369/507
Tuesday,January 10 ,2023
4:54 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 590 दिनांक: 10/01/2023

गावाचे नाव: चेंबूर
दस्तऐवजाचा अनुक्रमांक: करल1-507-2023
दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: सुभाष नगर जय हिंद को.ऑप.हौ.सो.लि. तर्फे सेक्रेटरी सुरेश सदाशिव लाड

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

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 5:13 PM ह्या वेळेस मिळेल.

दु. निबंधक कुर्ला 1

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

सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)

1) देयकाचा प्रकार: DHC रक्कम: रु.800/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1001202306298 दिनांक: 10/01/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013514047202223P दिनांक: 10/01/2023
बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

GRN	MH013514047202223P	BARCODE		Date	10/01/2023-13:33:20	Form ID	48(f)

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1	**Full Name**	SUBHASH NAGAR JAI HIND COOPERATIVE HOUSING SOCIETY LIMITED
Location	MUMBAI		
Year	2022-2023 One Time	**Flat/Block No.**	OFFICE BUILDING NO 40
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030045501 Stamp Duty	500.00	**Road/Street**	SUBHASH NAGAR CHEMBUR
0030063301 Registration Fee	100.00	**Area/Locality**	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 7 1
		Remarks (If Any)	SecondPartyName=ARIHANT BUILDERS AND DEVELOPETRS~
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

DEFACED ₹600.00 DEFACED

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

करल - १ IV
५०७ | १ | २०
२०२३

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502023011003247	7722273746730
Cheque/DD No.		Bank Date	RBI Date	10/01/2023-13:33:57	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. : 9819645888

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-369-507	0006712026202223	10/01/2023-16:54:03	IGR197	100.00
2	(iS)-369-507	0006712026202223	10/01/2023-16:54:03	IGR197	500.00
			Total Defacement Amount		**600.00**

Print Date 10-01-2023 04:55:42

CHALLAN
MTR Form Number-6

GRN	MH013514047202223P	BARCODE		Date	10/01/2023-13:33:20	Form ID	48(f)

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1	**Full Name**	SUBHASH NAGAR JAI HIND COOPERATIVE HOUSING SOCIETY LIMITED
Location	MUMBAI		
Year	2022-2023 One Time	**Flat/Block No.**	OFFICE BUILDING NO 40
		Premises/Building	

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

Road/Street	SUBHASH NAGAR CHEMBUR
Area/Locality	MUMBAI
Town/City/District	
PIN	4 0 0 0 0 7 1
Remarks (If Any)	SecondPartyName=ARIHANT BUILDERS AND DEVELOPETRS~
Amount In Words	Six Hundred Rupees Only

करल - १ III
१०७ | २/००
२०२३

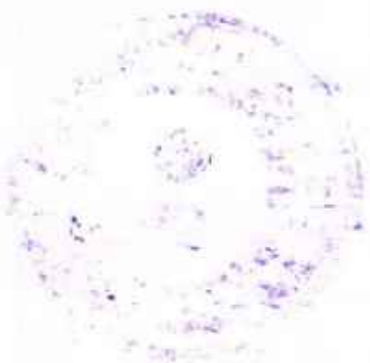
Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502023011003247	7722273746730
Cheque/DD No.		Bank Date	RBI Date	10/01/2023-13:33:57	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

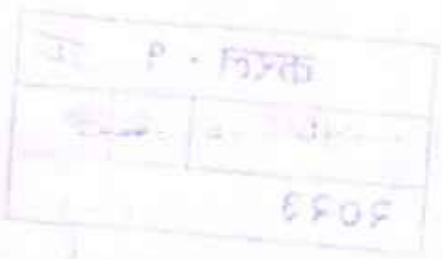
Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
सदर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Mobile No. :

THE SUB REGISTRAR KURLA NO. 1 दुय्यम निबंधक कुर्ला क्र. १ MUMBAI SUBURBAN DIST. (MUMBAI)

Print Date 10-01-2023 01:36:13







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

Receipt of Document Handling Charges

PRN	1001202306298	Receipt Date	10/01/2023

Received from SELF, Mobile number 0000000000, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 507 dated 10/01/2023 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

DEFACED
₹ 800
DEFACED

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

Payment Details

Bank Name	IBKL	Payment Date	10/01/2023
Bank CIN	10004152023011005871	REF No.	2809928476
Deface No	1001202306298D	Deface Date	10/01/2023

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

करल - १ नं
५०७ | ३००
२०२३

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	1001202306298	Date	10/01/2023

Received from SELF, Mobile number 0000000000, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

Payment Details

Bank Name	IBKL	Date	10/01/2023
Bank CIN	10004152023011005871	REF No.	2809928476

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



करल - १		IV
५०७	२	७०
२०२३		

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, SUBHASH NAGAR JAI HIND CO-OPERATIVE HOUSING SOCIETY LIMITED, a Co-operative Housing Society, registered under the Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM/HSG/7738 of 1981 DATED 31.10.1981 through its Secretary **Mr. SURESH SADASHIV LAD,** Chairmen **Mr. BALKRISHNA RAJARAM SAWANT** and Treasurer **Mr. RAMESH SADHU UGALE** duly authorized under special resolution dated 09/01/2023, having its registered office at Building No.40, Subhash Nagar, Chembur, Mumbai - 400071. Hereinafter referred to as "Society", **SEND GREETINGS**:

करल - १ IV
५०७ | ५ | ००
२०२३

WHEREAS

a. Prior to December 1977, the Maharashtra Housing Board (formerly the Bombay Housing Board [B. H. B.]) a statutory body constituted under the Maharashtra Housing Board Act, 1948 (BOM.LXIX of 1948) (hereinafter referred to as "the Board") was the owner of, and or well and sufficiently entitled to a large tract of lands situate at Vikhroli (East), Mumbai.

b. That stood dissolved pursuant to the constitution of the Maharashtra Housing and Area Development Authority (MHADA) a statutory corporation constituted under the Maharashtra Housing and Area Development Act, 1976 (Maharashtra XXVIII of 1977) ("Said Act") having its office at Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai – 400051 (hereinafter referred to as **"MHADA" or "Authority"**), duly constituted with effect from the 5th day of December, 1977 under Government Notification No. ARD-1077 (1)/desk - 44, dated 5th December, 1977, of the Public Works and Housing Department, Government of Maharashtra, by operation of Section 15 of the said Act.

c. Under clauses (a) and (b) of Section 189 of the said Act, all the property rights, liabilities and obligations of the said dissolved Board including those arising under any agreement or contract became the property, rights, liabilities and obligations of MHADA.

d. The Board was, inter alia, possessed of or otherwise well and sufficiently entitled to a piece or parcel of land bearing Survey No.67 to 71 , City Survey No.830 (Part) admeasuring 807.04 **square meters including tit bit lands.**, being part of the Board's larger lands at Building No.40, Subhash Nagar, Chembur, Mumbai-400071. Mumbai Suburban District and more particularly described in the First Schedule hereunder written (hereinafter referred to as **"the said land")**.

e. Pursuant to the said Act, the said land became the property of MHADA and all rights, liabilities and obligations of the Board in relation to the said land became the rights, liabilities and obligation of MHADA.

f. The names of the Society members being present holders / allottees of the tenements in the said Building No.40 and the particulars of their respective flats/tenements in the said Building.

g. Persistent demands were made by the occupants/ allottees of tenements constructed for housing for residents/ old tenements allotted to them on rental

करल - १		IV
	६	००२३

basis be converted into ownership basis and sold to them.

h. The Government of India after considering the entire problem permitted the State Governments to transfer such tenements to the occupants thereof on ownership basis on certain conditions laid down by the Government of India in this behalf.

i. On the basis of the guidelines laid down by the Government of India, the Government of Maharashtra, inter-alia, directed that the buildings built by the housing board and other agencies under certain schemes should be offered for sale on "as is and where is basis" to the authorized and / or un-authorised occupants, whose occupation was to be regularized on their paying a penalty amounting to 50% of the cost of the tenements in lump sum, for residential purpose.

j. The allottees of the Rooms in Building No.40, **having plot area of 807.84 sq. mtrs,** Building No.40, Subhash Nagar, Chembur, Mumbai-400071 formed themselves into a Co-operative Housing Society named the "SUBHASH NAGAR JAI HIND Co-operative Housing Society Ltd.", being the Society herein.

k. MHADA as the successor of the Board was the owner of and / or otherwise well and sufficiently entitled to the said building and the said building was the absolute property of MHADA.

l. The said Building being Building No.40, situated at Building No.40, Subhash Nagar, Chembur, Mumbai-400071, consisting of Ground + 2 floors with 30 tenements, constructed on the said land (hereinafter referred to as the **"Existing Building"**) has since been conveyed, sold and transferred to the Society, by a *Deed of Sale dated* 21st January, 2000, *executed between MHADA and the Society, registered with the Sub-Registrar, Kurla, under No.* KRL-1/492/2023 *on* 10/01/2023, *for the* consideration and on the terms and conditions set out therein

m. By and under an Indenture of Lease dated 21st January, 2000 executed between MHADA and the Society, registered with the Sub-Registrar, Kurla under No._____ on _____. (hereinafter referred to as "the said Lease"), MHADA has since granted lease of the said land bearing Survey No.67

to 71, City Survey No.830 (Part) admeasuring 807.04 square meters including tit bit lands being part of the Board's larger lands at Building No.40, Subhash Nagar, Chembur, Mumbai-400071 in favour of the said Society, for a term of 20 years, commencing from 1/5/1980 for the lease rent of Rs. _____ (Rupees _____ Only) per annum on the terms and conditions more particularly set out in the said Lease.

n. In the premises aforesaid the Society is the absolute owner of the Existing Building viz. Building No.40, **having plot area of 807.04 sq. mtrs,** Building No.40, Subhash Nagar, Chembur, Mumbai-400071 along with the leasehold rights under the said Lease in the said Land, more particularly described in the Schedule hereinafter written.

o. The members of the society are occupying the Existing Building viz. Building No.40, consisting of ground + 2 floors standing on the said Land comprising of 30 Residential tenements bearing Room Nos.1387 to 1416 each having a carpet area 19.33 *Sq. Metrs.* or thereabouts (the said Land together with the said Existing Building are hereinafter collectively referred to as the **"said Property"**).

p. The Society and the Members have represented and declared to the Developers that the lease of the said Land is valid, subsisting and in full force and the Society has paid the yearly rent due to MHADA till date and observed, performed, carried out and complied with all the terms and conditions and covenants contained in the said Lease and that the Society has not committed any breach of whatsoever nature in respect thereof.

q. There are in all 30 bonafide members of the Society, presently using occupying and in possession of their respective tenements in the Existing Building belonging to the Society.

r. The Society has paid up share capital of Rs.7500/- (Rupees Seven Thousand Five Hundred Only) consisting of 150 (One hundred Fifty Only) shares having face value of Rs.50/- (Rupees Fifty Only) each. The Society has issued 150 shares by allotting 5 (five) shares each to each of its existing 30 members. The said existing 16 members are the only members and shareholders of the Society and each of them is in use and occupation of their respective tenements allotted to them by the Authority or come to them by way of transfer from the original allottees or members.

s. The said existing building is more than 50 years old and the same is in a dilapidated and dangerous condition and is beyond repairs and as such required to be demolished.

करल - ९ IV
१०७ ८ ००
२०२३

t. After negotiations, meetings and discussions held by and between the parties hereto and considering the sufficient experience and skill of the Developers to undertake the redevelopment of the said Property by demolishing the Existing Building, constructing new building and providing to the existing members of the Society new flats having mutually agreed carpet area and amenities in the new building without any cost to the members of the Society and the Developers retaining the balance Flats/s/Units constructed out of FSI available for the said Property (hereinafter referred to as **"the said project"**) the Society has agreed to appoint the Developers herein as the Developers to undertake the said project and the Developers have agreed to the offer of the Society considering the potential of the plot area of 807.04 Sq. mtrs. including tit-bit land attached to the Society's leasehold plot.

u. The members of the Society present in the Extra Ordinary General Body meeting of the members of the Society held on 19/08/2018 unanimously resolved and authorized to appoint the Developers to undertake the said Project and also to entrust the Development Rights in respect of the said Property to the said developers on mutually agreed terms and conditions and to obtain necessary permissions and sanctions from the concerned authorities including MHADA and take all necessary steps for the purpose of redevelopment of the said Property and implementation of the proposed redevelopment scheme in accordance with the prevailing Development Control Regulations as amended from time to time.

v. In the said Extra Ordinary General Body Meeting of the members of the Society held on 19/08/2018 the members present in the meeting unanimously empowered and authorized the Managing Committee of the Society to approve and execute the Development Agreement and all necessary documents / writings including General Power of Attorney etc., through the office bearers / committee members of the Society in favour of the Developers and also to take appropriate decisions from time to time for and behalf of the Society till the

project is completed in all respects in accordance with the plans to be approved by MHADA.;

w. the draft of this General Power of Attorney was placed before the Society in the meeting held on _____. The Society has by the unanimous resolution approved of the draft of this irrevocable Power of Attorney and authorized **Chairman, Secretary and Treasurer** to complete all formalities and the parties now desire to execute this General Power of Attorney recording in writing as under;

x. by an agreement Executed simultaneously with these presents have agreed and / or have granted exclusive right to **M/S. ARIHANT BUILDERS & DEVELOPERS** for the Development /Re-Development of the said Development property [the said project] more particularly described in the Schedule thereunder written which is the same Schedule hereunder written (which is therein and herein referred to a "the said Development Property") upon the terms and conditions contained therein.

y. by virtue of **DEVELOPMENT AGREEMENT** dated 10/01/2023 was lodged and registered before the sub-Registrar Kurla, under Serial No. KRL - 1 /23 /22, dated 10/01/2023, we have agreed to execute a Power of Attorney simultaneously with the execution of the said Development Agreement in favour of the Developers or Partners of the Developers firms or a person nominated by the Developers.

z. This Power of Attorney is co terminus with the Development Agreement and supplementary to the Development Agreement, the Power of Attorney is therefore stamped with stamps of Rs.500/- (Rupees five hundred only) in accordance with the Provisions of the Bombay Stamp Act.

NOW KNOW YE AND THESE PRESENTS WITNESSES:

THAT, We Chairmen **Mr. SURESH SADASHIV LAD,** Secretary **Mr. BALKRISHNA RAJARAM SAWANT** and Treasurer **Mr. RAMESH SADHU UGALE** of the **SUBHASH NAGAR JAI HIND CO-OPERATIVE HOUSING SOCIETY LTD**, do hereby nominate, constitute and appoint (1) Mr.Rupraj Thanamal Jain, aged 63 years, (2) Mr. Manohar Pandurang Waje, aged 72 years to act jointly and Severally being partners of **M/S. ARIHANT BUILDERS & DEVELOPERS** "the

Developer" (hereinafter referred to as "the Attorney") as our true and lawful attorney in our name and on our behalf to do all or any of the acts, deeds, matters and things in respect of the said Development Property more particularly described in the Schedule hereunder written, as follows:

1. To make prepare and / or cause to be made and prepared as such, lay outs, sub-divisions, plans, specifications, designs, maps, construction, drawings etc for the development or re-development of the said Development Property and to submit the same to the Municipal Corporation of Greater Mumbai, office of the Collector, Town Planning Authority etc for obtaining approval (including I.O.D, & C. C. Occupation and Building completion Certificates) of the same and to apply and to submit proposals, from time to time, for the amendments or modification or variations or alterations of the said lay-out, sub-divisions, building plans, permissions, sanctions, approvals, etc., in respect of the building to be erected and/or to be constructed or constructed on the said Development Property to the said Municipal corporation of Greater Mumbai and/or any other concerned authorities and / or Government of Maharashtra and / or local bodies including the Collector, Town Planning, 'MMRDA, MHADA etc. and to get sanction of the same from them and for that purpose to engage the services of any Architect, Engineer, Consultant or any person as may be necessary or advisable at the discretion of our said Attorney.

2. The said Attorney in our name and on our behalf to apply, if necessary, for exemption from the competent authority, the state of Maharashtra and / or any other authority / authorities under the provisions of the Urban Land (Calling and Regulation) Act 1976 (hereinafter referred to as "the ULC Act") and for the permission and / or sanction for development of the said development property under the provisions of the said ULC Act and for that purpose to make any declarations, sign forms in our name and on our behalf as our Attorney shall deem fit and proper and also to appear before Appellate Authorities under the said ULC Act and / or State Government in connection with the permission for transfer of the said development property as also development, redevelopment of the said development property as foresaid and generally to do various acts, deeds matters and deeds connected with the matters relating to

the ULC Act in the manner our said Attorney may deem fit and proper and conducive in connection with all matters pertaining to Urban Land Ceiling clearance.

clearance	99	80
2023		

3. To appear and represent in our name and on our behalf before Town Planning and B.M.C., MHADA authorities and to obtain final allotment of the plot and / or permission and sanction for development of the said development property.

4. To get the said development property surveyed by all authorities including by surveyors, Architects or S.L.R. authorities and upon such survey being done to execute Deed of Rectification, Supplemental agreements or any other writings or writing confirming the variation of the area if any, of the said development property and to do all necessary acts, deeds, things and matter including presenting and getting such documents registered with the authorities concerned and to get the area accordingly altered in all records with all authorities including Municipal, Revenue, etc.

7. To carry out all the terms and conditions of lay-out, IOA, I.O.D., C.C., O.C., B.C.C. and any other order or orders or scheme or schemes passed by any authorities concerned including B.M.C. and MHADA, authorities including handing over at any time to the authorities concerned on such terms and conditions and may be required by such authorities to construct roads, gardens and to take compensation or benefit of any nature available in respect or lieu thereof as may be permitted by the authorities concerned, and for that purpose to do all acts, deeds, things and matters and to sign, execute deliver any undertakings, declarations, affidavits, bonds, documents, etc as may be required by the authorities concerned and get the same registered with the concerned Sub-registry.

8. To carry on correspondence with all concerned authorities and bodies including the Government of Maharashtra in all its departments, the Municipal Corporation of Greater Mumbai and / or Town Planning Department and / or other authorities and / or B.M.C./MHADA Authority, etc and other concerned

authorities in connection with Development or re-development of the said development property.

कुरल - १
१७७ | ९२ | ८०
२०२३

9. To appear and represent before all concerned authorities and parties including Municipal/MHADA, Collector or Commissioner of Income Tax, Collector of the Land Revenue and Assessor of Municipal Rates and Taxes, Commissioner of Police and Municipal Officers, etc as may be necessary in connection with the development or re-development or sale or transfer of the said development property or for the grant or renewal of license / permit or for other purpose as may be necessary under local Acts or Rules and Regulations or before any Public or Government Officer or authority whomsoever.

10. To appoint from time to time Architects, R.C.C. consultants, Contractors and other personnel and workmen for carrying out the development or re-development of the said development property as also construction of buildings thereon and to pay their fees, salaries and / or wage.

11. To pay various deposits to the Municipal Corporation of Greater Mumbai and other concerned authorities as may be necessary for the purpose of carrying out the development or re-development work on the said development property and construction of the structures or buildings thereon and to claim refund of such deposits so paid by our said Attorney and to give valid and effectual receipts in our name and on our behalf in connection with the refund of such deposits.

12. To approach the Maharashtra Government in all its departments and its officers as also the Municipal Corporation of Greater Mumbai in all its departments and the Officers, including the Hydraulic Engineer, City Engineer or Dy. City Engineer, Executive Engineer (Building Proposals) under any scheme and all other concerned officers and all other concerned authorities for the purpose of obtaining of various permission and other service connections and no objection certificates (including water connections and electricity connections) for carrying out and completing the development and / or re-development of the said development property.

13. To apply for and obtain water connections for the building to be constructed on the said development property and drainage, occupation and Completion Certificates and other certificates in respect of the said building or any part or parts thereof and / or relating to the said development property from the Municipal Corporation on Greater Mumbai and other concerned authorities.

14. To executive in favour of the MSEB, Adani Electricity and / or Municipal corporation of Greater Mumbai, a lease in respect of any portion or part of the said development property for the purpose of enabling them or any of them to put and the erect an Electric Sub-Station for the supply of electricity to the said building or building on the said development property.

15. To make necessary representation to the MSEB, Adani Electricity or the [illegible] and other concerned authorities to obtain and to install electric power, supply electric Transformer and cables, Telephone Cables, sewerage, roads etc upon or to the said development property and the building existing and / or constructed thereon.

16. To make necessary representations including filing of complaints and to appear before Assessors and collectors, Municipal corporation of Greater Mumbai and other concerned authorities in regard to the fixation of ratable value in respect of the buildings or structures or any part thereof on the said development property and / or any portion thereof by the Assessor and Collector, Municipal corporation of Greater Mumbai.

17. To sign and execute and / or give such letters and writings and / or undertakings, Indemnity Bond and / or indemnities as may be required from time to time by Municipal Corporation of Greater Mumbai and / or other concerned authorities for the purpose of carrying out the development or re-development work in respect of the said development property as also in respect of the construction of the buildings thereon and also for obtaining Intimation for Disapproval, Commencement Certificate, Occupation Certificates and / or building s completion certificates in respect of the said

building or any part or parts thereof and also to lodge such documents with the sub-registrar of Assurance, Mumbai and to admit execution thereof and to pay necessary fees and also to apply and obtain Index II and certified copies of such documents.

करल - १ IV
५०७ ७०
२०२३

18. To approach the Municipal Corporation of Greater Mumbai, Government of Maharashtra and all concerned authorities for the purpose of obtaining release of any portion of the said development property and / or structure thereon from "reservation" if any.

19. To enter into, sign seal, executed and perform any or all acts and deeds to deliver any instruments, deeds, documents and papers for the purpose set out in these presents in respect of the said development property.

20. To sign, execute and enter into Permanent Alternate Accommodation Modification Deed, Supplementary agreement, Undertaking Rectification Deed, Correction Deed in respect of the Members flat premises to be constructed on the said property and to register the said agreements with the Sub-Registrar of Assurance.

21. To sign, seal, execute and deliver all contracts, leases, surrenders, assignments, and other documents or instruments or assurance or deeds or writings including by way of becoming Confirming party to any documents deed writing etc as may be required for and on our behalf in respect of the said development property in pursuance of the said agreement referred to in recital formalities for vesting the title of the said development property in favour of the Developer or their nominees or nominee.

22. To make necessary application under the Land Acquisition Act for the purpose of getting the property released from acquisition or any reservation or for obtaining compensation of any kind and for that purpose to sign or execute such applications, writings and undertakings as may be required and to prefer an appeal from the order of the Competent Authority / Land Acquisition Officers, etc.

23. To apply to the controller of Cement and Steel and any other concerned authorities for the purpose of making application for procuring cement and steel and other material and that purpose to give such undertaking or execute such documents and applications as also to correspond with them and do such acts, matters and things as the Attorneys may think fit and proper for the purpose of developing and / or re-developing the said development property.

24. To sign declare and affirm and execute Agreements, undertaking, Sub-lease, Supplementary Lease, sale Deed, Rectification Deed, Modification, Declaration, documents, affidavits that may be required by the concerned Sub- Registrar of Assurance.

25. To perfect our title and / or of the Developers / nominees to the said developments property in all respect.

26. To represent and apply for us to get mutation entries or otherwise relating to as owner, Transfer or transferring of the said premises or units or property or any part thereof to or in the name Purchaser / Developers and / or their nominees as the Assignee's as the case may be in the revenue records, Municipal Corporation of Greater Mumbai, Government of Maharashtra and other authorities and for those purposes to make and sign application, declaration, undertakings, indemnity etc and to do all other acts in connection therewith and complete all formalities for vesting the title of the said development property in our name as present owner.

27. To attend to, manage, look after, watch examine and take care of the said development property or any part or portions thereof regularly at all time and to prevent any encroachments, trespassers, and / or unauthorized constructions thereof being made hereafter and / or erected or constructed by any person or persons or body incorporate of firm, etc on the said development property or any part or portion thereof to take all effective steps for removing the same and / or to remove and pull down the same and take all preventive

measures, appropriate action and legal proceedings against the concerned person or persons or body incorporate or firms etc

करल - १
५७७ | १६ | २०
२०२३

28. (a) To make allowances to and / or arrangements with all or any of the tenants or occupants or trespassers in the structures / buildings or property for the time being of any such houses, lands, tenements and hereditaments to determine tenancies and give notices to quit and to enter upon the premises under the powers reserved in any leases / tenancies and to accept surrender of leases / tenancies and to take all lawful proceedings and mean for evicting and ejecting defaulting tenants and occupiers / trespassers from all or any of the said development property or any part thereof and for obtaining, recovering / retaining of all or any of the premised held or occupied by such defaulters.

(b) To negotiate or to arrive with any arrangements with the tenants or occupants or trespassers or any other person or persons in the structure on the said development property and / or the said property for the purpose of obtaining surrender of tenancies and / or for obtaining possession of the tenements and / or for vacating the premises in their use and occupation by giving any other alternative accommodation either in the said property or in any other property and /or to pay compensation and obtain vacant possession of the premises from them and to sign and execute the necessary agreement and / or writing in that behalf and if required to lodge, register, admit etc the same with any competent Authority / concerned Register or Sub- Registrar.

(c) To file the necessary suit in the court of law having jurisdiction for the purpose of ejectment of such tenants or occupants or trespasses or for recovery from them means profits, rents, compensation, damages, costs, etc and any other relief or in any respect of any matter relating to the said development property and / or defend any suit or proceedings in any court in respect of any matter relating to the said development property and or defend on our behalf and to submit consent terms and / or any other arrangements as they may deem fit and proper and for that purpose to sign plaints, petitions, applications, written statements and affidavits, consent terms etc and also to submit to

arbitration and to do all things in connection with such arbitration proceedings and award and or enforcement or opposing or otherwise thereto.

29. To apply for and obtain Index II in respect of the said development property or any part thereof or of the building or flats.

30. To apply for and get our name recorded in property cards, plans etc and for that purpose to appear and represent us before all authorities including the Collector, Town Planning authority, Municipal Corporation of Greater Mumbai, Talathi, etc and to sign and execute declarations, affidavits, undertakings, Indemnities etc on our behalf.

32. To take all necessary steps so that it makes possible and convenient to use F.S.I., potential of plot and total permissible T.D.R. or incentive F.S.I. or more available F.S.I. (3 MHADA FSI + Pro-rata FSI + 35% Fungible FSI + VP Quota+ Layout FSI) on the said plot.

33. To insure the said development property against damage, fire, tempest, riots, civil commotion, floods, earthquakes or otherwise as our said attorney may think fit and proper.

34. To enter into an Agreement for sale, Sale Deed, Lease Deed, Modification Deed, Supplementary agreement, Rectification Deed, Correction Deed of Flats, to be constructed on the said property and to register the said agreements with the Sub-Registrar of Assurance. To accept the payment towards sale of those premises and pass valid receipts for the receipt of payment. To receive every sum of money whatsoever which may become due by virtue of any agreement, charges or other security and on receipt thereof to make, sigh execute and give sufficient releases or other of charges for the same.

35. To ask, receive and recover from all the flats purchasers and tenants, occupiers, trespassers, etc rents, property tax, electricity charges, gas bill or mahada transfer charges, payable on or before handing over the possession of the premises hereafter to become due owing and payable in respect of the said

development property in any manner whatsoever and also on non-payment thereof to enter upon and restrain and / or take appropriate legal steps on the recovery thereof or eject such defaulting acquires and / or occupants and / or trespassers.

करल - १
४७५ २६/०७/२०२३

36. To appear for and represent our trust and in connection with or in relation to the said development property before all Municipal bodies, corporation, Improvement Trust, Railways, Airways, Roadways, travel agents, chamber of Commerce and Industry, Controller of Patents, in all Collectorate, Treasury, Revenue offices, Settlement Offices, before any Magistrate and all courts having civil, criminal, original or appellate, divisional or special jurisdiction, including Jurisdiction of any High court, under Article 226 or 227 of the constitution of India, before the Supreme court of India, before any tribunal of arbitration or other tribunal or judicial authority, gift tax, wealth tax estate duty, Charity commissioner, Police Stations or Police officers, S.L.R. offices, city survey offices, Fire Departments / officers, electricity departments / P.W.D. and other authorities and in all other government or Semi Government offices and departments in relation to the affairs of the said development property or any part thereof or ourselves for any purpose or any part or portion thereof.

37. To institute, defend and prosecute, enforce or resist any suit or other actions and proceedings, appeals, in any court anywhere within or outside India including International court in its Civil, Criminal, Revenue, Revision or before any Tribunal of arbitration or industrial court, collectors of land revenue, tahsildars, mamlatdars, S.L.R.s, Municipal, M.R.T.P., M.M.R.D.A/MHADA., Police, Stamp, Public works, Posts and telegraphs, income tax, wealth tax, expenditure tax, estate duty, sales tax, Charity commissioner, Judges, Magistrates, Judicial, Revenue officers and other officers, Banks Public institutions or Companies or persons or person and all other Government or Semi-Government offices and departments and to issue or accept services of all summons, writs or proceedings or processes and to do all acts, matters and things as may be necessary in connection therewith and also if thought fit to settle or compromises, refer to arbitration, abandon, submit to judgment or become non-suited.

करल - १ ४४
५०५ १२८०
२०२३

38. To appoint any solicitor or advocate or lawyer to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in our name or in the name of the developers and the said attorney.

39. To sign, verify and execute plaints, written statements, counter claims, appeals, revision, reviews, applications, affidavits, authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suit, action, appeal and proceeding of any kind whatsoever in any court of law or equity whether of original, appellate or provisional jurisdiction or judicial authority established by lawful Authority including and to do all acts and appearances and applications in any such court or courts or authority or authorities aforesaid in any suit action, appeal or proceedings before brought or commenced and to defend, answer or oppose the same or suffer judgment or decrees to be bad, given taken or pronounced in any such suit actions appeals, proceedings and to execute decrees as the said Attorney shall be advised or think proper.

40. To receive from any court or any officer thereof or from any person, firm or body corporate amounts due and payable to us/our trust either singly or jointly with other or any account whatsoever and to give, sign and execute all papers, receipt, releases and discharges for the same.

41. To sign, declare and affirm and execute any or all such documents whereby recording the society's no objection in faovur of the developer for developer availing the financial assistance from any financial institute/ Bank/ Nationalised banks/co-operative bank etc. against the mortgage or charge of the free sale component i.e. developers' right to sale the area/ flats/ units/ garages/shops etc. the society has no objection and shall not raise any claim if the Developers avails any finance from financial institute/Bank/Nationalised banks/co-operative bank etc against and keeping the Developer's area as security.

42. To deal with and correspond with the Municipal Corporation of Greater Mumbai, Mumbai Metropolitan Region and Development Authority, Mumbai Housing and Area Development Authority and all other officers and local authorities and/or the State Government and/or Central Government and its

करल - १		
२०२३		

departments in respect of the said property and the general development thereof and in particular the following *viz.*:

(a) to apply for and obtain sanction of building plans or the revalidation and/or revision of the plans sanctioned or to be sanctioned, with alterations and additions, as the Attorneys may desire.

(b) to apply for and obtain commencement certificate and/or occupation certificate and/or completion certificate and/or all other relevant certificates for commencing and completing the construction of the said property in all aspects.

(c) to deal with and correspond with the Assessment Department of the Municipal Corporation of Greater Mumbai, in connection with the assessment of the said property and fixation of ratable value.

(d) To appear and represent us before all Concerned Authorities and parties as may be necessary in connection with the proper and effective development of the said property; and

(e) To appoint Architects, R.C.C. Specialists, Engineers and other professionals as may from time to time be found necessary to carry out and/or implement any of the provisions herein contained and to substitute them or any of them.

(f) generally, to do all other acts and matters in connection with or relating to or touching the development, construction, completion and occupation of the building/s on the said property.

43. To enter upon the said property either alone or along with others for the purpose of commencing continuing and completing the construction activities on the said property.

44. Generally to do and perform all acts, deeds and matters and things necessary and convenient for all or any of the purposes aforesaid for giving full effect to the authorities hereinabove contained as fully and effectually as we could in person do and for the better doing, performing and executing all the matters and things aforesaid and hereby grant up to said Attorney full powers and absolute authority to substitute and appoint in his or their place and stead on such terms as he or any or them shall deem fit one or more Attorney to exercise

all or any of the such appointment from time to time and to substitute or appoint any other or others in place of such Attorney or Attorneys as the said Attorney shall from time tome think fit and proper, and all such powers exercised by the said Attorney, their substitute or substitutes.

45. this power of attorney is valid and sub-siting till the development agreement is valid and the attorney holders shall exercise all power which delegated through this power of attorney under the said Development agreement.

And We hereby agree to ratify and confirm all and whatsoever other act or acts said Attorney or substitute/s shall lawfully do, execute or perform or cause to be done executed or performed in connection with the sale or development or re-development or the said development property under and by virtue of this deed notwithstanding no express power in that behalf in hereunder provided. This Power of Attorney shall be valid and subsisting and the said Attorney shall not be liable to keep and maintain or give any account to us on whatsoever account nor shall we demand any account from the said Attorney in that behalf or otherwise save and except the consideration payable to us by **M/S. ARIHANT BUILDERS & DEVELOPERS** represent by its partner/s and Developers under the hereinabove recited Agreement between ourselves and them.

THE SEAL OF THE SUB REGISTRAR KURLA

THE SCHEDULE ABOVE REFERRED TO AS UNDER

ALL that piece or parcel of leasehold land bearing **having plot area of** 807.04 square meters plus tit bit lands being part of the Board's larger Subhash Nagar, Chembur, Mumbai-400071 together with Building No.40 standing thereon comprising of 30 tenements on Ground plus two upper floors and lands being Survey No.67 to 71, City Survey No.830 (Part) Village-Chembur, Taluka and Registration District Mumbai Suburban and shown in the plan of the said land duly certified by MHADA annexed hereto and marked as Annexure-I and bounded as follows:

On or towards the North :

On or towards the South :

On or towards the East :

On or towards the West :

IN WITNESS WHEREOF, the parties hereunto set and subscribed their respective signatures on the 10 day of JANUARY, ~~2022~~ 2023

SIGNED, SEALED AND DELIVERED BY

the Society within named **SUBHASH NAGAR JAI HIND CO-OPERATIVE HOUSING SOCIETY LIMITED** through its Office bearers and Committee members viz.

सु. न. जयहिन्द को-ऑप. ही. सो. लि. करिता

सचिव



1. **Mr. SURESH SADASHIV LAD**, Secretary

सु. न. जयहिन्द को-ऑप. ही. सो. लि. करिता

अध्यक्ष



2. **Mr. BALKRISHNA RAJARAM SAWANT**, Chairman

For Subhash Nagar Jai Hind Co-op. Hsg. Soc. Ltd.

Treasurer



3. **Mr. RAMESH SADHU UGALE**, Treasurer

Pursuant to the Resolutions passed in the AGM of its members held on 19/08/ ~~2021~~ 2018

in the presence of:

1. NIL

2.

करल - १

4016	23/20
२०२३	

THE SEAL OF THE SUB REGISTRAR KURLA-1

करल - १ IV		
५०५	२०	२०
२०२३		

SIGNED, SEALED & DELIVERED)

by the withinnamed developers)

M/S. ARIHANT BUILDERS & DEVELOPERS)

Thought its Partners)

For ARIHANT BUILDERS & DEVELOPERS

(1) Mr. Rupraj Thanamal Jain) Partner



(2) Mr. Manohar Pandurang Waje)

For ARIHANT BUILDERS & DEVELOPERS

Partner



In the presence of .....

1.

2.

THE SEAL OF THE SUB REGISTRAR



10/01/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1
दस्त क्रमांक : 492/2023
नोंदणी :
Regn:63m

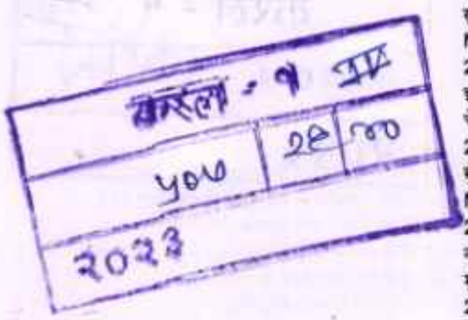
गावाचे नाव : चेंबूर

करल - १ ५४

५०८	२५	००

२०२३

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	164361000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	125117000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :, इतर माहिती: मौजे चेंबूर सी.टी. एस. नं.नं.830,सर्व्हे नं.67 ते 71,क्षेत्रफळ 807.04 चौ. मीटर व त्यावरील बांधकाम,बिल्डींग नं.40,सुभाष नगर,चेंबुर,मुंबई – 400071. सदर दस्त दिनांक: 03/01/2023 रोजी मुद्रांक जिल्हाधिकारी,कुर्ला यांचे कार्यालयात प्रकरण क्र. ADJ/1100901/857/2022/K/19/23 वर म. मु. अ. 1958 च्या अनुसुची 1 मधील अनुच्छेद 5(g-a)अन्वये मोबदला रु.16,43,61,000/- अधिक अनुच्छेद 54 अन्वये Security Flat Value रु.2,23,39,500/- व बाजारभाव रु.12,51,17,000/- नुसार मुद्रांक शुल्क रु.83,29,747/- भरुन दस्त अभिनिर्णीत केलेला आहे. PUI: MW0205050030000 ((C.T.S. Number : 830 ;))
(5) क्षेत्रफळ	1) 807.04 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहुन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सुभाष नगर जय हिंद को.ऑप.हौ.सो.लि. तर्फे सेक्रेटरी सुरेश लाड वय:-57; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. Pin कोड:-400071 पॅन नं:-AARPL3794K 2): नाव:-सुभाष नगर जय हिंद को.ऑप.हौ.सो.लि. तर्फे चेअरमन बाळकृष्ण सावंत वय:-68; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. Pin कोड:-400071 पॅन नं:-AGTPS1240B 3): नाव:-सुभाष नगर जय हिंद को.ऑप.हौ.सो.लि. तर्फे ट्रेझरर रमेश उगले वय:-61; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. Pin कोड:-400071 पॅन नं:-AAIPU8565E 4): नाव:-सुभाष नगर जय हिंद को.ऑप.हौ.सो.लि. तर्फे कमिटी मेंबर श्रीकांत चव्हाण वय:-72; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. Pin कोड:-400071 पॅन नं:-AAZPC2072M 5): नाव:-सुभाष नगर जय हिंद को.ऑप.हौ.सो.लि. तर्फे कमिटी मेंबर सुंदरी शुन्मुगराजा वय:-49; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. Pin कोड:-400071 पॅन नं:-ACRPR9472N 6): नाव:-मान्यता देणार - अनिता प्रविण अमीन वय:-59; पत्ता:-प्लॉट नं: फ्लॅट नं.1387, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.हौ.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. Pin कोड:-400071 पॅन नं:-ALPPA9251P 7): नाव:-मान्यता देणार - रवि गिरिजाशंकर पांडे वय:-48; पत्ता:-प्लॉट नं: फ्लॅट नं.1388, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.हौ.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. Pin कोड:-400071 पॅन नं:-AFSPP8758F 8): नाव:-मान्यता देणार - अनिल परशुराम खानोलकर वय:-58; पत्ता:-प्लॉट नं: फ्लॅट नं.1389, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.हौ.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. Pin कोड:-400071 पॅन नं:-ADTPK2197A 9): नाव:-मान्यता देणार - शिवकुमार वडीवेल मुदलियार वय:-55; पत्ता:-प्लॉट नं: फ्लॅट नं.1390, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.हौ.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. Pin कोड:-400071 पॅन नं:-AABPM1743P 10): नाव:-मान्यता देणार - रमीला नाथमल राठोड वय:-54; पत्ता:-प्लॉट नं: फ्लॅट नं.1392, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.हौ.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. Pin कोड:-400071 पॅन नं:-ARJPR1096B 11): नाव:-मान्यता देणार - नाथमल सी. राठोड वय:-61; पत्ता:-प्लॉट नं: फ्लॅट नं.1392, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.हौ.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. Pin कोड:-400071 पॅन नं:-AJTPR5809E 12): नाव:-मान्यता देणार - अशोक सहदेव चव्हाण वय:-66; पत्ता:-प्लॉट नं: फ्लॅट नं.1394, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.हौ.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. Pin कोड:-400071 पॅन नं:-AOMPC2843K 13): नाव:-मान्यता देणार - सुनिता नारायण मंडल वय:-52; पत्ता:-प्लॉट नं: फ्लॅट नं.1395, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.हौ.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. Pin कोड:-400071 पॅन नं:-AIGPM8198K 14): नाव:-मान्यता देणार - नारायण जे. मंडल वय:-62; पत्ता:-प्लॉट नं: फ्लॅट नं.1395, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.हौ.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. Pin कोड:-400071 पॅन नं:-AFQPM6513D 15): नाव:-मान्यता देणार - संकरन तमिल अमुधन वय:-55; पत्ता:-प्लॉट नं: फ्लॅट नं.1396, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.हौ.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. Pin कोड:-400071 पॅन नं:-AIJPA3520C 16): नाव:-मान्यता देणार - बाळकृष्ण राजाराम सावंत वय:-68; पत्ता:-प्लॉट नं: फ्लॅट नं.1397, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.हौ.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. Pin कोड:-400071 पॅन नं:-AGTPS1240B 17): नाव:-मान्यता देणार - सुंदरी शुन्मुगराजा वय:-49; पत्ता:-प्लॉट नं: फ्लॅट नं.1398, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.हौ.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. Pin कोड:-400071 पॅन नं:-ACRPR9472N



18): नाव:-मान्यता देशार - विमल रघुनाथ चाळके वय:-59; पत्ता:-प्लॉट नं: फ्लॅट नं.1399, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AOZPC8636D

19): नाव:-मान्यता देशार - अंकुश खंडू जाधव वय:-69; पत्ता:-प्लॉट नं: फ्लॅट नं.1401, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ACYPJ3784G

20): नाव:-मान्यता देशार - हायजीनस बर्नान्डो पिंटो वय:-59; पत्ता:-प्लॉट नं: फ्लॅट नं.1402, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंम्बुर,मुम्बई , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ADCPP8555G

21): नाव:-मान्यता देशार - के. डी. अँटोनी वय:-67; पत्ता:-प्लॉट नं: फ्लॅट नं.1403, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-BCJPK7493M

22): नाव:-मान्यता देशार - बसंतीदेवी विमल जैन वय:-56; पत्ता:-प्लॉट नं: फ्लॅट नं.1404, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AFUPJ9300F

23): नाव:-मान्यता देशार - इंदुमती बंडप्पा किनागी वय:-50; पत्ता:-प्लॉट नं: फ्लॅट नं.1405, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-GWVPK8788L

24): नाव:-मान्यता देशार - बंडप्पा एस. किनागी वय:-59; पत्ता:-प्लॉट नं: फ्लॅट नं.1405, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ABIPK6307R

25): नाव:-मान्यता देशार - शिल्पा दिवाकर सुवर्णा वय:-55; पत्ता:-प्लॉट नं: फ्लॅट नं.1406, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-DGFPS2818A

26): नाव:-मान्यता देशार - दिवाकर ए. सुवर्णा वय:-62; पत्ता:-प्लॉट नं: फ्लॅट नं.1406, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-BLEPS3222G

27): नाव:-मान्यता देशार - अँथोनी सॅमुअल वय:-58; पत्ता:-प्लॉट नं: फ्लॅट नं.1407, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AGTPS1342N

28): नाव:-मान्यता देशार - श्रीकांत विश्वनाथ चव्हाण वय:-72; पत्ता:-प्लॉट नं: फ्लॅट नं.1408, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AAZPC2072M

29): नाव:-मान्यता देशार - विजय शरदचंद्र सावंत वय:-50; पत्ता:-प्लॉट नं: फ्लॅट नं.1409, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-BKMPS4354N

30): नाव:-मान्यता देशार - राजरीशी गिरीश दवे वय:-36; पत्ता:-प्लॉट नं: फ्लॅट नं.1410, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AIEPD2642M

31): नाव:-मान्यता देशार - सुरेश सदाशिव लाड वय:-57; पत्ता:-प्लॉट नं: फ्लॅट नं.1411, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AARPL3794K

32): नाव:-मान्यता देशार - सुप्रिया सुरेश लाड वय:-51; पत्ता:-प्लॉट नं: फ्लॅट नं.1411, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AIAPL5608D

33): नाव:-मान्यता देशार - अरविंद गुलाबराव फडतरे वय:-59; पत्ता:-प्लॉट नं: फ्लॅट नं.1412, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AHSPP8356M

34): नाव:-मान्यता देशार - गीता भरत वाला वय:-50; पत्ता:-प्लॉट नं: फ्लॅट नं.1414 , माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AAFPW3370A

35): नाव:-मान्यता देशार - रमेश साधु उगले वय:-61; पत्ता:-प्लॉट नं: फ्लॅट नं.1415, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AAIPU8565E

36): नाव:-मान्यता देशार - शंकर पांडुरंग शेडगे वय:-64; पत्ता:-प्लॉट नं: फ्लॅट नं.1416, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AAFPS9224F

37): नाव:-मान्यता देशार - जॉर्ज रॉबिन्सन पलाश्रा वय:-56; पत्ता:-प्लॉट नं: फ्लॅट नं.1393, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AXGPP9567J

38): नाव:-मान्यता देशार - मोनिका बेनेडिता नायर वय:-69; पत्ता:-प्लॉट नं: फ्लॅट नं.1413, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AGOPN5679G

39): नाव:-मान्यता देशार - विलास दाताराम चव्हाण वय:-55; पत्ता:-प्लॉट नं: फ्लॅट नं.1391, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AFAPC6560L

40): नाव:-मान्यता देशार - सोनम विलास चव्हाण वय:-41; पत्ता:-प्लॉट नं: फ्लॅट नं.1391, माळा नं: -, इमारतीचे नाव: सुभाष नगर जय हिंद को.ऑप.ही.सो.लि., बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AMHPC5117D

41): नाव:-सुभाष नगर जय हिंद को.ऑप.ही.सो.लि. तर्फे कमिटी मेंबर अनिल परशुराम खानोलकर वय:-58; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: बिल्डींग नं.40, ब्लॉक नं: सुभाष नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-ADTPK2197A

(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-मेसर्स अरिहंत बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार रुपराज टी. जैन वय:-62; पत्ता:-प्लॉट नं: ऑफिस नं.409, माळा नं: -, इमारतीचे नाव: दि ग्रेट इस्टर्न गॅलेरीया, ब्लॉक नं: प्लॉट नं.20, सेक्टर - 4, रोड नं: नेरुळ, नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400706 पॅन नं:-ABGFA6172N

	2): नाव:-मेसर्स अरिहंत बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार मनोहर पी. वाजे वय:-71; पत्ता:-प्लॉट नं: ऑफिस नं.409, माळा नं: -, इमारतीचे नाव: दि ग्रेट इस्टर्न गॅलेरीया, ब्लॉक नं: प्लॉट नं.20, सेक्टर - 4, रोड नं: नेरुळ, नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400706 पॅन नं:-ABGFA6172N
(9) दस्तऐवज करुन दिल्याचा दिनांक	10/01/2023
(10)दस्त नोंदणी केल्याचा दिनांक	10/01/2023
(11)अनुक्रमांक,खंड व पृष्ठ	492/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	8329747
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील ADJ/1100901/857/2022/K/19/23
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

करल - १

५०७ | २७ | ८०

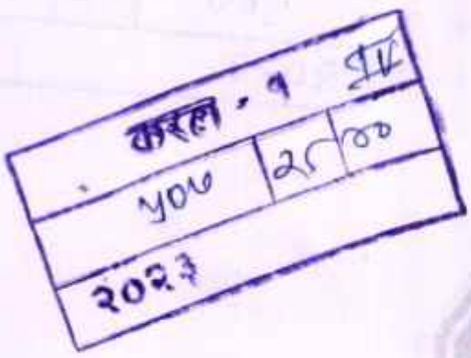
२०२३

THE SEAL OF THE SUB REGISTRAR MUMBAI SUBURBAN DISTRICT-1

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/1100901/857/2022/K/19/23	-	8329747	SD		
2		DHC		1001202304988	300	RF	1001202304988D	10/01/2023
3		DHC		1001202304912	2000	RF	1001202304912D	10/01/2023
4		DHC		1001202304754	2000	RF	1001202304754D	10/01/2023
5		DHC		1001202304430	2000	RF	1001202304430D	10/01/2023
6		eChallan		MH013512082202223P	30000	RF	0006702048202223	10/01/2023

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





SUBHASH NAGAR
JAI HIND CO-OP. HOUSING SOCIETY LTD.

(Reg. No.BOM/HSG/7738 of 1981)

40, Subhash Nagar, Chembur, Mumbai-400071

Ref. No.:_____

Date 09/01/2023

करल - १		
५०७	२९	००
२०२३		

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE SPECIAL ANNUAL GENERAL BODY MEETING OF SUBHASH NAGAR JAI HIND CO-OPERATIVE HOUSING SOCIETY LIMITED.

The Members discussed the matter pertaining to the redevelopment of the registered society known as Subhash Nagar Jai Hind Co-Operative Housing Society Limited, bearing Survey No.67 to 71, bearing CTS No.830, Village Chembur Taluka, along with structure standing thereon namely Building No.40, Subhash Nagar, Chembur, Mumbai-400071, in the Mumbai Suburban District, through Developers **M/S. ARIHANT BUILDERS AND DEVELOPERS.**

The matter was discussed and it was:

"RESOLVED THAT the Society should undertake the Consent of the Developers and get the Development Agreement registered."

"RESOLVED FURTHER THAT the Chairman, Secretary, Treasurer and Committee Member, jointly our severely, be and are hereby authorized to sign and execute Development Agreement and Power of Attorney on behalf of the Society and should be register in front of the Sub-Registrar of Assurance and do such other deed, acts, matters and the things as may be desirable necessary and expedient in said manner."

For SUBHASH NAGAR JAI HIND CO-OPERATIVE HOUSING SOCIETY LTD.

Chairman/Secretary/Treasurer

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

.ायकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SURESH S LAD

SADASHIV TUKARAM LAD

01/06/1965

Permanent Account Number

AARPL3794K

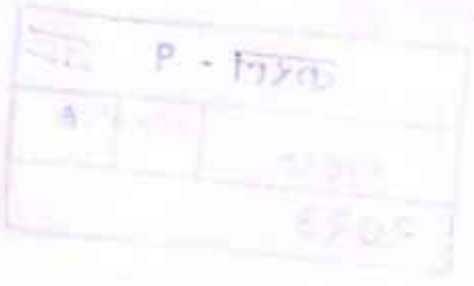
Signature



करल - १

५०७	३०	०७
२०२३		

THE SEAL OF THE SUB REGISTRAR KURLA-1





भारत सरकार
GOVERNMENT OF INDIA



सुरेश सदाशिव लाड
Suresh Sadashiv Lad
जन्म तारीख/DOB: 01/06/1965
पुरुष/ MALE
Mobile No: 9702903765

Download Date: 31/03/2021

Issue Date: 02/03/2021

5768 3616 1635

माझे आधार, माझी ओळख

करल - १

५०७	३१/२०
२०२३	

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O सदाशिव लाड, हनुमान मंदिर जवळ, ४०/१४१९, जयहिंद को ऑप हौ सोसायटी सुभाष नगर, चेंबूर, चेंबूर ह.ओ, मुंबई,
महाराष्ट्र - 400071

Address :
S/O Sadashiv Lad, Near Hanuman Mandir, 40/1411, Jaihind Co Op Hou Society Subhash Nagar, Chembur,, Chembur H.O, Mumbai,
Maharashtra - 400071

5768 3616 1635

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

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

भारत सरकार
GOVERNMENT OF INDIA



Ramesh Sadhu Ugale

जन्म वर्ष / Year of Birth 1969

पुरुष / Male

5164 2353 2451

आधार – सामान्य माणसाचा अधिकार

Ugale

Ugale

करल - १

५०७ | ३३ | ००

२०२३

SUBHASH CHANDRA PAI

GOVERNMENT OF

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAIPU8565E



नाम /NAME

RAMESH SADHU UGALE

पिता का नाम /FATHER'S NAME

SADHU RAMCHANDRA UGALE

जन्म तारीख /DATE OF BIRTH

02-06-1969

हस्ताक्षर /SIGNATURE

निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

SUBHASH

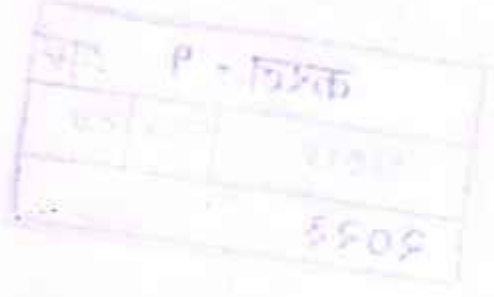
GOVERNMENT OF

THE SEAL OF THE SUB REGISTRAR KURLA-1

MUMBAI SUBURBAN DIST. (MAHARASHTRA)

Ugale

Ugale






आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
RUPRAJ THANAMAL JAIN
THANAMAL DANMAL JAIN
25/06/1960
Permanent Account Number
ACRPJ6896J
Signature

करल - १

५०७	३४	४०
२०२३		





आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदणीचा क्रमांक / Enrollment No 1216/01061/19475

To,
रुपराज धानमल जैन
Rupraj Thanmal Jain
C/O Rupraj Thanmal Jain
Opp A.T.I 801,802,A Wing ,Bawa Towers,Narayan Nagar,Chunabhatti
Sion
Sion Mumbai
Maharashtra 400022
9920354799

06/04/2012

Ref: 206 / 04E / 390777 / 391498 / P

UE40456618IN

आपला आधार क्रमांक / Your Aadhaar No. :

8188 9977 6486

आधार – सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

रुपराज धानमल जैन
Rupraj Thanmal Jain
जन्म वर्ष / Year of Birth : 1960
पुरुष / Male

8188 9977 6486

आधार – सामान्य माणसाचा अधिकार

कुरला - १ IV
५०७ | ७५ | ००
२०२३

THE SEAL OF THE SUB REGISTRAR KURLA-1 MUMBAI SUBURBAN



करल - १

५०७	३६	७०
२०२३		



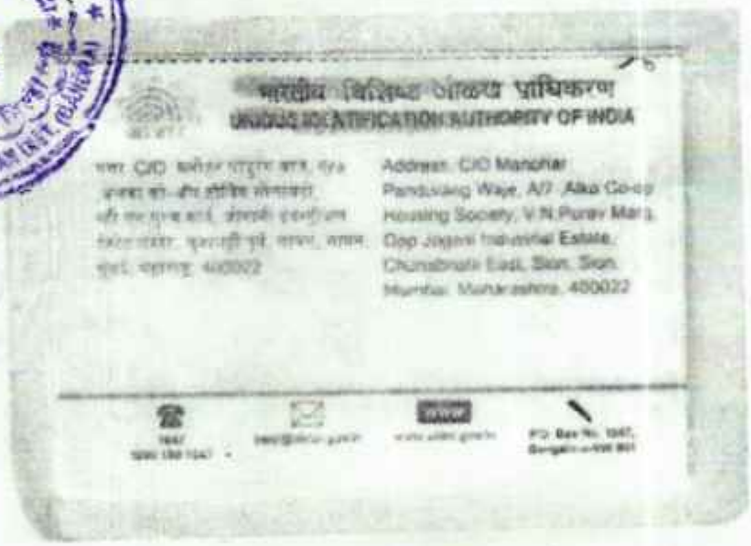


करत - १

५०७	३७/२०
२०२३	











369/507
मंगळवार,10 जानेवारी 2023 4:54 म.नं.

दस्त गोषवारा भाग-1

करल1
दस्त क्रमांक: 507/2023

दस्त क्रमांक: करल1 /507/2023

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

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. करल1 यांचे कार्यालयात

अ. क्रं. 507 वर दि.10-01-2023

रोजी 4:52 म.नं. वा. हजर केला.

पावती:590 पावती दिनांक: 10/01/2023

सादरकरणाराचे नाव: सुभाष नगर जय हिंद को.ऑप.हौ.सो.लि. तर्फे सेक्रेटरी सुरेश सदाशिव लाड

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 800.00
पृष्टांची संख्या: 40	
एकुण:	900.00

दस्त हजर करणाऱ्याची सही:

सह. दुय्यम निबंधक
दु. निबंधक कुर्ला 1
कुर्ला-१ (वर्ग-२)

सह. दुय्यम निबंधक
दु. निबंधक कुर्ला 1
कुर्ला-१ (वर्ग-२)

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-क) जेव्हा त्यामुळे खंड (अ) मध्ये उल्लेखिलेल्या बाबीहून अन्य असा एकाच संव्यवहारात एकाच किंवा अधिक व्यक्तींस काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्रं. 1 10 / 01 / 2023 04 : 52 : 40 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 10 / 01 / 2023 04 : 53 : 39 PM ची वेळ: (फी)

करल - १

५०७	३९	४०
२०२३		

THE SEAL OF THE SUB REGISTRAR KURLA-1 MUMBAI SUBURBAN DIST. (BANDRA)

दस्त गोषवारा भाग-2

करल1
दस्त क्रमांक:507/2023

10/01/2023 4 58:23 PM

दस्त क्रमांक :करल1/507/2023
दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मेसर्स अरिहंत बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार रुपराज टी. जैन पत्ता:प्लॉट नं: ऑफिस नं. 409 , माळा नं: -, इमारतीचे नाव: दि ग्रेट इस्टर्न गॅलेरिया, ब्लॉक नं: प्लॉट नं. 20,सेक्टर - 4 , रोड नं: नेरुळ, नवी मुंबई, महाराष्ट्र, THANE. पॅन नंबर:ABGFA6172N	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-62 स्वाक्षरी:-		
2	नाव:मेसर्स अरिहंत बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार मनोहर पी. वाजे पत्ता:प्लॉट नं: ऑफिस नं. 409, माळा नं: -, इमारतीचे नाव: दि ग्रेट इस्टर्न गॅलेरिया, ब्लॉक नं: प्लॉट नं. 20,सेक्टर - 4, रोड नं: नेरुळ, नवी मुंबई, महाराष्ट्र, THANE. पॅन नंबर:ABGFA6172N	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-71 स्वाक्षरी:-		
3	नाव:सुभाष नगर जय हिंद को.ऑप.ही.सो.लि. तर्फे सेक्रेटरी सुरेश सदाशिव लाड पत्ता:प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: बिल्डींग नं. 40 , ब्लॉक नं: सुभाष नगर , रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AARPL3794K	कुलमुखत्यार देणार वय :-57 स्वाक्षरी:-		
4	नाव:सुभाष नगर जय हिंद को.ऑप.ही.सो.लि. तर्फे चेअरमन बाळकृष्ण राजाराम सावंत पत्ता:प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: बिल्डींग नं. 40, ब्लॉक नं: सुभाष नगर , रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AGTPS1240B	कुलमुखत्यार देणार वय :-68 स्वाक्षरी:-		
5	नाव:सुभाष नगर जय हिंद को.ऑप.ही.सो.लि. तर्फे ट्रेझरर रमेश साधु उगले पत्ता:प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: बिल्डींग नं. 40, ब्लॉक नं: सुभाष नगर , रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AAIPU8565E	कुलमुखत्यार देणार वय :-61 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:10 / 01 / 2023 04 : 56 : 54 PM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:निलेश देडिया वय:40 पत्ता:158,केशव सदन,चुनाभट्टी, मुंबई पिन कोड:400022		
2	नाव:प्रशांत पाटील वय:50 पत्ता:9/ए माबला सदन, आर.सी.मार्ग , चेंबुर, मुंबई पिन कोड:400071		

शिक्का क्र.4 ची वेळ:10 / 01 / 2023 04 : 57 : 31 PM

शिक्का क्र.5 ची वेळ:10 / 01 / 2023 04 : 57 : 58 PM नोंदणी पद्धत

सह.दु. निबंधक
कुर्ला-१ (वर्ग-२)

करल - १
५०७ | ३९ | २०२३

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SUBHASH NAGAR JAI HIND COOPERATIVE HOUSING SOCIETY LIMITED	eChallan	10000502023011003247	MH013514047202223P	500.00	SD	0006712026202223	10/01/2023
2		DHC		1001202306298	800	RF	1001202306298D	10/01/2023
3	SUBHASH NAGAR JAI HIND COOPERATIVE HOUSING SOCIETY LIMITED	eChallan		MH013514047202223P	100	RF	0006712026202223	10/01/2023

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

507 /2023

Know Your Rights as Registrants

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

करल - १

५०७ | ४० | ४०

२०२३

प्रमाणित करण्यात येते कि या दस्तामध्ये
एकूण चाळीस ४० पाने आहेत.
करल-१/ ५०७ /२०२३
पुस्तक क्रमांक १ छायाकार नोंदला
दिनांक : ९०/०९ /२०२३

सह. दुय्यम निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा

THE SEAL OF THE SUB REGISTRAR KURLA-1 MUMBAI SUBURBAN DIST. (MAHARASHTRA)