Affidavits, Undertakings etc., as may be required for the purpose as also to upload all necessary documents, forms, plans etc., on the RERA website and to do all necessary acts, deeds, matters and things as may be required for the purpose of registering the project under RERA and updating the details etc., uploaded on the RERA website in respect of the said project or otherwise to correspondence with, deal with and otherwise appear before the RERA Authorities or RERA Appellate Authority or otherwise as may be required in respect of the said project.

47. It is hereby clarified that, the powers and authorities hereby granted, shall not authority to raise loans from banks, financial institutions and others by creating any kind of charge, lease, sub-lease, mortgage, hypothecate, give on leave and license and / or tenancy basis grant exclusive user of and / or otherwise transfer, alienate, the Schedule Property or any portion thereof.

48. The powers and authorities hereby granted, is not an authority to sell or execute deeds of conveyance/sale deeds and other documents in respect of the Schedule Property or any portion thereof, on behalf of Executant Society.

49. The powers and authorities hereby granted, are not permitted to delegate this Power of Attorney to appoint further Attorneys to do all acts and deeds and

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purpose to sign and execute all applications, evidences, Vakalatnama/s, applications, petitions, plaints, affidavits etc. and to engage advocates, solicitors, pleaders and others and to settle and pay their fees.

38. TO PAY all taxes, assessments, levies, rates, charges, expenses, LUC Tax, other outgoings and water charges in respect of the said property.

39. TO ATTEND before the Superintendent of Stamp and other officers or personnel in stamp office, District Collector of Valuation, Director of Registration, Registrar and Sub-Registrar and other authorities in all questions regarding valuation and prepare and file applications, objections, appeals, reviews and revisions.

40. TO MAKE necessary applications for municipal water, sewerage, light and electric supply, electric sub-station to the concerned authorities at the expenses of our said Attorney and to obtain necessary orders in pursuant thereto and to do all acts to lay the water sewerage, Drainage, Telephone, gas pipe line and electric connection, to carry out the internal lay out and to construct roads for the purpose of development of the said lands more particularly described in the Schedule hereunder written.

41. And for more effectually removing any doubt which may arise as to the true meaning of these presents or as to the construction or apolication of the powers hereby granted we hereby declare that the powers hereby granted shall not in any case deemed to revoke any power of authorities hereto given to us to our Attorney or be deemed to be limited to such transactions and matters as are herein expressly mentioned but the same are intended to extend and shall in all cases extend to any other matters or transactions not certain precisely or defined which in the course of the business may be the Attorney be deemed to requisite or expedient to be done or performed.

42. All costs, charges, and expenses of and incidental to act, deed, matter or things done or caused to be done by the said Attorneys in or about the exercise of power or powers herein contained shall be borne and paid as provided by the Attorney/s alone and the Executant Society shall not be responsible for the same and the Attorneys shall indemnify and keep indemnified the Executant Society and their estate and effects from and against the payment of the aforesaid costs, charges and expenses and from and against any loss and damage that may be caused to by reason of the Attorneys doing or causing to be done any acts, deeds, matters or things by virtue of these presents.

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things related to the re-development agreement executed entered between the Executant Society and attorney.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of freehold plot of land bearing Plot No. 152, T.P.S. III, C.T.S No. F/685 of Village Bandra, Taluka Andheri, Mumbai Suburban District admeasuring 618.71 square meters or thereabouts lying, being and situate at situated at 30th Road, Bandra (West), Mumbai 400 050, totally of ground floor and three storied building known as **IDEAL MANOHAR CO-OPERATIVE HOUSING SOCIETY LIMITED** and having 12 flats in all, lying and situate at situated at Plot No. 152, 30th Road, T.P.S. III, Bandra (West), Mumbai 400 050 and in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and bounded as follows:

On or towards the North	:	by 30' wide road of TPS-III Scheme.
On or towards the South	:	by Plot No. 161 & 162
On or towards the East	:	by Plot No. 153
On or towards the West	:	by Plot No. 151

For Ideal Manohar C.H.S. Ltd.

Secretary / Chairman / Member

FAUCETT DEVELOPERS MUMBAI

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

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IN WITNESS WHEREOF We, (a) Mr. Raju Shyamlal Lulla as Hon. Chairman (b) Mr. Safarli Ramzanali Mardhani as Hon. Secretary and (c) Mr. Lawrence Jude Sunil Fernandes as member of **IDEAL MANOHAR CO-OPERATIVE HOUSING SOCIETY LIMITED** and have set and subscribed our respective signature hereto at Mumbai this 28th day of November 2022.

SIGNED AND DELIVERED by the)
Within named **IDEAL MANOHAR**)
CO-OPERATIVE HOUSING SOCIETY LIMITED)
Common seal Affixed through its)
Chairman/Secretary and Treasurer)
In Pursuance of the Resolution)
passed in Special General Body)
Meeting held on 30/10/2022)
MR. RAJU SHYAMLAL LULLA)
(HDN. CHAIRMAN)



MR. SAFARLI RAMZANALI MARDHANI)
(HON. SECRETARY)



MR. LAWRENCE JUDE SUNIL FERNANDES)
(MEMBER)



THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

Agree to work as Attorney)
For **M/S. FAUCETT DEVELOPERS**)
MR. SAAHIL BHARAT AIDASANI)

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M/S. FAUCETT DEVELOPERS

PARTNER / AUTH. SIGNATURY

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 3

दस्त क्रमांक : 17259/2022

नोंदणी :

28/11/2022



Regn.63m बदर-१

दस्तक क्र. १ | 2022 | 12 | 31

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सादरीचे नांव: बांद्रा ९

(1)विलेखाचा प्रकार — विकसनकरारनामा

(2)मोबदला — 82787968

(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे) — 130212000

(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) — 1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :, इतर माहिती: जमीन व बांधकाम ...मौजे बांद्रा एफ तालुका अंधेरी येथील फायनल प्लॉट नं 152,टी.पी.एस 3,सी.टी.एस क्र एफ/685 चे एकुण क्षेत्रफल 618.71 चौरस मिटर,व सोबत या वरील ईमारत आयडियल मनोहर को ऑप ही सो लि,फायनल प्लॉट नं 152,टी.पी.एस 3,30 वा रस्ता,बांद्रा पश्चिम मुंबई - 400050, अभिलिर्णित दस्त ए.डी.जे /1100900/872/2022,दिनांक 23/ 11/2022,भरलेले मुद्रांक शुल्क रु.68,13,926/- या मिळकतीचे विकसन करारनामा.(इतर वर्णन दस्तात नमुद केल्याप्रमाणे)((C.T.S. Number : एफ/685 ;))

(5) क्षेत्रफळ — 1) 618.71 चौ.मीटर

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. — 1): नाव:-आयडियल मनोहर को ऑप ही सो लि चे चेअरमन राजू श्यामलाल लुल्ला - - वय:-51; पत्ता:-प्लॉट नं: प्लॉट नं 152 , माळा नं: -, इमारतीचे नाव: आयडियल मनोहर को ऑप ही सो लि, ब्लॉक नं: बांद्रा पश्चिम मुंबई , रोड नं: 30 वा रोड , महाराष्ट्र, मुम्बई. Pin कोड:-400050 पॅन नं:-AAAAI0705R

2): नाव:-आयडियल मनोहर को ऑप ही सो लि चे सेक्रेटरी सफारअली मरचाली - - वय:-70; पत्ता:-प्लॉट नं: प्लॉट नं 152 , माळा नं: -, इमारतीचे नाव: आयडियल मनोहर को ऑप ही सो लि, ब्लॉक नं: बांद्रा पश्चिम मुंबई , रोड नं: 30 वा रोड , महाराष्ट्र, मुम्बई. Pin कोड:-400050 पॅन नं:-AAAAI0705R

3): नाव:-आयडियल मनोहर को ऑप ही सो लि चे मेंबर लॉरिन्स जुड सुनिल फर्नांडीस - - वय:-50; पत्ता:-प्लॉट नं: प्लॉट नं 152 , माळा नं: -, इमारतीचे नाव: आयडियल मनोहर को ऑप ही सो लि, ब्लॉक नं: बांद्रा पश्चिम मुंबई , रोड नं: 30 वा रोड , महाराष्ट्र, मुम्बई. Pin कोड:-400050 पॅन नं:-AAAAI0705R

4): नाव:-आयडियल मनोहर को ऑप ही सो लि चे मेंबर भजनलाल लालचंद लुल्ला - - वय:-60; पत्ता:-प्लॉट नं: 01, माळा नं: -, इमारतीचे नाव: आयडियल मनोहर को ऑप ही सो लि, ब्लॉक नं: बांद्रा पश्चिम मुंबई , रोड नं: 30 वा रोड , महाराष्ट्र, मुम्बई. Pin कोड:-400050 पॅन नं:-AAAAI0705R

5): नाव:-आयडियल मनोहर को ऑप ही सो लि चे मेंबर लॉरिन्स जुड सुनिल फर्नांडीस - - वय:-50; पत्ता:-प्लॉट नं: 02, माळा नं: -, इमारतीचे नाव: आयडियल मनोहर को ऑप ही सो लि, ब्लॉक नं: बांद्रा पश्चिम मुंबई , रोड नं: 30 वा रोड , महाराष्ट्र, मुम्बई. Pin कोड:-400050 पॅन नं:-AAAAI0705R

6): नाव:-आयडियल मनोहर को ऑप ही सो लि चे मेंबर मनिषा लुसी फर्नांडीस - - वय:-45; पत्ता:-प्लॉट नं: 02 , माळा नं: -, इमारतीचे नाव: आयडियल मनोहर को ऑप ही सो लि , ब्लॉक नं: बांद्रा पश्चिम मुंबई , रोड नं: 30 वा रोड , महाराष्ट्र, मुम्बई. Pin कोड:-400050 पॅन नं:-AAAAI0705R

7): नाव:-आयडियल मनोहर को ऑप ही सो लि चे मेंबर आयवन फ्लेचर - - वय:-65; पत्ता:-प्लॉट नं: 03 , माळा नं: -, इमारतीचे नाव: आयडियल मनोहर को ऑप ही सो लि , ब्लॉक नं: बांद्रा पश्चिम मुंबई , रोड नं: 30 वा रोड , महाराष्ट्र, मुम्बई. Pin कोड:-400050 पॅन नं:-AAAAI0705R

8): नाव:-आयडियल मनोहर को ऑप ही सो लि चे मेंबर माया भगवान रामचंदानी तर्फे मुखत्यार अजय भगवान रामचंदानी - - वय:-51; पत्ता:-प्लॉट नं: 04 , माळा नं: -, इमारतीचे नाव: आयडियल मनोहर को ऑप ही सो लि, ब्लॉक नं: बांद्रा पश्चिम मुंबई , रोड नं: 30 वा रोड , महाराष्ट्र, मुम्बई. Pin कोड:-400050 पॅन नं:-AAAAI0705R

9): नाव:-आयडियल मनोहर को ऑप ही सो लि चे मेंबर अजय भगवान रामचंदानी - - वय:-51; पत्ता:-प्लॉट नं: 04, माळा नं: -, इमारतीचे नाव: आयडियल मनोहर को ऑप ही सो लि, ब्लॉक नं: बांद्रा पश्चिम मुंबई , रोड नं: 30 वा रोड , महाराष्ट्र, मुम्बई. Pin कोड:-400050 पॅन नं:-AAAAI0705R

10): नाव:-आयडियल मनोहर को ऑप ही सो लि चे मेंबर आरती भगवान रामचंदानी - - वय:-46; पत्ता:-प्लॉट नं: 04 , माळा नं: -, इमारतीचे नाव: आयडियल मनोहर को ऑप ही सो लि, ब्लॉक नं: बांद्रा पश्चिम मुंबई , रोड नं: 30 वा रोड , महाराष्ट्र, मुम्बई. Pin कोड:-400050 पॅन नं:-AAAAI0705R

11): नाव:-आयडियल मनोहर को ऑप ही सो लि चे मेंबर मीना ए. तलरेजा - - वय:-73; पत्ता:-प्लॉट नं: 05, माळा नं: -, इमारतीचे नाव: आयडियल मनोहर को ऑप ही सो लि, ब्लॉक नं: बांद्रा पश्चिम मुंबई, रोड नं: 30 वा रोड , महाराष्ट्र, मुम्बई. Pin कोड:-400050 पॅन नं:-AAAAI0705R

12): नाव:-आयडियल मनोहर को ऑप ही सो लि चे मेंबर आनंद ए. तलरेजा - - वय:-42; पत्ता:-प्लॉट नं: 05 , माळा नं: -, इमारतीचे नाव: आयडियल मनोहर को ऑप ही सो लि, ब्लॉक नं: बांद्रा पश्चिम मुंबई , रोड नं: 30 वा रोड , महाराष्ट्र, मुम्बई. Pin कोड:-400050 पॅन नं:-AAAAI0705R

13): नाव:-आयडियल मनोहर को ऑप ही सो लि चे मेंबर आरती ए. तलरेजा - - वय:-45; पत्ता:-प्लॉट नं: 05 , माळा नं: -, इमारतीचे नाव: आयडियल मनोहर को ऑप ही सो लि, ब्लॉक नं: बांद्रा पश्चिम मुंबई , रोड नं: 30 वा रोड , महाराष्ट्र, मुम्बई. Pin कोड:-400050 पॅन नं:-AAAAI0705R

14): नाव:-आयडियल मनोहर को ऑप ही सो लि चे मेंबर निम्मी रामचंद लालवानी - - वय:-72; पत्ता:-प्लॉट नं: 06 , माळा नं: -, इमारतीचे नाव: आयडियल मनोहर को ऑप ही सो लि, ब्लॉक नं: बांद्रा पश्चिम मुंबई , रोड

नं: 30 वा रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400050 पॅन नं:-AAAAI0705R
15): नाव:-आयडियल मनोहर को ऑप ही सो लि चे मेंबर श्यामलाल लालचंद खुल्ला - - वय:-76; पत्ता:-प्लॉट नं: 07 , माळा नं: -, इमारतीचे नाव: आयडियल मनोहर को ऑप ही सो लि, ब्लॉक नं: बांद्रा पश्चिम मुंबई , रोड नं: 30 वा रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400050 पॅन नं:-AAAAI0705R
16): नाव:-आयडियल मनोहर को ऑप ही सो लि चे मेंबर राजू श्यामलाल खुल्ला - - वय:-51; पत्ता:-प्लॉट नं: 08 , माळा नं: -, इमारतीचे नाव: आयडियल मनोहर को ऑप ही सो लि, ब्लॉक नं: बांद्रा पश्चिम मुंबई , रोड नं: 30 वा रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400050 पॅन नं:-AAAAI0705R
17): नाव:-आयडियल मनोहर को ऑप ही सो लि चे मेंबर अनिल श्यामलाल खुल्ला - - वय:-46; पत्ता:-प्लॉट नं: 08 , माळा नं: -, इमारतीचे नाव: आयडियल मनोहर को ऑप ही सो लि, ब्लॉक नं: बांद्रा पश्चिम मुंबई , रोड नं: 30 वा रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400050 पॅन नं:-AAAAI0705R
18): नाव:-आयडियल मनोहर को ऑप ही सो लि चे मेंबर निमरत एस. भोजवानी - - वय:-51; पत्ता:-प्लॉट नं: 09 , माळा नं: -, इमारतीचे नाव: आयडियल मनोहर को ऑप ही सो लि, ब्लॉक नं: बांद्रा पश्चिम मुंबई , रोड नं: 30 वा रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400050 पॅन नं:-AAAAI0705R
19): नाव:-आयडियल मनोहर को ऑप ही सो लि चे मेंबर अरविंदर सिंग - - वय:-54; पत्ता:-प्लॉट नं: 10 , माळा नं: -, इमारतीचे नाव: आयडियल मनोहर को ऑप ही सो लि चे, ब्लॉक नं: बांद्रा पश्चिम मुंबई , रोड नं: 30 वा रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400050 पॅन नं:-AAAAI0705R
20): नाव:-आयडियल मनोहर को ऑप ही सो लि चे मेंबर फरीदा अबुतीवाला - - वय:-48; पत्ता:-प्लॉट नं: 11 , माळा नं: -, इमारतीचे नाव: आयडियल मनोहर को ऑप ही सो लि चे, ब्लॉक नं: बांद्रा पश्चिम मुंबई , रोड नं: 30 वा रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400050 पॅन नं:-AAAAI0705R
21): नाव:-आयडियल मनोहर को ऑप ही सो लि चे मेंबर सफरअली रमजानअली मरधानी - - वय:-70; पत्ता:-प्लॉट नं: 12 , माळा नं: -, इमारतीचे नाव: आयडियल मनोहर को ऑप ही सो लि, ब्लॉक नं: बांद्रा पश्चिम मुंबई , रोड नं: 30 वा रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400050 पॅन नं:-AAAAI0705R

(8)दस्तऐवज करुन देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. फौनेट डेव्हलपर्स चेंज भागीदार माहिल भरत ऐदासानी - - वय:-28; पत्ता:-प्लॉट नं: शॉप क्र 3, माळा नं: -, इमारतीचे नाव: राजदिप सोसायटी , ब्लॉक नं: बोरीवली पूर्व मुंबई , रोड नं: कार्टर रोड नं 1 , महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-AAEFF2363F
(9) दस्तऐवज करुन दिल्याचा दिनांक	28/11/2022
(10)दस्त नोंदणी केल्याचा दिनांक	28/11/2022
(11)अनुक्रमांक,खंड व पृष्ठ	17259/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	6813926
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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

THE SEAL OF THE SUB-REGISTRAR MUMBAI SUBURBAN DIST SANTACRUZ

बदर-९
दुय्यम क्र. ९ 17259 2022
२०२२

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/1100900/872/2022	1120	6813926	SD		
2		DHC		2811202200697	2000	RF	2811202200697D	28/11/2022
3		DHC		2811202200665	2000	RF	2811202200665D	28/11/2022
4		eChallan		MH010700530202223M	30000	RF	0005566776202223	28/11/2022

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

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

बदर-९
पुस्तक क्र. ९ / ७०२२० / २१ / ३५
२०२२



FAUCETT DEVELOPERS MUMBAI

M/S. FAUCETT DEVELOPERS

PARTNER / AUTH. SIGNATORY

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN (WS)

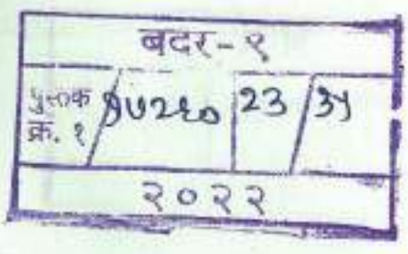
बदर-९			
दस्तावेज क्र. ९	७५८०	०२	३५
२०२२			


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SAAHIL S AIDASANI
BHARAT MOHANDAS AIDASANI
16/01/1994
BFKPA1498K


भारत सरकार
साहिल भरत ऐदसानी
जन्म तारीख/DOB: 16/01/1994
पुरुष/MALE
6380 8928 2574
माझे आधार, माझी ओळख


Address :
S/O Bharat Aidasani, Flat No-B/507,Oberoi Park View CHS LTD., Thakur Village, Kandivali (E), Mumbai, Mumbai Suburban, Maharashtra - 400 101
6380 8928 2574


THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1
MUMBAI SUBURBAN DIST.


बदर-९
पुस्तक क्र. १
9420
23
3
२०२२

"ANNEXURE - E"

IDEAL MANOHAR CO - OPERATIVE HOUSING SOCIETY LTD

(Reg. No. Bom / HSG / 4079 of 1973 dt. 21-12-1973)

Plot No. 162, T.P.S. III, 30th Road, Bandra (West) Mumbai - 400 050.

SECRETARY: CHAIRMAN: TREASURER

Ref. No. Date. 01.11.2022

True copy of the resolution passed in the Special General Body Meeting of IDEAL MANOHAR CO-OP. HSG. SOCIETY LTD. at their registered address situated at Plot No.162, T.P.S.III, 30th road Bandra (West), Mumbai – 400050, on 30.10.2022 at 11.30 a.m.

"RESOLVED THAT the consent of the Special General Body Meeting of the members of Ideal Manohar Co-operative Housing Society Ltd., be and is hereby accorded for the execution, signing & registration of the Re-development Agreement, Power of Attorney & Agreement for Permanent Alternate Accommodation to be entered into between, the Society, Faucett Developer and members of the society, the proposed documents duly initialed by the Chairman for identification."

"RESOLVED FURTHER THAT Mr. Raju Shyamlal Lulla (Hon. Chairman) Mr Safarli Ramzanali Mardhani (Hon. Secretary) & Mr. Lawrence Jude Sunil Fernandes (Member), are hereby jointly authorized as signing authority to sign, execute, seal & register the documents as when required for the purpose of registration of Re-development Project before the concerned Sub-Registrar of Assurances, Authority, department, on behalf of Ideal Manohar Co-operative Society Ltd."

For and on behalf of
Ideal Manohar Co-operative Housing Society Ltd.

Mr. S.R. [illegible]dhani
(Hon. Secretary)

SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST.

बदर-९
दस्त क्र. ९ | ७७२० | २४ | ३१
२०२२



For Ideal Manohar C.H.S. Ltd.

Secretary / Chairman / Member

THE SEAL OF THE SUB-REGISTRAR ANDHERI

बदर-९

पुस्तक क्र. १	७०२८०	२५/३५

२०२२


स्थायी लेखा संख्या PERMANENT ACCOUNT NUMBER

AAAPL7187R

नाम NAME

RAJU SHYAMLAL LULLA

पिता का नाम FATHER'S NAME

SHYAMLAL LALCHAND LULLA

जन्म तिथि DATE OF BIRTH

23-03-1971

हस्ताक्षर SIGNATURE

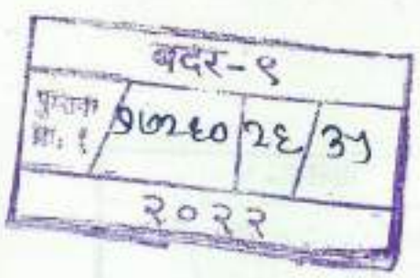
आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

R. S. Lulla

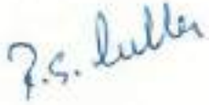
R.S. Lulla






बदर-९
क्रमांक ९/१२५०/२०/३५
२०२२


THE SEAL OF THE SUB-REGISTRAR MUMBAI DIST. MUMBAI NO. 1
Authority of India
S/O: Shyamlal Lulla, Mumbai Building,Flat No.9,2nd Floor,Plot No.152 TPS III, 30 Road, Bandra (West), Mumbai, Maharashtra - 400050
Address:
S/O: Shyamlal Lulla, Mumbai Building,Flat No.9,2nd Floor,Plot No.152 TPS III, 30 Road, Bandra (West), Mumbai, Maharashtra - 400050
3333 7825 0843
VID : 9108 1033 2904 5461




भारत सरकार
Government of India
Raju Shyamlal Lulla
जन्म तारीख/DOB: 23/03/1971
पुरुष/ MALE
3333 7825 0843
VID : 9108 1033 2904 5461
माझे आधार, माझी ओळख

भारत सरकार
GOVERNMENT OF INDIA



सफरअली मरधानी
Safarali Mardhani
जन्म तिथि/ DOB: 19/11/1952
पुरुष / MALE

8878 2785 5540

आधार-आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O: रमज़ानअली मरधानी, फ्लैट न.12, मनोहर बिल्डिंग, तीसरा फ्लोर, 30वीं रोड,, सड़क के सामने,सीमा हाट विद्यालय,, वांद्रा वेस्ट, मुंबई, मुंबई,
महाराष्ट्र - 400050

Address:
S/O: Ramzanali Nardhani, Flat No:12, Manohar Building, 3rd Floor, 30th Road,, Opp. St. Treesa High School,, Bandra West, Mumbai, Mumbai
Maharashtra - 400050

8878 2785 5540

Aadhaar-Aam Admi ka Adhikar

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. MUMBAI

S.R Mardhani

S.R Mardhani

बदर-१
पुस्तक क्र. १ | ७७२६० | २८ | ३१
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S.R.Mandlg

S.R.Mandlg



बदर-१

पुस्तक क्र. १	9020	२९	35
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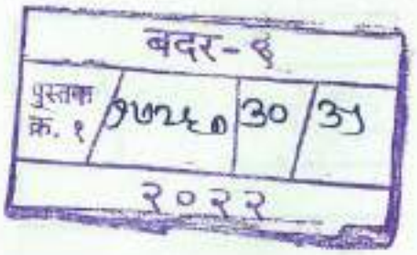


9704 4970 5744



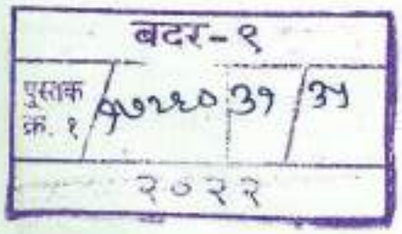







आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
Permanent Account Number Card
AAMPF8934P
LAWRENCE JUDE SAMUEL FRANCIS FERNANDES
FRANCIS ANTHONY FERNANDES
04/JUL/1970
Signature


THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3
MUMBAI SUBURBAN DIST. BANDRA


बदर-९
पुस्तक क्र. १
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आधार

भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrolment No.: 2006/60164/42568

To
विनोद कमलाकर दळवी
Vinod Kamalakar Dalvi
B2L/ 126, Om Sai Society
Dattapada Road
Rajendra Nagar
Borivali East
Mumbai Maharashtra - 400066
8976817992

Signature valid

आपला आधार क्रमांक / Your Aadhaar No. :
8167 0421 7256
VID : 9163 4214 0326 8242
माझे आधार, माझी ओळख

Government of India

विनोद कमलाकर दळवी
Vinod Kamalakar Dalvi
जन्म तारीख/DOB: 11/01/1993
पुरुष/ MALE

8167 0421 7256
VID : 9163 4214 0326 8242
माझे आधार, माझी ओळख

AADHAAR

माहिती
- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- हे इलेक्ट्रॉनिक प्रकिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION
- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देशभरात वैध आहे
- आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभपणे घेण्यास मदत करते
- आपला मोबाइल नंबर आणि ईमेल आपली आधारमध्ये अद्ययावत ठेवा
- आपला स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
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पत्ता:
बी 2/126 ओम साई सोसायटी, दत्तपदा रोड, राजेंद्र नगर, बोरिवली ईस्ट, मुंबई, महाराष्ट्र - 400066

Address:
B2L/ 126, Om Sai Society, Dattapada Road, Rajendra Nagar, Borivali East, Mumbai, Maharashtra - 400066

8167 0421 7256
VID : 9163 4214 0326 8242

1947 | help@uidai.gov.in | www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
AUSTIN R MONTEIRO
RAMESH MONTEIRO
02/03/1981
Permanent Account Number
ALAPM9692N
Signature

बदर-१
पुस्तक क्र. १ | २७२० | 32 | 31
२०२२

378/17260
सोमवार,28 नोव्हेंबर 2022 10:50 म.पू.

दस्त गोषवारा भाग-1

वदर9
दस्त क्रमांक: 17260/2022

दस्त क्रमांक: वदर9 /17260/2022

बाजार मुल्य: रु. 01/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. वदर9 यांचे कार्यालयात

अ. क्र. 17260 वर दि.28-11-2022

रोजी 10:46 म.पु. वा. हजर केला.

पावती:18682 पावती दिनांक: 28/11/2022

सादरकरणाराचे नाव: अयडिवल मनोहर को ऑप हौ सो लि चे चेअरमन राजू श्यामलाल लुल्ला

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 700.00
पृष्ठांची संख्या: 35	
एकुण:	800.00

R.S. Lulla

दस्त हजर करणाऱ्याची सही:

सह.दु.नि.अंधेरी-3
सह दुय्यम निबंधक अंधेरी क्र. ३.

सह.दु.नि.अंधेरी-3
सह दुय्यम निबंधक अंधेरी क्र. ३.

दस्ताचा प्रकार: कुलमुखत्यारपत्र

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

शिक्का क्र. 1 28 / 11 / 2022 10 : 46 : 49 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 28 / 11 / 2022 10 : 47 : 28 AM ची वेळ: (फी)

प्रतिज्ञापत्र

*सदर दस्तऐवज हा मे [illegible] १९०८ अंतर्गत आवश्यक असलेल्या सर्वतपशीलासह नोंदणीस दाखल केलेला [illegible] संपूर्ण सत्यकथन, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले [illegible] आहे. *दस्तातील सत्यता, वैधता कायदेशीर बाबींबाबत दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

R.S. Lulla S.A. Mudhe

लिहून देणारे : लिहून घेणारे :

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. MUMBAI SUBURBAN DIST. BANDRA

वदर-९
दस्त क्रमांक १७२६० ३३ ३५
२०२२

दस्त गोषवारा भाग-2

बदर9
दस्त क्रमांक:17260/2022

28/11/2022 11 07:05 AM

दस्त क्रमांक :बदर9/17260/2022
दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. फीसेट डेव्हलपर्स चे भागीदार साहिल भरत शेठासानी - - पत्ता:प्लॉट नं: शॉप नं 3, माळा नं: -, इमारतीचे नाव: राजदीप सोसायटी , ब्लॉक नं: बोरीवली पूर्व मुंबई , रोड नं: कार्टर रोड नं 1 , महाराष्ट्र, मुम्बई. पॅन नंबर:AAEFF2363F	पॉवर ऑफ अटॉर्नी होल्डर वय :-28 स्वाक्षरी:-		
2	नाव:आयडियल मनोहर को ऑप हौ सो लि चे चेअरमन राजू श्यामलाल लुल्ला पत्ता:प्लॉट नं: प्लॉट नं 152 , माळा नं: -, इमारतीचे नाव: आयडीयल मनोहर को ऑप हौ सो लि , ब्लॉक नं: बांद्रा पश्चिम मुंबई , रोड नं: 30 वा रस्ता , महाराष्ट्र, मुम्बई. पॅन नंबर:AAAAI0705R	कुलमुखत्यार देणार वय :-51 स्वाक्षरी:-		
3	नाव:आयडियल मनोहर को ऑप हौ सो लि चे सेक्रेटरी सफरअली मरझानी - - पत्ता:प्लॉट नं: प्लॉट नं 152 , माळा नं: -, इमारतीचे नाव: आयडीयल मनोहर को ऑप हौ सो लि, ब्लॉक नं: बांद्रा पश्चिम मुंबई , रोड नं: 30 वा रस्ता , महाराष्ट्र, मुम्बई. पॅन नंबर:AAAAI0705R	कुलमुखत्यार देणार वय :-70 स्वाक्षरी:-		
4	नाव:आयडियल मनोहर को ऑप हौ सो लि चे मेंबर लॉरेन्स जुड सुनिल फर्नांडीस - - पत्ता:प्लॉट नं: प्लॉट नं 152, माळा नं: -, इमारतीचे नाव: आयडीयल मनोहर को ऑप हौ सो लि., ब्लॉक नं: बांद्रा पश्चिम मुंबई, रोड नं: 30 वा रस्ता , महाराष्ट्र, मुम्बई. पॅन नंबर:AAAAI0705R	कुलमुखत्यार देणार वय :-50 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:28 / 11 / 2022 11 : 03 : 38 AM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:विनोद वाडील - - वय:29 पत्ता:बी 21 /126, ओम साई सोसायटी, वसंतराव रोड ,राजेंद्र नगर बोरीवली पूर्व, पिन कोड:400066	स्वाक्षरी		
2	नाव:ऑस्टिन मेंटिरो - - वय:41 पत्ता:विले पार्ले पूर्व मुंबई पिन कोड:400057	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:28 / 11 / 2022 11 : 04 : 28 AM

सह.दु.नि.अंधेरी-3
सह दुय्यम निबंधक अंधेरी क्र. ३.

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST.

बदर-९
पुस्तक क्र. १ ३७२५ ३४/३५
२०२२

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	IDEAL MANOHAR CHS LTD	eChallan	00040572022111620829	MH010700837202223E	500.00	SD	0005566883202223	28/11/2022
2		DHC		2811202200755	700	RF	2811202200755D	28/11/2022
3	IDEAL MANOHAR CHS LTD	eChallan		MH010700837202223E	100	RF	0005566883202223	28/11/2022

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

17260 /2022

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बदर-९
पुस्तक क्र. १ | ३५२८० | ३५ | ३५
२०२२

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA
सह. दुय्यम निबंधक, अंधेरी क्र. ३ मुंबई उपनगर जिल्हा

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण...३५...पाने आहेत.

सह दुय्यम निबंधक, अंधेरी क्र. ३,
मुंबई उपनगर जिल्हा

बदर-९/ ३५२८० /२०२२
पुस्तक क्रमांक १, क्रमांक.....वर नोंदला.
दिनांक: 28 NOV 2022

सह. दुय्यम निबंधक, अंधेरी क्र.-३,
मुंबई उपनगर जिल्हा.