367 8758

Friday,June 09 ,2023

11:50 AM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 9374 दिनांक: 09/06/2023

गावाचे नाव: बोरीवली

दस्तऐवजाचा अनुक्रमांक: बरल-2-8758-2023

दस्तऐवजाचा प्रकार : पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: श्री आराधना को-ऑप हौ सो लि चे चेअरमन रामदयाल भोजराज पुरोहित

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 1300.00
पृष्ठांची संख्या: 65	
एकूण:	रु. 1400.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 12:09 PM ह्या वेळेस मिळेल.

सह दु.नि.का-बोरीवली2

सह. दुय्यम निबंधक बोरिवली-२
मुंबई उपनगर जिल्हा

बाजार मुल्य: रु.1 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0806202325397 दिनांक: 09/06/2023

बँकेचे नाव व पत्ता:

REGISTERED ORIGINAL DOCUMENT
DELEVERIED ON: 12/06/2023

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003294963202324E दिनांक: 09/06/2023

बँकेचे नाव व पत्ता:

367/8758 इतर पावती Original/Duplicate

Monday,12 June 2023 11:26 AM नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 9443 दिनांक: 12/06/2023

गावाचे नाव: -बोरीवली

दस्तऐवजाचा अनुक्रमांक: बरल-2-8758-2023

दस्तऐवजाचा प्रकार : पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: श्री आराधना को-ऑप हौ सो लि चे चेअरमन रामदयाल भोजराज पुरोहित

वर्णन

दस्त हाताळणी फी	रु. 140.00
पृष्ठांची संख्या: 7	
एकूण:	रु. 140.00

सह दु.नि.का-बोरीवली2

1); देयकाचा प्रकार: DHC रक्कम: रु.140/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1206202302721 दिनांक: 12/06/2023

बँकेचे नाव व पत्ता:

सह. दुय्यम निबंधक बोरीवली-२,
मुंबई उपनगर जिल्हा.

CHALLAN

MTR Form Number-6

GRN	MH003294963202324E	**BARCODE**		**Date**	08/06/2023-15:28:22	**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	BRL5_JT SUB REGISTRAR BORIVALI 5	**Full Name**	SHREE ARADHANA CO OPERATIVE HOUSING SOCIETY LIMITED
Location	MUMBAI		
Year	2023-2024 One Time	**Flat/Block No.**	SUB PLOT NO 1 NEW FINAL PLOT NO 275 TPS III
		Premises/Building	

Account Head Details	**Amount In Rs.**		
0030045501 Stamp Duty	500.00	**Road/Street**	KASTUR PARK SHIMPOLI ROAD
0030063301 Registration Fee	100.00	**Area/Locality**	BORIVALI WEST MUMBAI
		Town/City/District	
		PIN	4 0 0 0 9 2
		Remarks (If Any)	
		SecondPartyName=H RISHABRAJ REALTY~	
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

Payment Details	PUNJAB NATIONAL BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	03006172023060800969	5120712799
Cheque/DD No.		Bank Date	RBI Date	08/06/2023-15:29:02	Not Verified with RBI
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 0000000000

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

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 2 सह. दुय्यम निबंधक, बोरीवली क्र. - २ मुंबई-२ SUBURBAN DIST. (BANDRA)

बरल - २/

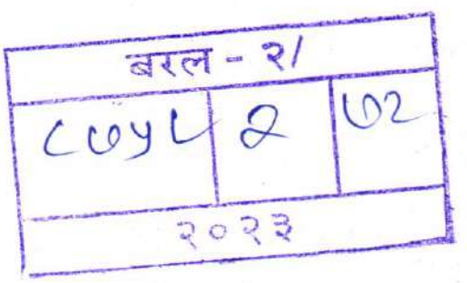
CUYL	9	02

२०२३

Print Date 08-06-2023 03:29:04

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0806202325397	Date	08/06/2023
Received from SHREE ARADHANA CO OPERATIVE HOUSING SOCIETY LIMITED, Mobile number 0000000000, an amount of Rs.1300/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Borivali 5 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	PUNB	Date	08/06/2023
Bank CIN	10004152023060819966	REF No.	5120759775
This is computer generated receipt, hence no signature is required.			





CHALLAN

MTR Form Number-6

GRN	MH003294963202324E	BARCODE		Date	08/06/2023-15:28:22	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	BRL5_JT SUB REGISTRAR BORIVALI 5	**Full Name**	SHREE ARADHANA CO OPERATIVE HOUSING SOCIETY LIMITED
Location	MUMBAI		
Year	2023-2024 One Time	**Flat/Block No.**	SUB PLOT NO 1 NEW FINAL PLOT NO 275 TPS III
		Premises/Building	

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

Road/Street	KASTUR PARK SHIMPOLI ROAD
Area/Locality	BORIVALI WEST MUMBAI
Town/City/District	
PIN	4 0 0 0 9 2

Remarks (If Any)

SecondPartyName=H RISHABRAJ REALTY~

Amount In Words	Six Hundred Rupees Only

DEFACED ₹600.00 DEFACED

Payment Details	PUNJAB NATIONAL BANK	**FOR USE IN RECEIVING BANK**	
Cheque-DD Details		Bank CIN	Ref. No. 03006172023060800969 5120712799
Cheque/DD No.		Bank Date	RBI Date 08/06/2023-15:29:02 Not Verified with RBI
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID : Mobile No. : 0000000000

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

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

THE SEAL OF THE SUB REGISTRAR BORIVALI No. 2 सह. दुय्यम निबंधक, बोरीवली क्र. - २ मुंबई उपनगर जिल्हा, (बांद्रा) MUMBAI SUBURBAN DIST. (BANDRA)

वरून - २/ CUYL 3 02 २०२३

Challan Defaced Details

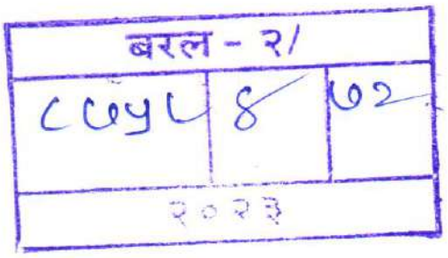
Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-367-8758	0001759226202324	09/06/2023-11:49:54	IGR191	100.00

Print Date 12-06-2023 10:55:26

GRN : MH003294963202324E **Amount :** 600.00 **Bank :** PUNJAB NATIONAL BANK **Date :** 08/06/2023-15:28:22

2	(iS)-367-8758	0001759226202324	09/06/2023-11:49:54	IGR191	500.00
			Total Defacement Amount		**600.00**





Print Date 12-06-2023 10:55:26

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

Receipt of Document Handling Charges

PRN	0806202325397	**Receipt Date**	12/06/2023

Received from SHREE ARADHANA CO OPERATIVE HOUSING SOCIETY LIMITED, Mobile number 0000000000, an amount of Rs.1300/-, towards Document Handling Charges for the Document to be registered on Document No. 8758 dated 09/06/2023 at the Sub Registrar office Joint S.R. Borivali 2 of the District Mumbai Sub-urban District.

DEFACED
₹ 1300
DEFACED

Payment Details

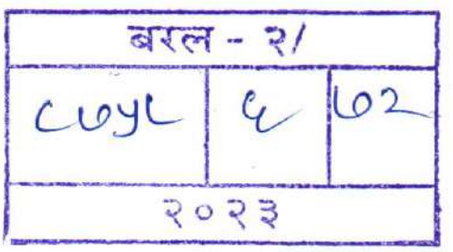
Bank Name	PUNB	**Payment Date**	08/06/2023
Bank CIN	10004152023060819966	**REF No.**	5120759775
Deface No	0806202325397D	**Deface Date**	09/06/2023

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

बरल - २/
८७५ | ५ | ८२
२०२३

THE SEAL OF THE SUB REGISTRAR BORIVALI No. 2
सह. दुय्यम निबंधक, बोरिवली क्र. - २
मुंबई उपनगर जिल्हा (वांद्रे)
MUMBAI SUBURBAN DIST (BANDRA)





POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, **SHREE ARADHANA CO-OPERATIVE HOUSING SOCIETY LIMITED**, (PAN: AAEAS9870K), a Society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 and under Rule 1961, vide Registration No. BOM/WR/HSG (TC) 6203 of 1991-1992 having its Registered Office at 'Shree Aradhana CHS Ltd' Sub Plot No.1, Old Final Plot No. 324 and New Final Plot No. 275, TPS III, Kastur Park, Shimpoli Road, Borivali (West), Mumbai – 400 092, through the hands of its Hon. Chairman Mr. Ramdayal Purohit, Hon. Secretary Mr. Anand Doshi & Hon. Treasurer Mr. Mukesh Parekh, do hereby SEND GREETINGS:



WHEREAS the Society is the absolute owner of, is well and sufficiently entitled to and is exclusively seized and possessed of all that piece or parcel of land admeasuring about 779 sq. mtrs. bearing Sub-Plot No. 1, New F.P. No. 275 (Old F.P. No. 324) of T.P.S.-III, Borivali (West), Mumbai – 400 092, Village Borivali, Taluka Borivali, in the Registration District Mumbai and Sub-District Mumbai Suburban (**"Land"**), along with a building known as 'Shree Aradhana' consisting of ground + 4 upper floors standing thereon (**"Building"**) (collectively, the "**Property**") and are more particularly described in the **Schedule** hereunder written.

AND WHEREAS by a Re-Development Agreement dated 22/03/2023 executed between Shree Aradhana Co-Operative Housing Society Limited (therein referred to as the Society), M/s. H. Rishabraj Realty (therein referred to as the Developer) and the Members of the Society (as listed therein and therein referred to as the Members) and registered with the concerned Sub-Registrar of Assurances at Mumbai under Sr. No. BRL/2/8757/2023 dt 09/06/2023 (**"Development Agreement"**), the said Society granted unto the Developers the exclusive development rights in respect of the said Property, on the agreed terms and conditions contained therein, with the right to demolish the said Building standing on the said Plot and to construct a New Building thereon as per the plans and specifications as may be sanctioned/approved by the Mumbai Municipal Corporation of Greater Mumbai (MCGM).

AND WHEREAS under the said Development Agreement, the Society has agreed to execute a Power of Attorney in favour of the Nominees of the Developers therein, to enable them to do various acts, deeds, matters and things for the redevelopment of the said Property as contemplated in the said Development Agreement at the cost, expense, risk and responsibility of the said Attorneys.

AND WHEREAS pursuant to the aforesaid, the said Developers have now requested the Society to execute a Power of Attorney in favour of its Partner Mr. Harish Ratanchand Jain, authorizing him to do, execute, carryout and perform all acts, deeds, matters and things on behalf of the Society and in the name of the Society in connection with or necessary or required for carrying out development and construction work on the said Property.

बरल - २/
८७५८ ७ ०२

AND WHEREAS the said Society has passed a Resolution in its Special General Body Meeting held on 13th April'23 authorizing the office bearers to execute this Power of Attorney on behalf of the Society.

NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT WE, Shree Aradhana Co-operative Housing Society Limited, do hereby nominate and appoint M/s. H. Rishabraj Realty having its office at 103, 1st Floor, Jai Tirth CHS Ltd., Road No. 10, Daulat Nagar, Borivali (East), Mumbai 400 066, acting through its Partner Mr. Harish Ratanchand Jain, to be our true and lawful constituted attorney (hereinafter referred to as the "**Attorney**") and also authorise the Attorney to do or cause to be done for us, in our name and on our behalf as the Attorney appointed to do acts, deeds, matters and things as mentioned herein in respect of the said Property:

1) To get the said Property surveyed and in the event of any discrepancy in area to apply to the appropriate authorities to correct the area thereof and take all the necessary steps to get the area corrected in the revenue and other public records.

2) To mutate the name of the Society in respect of the said Property in the records of the Government, Municipal, Revenue and any other department/s, including for mutation of the 7/12, Property Register Card etc. and to take all steps in that regard as the said Attorney may deem necessary, required or be advised, and to make necessary required, applications to the Collector, Mamlatdar, Tahsildar, Talati, Town Planning, Municipal Corporation of Greater Mumbai, MMRDA, MHADA, Central or State Government and other Public and Semi Public Authorities or such other Authorities as may be necessary and for the purpose to sign and execute all such writings, undertakings, indemnities, NOCs and other papers, documents, plans etc.

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

4) To attend to and represent us in all Central and State Departments, including but not limited to the offices of the Collector of Land Revenue, Additional Collector, the Secretary/ies of the Government of Maharashtra and/or the Government of India, or any other revenue Authority including City Survey Office, Assessor of Municipal Rates and Taxes, Maharashtra Housing Board, Town Planning, Municipal Corporation of Greater Mumbai, Finance, Engineering, Public Health, Public Works, Maharashtra State Electricity Board, Police Department/ Stations, City Survey, Pollution control board all

बरल - २/

८७५८	८	७२

२०२३