389/14670
Thursday,July 13 ,2023
3:55 PM

पावती

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

पावती क्रं.: 16600 दिनांक: 13/07/2023

गावाचे नाव: **पोयसर**
दस्तऐवजाचा अनुक्रमांक: **बरल-6-14670-2023**
दस्तऐवजाचा प्रकार : **कुलमुखत्यारपत्र**
सादर करणाऱ्याचे नाव: **कांदिवली संघवी को ऑप हौ सो ली चे चेअरमेन दीपक आर जानी**

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 600.00
पृष्ठांची संख्या: 30	
एकूण:	रु. 700.00

सह.दु.नि.बोरीवली 6

सह. दुय्यम निबंधक, बोरीवली क्र. ६
मुंबई उपनगर जिल्हा.

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

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1207202304417 दिनांक: 13/07/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005055934202324P दिनांक: 13/07/2023
बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

GRN MH005055934202324P	**BARCODE**	**Date** 12/07/2023-12:07:03	**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	BRL6_JT SUB REGISTRAR BORIVALI 6	**Full Name**	TAMOS ASSOCIATES
Location	MUMBAI		
Year	2023-2024 One Time	**Flat/Block No.**	AS PER POA
		Premises/Building	
Account Head Details	**Amount In Rs.**	**Road/Street**	Kandivali West
0030045501 Stamp Duty	500.00	**Area/Locality**	Mumbai
0030063301 Registration Fee	100.00	**Town/City/District**	
		PIN	4 0 0 0 6 7
		Remarks (If Any)	SecondPartyName=KANDIVALI SANGHVI CHS LTD~
Total	600.00	**Amount In Words**	Six Hundred Rupees Only

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THE SEAL OF THE SUB-REGISTRAR BORIVALI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

Payment Details		**FOR USE IN RECEIVING BANK**			
STATE BANK OF INDIA		Bank CIN	Ref. No.	10000502023071202097	2643503824015
Cheque-DD Details		Bank Date	RBI Date	12/07/2023-12:07:18	Not Verified with RBI
Cheque/DD No.		Bank-Branch		STATE BANK OF INDIA	
Name of Bank		Scroll No. , Date		Not Verified with Scroll	
Name of Branch					

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9820570570
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Parveen
Tmodi.

Print Date 12-07-2023 12:09:57

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CHALLAN

MTR Form Number-6

GRN	MH005055934202324P	BARCODE		Date	12/07/2023-12:07:03	Form ID	48(f)

Department	Inspector General Of Registration
Type of Payment	Stamp Duty Registration Fee
Office Name	BRL6_JT SUB REGISTRAR BORIVALI 6
Location	MUMBAI
Year	2023-2024 One Time

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

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DEFACED ₹600.00 DEFACED

THE SEAL OF THE SUB-REGISTRAR BORIVALI NO. 6 ... उपनगर जिल्हा (वांद्रे) ... MUMBAI SUBURBAN DIST. (BANDRA)

Payer Details

TAX ID / TAN (If Any)	
PAN No.(If Applicable)	
Full Name	TAMOS ASSOCIATES
Flat/Block No. Premises/Building	AS PER POA
Road/Street	Kandivali West
Area/Locality Town/City/District	Mumbai
PIN	4 0 0 0 6 7

Remarks (If Any)

SecondPartyName=KANDIVALI SANGHVI CHS LTD~

Amount In Words	Six Hundred Rupees Only

Payment Details	STATE BANK OF INDIA

Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	10000502023071202097	2643503824015
Bank Date	RBI Date	12/07/2023-12:07:18	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
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 document.

Mobile No. : 9820570570

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोदंणी करावयाच्या दस्तासाठी लागु आहे. नोदंणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-389-14670	0002646636202324	13/07/2023-14:27:13	IGR195	100.00
2	(iS)-389-14670	0002646636202324	13/07/2023-14:27:13	IGR195	500.00
			Total Defacement Amount		600.00

Print Date 13-07-2023 06:56:59

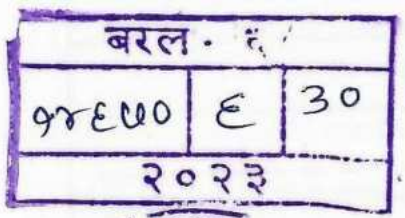

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सह दुय्यम निबंधक श्रेणी-३
उपनगर जिल्हा (वांद्रे)
THE SEAL OF THE SUB-REGISTRAR BORIVALI NO. 6
MUMBAI SUBURBAN DIST. (BANDRA)



Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1207202304417	**Date**	12/07/2023
Received from JOINT SUB REGISTRAR BORIVALI, Mobile number 9820570570, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	HDFS	**Date**	12/07/2023
Bank CIN	10004152023071204164	**REF No.**	231935310216
This is computer generated receipt, hence no signature is required.			

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THE SEAL OF THE SUB REGISTRAR OF ASSURANCES BORIVALI No. 6 MUMBAI SUBURBAN DISTRICT


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सह दुय्यम निबंधक बोरिवली - ६
(मुंबई उपनगर जिल्हा, (वांद्रे)
THE SEAL OF THE SUB-REGISTRAR BORIVALI NO. 6
MUMBAI SUBURBAN DIST. (BANDRA)





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

Receipt of Document Handling Charges

PRN	1207202304417	Receipt Date	13/07/2023

Received from JOINT SUB REGISTRAR BORIVALI, Mobile number 9820570570, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 14670 dated 13/07/2023 at the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District

DEFACED
₹ 600
DEFACED

Payment Details

Bank Name	HDFS	Payment Date	12/07/2023
Bank CIN	10004152023071204164	REF No.	231935310216
Deface No	1207202304417D	Deface Date	13/07/2023

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

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THE SEAL OF THE SUB-REGISTRAR OF ASSURANCES
उप दुय्यम निबंधक सह दुय्यम निबंधक उपनगर जिल्हा (वांद्रे)
MUMBAI SUBURBAN DIST. (BANDRA)

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THE SEAL OF THE SUB-REGISTRAR BORIVALI NO.6
सह दुय्यम निबंधक बोरीवली - ६
मुंबई उपनगर जिल्हा, (वांद्रे)
MUMBAI SUBURBAN DIST. (BANDRA)

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LIMITED POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, KANDIVALI SANGHVI CO-OPERATIVE HOUSING SOCIETY LTD., a Co-operative Housing Society registered under the provisions of Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM/HSG/R/9675/1984, having its registered address at Sanghvi Apartments, Kamla Nehru X Road No. 1, Kandivali West, Mumbai 400067, hereinafter referred to as **"THE SOCIETY"** represented by [i] Deepak R. Jani, Chairman, [ii] Dinesh N Parekh, Secretary and [iii] Rohit P Modi, Treasurer of the Society duly authorized vide Resolution dated 7th March 2021, for and on behalf of the Society do hereby **SEND GREETINGS**:-

WHEREAS: -

A. The Society as Owner is seized and possessed of and otherwise well and sufficiently entitled to all that piece or parcel of land or ground bearing C.T.S No. 3, 3/1 to 38, of Village Akurli and C.T.S. No. 377, 377/1 to 20 of Village Poisar admeasuring 2223.20 sq. meters or thereabouts [hereinafter referred to as the "**SAID LAND**"] together with a building standing thereon consisting of 2 (two) Wings viz., Wing "A" comprising of Ground + Three Upper Floors and Wing "B" comprising of Ground plus Four Upper Floors having in aggregate 82 [Eighty Two] Flats (hereinafter referred to as **"THE SAID BUILDING"**] situate lying and being at Kamla Nehru Cross Road No. 1, Kandivali (West), Mumbai - 400067 in the Registration District and Sub-District of Mumbai Suburban. The said Land and the said Building hereinafter collectively referred to as "**SAID PROPERTY**" and is more particularly described in the **SCHEDULE** hereunder written;

B. The Society have decided to undertake the redevelopment of the said property by demolition of the existing structure since the condition thereof is absolutely dilapidated and for the same have invited bids and after evaluation of the Offers that were received the Society have shortlisted M/s. TAMOS ASSOCIATES, a Partnership Firm as the Developer vide Resolution dated 7th March 2021 passed at the Special General body Meeting of the Members of the Society on the basis of the offer dated 10th February 2021 which was further enhanced vide Revised Offer 16th March 2021 submitted by the Developer;

C. By and under Development Agreement dated 12/7/23 executed between the Society, its Members and the said M/s. Tamos Associates, and duly registered with the Sub-Registrar of Assurances under Sr. No. BRL6 – 14669 -2023 dated 13/7/23, the Society and its Members granted, assigned and transferred and the Developer had acquired the Re-Development Rights in respect of the said property with absolute authority to demolish the existing building and in place thereof construct a new building with all modern amenities and facilities as provided in Development Agreement and provide New Flats to the Existing Members of the Society for consideration and on terms and conditions therein;

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D. The Developer for the construction of the new building and redevelopment of the said property is authorized and entitled to utilize and consume the entire primary Floor Space Index (FSI) of said property, FSI that may become available on demolition of the existing structure, availing benefit of Fungible FSI by payment of premium and loading of additional FSI by way of Transferable Development Rights (TDR) on the said property including consuming the FSI that may be available free of all premiums in respect of the staircase, open spaces, passages, niches etc., that may become available on the said property as also by utilizing all the benefits directly and/or indirectly attached to the said property in the form of Set- Back FSI, if any, that may become available on the said property to the maximum extent possible that may be permissible as per Regulation 33(7)(B) or such other Scheme/ Regulations as sanctioned under the provisions of the Development Control and Promotion Regulation, 2034 sanctioned by Government of Maharashtra vide Notification bearing Ref. No. TPB-4317/629/ CR-118/2017/DP/UD-11 dated 8th May 2018 or such further or other policy / Notification as may be sanctioned by the Government from time to time, which enables the Developer to claim the benefit of incentive FSI permissible while construction of saleable component in light of prevailing T4 policy dated 09.07.2019 issued by MCGM;

E. In due discharge of the obligation as contained in the Development Agreement and also to enable the Developer to utilize the maximum potential of the said property including by availing benefit of Regulation 33(7)(B) or such other Scheme/ Regulations as sanctioned under the provisions of the Development Control and Promotion Regulation, 2034 or such further or other policy / Notification as may be sanctioned by the Government from time to time and to approach and represent the society and its Members before the Municipal Corporation and other concerned authorities in connection with the redevelopment of the said property and implementing the scheme of redevelopment thereon, the Society is required to execute this Power of Attorney and appoint the Developer and/or its partners as nominees of the Developer as true and lawful Attorneys for and on behalf of the Society for the purposes hereinafter appearing;

F. Vide Special General Body Meeting of the Society held on ___ July 2023, the Society has approved this Power of Attorney and has duly authorized Chairman, Hon. Secretary and Hon. Treasurer of the Society 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 Sub-Registrar of Assurances under the Indian Registration Act, 1908 as also to execute all documents, deeds, and assurances as required;

G. This Power of Attorney has been executed for consideration as record in the Development Agreement and shall be irrevocable in nature.

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH THAT WE, KANDIVALI SANGHVI CO-OPERATIVE HOUSING SOCIETY LTD., acting by [i] Deepak R. Jani, Chairman, [ii] Dinesh R Parekh, Secretary and [iii] Rohit P Modi, Treasurer, duly authorized signatories appointed and nominated pursuant to the Resolution dated 7th March 2021 passed in Special General Body Meeting for and on behalf of and in the name of the Society do hereby, nominate, constitute and appoint **Shri. MUSTAFA SONI**, the nominees of

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the Developers viz., **M/S. TAMOS ASSOCIATES,** (hereinafter referred to as "**the said Attorney**") to be the true and lawful Attorneys for and on behalf of the Society, in the names and on behalf of the Society, to do all acts, deeds, matters and things as mentioned in connection with the obtaining of the permission and sanction and to exercise all powers and authorities hereinafter conferred, that is to say:-

1. To appear and to act before Competent Authority under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 (No. 33 of 1976) and officers appointed under the said Act or concerned with the same including the Collector, Additional Collector, the Secretary or Secretaries of the Government of Maharashtra or the Government of India under the said Act, or any other Acts, enactments or laws for the time being in force and to represent the society before them, the aforesaid officers or authorities and to take all steps and to do all things necessary and to sign, present and file any and all forms as may be required under the provision of the said Act including for obtaining exemption, to obtain permission, consents or No Objection Certificate from the concerned authorities including for development and/or redevelopment and to load T.D.R. in respect of the said Property and/or for loading outside T.D.R. by demolishing the existing structure and constructing a multi-storeyed building on the said Plot by utilizing available F.S.I. up to its full extent, and by utilizing floating F.S.I. i.e., T.D.R.;

2. To approach the Municipal Corporation and submit a proposal for availing the benefit of incentive FSI under Regulation 33(7)(B) or such other Scheme/ Regulations as sanctioned under the provisions of the Development Control and Promotion Regulation, 2034 sanctioned by Government of Maharashtra vide Notification bearing Ref. No. TPB-4317/629/ CR-118/2017/DP/UD-11 dated 8th May 2018 or such further or other policy / Notification as may be sanctioned by the Government from time to time, which enables the Developer to claim the benefit of incentive FSI permissible while construction of saleable component in light of prevailing T4 policy dated 09.07.2019 issued by MCGM;

3. TO ATTEND the officers appointed under the Registration Act, the M.R.T.P. Act, or any other Acts and Development Control Regulation in connection with the construction and development of the said property and for that purpose to address and carry on correspondences and execute such deeds, writing and documents in favour of the government and/or semi-government or any other person or persons for the purposes aforesaid as the said Attorneys deem fit and proper and take all necessary steps for obtaining requisite permissions and sanctions including registration of such documents, deeds, and writings ordered to be registered and obtain Index-II thereof;

4. To enter upon the said property for the purpose of commencing and completing the construction work on the said property in all respects and for that purpose of demolishing the existing structure standing on the said property and erecting new building/s thereon in accordance with the hereinabove recited Development Agreement;

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5. To deal with and correspond with the Municipal and other authorities and all other officers and Authorities and Local Authorities and/or State Government and/or Central Government and its department in respect of the general development and construction of the said property and in particular the following viz.: -

a) To take necessary steps to apply for and obtain requisite permissions and/or sanctions as may be required for the building plans or the revalidation and/or revisions and/or modifications and/or amendment of the plans sanctioned or to be sanctioned with additions and/or alterations for effecting development of the said property from the competent authorities as the Attorneys may desire;

b) To apply for and obtain the sanction of the 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;

c) To apply and obtain IOD, Commencement Certificate and/or Occupation Certificate and/or Building Completion Certificate and/or other relevant certificates for commencing and completing the construction of the said property in all aspects and to comply with the conditions of such permissions and sanctions;

d) To deal with and or correspond with the Assessor and Collector Department of the Corporation in connection with the assessments of the said property;

e) To appear and represent the society before all concerned authorities and parties as may be necessary in connection with the proper and practical development of the said property;

f) To represent before City Survey Government Department in respect of Demarcation/ measurement of the said property and to pay the necessary charges and to execute and sign Declaration, Affidavit and to do all the necessary things for the same;

To represent the Society in the matters in respect of the Layout of the said property, FSI related issues and all other matters in respect thereof as may be necessary and required in connection with the proposed development of the said property;

g) Generally, to do all other acts, deeds and matters as may be necessary in connection with or relating to or touching to the development, construction, completion and occupation of the building/s on the said property;

6. To prepare plans for development of the said property and to submit the same to the Municipal Corporation of Greater Mumbai and other concerned authorities for obtaining approval to the same and to submit proposals from time to time for the amendments of such building plans to the Municipal Corporation of Greater Mumbai and other Concerned Authorities for the purpose of obtaining approval to such amendments;

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7. To supervise the development work in respect of the building/s proposed to be constructed on the said property and to carry out or to get carried out through Contractors, Sub-Contractors, Labour work, or in such manner as may be determined by the said Attorneys, construction of the structures on the said property in accordance with the plans and specifications sanctioned by the Municipal Corporation of Greater Mumbai and other Concerned Authorities and in accordance with applicable rules and regulations made by the Government of Maharashtra, Municipal Corporation of Greater Mumbai, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/or other Concerned Authorities, in that behalf for the time being;

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

9. TO CARRY on correspondence with the Municipal Corporation and other concerned authorities, Collector, SDO, Circle officer, Town Planning Authorities for development of the said property;

10. To sign all applications, forms, papers, undertakings, indemnities, authorities terms, and conditions, etc. as well as pay all fees, deposits and other amounts under whatsoever head to any of such authorities and to receive back the same and pass valid receipts and to take and give oral and written statements before any such authorities or persons whomsoever, as may from time to time be required by the authorities concerned;

11. TO APPOINT Architects, Engineers, Surveyors, R.C.C. Specialists, Designers, Supervisors, Workmen, contractors and/or labour contractors, Advocates, Counsel and other persons as desired by the said Attorneys for the development of the said property or any part thereof and for approvals of plans or any other matters connected therewith on such terms and conditions and on payment of the fees and remuneration to them as the said Attorneys may deem fit and proper;

12. TO APPLY to the ULC, Revenue Authorities, Municipal Authorities and/or any other authorities, government, semi-government authorities and SDO, Talathi, Collector, circle officer, Tahsildar and Revenue and Survey officers in connection with the construction and development of the said property;

13. TO APPLY for permission of the Competent Authority or the State Government or any other authorities under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 or any other statutory modification or enactment for the time being in force and/or under any other Central or State legislation for the time being in force in connection with the retention or exemption or development of the said property or any part thereof and for the said purpose to make any application, declaration or sign forms, undertaking, etc. as may be necessary and thought fit and proper by the said Attorneys;

14. TO DEMARCATE the said properties, to put up metal sheet, fencing and/or walls of temporary and/or permanent nature and to perform all other acts deeds and things as may be required to be done;

15. To ATTEND and represent in all Central and State Government Departments including the Offices of the Collectors of Land Revenue, Tahsildars or any other Revenue Authority including S.L.R. Office, City Survey Office and all the Municipal Offices and other Local Offices or appropriate Police Stations or Police Offices or Police Departments, Fire Departments, Electricity and Telephone department and others in relation to the affairs of the said Property or any part or portion thereof for any purpose connected with or effecting the said Property or any of them or any part or portion thereof;

16. To approach the Hydraulic Engineer, City Engineer and Authorities and Officers of the Municipal Corporation of Greater Mumbai for the purpose of obtaining various permissions and other service connections for carrying out and completing the development of the said property and other structures thereon and to apply for and obtain temporary and/or permanent Water Connection and Drainage Line and Connection and service connections for the buildings to be constructed and/or reconstructed on the said Property from the Mumbai Municipal Corporation and other Concerned Authorities, put any bore well if permissible under current MCGM Norms in the said property and to give undertaking/guarantees as may be required and pay necessary charges to the Mumbai Municipal Corporation and other concerned Authorities;

17. To apply for and obtain Electricity power connection and supplies from Reliance Energy Limited/ TATA/Adani and to comply with all the conditions and stipulations as may be imposed by such companies or IOD or any permission provided by the Corporation for obtaining electric connection including and complying with the stipulations imposed for undertaking development of the said property and further in connection thereto to sign, seal and deliver all necessary application form, deed, document etc., including execution and registration of any Deed of Lease in respect of such portion of the said property as may be earmarked by the Developer for erection, construction and installation of Electric Sub-Station in favour of Reliance Energy Limited/ TATA/ Adani on such terms and condition as the said Attorneys shall deem fit and proper;

18. TO HANDOVER and/or surrender and/or transfer portion of the property falling in the set-back area, if any, or under reservation to the Municipality or Collector or to the authorities concerned and to apply for and obtain in lieu thereof the compensation and/or F.S.I. and/or T.D.R.(D.R.C) and to consume the said F.S.I. on the said property by constructing the building/s by treating the said property as receivable plot and to consume F.S.I. by way of Transfer of Development Rights that will be permissible to be loaded, utilized and consumed as per Regulation 34 read with Appendix VII-A of the Development Control Regulation sanctioned by Government of Maharashtra vide Notification bearing Ref. No. PS-1813/3067/CR-122/12/MCORP-New13 dated 16th November, 2016 or such further or other policy from time to time / Notification as may be issued and sanctioned by the Government of Maharashtra and to use all further F.S.I. and/or T.D.R. which is consumable and available in respect of the said property and to comply with conditions thereof;

19. TO SUBMIT such applications, writings, undertakings, affidavits and file Suits, Petitions, Memo of Appeal, Revision/Review Application, Appeals etc., as may be required and to prefer an Appeal, Revision Review and/or such other proceedings from the Orders of the State Government, local authorities and/or the Competent Authority under the provisions of the Urban Land (Ceiling & Regulation), Act, 1976 and for that purpose to engage any Advocates, Counsel, Solicitors, sign Vakalatnama, authority letters/appointment letters and do all acts, deeds, matters or things in respect thereof;

20. TO APPLY to the D.I.L.R., City Survey Office, Talathi, Tahsildar, Circle officer and/or all concerned authorities for the purpose of ascertaining area- either increase or decrease as the case may be and if any area difference be found after actual Survey, to get sub-divided the said property and to get the area corrected in the Property Register Card, to get the confirmation of the area, to approve the plans and to obtain/utilize and/or all the benefits available as per the rules and regulations in force and to bear and pay the necessary costs, charges and deposits as may be required;

21. TO MAKE and prepare and/or cause to be made and prepared at Attorneys' costs charges and expenses all such plans specifications and designs and/or any alterations in the existing plans and/or specifications as may be necessary required and advisable for the purposes of constructing the building on the said property to the Competent Authority and/or Government of Maharashtra and/or Local bodies and to engage the services of any Architects, Engineers, Structural Engineers, R.C.C. Consultants or any other Consultants as may be necessary or advisable;

22. TO MAKE applications to the Municipal Corporation and other concerned authority for the purpose of obtaining the IOD, Commencement Certificate for commencing with the construction of buildings as may be permissible under the Development Control Regulations on the said property at one time or in different phases and for that purpose to get the plan approved and amended from time to time and also to obtain Occupation Certificate and/or Completion Certificate/s in respect of such constructed building and/or structures proposed to be constructed on the said property or any part thereof;

23. TO WARD off and prohibit and proceed against in due form of law either before or after such warning or prohibition of any person who shall at any time be found to be trespassing upon the said property or any part or parts thereof;

24. To arrive at an arrangement and/or arrangement with the members/occupants of the society for getting the respective flat/shop premises of the members vacated for the development of the said property;

25. To accept the handing over of the possession of the respective flat/shop from the members/occupants for the time being and in the matter of non-co-operative members/occupants take steps as thought fit and proper including instituting legal proceedings against such member/occupant for obtaining and/or recovering the possession of their respective flat/shop in their use, occupation and possession;

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THE SEAL OF THE SUB-REGISTRAR OF ASSURANCES MUMBAI SUBURBAN DISTRICT

26. TO DEMOLISH the existing structures and to proceed with the development of the said property including constructing boundary walls and to comply with all the terms of the Building Plans, I.O.D., Commencement Certificate and for that purpose to handover and/or surrender and/or transfer portion of the property falling in set-back area, if any, or under reservation to the Municipality or Collector or to the authorities concerned and to apply for and obtain in lieu thereof the compensation and/or F.S.I. and/or T.D.R.(D.R.C) and to consume the said F.S.I. on the said property by constructing the building/s by treating the said property as receivable plot and to consume F.S.I. by way of Transfer of Development Rights and to use all further F.S.I. and/or T.D.R. which is consumable and available in respect of the said property;

27. TO APPLY and get the building plans duly sanctioned or to revalidate the plans that may have been sanctioned and to comply with the terms and conditions that may have been put by the sanctioning authorities including to submit applications to the authorities concerned for obtaining restricted building materials and to make all necessary applications in connection with the construction and to obtain permit or permits or quotas in respect thereof and to represent the society before the Government, Municipal Corporation, SDO, Tahsildar, Circle officer, ULC, Collector or other public authorities or any other appropriate authorities in all matters in connection therewith the said sub division and/or development and/or otherwise;

28. TO COMMENCE, carry out and complete and/or cause to be commenced, carried out and/or completed construction work at their costs, charges and expenses on the said property or any part thereof in accordance with the sanctioned plans and specifications and so far as any construction work is concerned to see and ensure that all applicable rules and regulations which are made by the Government of Maharashtra and/or Town Planning Authorities and/or Police authorities and/or any other Competent Local Authorities for the time being in force and that be as amended from time to time are strictly observed;

29. TO CARRY out all the terms and conditions of Layout, I.O.D., C.C. and any other order and scheme passed by any Authorities concerned including Corporation, MRTP Authorities including handing over any portion of the said Property required to be handed over at any time to the Authorities concerned on such terms and conditions as may be required by such Authorities to construct roads, gardens and to take compensation or benefit of any nature available in respect of 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, deeds, documents, etc. as may be required by the authorities concerned and get the same registered with the concerned sub-registry;