

P.O.A.

514/5805

पावती

Original/Duplicate

Wednesday, May 30, 2018

नोंदणी क्र.: 39म

9:37 AM

Regn.: 39M

पावती क्र.: 6235

दिनांक: 30/05/2018

गावाचे नाव: कोलेकल्याण

दस्तऐवजाचा अनुक्रमांक: बदर18-5805-2018

दस्तऐवजाचा प्रकार: पॉवर ऑफ अटॉर्नी

सादर करणाऱ्याचे नाव: श्री श्रेयस को-ऑप. हौ. सोसा. लिमिटेड तर्फे त्याचे चेअरमन, श्री. सी. पी.

नारायण

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 900.00

आपणास मूळ दस्त, संबन्धित प्रिंट, सूची-२ अंदाजे

9:44 AM ह्या वेळेस मिळेल.

Joint S.R. Andheri-7

बाजार मुल्य: रु. 1/-

मोबदला रु. 0/-

अरलेले मुद्रांक शुल्क : रु. 500/-

सह. दुय्यम निबंधक, अंधेरी क्र. ७
मुंबई उच्च न्यायालय जिल्हा

1) देयकाचा प्रकार: eChallan रक्कम: रु. 100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002088746201819E दिनांक: 30/05/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु. 800/-

REGISTERED ORIGINAL DOCUMENT

C.P. Naray.

DELIVERED ON

1/6/2018



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CHALLAN
MTR Form Number-6

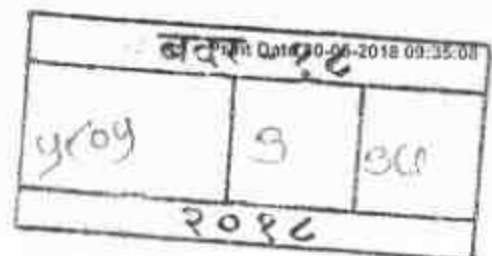


GRN	MH002088746201819E	BARCODE	[Barcode]		Date	29/05/2018-16:47:01	Form ID	48(f)
Department			Inspector General Of Registration					
Type of Payment			Stamp Duty Registration Fee					
Office Name			BDR18 _JT SUB REGISTRAR ANDHERI 7					
Location			MUMBAI					
Year			2018-2019 One Time					
Account Head Details			Amount In Rs.		Premises/Building			
0030045501 Stamp Duty			500.00		Road/Street			
0030063301 Registration Fee			100.00		Area/Locality			
					Town/City/District			
					PIN			
					4 0 0 0 9 8			
			Remarks (If Any)					
			SecondPartyName=SUPREME REALTORS-					
					Amount In			
					Six Hundred Rupees Only			
			600.00		Words			
Payment Details			BANK OF MAHARASHTRA					
Cheque/DD Details			FOR USE IN RECEIVING BANK					
			Bank CIN	Ref. No.	02300042018052964587 562600517			
Cheque/DD No.			Bank Date	RBI Date	29/05/2018-16:48:00 Not Verified with RBI			
Name of Bank			Bank Branch		BANK OF MAHARASHTRA			
Name of Branch			Scroll No. Date		Not Verified with Scroll			

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9024612113
 सादर चालन केवल दफ्तरी निबंधक कार्यालय में ही दर्ज कराया जा सकता है। नोटरीयल कार्यालयों में दर्ज नहीं किया जा सकता।

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-514-5805	0001156634201819	30/05/2018-09:35:06	IGR555	100.00
2	(S)-514-5805	0001156634201819	30/05/2018-09:35:06	IGR555	500.00
Total Defacement Amount					600.00



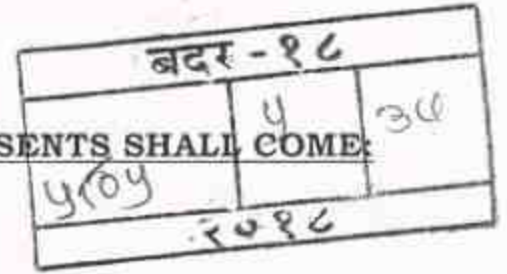


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POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME:



WE, SHREE SHREYAS CO-OPERATIVE HOUSING SOCIETY LTD., a Society registered under the Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM / HSG / 980 of 1965 dated 28/05/1965, having its address at Kalina, Santacruz (East), Mumbai 400 098, holding P.A.N. No. AAABS7053B, through its duly authorised Managing Committee Members namely Shri C. P. Narayan Hon. Chairman, Shri T. V. Gopalkrishnan, Hon. Secretary, and Shri Sachin P. Kabadi Treasurer, being the Managing Committee Members, SEND GREETINGS:-



<i>C.P. Narayan</i>	<i>T. V. Gopalkrishnan</i>	<i>Sachin P. Kabadi</i>
Chairman	Secretary	Treasurer
For Shree Shreyas C.H.S. Ltd.		



SHREYAS CO-OPERATIVE HOUSING SOCIETY LTD.,
(hereinafter for the sake of brevity referred to as the said Society) is the Owner and is well and sufficiently entitled to all that piece or parcel of freehold land or ground bearing Plot No. 'B', Survey No.333, Hissa No.6(part), C.T.S. No.4565, 4565/1 to 4565/11 of Village Kolkalyan, Taluka Bandra, admeasuring 1041.81 Sq. Mtrs., i.e. 1246 sq. yards, as per old conveyance and 905.20 sq. meters as per property cards or thereabouts, with the building named "SHREE SHREYAS C.H.S LTD" standing thereon consisting of ground plus 3 upper floors having total 16 residential flats, (hereinafter for the sake of brevity referred to as the said Building) which premises are in the use and occupation of the members of the said Society, situated at Kalina, Santacruz (East), Mumbai - 400098, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, (hereinafter for the sake of brevity referred to as the said property) and more particularly described in the

Schedule hereunder written.

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In pursuance to the resolution passed in the Special General Body Meeting held on 28th February 2016, the said Society agreed to grant the development rights in respect of the said property to M/S. SUPREME REALTORS, a partnership firm registered under the Indian Partnership Act 1932, having



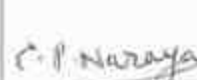
<i>P. Naray</i>	<i>Tanali</i>	<i>A</i>
Chairman	Secretary	Treasurer
For Shree Shreyas C.H.S. Ltd.		

its registered address at 7, Lata Kunj, Kalina, Santacruz (East), Mumbai 400 029 & **Admn. Office** : Gr/1, Shanti Sadan CHS Ltd, Opp.SBH, Kalina Village Road, Kalina, Santacruz (E), Mumbai - 400029, by the hands of its authorized partner Mr. Virendra S. Jain, (hereinafter called the **"DEVELOPERS"**) and in pursuance of the same executed an Development Agreement dated 30.05.2018 in favour of the Developers and the same is registered with the Sub-Registrar of Andheri, under Serial No. BDR-18/5804..... /2018 on 30.05.2018. (hereinafter called 'the said Development Agreement').

C. In pursuance of the terms of the said Development Agreement and for the consideration therein mentioned, we are desirous of irrevocably appointing, nominating and constituting fit and proper persons to be our true and lawful Attorney to do and to execute and perform all or any of the following acts, deeds, matters and things and exercise all or any of the powers and authorities to act for us and to deal with and/or to develop, manage and look after our affairs of the said property as hereinafter appearing:

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NOW KNOW YE AND THESE PRESENTS WITNESS **SHRI C. P. NARAYAN**, Hon. Chairman, (2) **SHRI T. V. GOPALKRISHNAN**, Hon. Secretary, and (3) **SHRI SACHIN P. KABADI**, Treasurer, the Committee Members of The **SHREE SHREYAS CO-OPERATIVE HOUSING SOCIETY LTD.**, do and

		
		
Chairman	Secretary	Treasurer
For Shree Shreyas C.H.S. Ltd.		



both hereby irrevocably nominate, constitute and appoint **MR. VIRENDRA S. JAIN, Partner of M/s Supreme Realtors** a partnership firm registered under the Indian Partnership Act 1932, having its registered address at 7, Lata Kunj, Kalina, Santacruz (East), Mumbai 400 029 & **Admn. Office** : Gr/1, Shanti Sadan CHS Ltd, Opp.SBH, Kalina Village Road, Kalina, Santacruz (E), Mumbai - 400029, by the hands of its authorized partner Mr. Virendra S. Jain,, to be our true and lawful Attorney to do, to execute and perform all or any of the following acts, deeds, matters and things and exercise all or any of the powers and authorities to act for us and on behalf of the said Society and to deal with the affairs of the said property as hereinafter appearing, in respect of the entire process re-development of the Society's property subject to the contains of the said Development Agreement.

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To commence, prosecute, institute, defend, oppose, negotiate for settlement and settle and appear on our behalf and represent us in suits, appeals or revision proceedings and in all actions and legal proceedings whether civil, criminal, original side or appellate side and in all applications, petitions in any court of law in India or Tribunal as also in any proceedings before Revenue Authorities and/or any proceedings before Municipal



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Chairman	Secretary	Treasurer
For Shree Shreyas C.H.S. Ltd.		

Corporation, Coastal Authorities, Air Aviation Authorities, Police, Revenue, Stamp Authorities, Public Works, Postal authorities and/or Registration Authorities and also before all Magistrates, Judicial, Municipal and Revenue Officers and the Sub-Registrar of Assurances and other Officers and to issue and accept services of writs, processes or summons, notices and to do all acts, deeds, matters and things as may be necessary and if thought fit to refer to arbitration, abandon, execute and submit to judgment or decree or become non suited in any action or proceedings and without prejudice to the generality of the forgoing contents to appear in all courts proceedings and to attend all meetings in respect of the said property and to attend and defend all matters before officers of Court or other Government or Semi Government Authorities pertaining to the aforesaid property mentioned above and also to represent the company and to appear before the officers of the court or other Government or Semi Government Authorities in respect the said property

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- To sign, verify, apply, present and declare plaints, petitions, written statements, consent terms, compromise, replies, affidavits, declarations, memorandum of appeals, applications, complaints representations, to withdraw any money deposited in any court and other necessary papers

C.P. Narayana	T. J. Joshi	
Chairman	Secretary	Treasurer
For Shree Shreyas C.H.S. Ltd.		





or documents for all or any of the purposes aforesaid in respect of the said property for and on behalf of the Society.

To nominate, appoint, engage and authorize Solicitors, Advocates, Architects, Structural Engineers, Electric Contractors, legal Adviser or any other person or persons and to remove them or any of them, to appoint in their place other Solicitors, Advocates, Architects, Structural Engineers, Electric Contractors and legal Adviser and to pay them such fees and remuneration as our Attorney shall deem fit and for that purpose to sign, execute, deliver and file necessary vakalatnama, warrants, contract and authority letters or other necessary documents to act or any other papers or any other necessary authorities in respect the development of the said property.

4. To apply for obtaining any permission, sanction or approval in respect of the development of the said property and for that purpose to make all application, petition and representation to the Collector and Authorities under the Maharashtra Land Revenue Code, 1966 or any other authority or authorities either personally or through any stipulation or a condition which may be imposed by such Authority or Authorities as the case may be.

5. In case of acquisition and/or reservation of the said property or any part thereof to represent us in the

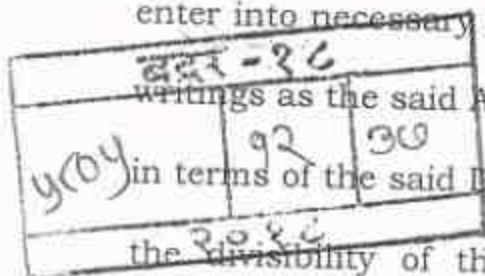


		
Chairman	Secretary	Treasurer
For Shree Shreyas C.H.S. Ltd.		



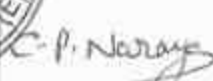
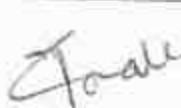
Assurance in Mumbai and to execute and present for registration and admit execution thereof and generally to do all things necessary and expedient for registering the said documents or any of them as fully and effectively as we ourselves could do.

7. To use, utilize and consume in such new construction in the said property all the available Floor Space Index (F.S.I) pertaining to the Land, fungible FSI as also by way of Transferable Development Rights (T.D.R.) including Road T.D.R., Slum T.D.R and other T.D.R. etc., by whatever names called available for the use, utilization and consumption on or in the said property as per Law and/or Development Control Regulations (D.C. Regulations) as amended from time to time as the said Attorney shall deem fit and proper and for the said purposes to obtain, acquire and purchase such T.D.R. for the use and utilization thereof in the said property and for the said purpose to enter into necessary agreements and/or documents and/or writings as the said Attorney shall deem fit and proper, only in terms of the said Development Agreement with respect to the divisibility of the increased F.S.I. and development potential as set out therein.



8. To handover the set back area if any of the said property to the M.C.G.M or any other appropriate authorities and to



		
Chairman	Secretary	Treasurer
For Shree Shreyas C.H.S. Ltd.		

claim the F.S.I for use on the said property and for that purpose to sign all such deeds, documents, conveyance, affidavits etc., for and on our behalf,



9. To do and carry out and/or authorise to do and carry out and/or cause to be done and carried out all the ~~acts, deeds~~ matters and things and exercise all rights for the same and for the full and complete development of the said property envisaged in the said Development Agreement.

10. To negotiate and deal with the members of the said society and to enter into an agreement for temporary and/or permanent alternate accommodation, agreement for release of their rights and/or any such agreement or arrangement as our said attorneys shall deem fit and proper and to accept the surrender of the rights of the said member and obtain the vacant and peaceful possession of the buildings and/or other structures together with the ~~land~~ ^{premises} from the members of the said society.

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11. To prepare and submit the plans and specifications etc, in respect of the development of the said property and construction of the building on the said property and for that purpose to apply to the Municipal Corporation of Greater Mumbai, Collector or Mumbai, Divisional Commissioner, the Competent Authority under the urban Land (Ceiling and Regulation) Act, 1976, Government of

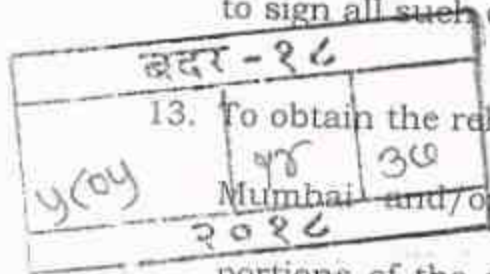


Chairman	Secretary	Treasurer
For Shree Shreyas C.H.S. Ltd.		



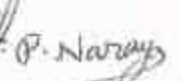
Maharashtra, Central Government, Land Acquisition Authorities, Coastal Authorities, Air Aviation Authorities and all other concerned authorities for the purpose of obtaining their approval and sanction to such building plans and specifications or any amendments thereto and for the purpose aforesaid to sign and execute in the name of the said Society or in our names and on our behalf all plans, specifications, applications, undertakings and other papers required by the aforesaid authorities or any of them in relation to all things or matters for or concerning the sanctioning or approving the plans for the development of the said property, construction of buildings and providing the amenities on the said property and/or to the building/s to be constructed thereon.

12. To make applications to Municipal Corporation of Greater Mumbai for the purpose of obtaining the occupation certificate and/or completion certificate of the buildings to be constructed on the said property and for that purposes to sign all such deeds, documents and papers etc.



13. To obtain the release from Municipal Corporation of Greater Mumbai and/or any relevant Govt. authority, of any portions of the said property from reservation (if any) and for that purpose to sign all agreements, affidavit, declarations and to do all deeds necessary in respect



		
Chairman	Secretary	Treasurer
For Shree Shreyas C.H.S. Ltd.		

thereof and to give one copy thereof to us after signed for our reference.



14. To make necessary application, to pursue and to follow the applications already made or may be made hereafter to any authority appointed under the Urban Lands (Ceiling and Regulation) Act, 1976 and to obtain any permission under any provisions of the said Act and to take all necessary steps as may be required for obtaining permission to develop the said property if it is still required even after abolishing the said Act for Maharashtra State.
15. To apply to the Controller of steel and cement if required and to any other authorities for the purpose of making application for cement and any other materials and to procure the same and to do all other acts, deed and matters in relation thereto.
16. To correspond and to make application and to deal with Civil Aviation Authorities or any of its concerned officers.
17. To pay deposit to the said Corporation, and to other concerned Authorities as may be necessary in respect of the said property and to claim refund of such deposits so paid by our said attorney/s and to give valid and effectual receipts in our name and on our behalf in connection with the refund of such deposits.

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Chairman	Secretary	Treasurer
For Shree Shreyas C.H.S. Ltd.		



approach the Hydraulic Engineer, City Engineer and Authorities and officers of the said Corporation or any other concerned authorities, for the purpose of obtaining various permissions and other service connection including water connection.

19. To pay to the Municipal Corporation of Greater Mumbai and other concerned authorities the deposits, charges and other amounts required to be paid in relation to the development of the said property and construction of buildings on the said property as our said Attorneys deem fit and proper and ask for the refund of such deposits /amounts paid by them and to apply for and obtain from the Municipal Corporation of Greater Mumbai or any other concerned authorities necessary permission or no objection certificate for drainage connection, water connection, drainage completion certificate and other no objection certificate for the purpose aforesaid and to sign and execute in the name of the said society or in our names and on our

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behalf all necessary plans, applications, undertakings, affidavits, documents and papers as may be required.

20. To make application to Reliance Energy Limited or any other Power Supplying Company or other concerned authorities for obtaining light and power connections and installation of Sub-station for the purpose of aforesaid to



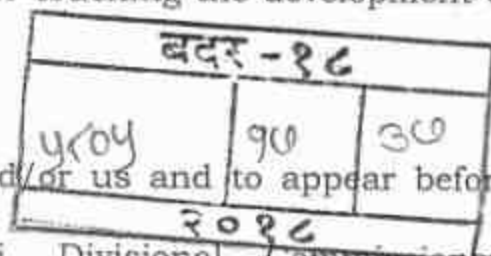
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Chairman	Secretary	Treasurer
For Shree Shreyas C.H.S. Ltd.		

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sign and execute in the name of the Society and/or in our names and on our behalf all plans, papers, applications, specifications, undertakings, writings and documents in favor of Reliance Energy Limited and/or other concerned authorities as may be required.



21. To deal and correspond with The Municipal Corporation of Greater Mumbai including all its departments and officers, Town Planning Authorities, Revenue Authorities, District Inspector of Land Records, City Survey Officer, Tahsildar, Consolidation Officer or any other authorities or bodies including the State Government and/or Central Government in all their departments for any matter in connection with or relating or touching the development of the said property.



22. To represent the Society and/or us and to appear before the Collector of Mumbai, Divisional Commissioner, Mamlatdar, Tahsildar, The Municipal Corporation of Greater Mumbai, Talathi, Revenue Authorities, City Survey Officer, Consolidation Officer or any other authorities or bodies including the State Government and/or Central Government in all their departments for any matter relating to the development of the said property or in connection with the taxes or the assessment payable in respect of the said property including filing of any complaint, appeal etc.,

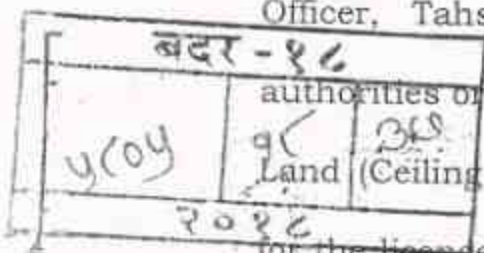


<i>C. P. Naray</i>	<i>T. J. J.</i>	<i>L.</i>
Chairman	Secretary	Treasurer
For Shree Shreyas C.H.S. Ltd.		



settlement thereof and to do all such correspondence with the all such departments in respect of the said property.

23. To appear on behalf of the Society and/or us and represent the Society and/or us before all concerned authorities and parties, to sign and execute all applications, forms, appeals, indemnities, declarations and undertakings and to make such agreements and arrangements or any other deeds or documents with the authorities concerned as may be necessary, required or advisable for or in connection with the development of the said property or construction of building thereon.
24. To pay all taxes, rates, charges, expenses and other outgoings in respect of the said property.
25. To make sign and submit application, petitions, letters and other writings to appropriate Government, local or Municipal Authorities, Collector of Mumbai, City Survey Officer, Tahsildar, Consolidation Officer or any other authorities or bodies the Competent Authority under Urban Land (Ceiling and Regulation) Act, 1976 or any other law for the license, permissions, sanctions, approvals, consents or order required by any law or otherwise in connection with the management, improvement or development of the said property.



C. P. Naray	Treasurer	
Chairman	Secretary For Shree Shreyas C.H.S. Ltd.	Treasurer

26. To make applications to The Municipal Corporation, Greater Mumbai (including all its departments and officers), Mamlatdar, Tahsildar, Collector of Mumbai, Divisional Commissioner, Town Planning Authorities, District Inspector of Land Records, City Survey Officer, Consolidation Officer or any other authorities or bodies for the purpose of surveying the said property and for constructing the boundary lines and/or putting the fencing and for the purpose aforesaid to sign and execute in the name of Society/our names and on our behalf the necessary applications, documents, writings, forms and papers as may be required.

27. To make necessary representations including filing of complaints and appeals before the said Corporation, and other concerned authorities in regard to the fixation of the value in respect of land under construction, new construction or any portion thereof on its being submitted.

28. To enter upon the said property to demolish the existing structure, provide security guards and secure with fence / compound wall or as they please and also to develop the same and construct building thereon as per the approved plans.

29. Excluding the flats to be allotted to the existing members, to sell and dispose off remaining flat or flats and parking



Chairman	Secretary	Treasurer
For Shree Shreyas C.H.S. Ltd.		



that may be constructed on the said Plot of land on Ownership basis at the price or for the amount that the said Attorney/s may think fit and proper. To collect and receive for and from the acquirers, occupants or purchases of such flat or flats and parking space the price of such flat or parking space that may be payable by such aforesaid person or persons and for that act or purpose to make sign and execute and/or give proper and lawful discharge for the same. The said sale shall be in the name of the Developers and shall be done at their own risk and the copies of the executed agreements for the "Developers Premises" shall be forwarded to the Society at the time of admitting these new flat purchasers as members of the Society.

30. Excluding the flats to be allotted to the existing members, to execute from time to time agreement or agreements for sale on Ownership basis of such flats and car parking spaces in respect of the building or buildings that may be constructed on the said Plot and lodge the document or documents for registration and admit the execution of any

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such document or documents before the Sub-Registrar or Registrar of Assurances.

AND GENERALLY to do everything whatsoever which may be deemed necessary, proper or expedient for development of the said premises and which we could do by ourselves or

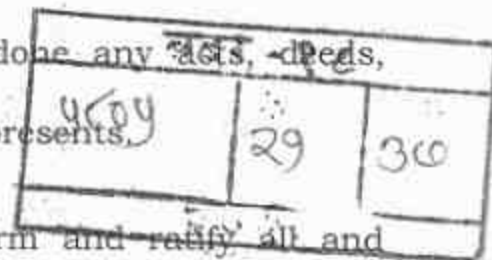
C.P. Nara	Kalina, Santacruz (E)	
Chairman	Secretary	Treasurer
For Shree Shreyas C.H.S. Ltd.		

by our successors if personally present and in this power had not been executed.



32. AND generally to do and cause to be done all acts, deeds, matters and things as our said Attorney shall think fit and proper for the purpose of development of the said property as amply and effectually as we ourselves and/or our successors could have personally done.

33. IT IS HEREBY DECLARED that all costs, charges and expenses of and incidental to any acts, deeds, matters and things done or caused to be done by our said Attorney in or about the exercise of the powers herein contained, shall be borne and paid by the said Attorney and/or M/S. SUPREME REALTORS, and the said Attorney shall be responsible for the same and shall indemnify us and keep us fully indemnified from against the payment of the aforesaid costs, charges and expenses and from and against any notices, actions or proceedings and/or any loss and damage that may be caused to us by reason of the said Attorney doing or causing to be done any acts, deeds, matters or things by virtue of these presents.



34. AND we do hereby agree to confirm and ratify all and whatsoever our said Attorney or his substitute or substitutes shall lawfully do or caused to be done in respect of the said property by virtue of these presents.



<i>C.P. Naranga</i>	<i>Forall</i>	<i>h</i>
Chairman	Secretary	Treasurer
For Shree Shreyas C.H.S. Ltd.		



This Power of Attorney is executed by us in favour of the said Attorney/s strictly on the stipulation that all the acts, deeds and things shall be done and executed by him on his own and on his responsibility, and at his own cost, charges, and expenses.

36. This Power of Attorney has been executed on Stamp paper of Rs. 100/- as proper stamp duty is being paid on Development Agreement under Articles 5(g-a) of the Bombay Stamp Act, 1958.

37. AND WE HEREBY AGREE to ratify and confirm whatever the said Attorney/s shall lawfully do by virtue of these presents AND WE FURTHER DECLARE that this Power of Attorney has been executed by us pursuant to the Development Agreement and this Power of Attorney is valid until the development agreement is fully carried out and completed in all respects or receipt of the occupation certificate, whichever is later, at the risks and costs of the attorneys and it shall till then be irrevocable provided the

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same is not misused.

THIS POWER OF ATTORNEY IS AND SHALL ALWAYS BE IRREVOCABLE AND ONLY CO-TERMINUS WITH THE REGISTERED DEVELOPMENT AGREEMENT.



C. P. Narayana	Tank	
Chairman	Secretary	Treasurer
For Shree Shreyas C.H.S. Ltd.		



THE SCHEDULE ABOVE REFERRED TO

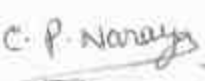
ALL THAT piece or parcel of Freehold land or ground bearing Plot No. 'B', Survey No.333, Hissa No.6(part), C.T.S. No.4565, 4565/1 to 4565/11 of Village Kole Kalyan, Taluka Bandra, admeasuring 1041.81 Sq. Mtrs., i.e. 1246 sq. yards, as per old conveyance and 905.20 sq. meters as per revised property cards or thereabouts, with the building named "SHREE SHREYAS C.H.S LTD" standing thereon, situated at Kalina, Santacruz (East), Mumbai - 400098, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, and bounded as follows:-

- o ON or towards the North : by Saint Anthony Road;
- o ON or towards the South : by CTS No.4563, Govind Nagar Bldg
- o ON or towards the East : by Gurudwara Road ;
- o ON or towards the West : by CTS No.4483, Mathuradas Colony;

बदर-१८		
५०५	२३	३०
२०१८		

IN WITNESS WHEREOF the said SHREE SHREYAS CO-OPERATIVE HOUSING SOCIETY LTD., through its Chairman, Secretary & Treasurer all have set and subscribed their respective hands to this writings at this 30th day of May, 2018.



		
Chairman	Secretary	Treasurer
For Shree Shreyas C.H.S. Ltd.		

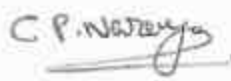


THE COMMON SEAL OF THE
with name "SOCIETY"
**SHREE SHREYAS CO-OPERATIVE
HOUSING SOCIETY LIMITED**

has been hereunto affixed in
pursuance of the Resolution passed in the
General Body Meeting of the Society
held on 23/04/2017 authorizing all the
Society members to execute these
presents, who have signed
these presents in the presence of each other



1. MR. C. P. NARAYAN - CHAIRMAN

Signature 	Left Thumb Impression 	
--	---	---

2. MR. T. V. GOPALKRISHNAN - SECRETARY &)

Signature 	Left Thumb Impression 	
--	---	---

बदर-१८

4/04	28	30
------	----	----

२०१८

		
Chairman	Secretary	Treasurer
For Shree Shreyas C.H.S. Ltd.		

3. MR. SACHIN P. KABADI - TREASURER

Signature 	Left Thumb Impression 	
--	---	---

and in the presence of:

1. RADISH NARAYANAN 

2. Mr. Udam Mani 

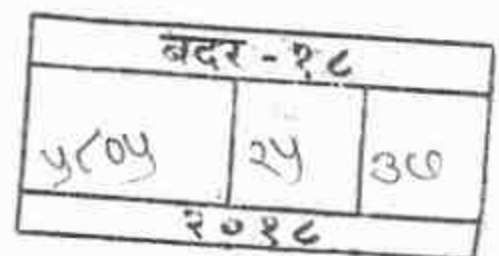


I accept and confirm,

Signature For M/s. SUPREME REALTORS  Authorised Signatory / Partner.	Left Thumb Impression 	
--	---	---

MR. VIRENDRA S JAIN

Partner, Supreme Realtors,



		
Chairman	Secretary	Treasurer
For Shree Shreyas C.H.S. Ltd.		



बदर-१८		
५०५	२६	३५
२०१८		

SHREE SHREYAS
CO-OPERATIVE HOUSING SOCIETY LIMITED
(Reg.No.BOM/HSG/980 dt.28/05/1965)
Add:-Kalina, Santacruz-(East) Mumbai-400098



General Body dated 23/04/2017

Agenda No.1 :

Minutes : The duly finalized draft of the Development Agreement was circulated to all the members of the Society by the Managing Committee, in terms of the draft as provided previously, the corrections thereto suggested by the members of the General Body and Managing Committee of the Society, the corrections carried out by the Advocate of the Society and the finally agreed terms and conditions by the Developers through their Advocate.

The draft of the Development Agreement was discussed and corrected in the previous General Body Meetings of the Society and the finalized draft was to be accepted and the Managing Committee was to be authorized to execute and register the same on 23/04/2017. After detailed discussions and deliberations, it was unanimously decided to approve, accept and ratify the said final draft of Development Agreement as presently circulated by, the Managing Committee. The providing of the annexures as mentioned in the Development Agreement and the tentative plans for the new Building and the new premises with the areas in terms of what is offered to all the members of the Society was also sought for. The same was noted and the Managing Committee has assured to look into the same.

Further the General Body also appointed the Chairman, Treasurer, Hon. Secretary, or in the absence of secretary Shri. Dharmaraj E. (Co.opted) , to execute the said Development Agreement and attend the office of the Sub-Registrar of Assurances to admit the execution of the said Deed and registration of the said Development Agreement, whereby the said Managing Committee members shall be authorized to do the needful, accordingly, for and on behalf of the Society.



For Shree Shreyas Co-operative Housing Society Limited

C.P. Narayana

Secretary

For Shree Shreyas Co-operative Housing Society Limited

For Shree Shreyas Co-operative Housing Society Limited

बदर-१८		
पु १०५	२०	३०
२०१८		

SHREE SHREYAS

CO-OPERATIVE HOUSING SOCIETY LIMITED

(Reg.No.BOM/HSR/980 dt.28/05/1965)

Kalina, Santacruz-(East) Mumbai-400098.



unanimously that the final draft of the said Development Agreement as circulated prior to the present meeting by the Managing Committee Members, is hereby approved, ratified and accepted and the Society shall execute and register the same accordingly and the General Body also hereby appoints, nominates and constitutes the Chairman, , Treasure ,Hon. Secretary, or in the absence of secretary Shri. Dharmaraj E. (Co.opted), to execute the said Development Agreement and attend the office of the Sub-Registrar of Assurances to admit the execution of the said Deed and registration of the said Development Agreement, whereby the Managing Committee Members are authorized to do the needful, accordingly, for and on behalf of the Society. "

Proposed by : Mr N. Rama Iyer

Seconded by : Mr. Vasudeo Chari

Passed unanimously.

For Shree Shreyas C.H.S.Ltd

C.P. Narayana. T. Malt. K. S. S. S.
Chairman Secretary Treasurer

बदल - १८		
प्राय	२८	३०
२०४८		



भारत सरकार
GOVERNMENT OF INDIA



सी.पी. नारायण नायर
C.P. Narayan Nair

जन्म वर्ष / Year of Birth : 1950
पुरुष / Male



3042 1654 3501

आधार - सामान्य माणसाचा अधिकार



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

C P NARAYAN
GOPINATH NARAYAN NAIR
16/10/1950
Permanent Account Number
AEZPC4956Q



C.P. Narayan
Signature



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

वसति स्थान: सी.पी. नारायण नायर, २, श्रेयास
सोसायटी, कलिना, सेंट. अन्थनी स्ट्रीट,
पुणे, महाराष्ट्र, ४०००५५

Address: S/O Gopinath Nair, 2,
Shreyas Society, Kalina,
St. Anthony Street, Opp MES
QTRs, Santacruz East, Mumbai,
Maharashtra, 400055

1947
1800 180 1847

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 001

C.P. Narayan

आयकर विभाग
INCOME TAX DEPARTMENT
SHREE SHREYAS COOPERATIVE
HOUSING SOCIETY LIMITED

भारत सरकार
GOVT. OF INDIA

28/05/1965

Permanent Account Number

AAABS7053B

Signature

बदर - १८		
५८०५	२९	३७
२०१८		

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GOPAL KRISHNAN VENKATESHWARAN
VENKATESHWARAN

28/08/1951

Permanent Account Number

AAZPG2841E



T. V. Gopalkrishnan

T. V. Gopalkrishnan



भारत सरकार
Government of India

टी. वी. गोपालकृष्णन
T. V. Gopalkrishnan

जन्म तारीख / DOB: 28/08/1951

पुरुष / Male



4351 7763 1647

आधार - सामान्य माणसाचा अधिकार



भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

पत्ता: S/O: वेण्कटेश्वरन, फ्लॅट नं-09,
बी. वेंकटेश को-ऑप हाउसिंग सोसायटी
लिमिटेड, स्ट. अँथोनी रोड, एम्बेडकर
नवार्टमेंट समूह, कांदीवा, सायबुल्ले पुरे,
मुंबई, विद्यमानगरी, मुंबई, महाराष्ट्र,
400098

Address: S/O: Venkateshwaran, Flat
No-09, Sree Shreyas Co-Op Housing
Society Limited, St. Anthony's Road,
Opposite MES Quarters, Kalina, Santacruz
East, Mumbai, Vidyavanagar, Mumbai,
Maharashtra, 400098

4351 7763 1647

1800 300 1947



www.unicoin.gov.in

बदर - १८		
५८०५	३०	३७
२०१८		

आधार कार्ड के स्थान पर (वर्तमान उपयोग में नहीं आने वाला)
आधार कार्ड के स्थान पर (वर्तमान उपयोग में नहीं आने वाला)
आधार कार्ड के स्थान पर (वर्तमान उपयोग में नहीं आने वाला)
आधार कार्ड के स्थान पर (वर्तमान उपयोग में नहीं आने वाला)
आधार कार्ड के स्थान पर (वर्तमान उपयोग में नहीं आने वाला)

For more information, visit our website
Income Tax PAN Services Unit, 3rd Floor, Ministry of Revenue,
Plot No. 34, Survey No. 99/8,
Model Colony, Near Deep Bunglow Chowk,
Pune - 411 016

Tel: 91-20-2721 3090, Fax: 91-20-2721 3081
Email: unia@nic.gov.in

In case this card is lost / found, kindly inform / return to:-
 Income Tax PAN Services Unit, UTITSL
 Plot No. 3, Sector 11, CHD Belapur,
 Navi Mumbai - 400 614.

इस कार्ड से खोले/पुनर्प्राप्त करवा भुगतान करें/सीटनः :-
 आयकर पैन सेवा यूनिट, UTITSL,
 प्लॉट नं. 3, सेक्टर 11, सी.एच.डी. बेलपुर,
 नवी मुंबई - 400 614.

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
AACPK9354M

नाम / Name
SACHIN PURUSHOTTAM KABADI

पिता का नाम / Father's Name
PURUSHOTTAM DATTARAM KABADI

जन्म की तारीख / Date of Birth
08/04/1962

हस्ताक्षर / Signature




धेकार



भारतीय विशिष्ट पहचान प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
 म/२४, श्री श्रेयस सीएचएस
 लिमिटेड, कालिना, मांताक्रुज
 ईस्ट, मुंबई,
 महाराष्ट्र - 400098

Address:
 A/14, SHREE SHREYAS CHS
 LTD, KALINA, SANTACRUZ
 EAST, Mumbai,
 Maharashtra - 400098

1800 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bangalore-560 001

भारत सरकार
 GOVERNMENT OF INDIA

मचिन पुरुषोत्तम काबादी
 Sachin Purushottam Kabadi

जन्म तारीख / DOB: 08/04/1962
 पुरुष / MALE

3437 6705 7425




माझे आधार, माझी ओळख

बदर - १६		
५०५	३९	३०
२०१८		



भारत सरकार
GOVERNMENT OF INDIA



वीरेंद्र शान्तिलाल जैन
Virendra Shantilal Jain
जन्म वर्ष / Year of Birth : 1973
पुनर / Male



7585 4880 2034

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
VIRENDRA SHANTILAL JAIN
SHANTILAL JAIN

31/07/1973

Permanent Account Number

AADPJ5719J

Signature

भारत सरकार
GOVT. OF INDIA



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता S/O शान्तिलाल जैन, १०१/ए,
खान्ना टेरस, मुंबाई रोड, विले पार्ले पूर्व,
मुंबई, महाराष्ट्र, 400057

Address: S/O Shantilal Jain,
101/A, Kamla Terrace, Subhash
Road, Vile Parle (East), Vileparle
(East), Mumbai, Maharashtra,
400057



150th Anniversary

mailto:uaid@uaid.gov.in

www.uaid.gov.in

P.O. Box No. 1542
Bangalore-560 001

आयकर विभाग
INCOME TAX DEPARTMENT
SUPREME REALTORS

भारत सरकार
GOVT. OF INDIA



बंदर - १८	
५८०५	३२
२०१८	

Permanent Account Number
ACJFS23110Q



भारत सरकार
GOVERNMENT OF INDIA



राजिश नारायणन नायर
Rajish Narayanan Nair
जन्म वर्ष / Year of Birth 1982
पुरुष / Male



2742 9888 4612

आधार — सामान्य माणसाचा अधिकार



Rajish



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता S/O नारायणन नायर, २, श्रेयास
सोसायटी, कलिना, सेंट अन्थोनी स्ट्रीट,,
एमईएस क्वार्टर्स व सामने, सांतक्रुज पूर्व,
मुंबई, महाराष्ट्र, 400055

Address: S/O Narayanan Nair, 2,
Shreyas Society, Kalina,
ST Anthony Street,, Opp MES
QTRS, Santacruz East, Mumbai,
Maharashtra, 400055

कटर - १ :		
५०५	३३	३७
२०१८		



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1800 180 1947



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www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001



IDENTITY CARD



Name: Mr. Uttam S. Mane

Office: P.R. Associates

01, Nigzar House, Hanuman Road,
Vandri East, Mumbai - 400 083

6148474/75

Signature

Authorised Signatory

(Handwritten signature)

बदर - १८		
प्रय	३४	३८
२०१८		

Summary-2(दस्त गोपवारा भाग - २)

514/5805

बुधवार, 30 मे 2018 9:37 म.पू.

दस्त गोपवारा भाग-1

बदर18

दस्त क्रमांक: 5805/2018

दस्त क्रमांक: बदर18 /5805/2018

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. बदर18 यांचे कार्यालयात

अ. क्र. 5805 वर दि.30-05-2018

रोजी 9:23 म.पू. वा. हजर केला.

पावती:6235

पावती दिनांक: 30/05/2018

सादरकरणाराचे नाव: श्री श्रेयस को-ऑप. ही. सोसा. लिमिटेड
तर्फे त्याचे चेअरमन, श्री. सी. पी. नारायण

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

C. P. Naray.

दस्त हजर करणाऱ्याची सही.

एकुण: 900.00

Joint S.R. Andheri-7
सह. दुय्यम निबंधक, अंधेरी क्र. ७

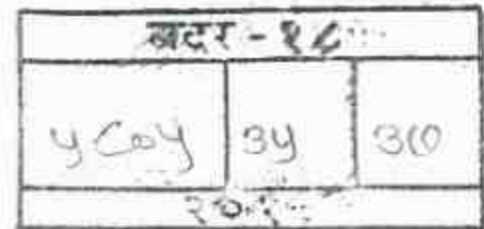
Joint S.R. Andheri-7
सह. दुय्यम निबंधक, अंधेरी क्र. ७

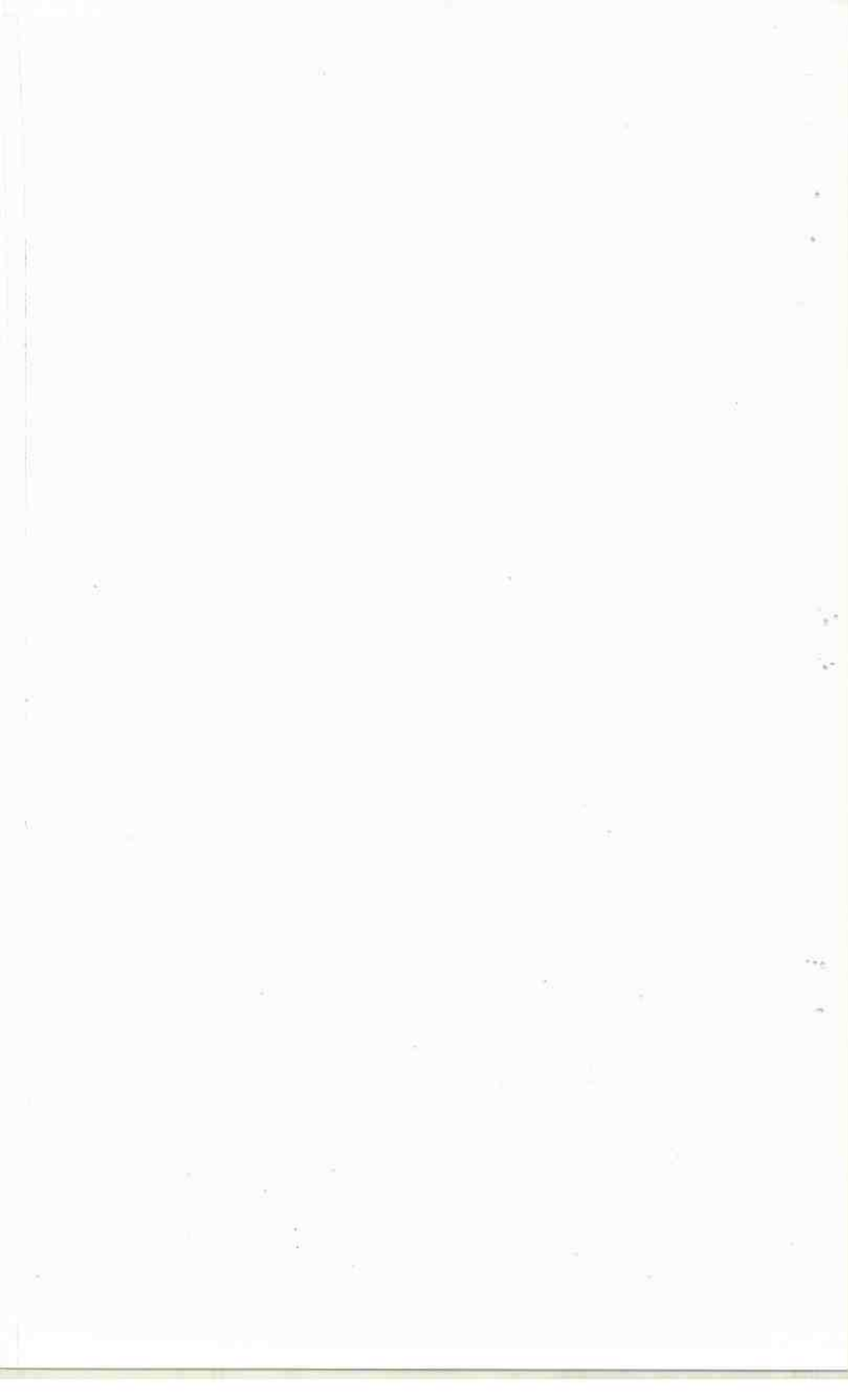
दस्ताचा प्रकार: प्रॉवर ऑफ अॅटर्नी

मुद्रांक शुल्क: ० जेव्हा तो प्रतिकासाथ देण्यात आलेला असून त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिवका क्र. 1 30 / 05 / 2018 09 : 23 : 45 AM ची वेळ: (सादरीकरण)

शिवका क्र. 2 30 / 05 / 2018 09 : 24 : 22 AM ची वेळ: (फी)





Summary-2(दस्त गोपवारा भाग - २)



30/05/2018 9 39:42 AM

दस्त गोपवारा भाग-2

बदर18

दस्त क्रमांक:5805/2018

दस्त क्रमांक :बदर18/5805/2018

दस्ताचा प्रकार :-पॉवर ऑफ अॅटर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. सुप्रिम रीअल्टर्स तर्फे त्याचे भागीदार श्री. विरेंद्र एस. जैन पत्ता:प्लॉट नं: 7, माळा नं: -, इमारतीचे नाव: लता कुंज, ब्लॉक नं: कालीना, रोड नं: सांताक्रूज पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:ACJFS2310Q	पॉवर ऑफ अटॉर्नी होल्डर वय :-44 स्वाक्षरी:-		
2	नाव:श्री श्रेयस को-ऑप. हौ. सोसा. लिमिटेड तर्फे त्याचे चेअरमन, श्री. सी. पी. नारायण पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: श्री श्रेयस सोसायटी, ब्लॉक नं: -, रोड नं: कलीना, सांताक्रूज पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AAABS7053B	कुलमुखत्यार देणार वय :-68 स्वाक्षरी:-		
3	नाव:श्री श्रेयस को-ऑप. हौ. सोसा. लिमिटेड तर्फे त्याचे सेक्रेटरी, श्री. टी. वि. गोपालकृष्णन पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: श्री श्रेयस सोसायटी, ब्लॉक नं: -, रोड नं: कलीना, सांताक्रूज पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AAABS7053B	कुलमुखत्यार देणार वय :-67 स्वाक्षरी:-		
4	नाव:श्री श्रेयस को-ऑप. हौ. सोसा. लिमिटेड तर्फे त्याचे ट्रेंझरर, श्री. सचिन पी. कबाडी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: श्री श्रेयस सोसायटी, ब्लॉक नं: -, रोड नं: कलीना, सांताक्रूज पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AAABS7053B	कुलमुखत्यार देणार वय :-56 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तयाकडील पॉवर ऑफ अॅटर्नी चा दस्त ऐवज करून देणारा पक्षकाराच्या

शिकविलेला दिनांक 30 / 05 / 2018 09 : 25 : 58 AM

4004	3E	30
ओळख:		
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः		
अनु क्र.	पक्षकाराचे नाव व पत्ता	

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:रजिष नारायणन नायर
वय:36
पत्ता:2, श्रेयस सोसायटी, कलीना, सांताक्रूज पूर्व, मुंबई
पिन कोड:400055

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2 नाव:उत्तम सिद्धेश्वर माने
वय:37
पत्ता:101, ठोसर हाऊस, हनुमान रोड, विले पार्ले पूर्व, मुंबई
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अंगठ्याचा ठसा

शिवका क्र.4 ची वेळ:30 / 05 / 2018 09 : 26 : 36 AM

शिवका क्र.5 ची वेळ:30 / 05 / 2018 09 : 26 : 44 AM नोंदणी पुस्तक ६ मध्ये

सह. दुय्यम निबंधक, अंधेरी क्र. ७

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सह. दुय्यम निबंधक, अंधेरी क्र. ७
मुंबई उपनगर जिल्हा

बंदर-१८/ ५८०५/२०१८
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