388/6256 पावती Original/Duplicate

Wednesday,April 12 ,2023 नोंदणी क्रं. :39म

1:38 PM Regn.:39M

पावती क्रं.: 6673 दिनांक: 12/04/2023

गावाचे नाव: एक्सर

दस्तऐवजाचा अनुक्रमांक: बरल-5-6256-2023

दस्तऐवजाचा प्रकार : पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: बोरीवली शांती कृपा को-ऑप हौ सो ली चे चेअरमन भरत जे. भवानी

| | |
|---|---|
| नोंदणी फी | रु. 100.00 |
| दस्त हाताळणी फी | रु. 800.00 |
| पृष्ठांची संख्या: 40 | |
| एकूण: | रु. 900.00 |

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
1:51 PM ह्या वेळेस मिळेल.

सह दु.नि.का-बोरीवली5

बाजार मुल्य: रु.1 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.800/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1204202301501 दिनांक: 12/04/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000479377202324E दिनांक: 12/04/2023
बँकेचे नाव व पत्ता:

Bhayani 03.3

# CHALLAN

## MTR Form Number-6

| GRN | MH000479377202324E | BARCODE | | Date | 12/04/2023-09:39:31 | Form ID | 48(f) |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Stamp Duty<br>Registration Fee | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | |
| Office Name | BRL5_JT SUB REGISTRAR BORIVALI 5 | Full Name | BORIVALI SHANTI KRUPA CHS LTD |
| Location | MUMBAI | | |
| Year | 2023-2024 One Time | Flat/Block No. | CTS NO 1499A |
| | | Premises/Building | |

| Account Head Details | Amount In Rs. |
|---|---|
| 0030045501 Stamp Duty | 500.00 |
| 0030063301 Registration Fee | 100.00 |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| Total | 600.00 |

| | |
|---|---|
| Road/Street | VILLAGE EKSAR |
| Area/Locality | TALUKA BORIVALI |
| Town/City/District | |
| PIN | 4 0 0 1 0 3 |

**Remarks (If Any)**

SecondPartyName=NAMO SHREEN VENTURES LLP~

| | |
|---|---|
| Amount In Words | Six Hundred Rupees Only |

| Payment Details | STATE BANK OF INDIA | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 00040572023041257563 | CKW6278407 |
| Cheque/DD No. | | Bank Date | RBI Date | 12/04/2023-09:24:40 | 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. : 9820991028

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 लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

बरल - ५

| | | |
|---|---|---|
| ६५६ | 9 | 60 |
| २०२३ | | |

THE SEAL OF THE SUB REGISTRAR BORIVALI 5 MUMBAI SUBURBAN DIST.

Print Date 12-04-2023 09:40:41

कोरा कागद

| बरल - ५ | | |
|---|---|---|
| ६२५६ | २ | २० |
| २०२३ | | |



# CHALLAN
## MTR Form Number-6

| GRN | MH000479377202324E | BARCODE | | Date | 12/04/2023-09:39:31 | Form ID | 48(f) |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| **Department** | Inspector General Of Registration | **Payer Details** | |
| **Type of Payment** | Stamp Duty<br>Registration Fee | **TAX ID / TAN (If Any)** | |
| | | **PAN No.(If Applicable)** | |
| **Office Name** | BRL5_JT SUB REGISTRAR BORIVALI 5 | **Full Name** | BORIVALI SHANTI KRUPA CHS LTD |
| **Location** | MUMBAI | | |
| **Year** | 2023-2024 One Time | **Flat/Block No.** | CTS NO 1499A |
| | | **Premises/Building** | |

| Account Head Details | Amount In Rs. |
|---|---|
| 0030045501 Stamp Duty | 500.00 |
| 0030063301 Registration Fee | 100.00 |
| | |
| | |
| | |
| | |
| | |
| | |
| Total | 600.00 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Road/Street** | VILLAGE EKSAR | | | | | | |
| **Area/Locality** | TALUKA BORIVALI | | | | | | |
| **Town/City/District** | | | | | | | |
| PIN | | 4 | 0 | 0 | 1 | 0 | 3 |

**Remarks (If Any)**

SecondPartyName=NAMO SHREEN VENTURES LLP~

| | |
|---|---|
| **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. | 00040572023041257563 | CKW6278407 |
| Cheque/DD No. | | Bank Date | RBI Date | 12/04/2023-09:24:40 | 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. : 9820991028

**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 लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

### Challan Defaced Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | UserId | Defacement Amount |
|---|---|---|---|---|---|
| 1 | (iS)-388-6256 | 0000252548202324 | 12/04/2023-13:37:46 | IGR194 | 100.00 |
| 2 | (iS)-388-6256 | 0000252548202324 | 12/04/2023-13:37:46 | IGR194 | 500.00 |
| | | | **Total Defacement Amount** | | **600.00** |

THE SEAL OF THE SUB REGISTRAR BORIVALI 5 MUMBAI SUBURBAN DIST.



बरस - ५ Print Date 12-04-2023 01:39:28

| | | |
|---|---|---|
| ६२५६ | 3 | ४० |
| २०२३ | | |

# कोरा कागद

| बरल - ५ | | |
|---|---|---|
| ६२५६ | ४ | ४० |
| २०२३ | | |



**D**ocument **H**andling **C**ha₹ges
Inspector General of Registration & Stamps

## Receipt of Document Handling Charges

| PRN | 1204202301501 | Receipt Date | 12/04/2023 |
|---|---|---|---|

Received from DHC, Mobile number 9800000000, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 6256 dated 12/04/2023 at the Sub Registrar office Joint S.R. Borivali 5 of the District Mumbai Sub-urban District.

DEFACED
₹ 800
DEFACED

## Payment Details

| Bank Name | SBIN | Payment Date | 12/04/2023 |
|---|---|---|---|
| Bank CIN | 10004152023041201397 | REF No. | CHM2722270 |
| Deface No | 1204202301501D | Deface Date | 12/04/2023 |

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

THE SEAL OF THE SUB REGISTRAR BORIVALI MUMBAI SUBURBAN DIST. (BANDRA)

| बरल - ५ | | |
|---|---|---|
| ६२५६ | ५ | २० |
| २०२३ | | |

# कोरा कागद

| बरल - ५ | | |
|---|---|---|
| ६२५६ | ६ | ७० |
| २०२३ | | |

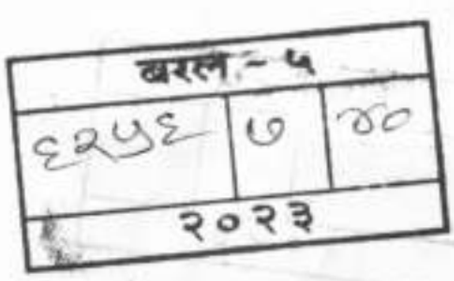





## POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, **BORIVALI SHANTIKRUPA CO-OPERATIVE HOUSING SOCIETY LTD.,** Society duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960 bearing Registration No. BOM./(W.R.)/H.S.G./(T.C.)/5806 of 22nd July 1991 having its registered address at C.T.S. No. 1499/A, Village Eksar, Shanti Ashram, Borivali (West), Mumbai–400103, through the hands of its Hon. Chairman, Mr. Bharat J. Bhayani, Hon. Secretary, Mr. M. A. Jacob and Hon. Treasurer, Mr. Hemant Kumar N. Gohil (jointly by any two), authorized by the Society pursuant to the Resolution passed in Special General Body Meeting of the Society held on 12th February, 2023 hereinafter referred to as **"THE SOCIETY"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its Members for the time being and from time to time and its successors and permitted assigns) do hereby SEND GREETINGS;





**WHEREAS:**

(a) By virtue of an Unilateral Deemed Conveyance Deed dated 25th June 2018 executed by and between Mr. Rajendra Veer, District Deputy Registrar, Co-operative Housing Societies, Mumbai City (4), Competent Authority under the provisions of Section 5(A) of Maharashtra Ownership Flats Act, 1963, for and on behalf of M/s. Pragati Construction Corporation, Mr. Daulatrai Kantilal Mehta, Mr. Natwerlal Mathuradas Lal, Mr. Jivandas Morarji Lal, Mr. Anantrai Kantilal Mehta, Milton Menezes, Wilson Menezes, Clifton Menezes, Chlorice D'souza, Patrice Menezes, Lactitia Menezes, Prudence Menezes, Winston Menezes, Milton Menezes, M/s. Shivam Builders, collectively referred to as the then defaulting Vendors/Landowners / Builders / Developers / Opponents, granted, conveyed and transferred and assured the said Property in favour of the Society for the consideration and on the terms and conditions more particularly set out therein. The Deed of Conveyance is registered with the Sub-Registrar of Assurances at Borivali-5, under serial No. BRL-6-7673-2018.

(b) Pursuant to the Deed of Conveyance, the Society has become the absolute owner of the said property more particularly described in the Schedule hereunder written.

(c) The Society/Owner is seized, possessed and sufficiently entitled to as the absolute and lawful owner of ALL THAT PIECE AND PARCEL of land bearing CTS No. 1499A admeasuring 850.20 Sq. Mtrs. or thereabouts situated at Village Eksar, Taluka Borivali, in the Registration District and Sub-District of Mumbai Suburban, at Shanti Ashram, Borivali (West), Mumbai 400103, Mumbai Suburban District (**"said Land"**) and the building(s)/structure(s) standing thereon known as **"BORIVALI SHANTIKRUPA CO-OPERATIVE HOUSING SOCIETY LTD"**, (hereinafter referred to as

बरल - ५
६२५६ | ८ | ७३
२०२३

THE SEAL OF THE SUB REGISTRAR BORIVALI

the "**Old Building**"). The Land and the Old Building may, hereinafter, be collectively referred to as the "**said Property**" and more particularly described in the **First Schedule** hereunder written.

(d) The building consists of 2 Wings, (viz. A and B) comprising of 27 units having Ground plus Four Floors in Wing-A and Ground plus Three Floors in Wing-B. The Flats in the building are occupied by the 27 Members of the Society. The total area occupied by the Members in the Building is 10858.54 sq. ft. carpet area.

(e) The building is constructed in and around the year 1988. The building has become old and dilapidated and the same requires extensive repairs which would costs substantial expenditure and therefore, the Society and its Members, instead of repairing the building, decided to redevelop the said Property through a Developer/Builder.

(f) In the Special General Body Meeting of the Society held on 13th November 2022, the Society and its Members have resolved to appoint the Developers, **M/S. NAMO SHREEN VENTURES LLP** as the Builder/Developer for undertaking the redevelopment of the said Property.

(g) **AND WHEREAS** by an Agreement for Redevelopment dated 30/03/2023, registered at Serial No. BRL-5/6255/2023., executed between **BORIVALI SHANTIKRUPA CO-OPERATIVE HOUSING SOCIETY LTD.**, a Co-operative Housing Society registered under the Maharashtra Co-operative Societies Act, 1960, therein referred to as "The Society" and **M/S. NAMO SHREEN VENTURES LLP**, therein referred to as "The Developers", the said society assigned unto the Developers the redevelopment rights including the

THE SEAL OF THE SUB REGISTRAR BORIVALI MUMBAI SUBURBAN DIST.

बरल - ५
६२५६ | ₹ | ३०,
२०२३

demolition of the said building and development of the said property on the agreed terms as mentioned in the Redevelopment Agreement.

(h) **AND WHEREAS** as agreed by the Society as per the terms of the said Redevelopment Agreement, we are desirous to execute this Power of Attorney in favour of **MR. BHAVIK DILIP MEHTA,** designated Partner of **M/S. NAMO SHREEN VENTURES LLP**, to effectively do all acts, deeds and things mentioned hereinafter in respect of the redevelopment of the said property only.

(i) In the Special General Body Meeting of the Society held on 12th February, 2023, the final draft inter alia of this Power of Attorney, was duly approved and it was further resolved that the Hon. Chairman, the Hon. Secretary and the Hon. Treasurer of the Society are authorized to sign and execute and to affix the common seal of the society on this Power of Attorney and get the same registered with the Registrar of Assurances under the Indian Registration Act, 1908 and have also been authorized to execute all such documents, deeds and assurances as may be required in pursuance of this Redevelopment Agreement and for the redevelopment of the said property and discharge all the obligations undertaken by the Society there under. A True Copy of the Resolution is annexed hereto and marked as **ANNEXURE "A".**

**NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT** in pursuance of the said Redevelopment Agreement, **WE BORIVALI SHANTIKRUPA CO-OPERATIVE HOUSING SOCIETY LTD.**, through their Office Bearers namely: (1) Hon. Chairman, Mr. Bharat J. Bhayani, (2) Hon. Secretary, Mr. M. A. Jacob and (3) Hon. Treasurer, Mr. Hemant Kumar N. Gohil, do hereby nominate and appoint **MR. BHAVIK DILIP MEHTA,** designated Partner of **M/S. NAMO SHREEN VENTURES LLP**, carrying on business at 1 A & 2, Panchavati, Near Anandvan, Andheri (E),

बरल - ५
९२५९ | ९० | ८०
२०२३

THE SEAL OF THE SUB REGISTRAR BORIVALI-5 MUMBAI SUBURBAN DIST. (MAHARASHTRA)

V. Road, Kandivali (West), Mumbai – 400 067, to be our true and lawful constituted attorney (hereinafter referred to as the "**said Attorney**") and also authorise him to do or cause to be done on our behalf as the Attorney appointed to do all acts, deeds, matters and things as mentioned herein in respect of the said property.

1) This Power of Attorney is restricted to and pertains only in respect of the said Property described in the Schedule hereunder written.

2) To perfect the title of the Society in all respects of the said property and for that purpose to take all steps as may be necessary in that regard in Government, Municipal, Revenue, High Court and all other records and to take all steps in that regard as the said Attorneys may deem necessary, required or be advised, and to make necessary required, applications to the Collector, City Survey Office, Mamlatdar, Tahsildar, Talathi, Revenue Authorities, Municipal Corporation of Greater Mumbai, MMRDA, MHADA, Central or State Government and other Public and Semi Public Authorities or such other Authorities, or such other Authorities, Registrar and/or other authorities under the Maharashtra Co-operative Societies Act, 1960 as may be necessary and for the purpose to sign and execute all such writings, undertakings, and other papers, documents, plans etc. as the said Attorney may think fit and proper.

3) To appear before any Court or Authority for the purpose of any matter relating to any other proceeding connected with the same till the subsistence of the Re-development Agreement, however, save and except where the said matter pertains to any dispute between the Society and the Constituted Attorney.

4) To attend to and represent us in all Central and State Departments including the Offices of the Collectors of Land Revenue, Additional

THE SEAL OF THE SUB REGISTRAR OF ASSURANCES MUMBAI SUBURBAN DIST.

बरसे - ५

| | | |
|---|---|---|
| ६२५६ | ९९ | ७० |

२०२३

Collector, the Secretary/ies of the Government of Maharashtra and/or the Government of India or any other revenue authority including City Survey Office, Assessor of Municipal Rates and Taxes, Maharashtra Housing Board, Town Planning, Municipal Corporation of Greater Mumbai, Finance, Engineering, Public Health Engineering, Public Works, Maharashtra State Electricity Board, Police Department/ Stations, City Survey, Pollution control board, all Revenue authorities, Functional Boards, Water Resources Management Board, Housing Urban Renewal and Ecology Board and all other local bodies, offices, subordinate offices, Municipal Offices and other local offices/ authorities and/or any concerned authorities in relation to the development of the said Property.

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

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

7) To make necessary changes, amend or alter the plans as per RERA and the said Attorneys has full right to change, amend or alter the plans as per RERA.

बरल - ५

| | | |
|---|---|---|
| ६२५६ | १२ | २० |
| २०२३ | २० | |

THE SEAL OF THE SUB REGISTRAR BORIVALI

8) To correspond with and to appear and represent the said Society before any and all concerned authorities of the Government, Municipal Corporation of Greater Mumbai, MMRDA or other Public and Local Bodies and Authorities and any person.

9) To submit the plans with the concerned authority as required under the law and further to comply with all the terms of the Building Plans, I.O.D. and Commencement Certificate.

10) For development of the said property: -

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

(b) To demolish at the Developers expenses the said building standing on the said Land.

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

(d) To make necessary application for amalgamation of adjoining proportions for layout development for an on behalf of Society.

(e) To make necessary applications, sign and execute necessary letters and writings and undertakings as may be required

THE SEAL OF THE SUB REGISTRAR ASSURANCE MUMBAI SUBURBAN DIST.

| बरल - ५ | | |
|---|---|---|
| ६२५६ | ९३ | ००|
| २०२३ | | |

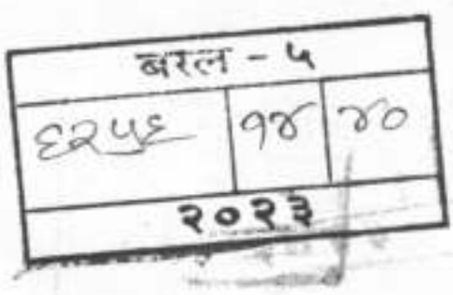
from time to time to avail benefit of F.S.I. arising out of common road areas and R.G. areas of layout belonging to the Society/ Association in case of layout development.

(f) To approach before MCGM or any other Government Authorities for approvals/ Sanction of Layout/ Revised Layout/ Shifting of R.G. areas/handover of Road Set back and all other work related to layout development.

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

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

(i) To engage and employ/appoint Architects, engineers, Surveyors, R.C.C. Consultants, and other technical Consultants, Contractors, Sub-Contractors, Workmen, Labourers, Designers, Advocates, counsel and other persons as desired by the said Attorneys for preparation and submission of layout, building plans, approvals / certificates / sanction or any other matters connected therewith on such terms and conditions and to pay their fees, remuneration, wages and salary and other emoluments as the said Attorney may deem fit.






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

(k) To carry on correspondence and to sign and execute papers, applications and documents including affidavits, plans, petitions, declarations, indemnity and usual undertakings etc., as may be required;

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

(m) To carry on and complete in all respect the construction of building/s and other structures on the said property, by utilizing entire F.S.I./ fungible F.S.I. of the said property which is available now or that may be available hereinafter and also by loading, consuming and utilizing T.D.R. of the said property or any other property, to the extent permissible under the D.C. Regulations that may be in force, from time to time;

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

THE SEAL OF THE SUB REGISTRAR BORIVALI 5 MUMBAI SUBURBAN DIST. (BANDRA)

बरल - ५

| | | |
|---|---|---|
| ६२५६ | ९५ | ४० |
| २०२३ | | |

Regulations of the M.C.G.M. having regard to the area of the said property;

(o) To make applications and submit the amended or new building plans to the M.C.G.M., M.M.R.D.A or any other competent authorities to get the building plans sanctioned, obtain I.O.D. and Commencement Certificate and get the same revalidated from time to time and to obtain the occupation permission and to give such other applications, writings and undertakings as may be required for water connection, electricity supply and other incidental requirements;

11) To appear before the concerned Sub-Registrar of Assurances and to lodge for registration all deeds, documents, undertakings, declarations etc. requiring registration and to pay fees and to appear and admit on execution thereof by us and/or the Society and to do and execute all other acts, matters, deeds and things to get effective registration of all such deeds and documents requiring registration.

12) To make necessary applications under the Urban Land (Ceiling and Regulation) Act, 1976 for exemption or development of the said property, if any applicable and for the purpose to submit such applications, writings, undertakings, affidavits and file petitions, appeals etc., as may be required and to prefer an appeal from the orders of the Competent Authority under the provisions of the said Urban Land (Ceiling and Regulation) Act, 1976.

13) To attend, to manage the said Property or any part or portion thereof regularly at all reasonable time and to prevent any encroachment, trespasses and/or unauthorized constructions thereof being made by any person or persons or body and if any

बरल - ५
९२५९ | ९९ | ३८
२०२३

THE SEAL OF THE SUB REGISTRAR OF ASSURANCES MUMBAI SUBURBAN DIST. (BANDRA)

encroachments, trespasses or unauthorized constructions already existing and/or are being made hereafter and/or erected or constructed by any person or persons or body on the said Property or any part or portion thereof, to take all effective steps for removing the same and/or remove them and pull down the same and to take all preventive measures, appropriate actions and legal proceedings against the concerned person or persons or body.

14) To redevelop the said Property at the entire discretion of without any recourse to the Society and/or its member/s as per the terms of the Redevelopment Agreement.

15) To negotiate and deal with the Members and Occupants of the Society and settle the claims of the Members at their own cost and initiate such actions as may be available in law to obtain vacant and peaceful possession the tenements/ shops/ units or any premises or any part thereof occupied by the Occupants or tress passers in the said Property.

16) To take, survey, obtain measurements, valuations and/or commence construction work thereon for the purpose of redeveloping the said Property in phases or wholly.

17) To apply to the D.I.L.R., City Survey Office and/or all concerned authorities for the purpose of demarcation of boundaries and survey/measurement and for name transfer on the Property Register Card of the said Property. After measurement/ survey, if it is found that there is any increase or decrease in area than to get the area corrected in the property registered card and to get the confirmation of the area in the Revenue Offices.

18) To supervise the redevelopment work/ construction work in respect of the building/s on the said Property and to carry out and/or to get carried out through contractors, sub-contractors,

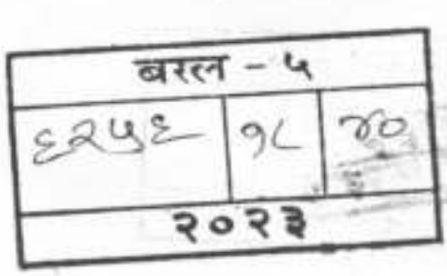
THE SEAL OF THE SUB REGISTRAR ASSURANCE MUMBAI SUBURBAN DIST.

| बरस - ५ | | |
|---|---|---|
| ६२५६ | ५७ | ८० |
| २०२३ | | |

departmentally and/or in such manner as may be determined by the said Attorney/s the construction of structures on the said Property in accordance with the plans and specifications sanctioned by the concerned authorities and in accordance with all the applicable rules and regulations.

19) To represent us and the Society before the Municipal Corporation of Greater Mumbai, M.M.R.D.A, Government of Maharashtra, Central Government, Collector, Mamlatdar, Talathi, Tahsildar, Adani Energy, Tata Power, MGL and other Public and Semi-Government Authorities, Authority under the Urban Land (Ceiling and Regulation) Act, 1976 and other provisions of the law and to do all acts, deeds, matters and things including to make an application, give an undertakings, writings etc., as may be required for any of the purposes touching, relating to and/or concerning the said property.

20) In respect of the redevelopment, to commence, file and prosecute any action, petitions, appeals, suits or other proceedings in law against any person or persons in respect of any of the matters or things relating to these presents and/or our/Society's affairs in respect of the said property and to appear and defend any actions, suit or other proceedings, commenced or to be commenced against us and/or the Society or whereunto we and/or the Society may be the party and also if the said Attorneys shall think fit to compromise, refer to arbitration, submit to judgment discontinue or become non-suited in any such actions, suit or proceedings as aforesaid and also to accept service of writ of summons, notice or other proceedings, sign Vakalatnamas, to declare and affirm all plaints, written statements, applications, petitions, affidavits, consent terms and other necessary documents and to appear before any Judge, Court, Judiciary and Non-Judiciary, Enquiry, magistrate and other Officers empowered by law to hear any suit or






proceedings or any other inquiry relating to any of the matters relating to the said property save and except where the said matter pertains to any dispute between the Society and the Constituted Attorney.

21) To approach the authorities concerned to get the said Property or any part thereof, if under reservation and/or acquisition, released, and/or shifts the same in such manner as the said Attorneys may deem fit and proper.

22) To obtain all services including water connection, drainage connection, electricity supply, electric transformer, telephone cable, roads etc. required for the redevelopment/ development of the said Property for the said purposes or any of them to give such facilities on the said Property to the authorities concerned as may be necessary or required and to do all such acts, deeds, matter and things for the said purpose to lay and install all the connections.

23) To make all payments, deposits and charges as may be required or necessary and to apply for and obtain refund thereof and to give proper receipt and discharge in respect of the redevelopment of the said Property.

24) To obtain Floor Space Index (FSI/fungible FSI) at the cost of the Developer/Attorney/s in respect of the said Property and to consume the same by utilizing the same for constructing building/s in accordance with the sanction plans and the permission which may be granted by the competent authorities under the provisions of the Acts applicable and the Development Control Regulation.

25) To carry out all the requisitions that may be made by all the authorities concerned including by the Municipal authorities,



| बरत - ५ | | |
|---|---|---|
| ६२५६ | १६ | ४० |
| २०२३ | | |

Government of Maharashtra and all the officers of such authorities.

26) To enter into agreement for sale, assignment, transfer, let, lease or disposal otherwise of any flats, shops, offices, garages, parking spaces etc. as provided under the development agreement for the consideration and on the terms and conditions as the said attorneys may deem fit and proper either in piecemeal or in wholesale for one or more flats, shops, offices, garages, parking spaces etc.

27) To create charge, mortgage, lien, collateral security and/or any other encumbrance on the development rights granted by us in respect of construction of the said building on the said Property and/or the offices/units and the constructed premises forming a part of the Developers Allocation for the purpose of raising finance or otherwise and if required to obtain such loans and finance against the security of the office/units and constructed premises forming a part of the Attorneys Allocation without making us personally liable or responsible and for such purpose (i) to appoint valuers, consultants, chartered accountants and other professionals to deposit the original title deeds relating thereto with the bank/s and/or financial institutions and to create security/charge thereon (ii) to execute legal mortgage and all other security documents, letters, forms etc. in respect thereof (iii) to give consent/ no objection in writing to financial institutions, banks, etc. in respect of loans that may be taken by the purchasers / acquirers from the Purchaser against mortgage / collateral security of the offices, units and premises forming part of the Assignee's Allocation and agreed to be sold and transferred to them by the Purchaser but without making us liable or responsible howsoever towards repayment of such loans and/or without incurring any kind of monetary liability on our behalf.

बरल - ५
२४६ | २० | २०२३

THE SEAL OF THE SUB REGISTRAR MUMBAI SUBURBAN DIST. (BANDRA-4)

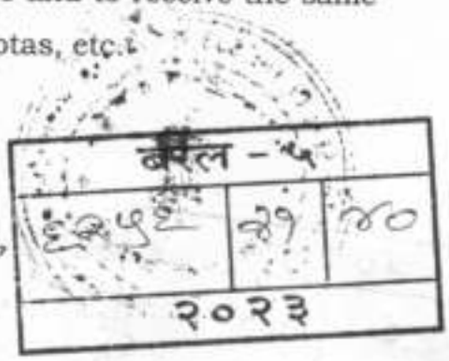
28) To apply and obtain necessary permissions, approvals and/or consent from the Maharashtra Co-operative Housing Society Ltd. and/or MHADA and/or Collector and/or all other concerned authorities for the purpose of development of the said property.

29) To make, sign, execute necessary documents, deed, declarations, writings, indemnities for registration of Co-operative Society or Limited Company or Condominium of Apartment holders as required to be formed, registered or constituted under Maharashtra Co-operative Societies Acts and/or Companies Act and/or any statute in respect of the said property any part thereof.

30) To sign and execute and/or enter into Tripartite Agreement / Agreement for Permanent Alternate Accommodation, Agreement for Sale, Agreement to Lease, Conducting Agreement, Deed of Confirmation, Supplemental Agreement or any other Agreement / Deeds / Undertakings / Indemnity Bonds as may be required from time to time for the redevelopment and to lodge for registration, to sign in the register, and present the registration of document and appear before the concerned Jt. Sub-Registrar of Assurances for registration of all such documents and to collect the registered documents from the office of the Jt. Sub-Registrar of Assurances and to do and execute all other acts, matters, deeds and things to get effective registration of all such deeds and documents requiring registration.

31) To make all necessary applications at the cost of the Attorney/s for procuring permits and quotas for cement, steel and other building materials and for that purpose to sign and execute such applications, affidavits, undertakings as may be required and to represent before the concerned authorities and to receive the same and make payments for such permits, quotas, etc.



32) To ensure the building/s to be constructed and/or under construction on the said Property against damage, fire, tempest, riots, civil commotion, floods, earthquakes or otherwise as the said Attorney/s may think fit and proper.

33) To make payment of all costs, charges and expenses that may be required for the purpose of obtaining the permissions, sanctions for the redevelopment of the said Property and the same shall be borne and paid by the Developer.

34) To pay all taxes, rates, charges, expenses, assessments and all other outgoings whatsoever to be from time to time payable by us or chargeable in respect of the said Property on our behalf and to submit the statement of accounts/receipts and expenses to us for reimbursement of the said payments to the Attorney/s.

35) To appear and represent the said Society before the Controller of Land Revenue, Assessor of Municipal Rates and Taxes, Police Authorities and other Government or Municipal or Income Tax Authorities, for the renewal or grant of any licence or permit or for other purposes as may be necessary under the Local Acts or Rules and Regulations or before any Public or Government Officer or authority whatsoever.

36) We hereby jointly and severally declare that this Power of Attorney hereby granted that we will not revoke this Power of Attorney till the issue of Occupation Certificate by MCGM in respect of the New Residential Building and till all the flats sold in the new building and prospective purchasers are admitted as members of Society and upon such acts are completed the power of attorney shall ipso facto become ineffective.

37) The powers hereby conferred shall be exercised by the said Attorneys entirely at the risks and costs of our said Attorneys.

बरल - ५
९२५९ | २२/२० | २०२३

SUB REGISTRAR BORIVALI-5
THE SEAL OF I... MUMBAI SUBURBAN DIST

alone shall be liable to pay the costs, charges and expenses incurred in that behalf and we shall not be responsible or liable for the same in any manner whatsoever.

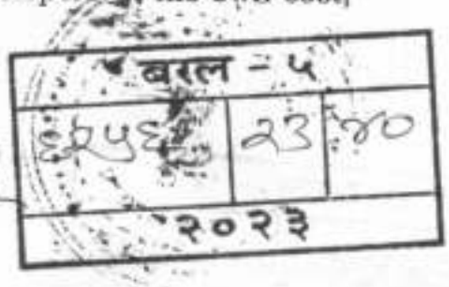
38) Any Power of Attorney if any in respect of the said property by us and/or the Society to any other person or persons hereto before given shall stand ipso facto withdrawn cancelled and revoked by us/Society.

39) IN GENERALLY to do all other acts, deeds, matters and things whatsoever in or about the said property and our/Society's affairs therein either particularly or generally described as amply and effectually to all intents and purposes as we could do in our own proper person, in our absence or in presence, for the development of the said property.

40) AND for more effectually removing any doubt which may arise as to the true meaning of these presents or as to the construction or application of the powers hereby granted, we hereby jointly and severally declare that the powers hereby granted shall not in any case be deemed to revoke any power or authorities heretofore given by us to the said Attorneys or be deemed to be limited to such transactions and matters as are herein expressly mentioned or confirmed to the said Attorney, that is to say, if it be more or less, but the same are intended to extend and shall in all cases extend to any other matters or transactions not herein precisely mentioned or defined, which in the course of the business i.e. redevelopment of building may by the said Attorneys be deemed to be requisite or expedient to be done or performed.

41) **AND WE FURTHER CLARIFY** that the entire development of the said property will be done by the said Developers at his own cost, risk and efforts;



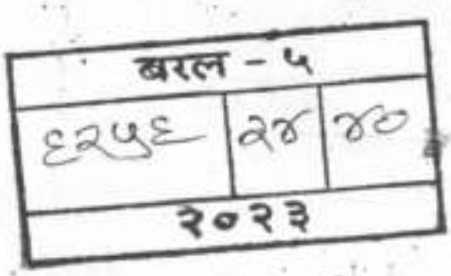


42) **AND IT IS HEREBY DECLARED** that all costs, charges and expenses of and incidental to any act, deed, matter or thing done or caused to be done in or about the exercise of any of the powers herein contained shall be borne and paid by the Attorneys and the same shall be exercised at their risk, costs and expenses and all fines, penalties, levies which may be imposed or made or charged, and all fees, remunerations, salaries payable to Architects, Engineers, Lawyers, Consultants and employees engaged or appointed or employed by the Attorneys shall be borne and paid by the Attorneys alone and we and/or the Society shall not be responsible for the same and the Attorneys shall indemnify and keep the Society and us and our respective heirs, executors and administrators indemnified of from and against all actions, suits and proceedings and all costs, charges and expenses incurred by and any loss or damage suffered by us by reason of our Attorneys doing or causing to be done any act, matter or thing by virtue of these presents. All the aforesaid shall also be equally apply with the same force to the substitute/s, if any, appointed by the said Attorneys and such substitution shall be with the aforesaid condition only.

43) It is agreed that the Attorneys shall bear and pay the stamp duty on these presents.

44) The powers conferred herein are specifically & only in respect of redevelopment of the property mentioned in the Schedule hereunder and for no other property or assets the principal herein owns or may own.

45) To appoint, change, re-appoint Pleaders, Solicitors or Advocates to appear and act on our behalf before any judicial, quasi judicial and administrative authority including Municipal authorities and/or officers exercising judicial, quasi-judicial, administrative functions.






46) The tenure of this document shall run parallel to the tenure of the Redevelopment executed between the society and the Constituted Attorney or earlier determination, whichever earlier.

47) For the better doing performing and executing all the matters and things aforesaid, We hereby further grant unto the said Attorney full power and absolute authority to substitute and appoint in their place and stead on such terms as they shall think fit one or more Attorneys to exercise all or any of the powers and authorities hereby conferred and to revoke any such appointment from time to time and so substitute or appoint any other or others in place of such Attorney as the said Attorneys shall from time to time think fit and proper.

48) **AND IN GENERALLY** to do all the acts, matters and things whatsoever relating to and in respect of the said Property and effectually to all intents and purposes set out in the redevelopment agreement that we would do if these presents had not been made and executed.

49) This Power of Attorney is irrevocable and the same shall not be revoked for any reasons whatsoever by us from the date hereof or by our Successors and/or assigns.

50) We hereby for 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.

THE SEAL OF THE SUB REGISTRAR BORIVALI-5 SUBURBAN DIST. (BANDRA)

बरल - ५

| | | |
|---|---|---|
| ९२५२ | २५ | ४० |

२०२३

**THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**

All that piece or parcel of land situate, lying and being plot of land bearing CTS No. 1499A, of Village Eksar, Taluka Borivali, admeasuring 850.20 square metres or thereabouts (as per property registered card) together with the building known as "Borivali Shantikrupa Co-operative Housing Society Ltd." standing thereon and situated at Shanti Ashram Road, Borivali (West), Mumbai – 400103 in the registration district and Sub-District of Bandra, Mumbai Suburban District and bounded as follows:-

On or towards the East : By CTS No. 1499B vide Existing Road
On or towards the West : By CTS No. 1497A
On or towards the North : By CTS No. 1461A
On or towards the South: By CTS No. 1504

बरल - ५
९२५९ | २९-८० | ३९२२

THE SEAL OF THE SUB REGISTRAR BORIVALI-5 MUMBAI SUBURBAN DIST. (BANDRA)

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and seal the day and year first hereinabove written.

THE COMMON SEAL
of the withinnamed **"SOCIETY"** ]
**BORIVALI SHANTIKRUPA** ]
**CO-OPERATIVE HOUSING SOCIETY LTD** ]
is hereunder affixed pursuant to the ]
Resolution of the Society passed in the ]
SGM held on 12/02/2023 ]

BORIVALI SHANTIKRUPA CO-OP. HSG. SOC. LTD. * BORIVALI (W) MUMBAI

| | | | |
|---|---|---|---|
| 1. | Bhayani B.J.<br>(Signature)<br>**Mr. Bharat J. Bhayani**<br>Hon. Chairman<br>PAN No.: AADPB0757G |  | L.H.T. |
| 2. | (Signature)<br>**Mr. M. A. Jacob**<br>Hon. Secretary<br>PAN No.:AAFPM3492F |  | |
| | (Signature)<br>**Mr. Hemant Kumar N. Gohil**<br>Hon. Treasurer<br>PAN No.:AADPG1487C |  | L.H.T. |

THE SEAL OF THE SUB REGISTRAR BORIVALI-5 MUMBAI SUBURBAN DIST. (BANDRA)

SIGNED AND ACCEPTED BY ]
By the withinnamed **"DEVELOPERS"** ]

For Namo Shreen Ventures LLP
BMehta
Partner
(Stamp & Signature)
**M/S. NAMO SHREEN VENTURES LLP**
PAN No.: AAUFN6412E
Through its Partner
**MR. BHAVIK D. MEHTA**
(The Attorneys)
in acceptance of this
Power of Attorney


L.H.T.

Witness : 1)
2)

बरल - ५
९२५९ | २७ | ४०
२०२३

# कोरा कागद

बरल - ५
६२५६ | २८ | ४०
२०२३



# BORIVALI SHANTIKRUPA
# CO-OP. HSG. SOCIETY LTD.

*Reg. No. Bom./(W. R.)/H. S. G./(T. C.)/5806/dated 22nd July 1991*

**Eksar Village, Shanti Ashram, Borivali (W.), Bombay - 400 103.**

**Extract of the Resolution passed in the Special General Body Meeting held on February 12, 2023.**

"Resolved that the Mr. Bharat J. Bhayani, the Chairman, Mr. M. A. Jacob, the Secretary and Mr. Hemant Kumar N. Gohil, the Treasurer of the Society be and are hereby authorized to sign and execute and to affix the common seal of the society on this Power of Attorney and get the same registered with the Registrar of Assurances under the Indian Registration Act, 1908 and have also been authorized to execute all such documents, deeds and assurances as may be required in pursuance of this Redevelopment Agreement and for the redevelopment of the said property and discharge all the obligations undertaken by the Society there under."

Proposed by: Mr. Winston J. Menezes

Seconded by: Mr. Manohar A. Anchan

Passed unanimously

For BORIVALI SHANTIKRUPA CO-OP. HSG. SOC. LTD.

CHAIRMAN / SECRETARY / TREASURER

BORIVALI SHANTIKRUPA CO-OP. HSG. SOC. LTD. BORIVALI (W) MUMBAI

THE SEAL OF THE SUB REGISTRAR BORIVALI-1 MUMBAI SUBURBAN DIST.

| बरस - ५ | | |
|---|---|---|
| ६२५६ | २८ | ४० |
| | २०२३ | |

# NAMO SHREEN VENTURES LLP

1A & 2, Panchvati, S.V. Road, Kandivali West, Mumbai 400 067
Tel : 91-22-2865 0222 / 2809 0050 ▪ Email : contact@namorealty.com

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE PARTNERS OF NAMO SHREEN VENTURES HELD ON 14th February, 2023 AT 11.00 AM AT THEIR REGISTERED OFFICE.**

RESOLVED THAT, Mr. Bhavik D. Mehta, Designated Partner, is hereby authorized, for and on behalf of of Namo Shreen Ventures LLP to sign any documents, pertaining to redevelopment of Borivali Shanti Krupa C.H.S. Ltd. and also execute the Redevelopment Agreement / Supplemental Agreement and Power of Attorney and Agreement for Permanent Alternate Accommodation and present the same for registration.

**For Namo Shreen Ventures LLP**

NAMO SHREEN VENTURES LLP MUMBAI 400067

**(Mr. Sagar B. Turakhia)**
**Partner**

**(Mr. Naveen K. Veeraboina)**
**Partner**

**(Mr. Praveen K. Veeraboina)**
**Partner**

**(Mr. Srikanth B. Ashkani)**
**Partner**

**(Mr. Shreedhar B. Ashkani)**
**Partner**

THE SEAL OF THE SUB REGISTRAR BORIVALI-5 MUMBAI SUBURBAN DIST.

| बरल :- ५ | | |
|---|---|---|
| ९२५९ | 30 | ४० |
| २०२३ | | |

महाराष्ट्र शासन

जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

# मालमत्ता पत्रक

3245

गाव/पेठ : एकसर | तालुका/न.भू.का. : नगर भूमापन अधिकारी,बोरीवली | जिल्हा : मुंबई उपनगर

| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | आसनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या क्रेरतपासणीची नियत वेळ |
|---|---|---|---|---|---|
| १४९९/अ | | | ८५०.२० | | - |

**सुविधाधिकार**

**हक्काचा मुळ धारक** H
**वर्ष:** १९६८ **शेती**

**पहेदार**

**इतर भार** -

**इतर शेरे** -

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(धा) पहेदार(प) किंवा भार | साक्षांकन |
|---|---|---|---|---|
| ०५/०६/१९७३ | न.भू.क्र.१५०७क प्रमाणे. | | H ४३.७ चौ.मी.क्षेत्र सामील केले | सही- ०५/०६/१९७३ न.भू.अ.६, मुंबई उपनगर ., मुंबई |
| २५/०७/१९८६ | मा. सहा. अभियंता अ(वेस्ट) / (WS ) मुंबई यांचे कडील पत्र क्र.सी. इ ९/३८२२/अ(वेस्ट) .ता . २९/५/८६ व मा.न.भू.अ.क्र.६ जोगे यांचे कडील आदेश क्र.न.भू.क्र १४९९/८६ ता. २७/०७/८६ अन्वये डी.पी.रोड गेल्याने नैसर्गिक पोट विभाग केले. सदर मिळकती मधून २६३.०चौ.मी.क्षेत्र डि.पी. रोड कडे त्यास न.भू.क्र. १४९९ ब व २२९.५ चौ.मि.क्षेत्रास न.भू.क्र. १४९९क्क (म्युनिसिपल गार्डन) असा क्रमांक दिला त्याच्या नविन मिळकत पत्रिका उपलब्ध व राहिलेले क्षेत्र ८५०.२ चौ.मि. मुळे मिळकत पत्रिकेवर कायम केले व त्यास न.भू.क्र. १४९९अ असा क्रमांक दिला. | | | सही- ०६/०८/१९८५ न. भू. अ. ६ मुंबई उपनगर ., मुंबई |
| १५/१२/२०१५ | मा.जमाबंदी आयुक्त आणि संचालक भूमी अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू/मि.प /अक्षरी नोंद/२०१५ पुणे दिनांक १६/०२/२०१५ व न.भू.अ बोरीवली यांचे आदेशान्वये सदर मिळकत पत्रिकेवर अक्षरी आठशे पन्नास पूर्णांक दोन दशांश मात्र क्षेत्राची नोंद केली. | | | क्रेरतफार क्र.९२१९/१५ प्रमाणे सही- १५/१२/२०१५ न.भू.अ.बोरीवली |

हि मिळकत पत्रिका (दिनांक १/१४/२०१८ १२:००:०० AM रोजी) डिजीटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
मिळकत पत्रिका डाऊनलोड दिनांक ७/६/२०२२ ४:१०:५६ PM
पैयता पडताळणी साठी http://aaplesabhlekh.mahabhumi.gov.in/DSLR/propertycard या संकेत स्थळावर जाऊन २२०११०००० १५४९४६३ हा क्रमांक वापरावा.




वस्त - ५

| | | |
|---|---|---|
| ६२५६ | 39 | ४० |
| | ३०२२ | |

दस्त अधिवक्ता बोरिवली

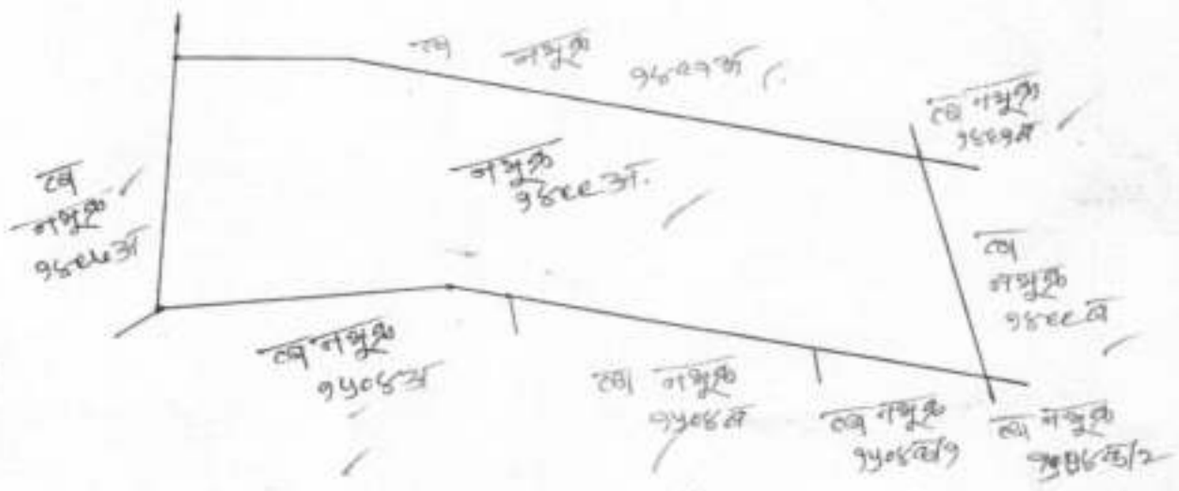
दिनांक 9/9/2022 या अर्जावरून

क्षेत्र फळ एकूण गोपाळ पुरुषोत्तम

आलेख क्र. 89 गट/न. भू. क्र 96ee/अ

या मजकूरा हे तपासले

टिप- दिसत्या परिसरात कोठलेही बांधकाम नाही.








पान क्र.- 2660

सहाय्यक अधिकारी तालुका तारीख 9/9/2022 तालुका बोरीवली । सकाळ

सहाय्यक तपास तारीख 9/9/2022 [illegible] 50/-

सहाय्यक लिपिकाची [illegible] 9 SEP 2022

सहाय्यकाचा हस्ताक्षर [illegible]

सहाय्यक तपासणार [illegible] 50/-

[illegible]

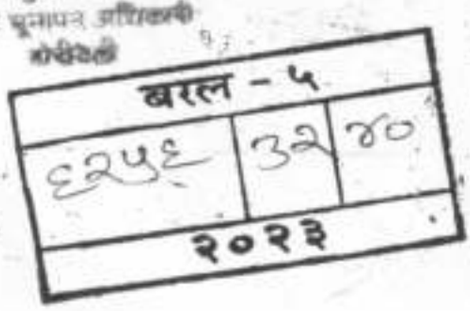
एकूण शुल्क 100/-

"[illegible] तक्रार पुढे तपास करता / अहवाल पाठवावा लागेल --- दोष आणी आहे."

[illegible]

सहाय्यक दुय्यम निबंधक
बोरीवली



महाराष्ट्र शासन

# नोंदणीचे प्रमाणपत्र

नोंदणी क्रमांक:-बीओम/डब्ल्यू-आर/एचएसजी/टीसी/५८०६ / सन १९८७-९८

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, बोरीवली शैतीकृपा को ऑपरेटिव्ह हौसिंग सोसायटी लि. ही संस्था महाराष्ट्र सीटीएस न.१४९६, एक्सर व्हीलेज बोरीवली (प) मुंबई ४०००९३. राज्य सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९(१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र राज्य सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण ..... गृहनिर्माण संस्था ..... असून ..... मिडिल्ड सहकारी गृहनिर्माण संस्था ..... आहे.

सही

[ के. जे. सुदर्शन ]
सहकार संचालक
सहकारी संस्था, मुंबई

ठिकाण : बांद्रा, मुंबई-४०००५०

दिनांक : 22-७-१९९७.

THE SEAL OF THE REGISTRAR OF COOPERATIVE SOCIETIES BORIVALI-5 MUMBAI SUBURBAN DIST. (MAHARASHTRA)

बरल - ५

| | | |
|---|---|---|
| ६२७६ | 33 | ४० |

२०२३

# बृहन्मुंबई महानगरपालिका
## करनिर्धारण व संकलन खाते
### मालमत्ता करदेयक
बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

| मेघा क्रमांक | मालमत्ता करवर्ष | देयक क्रमांक | देयक दिनांक |
|---|---|---|---|
| RN0710320780000 | 2021-2022 | 202110BIL14022525<br>202120BIL14022526 | 01/09/2021 |

धारकाराचे नाव व पत्ता : SECRETARY

BORIVLI SHANTI KRUPA,CO OP HSG SOC LTD,EKSAR VILLAGESHANTI ASHRAMBORIVLI WEST MUMBAI 400103

प्रेषक -
Asstt. Assessor & Collector, R North Ward, Municipal Office Building, Below Sangeetkar Sudhir Phadke Flyover Bridge, Jaywant Sawant Marg, Dahisar (West), Mumbai - 400 092.

ईमेल - aacm.ac@mcgm.gov.in दूरध्वनी क्र. 022 2895 9707

मालमत्ता क्रमांक,महानगरपालिका क्रमांक,इमारतीचे नाव/ विंग, सी.टी.एस क्र. / प्लॉट क्र., रस्त्याचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करयोग्यधारी नाव .
RN 9214 (SAB) C T S NO 1499 EKSAR VILLAGE HOUSE SHANT I KRIPA SHRI SALVADOR MENEZER & BROTHE RS

| प्रथम करनिर्धारण दिनांक: | 01/04/1986 | जनगणणी क्रमांक : | - | एकूण भांडवली मूल्य: | ₹ 83975080 |
|---|---|---|---|---|---|

एकूण भांडवली मूल्य: ₹ Eight Crore Thirty Nine Lakh Seventy Five Thousand Eighty Only (अक्षरी)

| दि.31/03/2010 या तारखेपर्यंतची थकबाकी | ₹ 0 | दि. 01/04/2010 ते 31/03/2021 या तारखेपर्यंतची थकबाकी | ₹ 0 |
|---|---|---|---|

देयक कालावधी: 01/04/2021 ते 31/03/2022

(सर्व रक्कम रुपयांमध्ये)

| कराचे नाव | 01/04/2021 ते 30/09/2021 | 01/10/2021 ते 31/03/2022 |
|---|---|---|
| सर्वसाधारण कर | 7024 | 7024 |
| जल कर | 0 | 0 |
| जल लाभ कर | 11459 | 11459 |
| मलनि:सारण कर | 2804 | 2804 |
| मलनि:सारण लाभ कर | 7131 | 7131 |
| म.प्र.शा. शिक्षण उपकर | 6653 | 6653 |
| राज्य शिक्षण उपकर | 5769 | 5769 |
| रोजगार हमी उपकर | 140 | 140 |
| वृक्ष उपकर | 332 | 332 |
| पथ कर | 8352 | 8352 |
| एकूण देयक रक्कम | 49664 | 49664 |
| कलम152 अ नुसार देखरी रक्कम | 0 | 0 |
| करआकारणीस स्थगिती कालावधी | 0 | 0 |
| आगाऊ अधिदानाचे समायोजन | 0 | 0 |
| करावयाची निव्वळ रक्कम | 49664 | 49664 |
| प्रतिदानाची निव्वळ रक्कम | 0 | 0 |
| अक्षरी रुपये | ₹ Forty Nine Thousand Six Hundred Sixty Four Only | ₹ Forty Nine Thousand Six Hundred Sixty Four Only |
| अंतिम देय दिनांक | 30/11/2021 | 31/12/2021 |

दस्त - ५
३८ ८०
२०२२

To make payment through NEFT:
IFSC - SBIN0000300, Beneficiary A/C No:- MCGMPTRN0710320780000 , Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of MCGM.

सदर डम्प्लीकेट हा वास्तविकता करांचा भरणा सुलभतेने करता यावा याकरीता मुंबईचा अधिनियमातील तरतुदीनुसार विशेषित करण्यात आला असून सदर डम्प्लीकेट तुमची मालमत्ता अधिपत्र-अहस्ताचे सूचित करत नाही.

सामाजिक व पर्यावरणीकीय लाभदायक योजनेअंतर्गत करी-शहरीची पूर्तता करण्या-या पात्र मालमत्तांस मालमत्ता करातील सर्वसाधारण कर या घटकात 5% ते 15% सवलत अनुज्ञेय आहे.

सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, १८८८ मधले कलम १५५(१ क ब) चा अंतर्भाव होण्या आधीच जारी करण्यात येत आहे.

(विश्वास पा. गोटे)
करनिर्धारक व संकलक

User Category :- rRnRC

E & OE


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAUFN6413E
नाम / Name
NAMO SHREEN VENTURES LLP
निगमन/गठन की तारीख
Date of Incorporation/Formation
18/11/2022

For Namo Shreen Ventures LLP

Partner


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AGAPM7055P
नाम / Name
BHAVIK DILIP MEHTA
पिता का नाम / Father's Name
DILIP VRAJLAL MEHTA
जन्म की तारीख
Date of Birth
09/07/1979
हस्ताक्षर / Signature

B Mehta




| बरल - ५ | | |
|---|---|---|
| ६२५६ | ३५ | ४० |
| २०२३ | | |

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BORIVALI SHANTIKRUPA CO OPERATIVE HOUSING SOCIETY LIMITED

22/07/1991

Permanent Account Number

AABAB8821E

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AADPB0757G



नाम /NAME

BHARAT JAYANTILAL BHAYANI

पिता का नाम /FATHER'S NAME

JAYANTILAL BHAYANI

जन्म तिथि /DATE OF BIRTH

15-08-1958

हस्ताक्षर /SIGNATURE

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

Bhayani B.J

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAFPM3492F



नाम /NAME

JACOB ALEXANDER MANAMPURATHU

पिता का नाम /FATHER'S NAME

ALEXANDER MANAMPURATHU

जन्म तिथि /DATE OF BIRTH

18-09-1952

हस्ताक्षर /SIGNATURE

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

बरल - ५

| | | |
|---|---|---|
| ६२५६ | ३६ | ८० |
| २०२३ | | |

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AADPG1487C



नाम / Name

HEMANTKUMAR NATWARLAL GOHIL

पिता का नाम / Father's Name

NATWARLAL DHIRAJLAL GOHIL

जन्म की तारीख / Date of Birth

31/01/1961

हस्ताक्षर / Signature



THE SEAL OF THE JOINT REGISTRAR BORIVALI
BORIVALI DIST. (MAHARASHTRA)



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No: MH08 20130012832 DOI : 21-10-2013
Valid Till : 20-10-2033 (NT)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

| COV | DOI |
|---|---|
| MCWG | 21-10-2013 |

DOB : 13-08-1991

Name : SAGAR M KHAPARE
S/D/W of MOHAN
Add : A/P-ASURDE KHAPARWADI
TAL-CHIPLUN DIST-RATNAGIRI

PIN : 418406
Signature & ID of Issuing Authority : MH08 20132OC

Signature/Thumb Impression of Holder



भारत सरकार
GOVERNMENT OF INDIA

मनोज गणपत केणी
Manoj Ganpat Keni

जन्म वर्ष / Year of Birth : 1983
पुरुष / Male

2915 3102 0274

आधार – सामान्य माणसाचा अधिकार

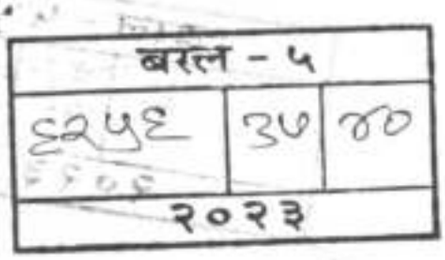


भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :
S, Krishna House, Vasna Rana, Lokhra
Near Ganesh Mandir
Borivali, Borivali H.O
Mumbai, Maharashtra, 400091

Aadhaar - Samanya Maansacha Adhikaar



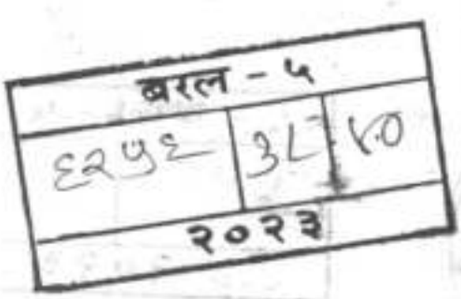


बरल - ५

| | | |
|---|---|---|
| ६२५६ | ३७ | ४० |

२०२३

# कोरा कागद


बरल - ५
६२५६
३८
१०
२०२३


THE SEAL OF THE SUB REGISTRAR BORIVALI-4
MUMBAI SUBURBAN DIST. (BANDRA)

388/6256
बुधवार,12 एप्रिल 2023 1:38 म.नं.

दस्त गोषवारा भाग-1

बरल-5
दस्त क्रमांक: 6256/2023

दस्त क्रमांक: बरल-5 /6256/2023

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

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. बरल-5 यांचे कार्यालयात

अ. क्रं. 6256 वर दि.12-04-2023

रोजी 1:29 म.नं. वा. हजर केला.

पावती:6673 पावती दिनांक: 12/04/2023

सादरकरणाराचे नाव: बोरीवली शांती कृपा को-ऑप हौ सो ली चे चेअरमन भरत जे. भवानी

| | |
|---|---|
| नोंदणी फी | रु. 100.00 |
| दस्त हाताळणी फी | रु. 800.00 |
| पृष्ठांची संख्या: 40 | |
| एकुण: | 900.00 |

दस्त हजर करणाऱ्याची सही:

सह दु.नि.को-बोरीवली5

सह दु.नि.का-बोरीवली5

दस्ताचा प्रकार: पॉवर ऑफ अॅटर्नी

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

शिक्का क्रं. 1 12 / 04 / 2023 01 : 29 : 47 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 12 / 04 / 2023 01 : 31 : 03 PM ची वेळ: (फी)

## प्रतिज्ञापत्र

★ सदर दस्तऐवज हा मीळची तारीख १.९.०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस सादरण केलेला आहे. ★ वरतालील संपूर्ण मजकूर, निष्पादक यांनी, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. ★ वरकाची खात्री, वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व पक्षकारांचा हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे :

लिहून घेणारे

THE SEAL OF THE SUB REGISTRAR BORIVALI-5 MUMBAI SUBURBAN DIST. (BANDRA)

12/04/2023 2 04:10 PM

दस्त गोषवारा भाग-2

बरल-5
दस्त क्रमांक:6256/2023

दस्त क्रमांक :बरल-5/6256/2023
दस्ताचा प्रकार :-पॉवर ऑफ अॅटर्नी

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|---|---|---|---|---|
| 1 | नाव:बोरीवली शांती कृपा को-ऑप हौ सो ली चे चेअरमन भरत जे. भयानी<br>पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बोरीवली शांती कृपा को-ऑप हौ सो ली , ब्लॉक नं: बोरीवली पश्चिम, मुंबई, रोड नं: शांती आश्रम , महाराष्ट्र, MUMBAI.<br>पॅन नंबर:AABAB8821E | कुलमुखत्यार देणार<br>वय :-64<br>स्वाक्षरी:- |  |  |
| 2 | नाव:बोरीवली शांती कृपा को-ऑप हौ सो ली चे सेक्रेटरी एम. ए. जेकब<br>पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बोरीवली शांती कृपा को-ऑप हौ सो ली , ब्लॉक नं: बोरीवली पश्चिम, मुंबई, रोड नं: शांती आश्रम , महाराष्ट्र, मुम्बई.<br>पॅन नंबर:AABAB8821E | कुलमुखत्यार देणार<br>वय :-70<br>स्वाक्षरी:- |  |  |
| 3 | नाव:बोरीवली शांती कृपा को-ऑप हौ सो ली चे खजिनदार हेमंत गोहिल<br>पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बोरीवली शांती कृपा को-ऑप हौ सो ली , ब्लॉक नं: बोरीवली पश्चिम, मुंबई, रोड नं: शांती आश्रम , महाराष्ट्र, MUMBAI.<br>पॅन नंबर:AABAB8821E | कुलमुखत्यार देणार<br>वय :-61<br>स्वाक्षरी:- |  |  |
| 4 | नाव:मेसर्स नमो ग्रीन व्हेंचर्स एलएलपी चे भागीदार भाविक दिलीप मेहता<br>पत्ता:प्लॉट नं: -, माळा नं: 1ए आणि 2 , इमारतीचे नाव: पंचवटी , ब्लॉक नं: कांदिवली पश्चिम, मुंबई, रोड नं: एस. व्ही. रोड , महाराष्ट्र, मुम्बई.<br>पॅन नंबर:AAUFN6413E | पॉवर ऑफ़ अटॉर्नी होल्डर<br>वय :-44<br>स्वाक्षरी:- |  |  |

वरील दस्तऐवज करुन देणार तथाकथीत पॉवर ऑफ अॅटर्नी या दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:12 / 04 / 2023 01 : 52 : 14 PM

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

| अनु क्र. | पक्षकाराचे नाव व पत्ता | | छायाचित्र | अंगठ्याचा ठसा |
|---|---|---|---|---|
| 1 | नाव:मनोज केणी<br>वय:38<br>पत्ता:दुकान नं 5 बोरीवली आशीर्वाद वझिरा नाका बोरीवली पश्चिम, मुंबई<br>पिन कोड:400091 | स्वाक्षरी |  |  |
| 2 | नाव:सागर खापरे<br>वय:30<br>पत्ता:दुकान नं 5 बोरीवली आशीर्वाद वझिरा नाका बोरीवली पश्चिम, मुंबई<br>पिन कोड:400091 | स्वाक्षरी |  |  |

शिक्का क्र.4 ची वेळ:12 / 04 / 2023 01 : 54 : 34 PM

शिक्का क्र.5 ची वेळ:12 / 04 / 2023 01 : 57 : 29 PM नोंदणी पुस्तक 4 मध्ये

सह दु.नि.बोरीवली5

प्रमाणित करणेत येते की, या दस्तामाडे एकुण.....6.....पाने आहेत

सह दुय्यम निबंधक बोरीवली क्र. ५
मुंबई उपनगर जिल्हा मुंबई

Payment Details.

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|---|---|---|---|---|---|---|---|---|
| 1 | BORIVALI SHANTI KRUPA CHS LTD | eChallan | 00040572023041257563 | MH000479377202324E | 500.00 | SD | 0000252548202324 | 12/04/2023 |
| 2 | | DHC | | 1204202301501 | 800 | RF | 1204202301501D | 12/04/2023 |
| 3 | BORIVALI SHANTI KRUPA CHS LTD | eChallan | | MH000479377202324E | 100 | RF | 0000252548202324 | 12/04/2023 |

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

बरल-५/ ६५६/२०२३
पृष्ठक्रमांक १, क्रमांक..... वर नोंदला
दिनांक : 12 APR 2023

6256 /2023

Know Your Rights as Registrant:
1. Verify Scanned Document for correctness through Thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.
For feedback, please write to us at feedback.isarita@gmail.com

(डी. बी. चव्हाण)
सह दुय्यम निबंधक बोरीवली क्र. ५
मुंबई उपनगर, जिल्हा मुंबई

DATED ____ DAY OF _____ 2023

**Borivali Shantikrupa Co-operative Housing Society Limited**

**.. The Society**

**To**

**M/s. Namo Shreen Ventures LLP**

**.. The Developers**

1034

***POWER OF ATTORNEY***