387/6026
Monday,April 22 ,2019
1:58 PM

पावती

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

पावती क्रं.: 6725 दिनांक: 22/04/2019

गावाचे नाव: **पी.एस.पहाडीगोरेगांव**
दस्तऐवजाचा अनुक्रमांक: **बरल-4-6026-2019**
दस्तऐवजाचा प्रकार : **कुलमुखत्यारपत्र**
सादर करणाऱ्याचे नाव: **पांडुरंगवाडी लक्ष्मी निवास को ऑपरेटिव हाउसिंग सोसायटी लिमिटेड चे चेअरमन रंजन मोरेश्वर कुलकर्णी**

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 1200.00
पृष्ठांची संख्या: 60	
एकूण:	रु. 1300.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 2:24 PM ह्या वेळेस मिळेल.

सह दु.नि.का-बोरीवली4

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

सह. दुय्यम निबंधक, बोरीवली क्र.-४,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-
2) देयकाचा प्रकार: DHC रक्कम: रु.1200/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2204201902616 दिनांक: 22/04/2019
बँकेचे नाव व पत्ता:

DELIVERED

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१) शासन परिपत्रक क्रमांक, २०००/९४/प्र.क्र.२५/म–१, दि. २४/३/२०००.
२) नो.म.नि.व.मु.नि., पुणे यांचे पत्र क्र.का–३/संगणक/मुद्रांक पावती दुरुस्ती/०६/३९९, दि.४/१०/२००६.

HEAD OFFICE : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001
OFFICE : COLLECTOR OF STAMP (BORIVALI), M.M.R.D.A. BUILDING, 1ST FLOOR, BANDRA - KURLA COMPLEX, BANDRA (E) MUMBAI - 400 051. **C 0817**

RECEIPT FOR PAYMENT TO GOVERNMENT **NOT TRANSFERABLE**

Receipt No. **COLLECTOR OF STAMPS , BORIVALI** Receipt Date :

Received From : **CNT-1 ADJ- 589** **26/Mar/2019**

On Account of : **M/S MP SPACE DYNAMICS PVT LTD**

ADJ FEE 103(II)

Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (In Rs.)

DELIVERED

11 APR 2019

~~CASH~~ ~~Rs.100~~

Case No.

Lot No. : **ADJ/1100902/589/2019** Lot Date : Total D.O. :

Sr. No.	Description of Stamps / Franking	Quantity	Denomination	Amount (In Rs.)
	Hearing Date on :			
				Total :

25 APR 2019

DELIVERED

बरल-४

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THE SEAL OF THE JOINT SUB REGISTRAR BORIVALI No.4 सह दुय्यम निबंधक बोरीवली-४ मुंबई उपनगर जिल्हा (वांद्रे) MUMBAI SUBURBAN DIST. (BANDRA)

Rs. 11 APR 2019 **Rupees**

Rs. 100.00 **ONE HUNDRED ONLY**

Cashier / Accountant **Signature / Designation**

V C HONKALSE

FOR COLLECTOR OF STAMPS , BORIVALI

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मुद्रांक जिल्हाधिकारी, बोरीवली तालुका, यांचे कार्यालय

एम. एम. आर. डी. ए. इमारत, पहिला मजला,
बांद्रा-कुर्ला संकुल, बांद्रा (पुर्व), मुंबई - 400051.

जा.क्र.अभि./आदेश 564 दिनांक - 10 APR 2019

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

निर्णय

उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/1100902/589/2019 अन्वये पक्षकार M/s. MP Space Dynamics PVT LTD यांनी दिनांक 26/03/2019 रोजी General Power of Attorney या संलेख अभिनिर्णयाकरीता सादर केलेला आहे. सदर संलेखामधील तपशिल खालील प्रमाणे.

Particulars	Description
Date of execution	Unexecuted
Type of Document	General Power of Attorney
The Society	Pandurangwadi Laxmi Niwas Co-Operative Housing Society Limited
The Members	Mr. Sudhir V. Deorukhkar & 9 Others (Total 10 Members)
The Developers	M/s. MP Space Dynamics PVT. LTD
Detail of the Property	
Village	Pahadi Goregaon (East)
Taluka	Borivali
C.T.S No	Survey No. 70, Hissa No. 3, CTS No. 95, Plot No. 32
Society Registration No.	BOM/HSG/P/8589 of 1982 Dated – 01/10/1982
Plot Area	463.60 sq.mtrs (Road set back 119.90 sq.mtrs)
Members	10
Zone 2019-20	58/269 Village – Pahadi Goregaon (East)
Completion period	24 Months + 6 months Grace Period
D.P Remark	Ch.E/DP34201904111213153/P/S/2019/111213323 Dated – 01/04/2019

THE SEAL OF THE JOINT SUB REGISTRAR BORIVALI No.4 सह दुय्यम निबंधक बोरीवली ★ MUMBAI SUBURBAN DIST. (BANDRA)

बरल-४ ६०२६ | 3 | ६० | २०१९

अभिनिर्णयाकरिता सादर केलेला दस्त हा General Power of Attorney या प्रकाराचा असून तो अनिष्पादित आहे. विषयांकित पॉवर ऑफ अटॉर्नी सदर Development Agreement अनुषंगाने आहे. त्या Development Agreement (ADJ/1100902/590/2019) अन्वये अनुच्छेद 5(g-a) नुसार रु. 19,04,450/- मुद्रांक शुल्काचा भरणा करण्यासाठी जा.क्र. अभि/आदेश/1778/2019 दि. 08/04/2019 अन्वये अंतरिम आदेश निर्गमित केले होते त्यास अनुसरुन पक्षकाराने रु. 19,04,450/- मुद्रांक शुल्काचा भरणा दि. 09/04/2019 रोजी चलन क्र. MH000297060201920E अन्वये करुन सदरचे चलन दि. 09/04/2019 रोजी विरुपित केलेले आहे त्याअनुषंगाने पक्षकारास अंतिम आदेश पारित करण्यात आले आहेत. त्याच मिळकत क्षेत्राबाबत सदर सोसायटी विकासकास Power of Attorney देत आहेत. सबब सदर Power of Attorney वर महाराष्ट्र मुद्रांक अधिनियम 1958 - अनुच्छेद 48 नुसार रु. 500/- मुद्रांक शुल्क वसूल करण्यात आले आहे.

COLLECTOR OF STAMPS BORIVALI

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अंतिम आदेश

1. अभिनिर्णयाकरीता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसुची 1 मधील अनुच्छेद 48 नुसार मुद्रांक शुल्क रु. 500/- देय असल्याबाबत जा.क्र.अभि/ आदेश/1777/19 दिनांक. 08/04/2019 अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसरुन मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपविना पक्षकार यांनी केला असल्याने दिनांक. 09/04/2019 रोजी विरुपित केलेल्या चलना क्र. MH000293542201920E वरुन दिसून येत असल्याने दिनांक. 08/04/2019 रोजीचा अंतरिम आदेश हा अंतिम आदेश म्हणून कायम करण्यात येत आहे.
2. प्रस्तुत प्रकरणात पक्षकाराचे मुद्रांक शुल्क व दंड शासनाकडे जमा केला तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही व बांधकाम अनधिकृत असल्यास ते अधिकृत होणार नाही हयाबाबतची सर्व जबाबदारी संबंधीत पक्षकारांची राहील त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, बोरीवली हे जबाबदार राहणार नाहीत.
3. एकुण पाने 1 ते 40 आहेत. दस्तातील नमुद सर्व Annexure तसेच अनुषंगीक कागदपत्रे हा दस्ताचा भाग बनविण्यात येत आहे

THE SEAL OF THE JOINT SUB REGISTRAR BORIVALI No.4 सह दुय्यम निबंधक बोरीवली-४ मुंबई उपनगर जिल्हा (वांद्रे) MUMBAI SUBURBAN DIST. (BANDRA)

COLLECTOR OF STAMPS BORIVALI

(विकास नाईक)
मुद्रांक जिल्हाधिकारी, बोरीवली.

प्रति	M/s. MP Space Dynamics PVT, LTD
पत्ता	1305/6, Huraah, City of joy, ACC Compound Road, Mulund (W), Mumbai – 400 080.
प्रत	सह दुय्यम निबंधक बोरीवली कार्यालय क्र. 1/2/3/4/5/6/7/8/9

बरल-४
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CHALLAN
MTR Form Number-6

GRN	MH000293542201920E	BARCODE	Date	09/04/2019-12:27:06	Form ID

Department	Inspector General Of Registration
Type of Payment	Non-Judicial Stamps Duty on Doc Voluntarily brought for adjudicatn SoS
Office Name	CSB_COLLECTOR OF STAMPS BORIVALI
Location	MUMBAI
Year	2019-2020 One Time

Account Head Details	Amount In Rs.
0030050801 Amount of Tax	500.00
Total	500.00

Payer Details

TAX ID (If Any)	
PAN No.(If Applicable)	AAKCM0878R
Full Name	MESSERS MP SPACE DYNAMICS PVT LTD
Flat/Block No.	PANDURANGWADI LAXMI NIWAS C H S LTD
Premises/Building	
Road/Street	PANDURANGWADI ROAD NO 4
Area/Locality	GOREGAON EAST
Town/City/District	
PIN	4 0 0 0 6 3
Remarks (If Any)	ADJ/1100902/589/2019
Amount In Words	Five Hundred Rupees Only

DEFACED ₹500.00 DEFACED

THE SEAL OF THE JOINT SUB REGISTRAR BORIVALI No.4 सह दुय्यम निबंधक बोरीवली-४ मुंबई उपनगर जिल्हा (वांद्रे) MUMBAI SUBURBAN DIST. (BANDRA)

Payment Details	IDBI BANK

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

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	69103332019040912315	210243357
Bank Date	RBI Date	09/04/2019-12:29:04	Not Verified with RBI
Bank-Branch		IDBI BANK	
Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9920016340

Department ID :

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

बरल-४ ६०२६ | ५ | ६०

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0000167534201920	09/04/2019-16:09:34	IGR242	500.00
			Total Defacement Amount		500.00

Print Date 09-04-2019 04:09:39

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प्रमाणपत्र मुद्रांक अधिनियम 1958 अन्वये असलेल्या नियमान्वये लिहिले

Certificate u/s. 32(1) (b) of the Bombay Stamp Act, 1958.

Office of the Collector of Stamps GRN-MH000293542201920E

Case No. ADJ/1100902/589/19

Date 26/03/19

Received from Shri. M/s. MP Space Dynamics PVT LTD

Building at .....

Stamp duty of Rs. (500/-) Five hundred rupees only.

vide challan No. ....., Dated 29/04/19

Certified under Section 32(1) (b) of the Bombay Stamp Act, 1958 that the full duty of Rs. 500/- Five hundred rupees only with which this instrument is chargeable has been paid *vide* article No. 39-48 of schedule.

This certificate is subject to the provisions of section 53-A of Bombay Stamp Act, 1958.

Place..Borivali

Date

10 APR 2019

Collector of Stamps Borivali

COLLECTOR OF STAMPS BORIVALI

THE SEAL OF THE JOINT SUB REGISTRAR BORIVALI No.4 सह दुय्यम निबंधक बोरीवली-४ मुंबई उपनगर जिल्हा (वांद्रे) MUMBAI SUBURBAN DIST. (BANDRA)

STAMP

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENT SHALL COME We (1) **MR.RANJAN MORESHWAR KULKARNI,** Chairman, aged about 59 years, residing at Flat No.2, and (2) **MR.GANESH RAMESH SHIRGAONKAR,** Secretary, aged about 50 years, and residing at Flat No.5 and (3) **MRS.JYOTI S. CHAVAN,** Treasure, aged about 69 years, and residing at Flat No.8, all are adults Indian Inhabitant of Mumbai as well as office bearer of the Society known as **"PANDURANGWADI LAXMI NIWAS CO-OP. HSG. SOC. LTD.,"** situate at Plot No.32, Pandurangwadi, Road No.4, Goregaon (E), Mumbai 400 063, and **SEND GREETINGS.**

बरल-४

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WHEREAS we are absolutely seized possessed of and otherwise well and sufficiently entitled to the property consisting of all that piece and parcel of land or ground bearing bearing Survey No.70, Hissa No.3, C. T. S. No.95, of Village – Pahadi Goregaon (E), Taluka – Borivali area admeasuring 463.6 Sq. Mts. lying and situated at Plot No.32, Pandurangwadi, Road No.4, Goregaon (E), Mumbai 400 063, in the Registration District and Sub – District of Mumbai City and Mumbai Suburban (hereinafter referred to as **"the said property"**) and more particularly described in the schedule hereunder written.

AND WHEREAS we are absolute Owners of the above said property and we are entitled to all the rights, title and interest and benefits arising out of the above said property. We have assigned and transfer the Re – Development right of the said property with clear and marketable title without any encumbrances to **M/S. MP SPACE DYNAMICS PVT. LTD., a** Company incorporated under the provision of Companies Act 1956, represented through its Director **MR.MANOJ MANOHAR PATANKAR,** aged about 40 years, having its registered Office No.1305/6, Hurrah, City of Joy, ACC Compound Road, Mulund (W), Mumbai 400 080, and having its branch office address at 8, Sarraswathi Bhavan, Ganjawala

बरल-४
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Lane, Borivali (West), Mumbai 400 092, hereinafter referred to as **"THE DEVELOPERS"** by way of Development Agreement dated / /2019 and the same is duly registered on / _____/2019 bearing its registration No. BRL- / /2019 (hereinafter referred to as **"the Development Agreement"**).

AND WHEREAS due to Re – Development of our said property now we hereby appoint, nominate, constitute and authorize **MR.MANOJ MANOHAR PATANKAR,** aged about 43 years, Partners of **M/S.MP SPACE DYNAMICS PVT. LTD.,** having its address at having its registered office at Office No.1305/6, Hurrah, City of Joy, ACC Compound Road, Mulund (W), Mumbai 400 080, and having its branch office address at 8, Sarraswathi Bhavan, Ganjawala Lane, Borivali (West), Mumbai 400 092, as our true and lawful attorney to do the following act, deeds, things and matters either jointly or severally by any of the Partners only for the following purpose, in our name and on our behalf.

NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT We (1) **MR.RANJAN MORESHWAR KULKARNI,** Chairman, aged about 59 years, residing at Flat No.2, and (2) **MR.GANESH RAMESH SHIRGAONKAR,** Secretary, aged about 50 years, and residing at Flat No.5 and (3) **MRS.JYOTI S. CHAVAN,** Treasure, aged about 69 years, and residing at

बरल-४
२०२१ | ९ | ८०
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Flat No.8, all are adults Indian Inhabitant of Mumbai as well as office bearer of the Society known as **"PANDURANGWADI LAXMI NIWAS CO-OP. HSG. SOC. LTD.,"** situate at Plot No.32, Pandurangwadi, Road No.4, Goregaon (E), Mumbai 400 063, do hereby nominate, constitute and appoint the said **MR.MANOJ MANOHAR PATANKAR,** aged about 43 years, Partners of **M/S.MP SPACE DYNAMICS PVT. LTD.,** having its address at having its registered office at Office No.1305/6, Hurrah, City of Joy, ACC Compound Road, Mulund (W), Mumbai 400 080, and having its branch office address at 8, Sarraswathi Bhavan, Ganjawala Lane, Borivali (West), Mumbai 400 092, (hereinafter referred to as **"our said Attorney"**) to be our true and lawful attorney for us in our name and on our behalf either jointly or severally to do or cause to be done the following acts, deeds, matters and things in respect of said Property that is to say:

1. This General Power of Attorney is granted in respect of our said right, title and interest in the said property more particularly described in the schedule hereunder written. We are in the capacity as Owners of the said property assign and transfer Re – Development right of the said Property to our true and lawful above said Attorney holder herein. We have transferred to the Developers all the development rights and benefit arising in respect of the

THE SEAL OF THE JOINT SUB REGISTRAR BORIVALI No.4 MUMBAI SUBURBAN DIST. (BANDRA)

बरल-४
२०२२ | १० | ६०

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property more particularly described in the Schedule hereunder written and hereinafter referred to as the **"Said Property"** for the development.

2. In pursuance of the said Development Agreement all the right assign and transfer to our Attorney herein and at the request and in order to facilitate by our Attorney i.e. Developers to be able to develop the said Property we have agreed to give this Irrevocable General Power of Attorney in favour of the Developers.

3. To represent and appear on behalf of us before the central and State Government or any authority or any of the departments and/or officers / Body of Central & State Government and/or Bombay Municipal Corporation including City Survey Officer, Airport Authority, Mamlatdar, Gram Panchayat and other public and SDO, semi-Government authorities, Tahsildar, Collector, Commissioner, Government of Maharashtra, Mumbai Metropolitan Regional Development Authority, Town Planning, Slum Clearance Authority & Slum rehabilitation authority (SRA), Adani Electricity, TATA Electricity, MTNL, MAHADA, Urban Land (Ceiling & Regulation) Act 1976, Income Tax, Sale Tax, Service Tax, Wealth Tax etc. and to make such applications, undertakings, affidavits,

THE SEAL OF THE JOINT SUB REGISTRAR BORIVALI No 4
सह दुय्यम निबंधक बोरिवली-४
उपनगर जिल्हा (वांद्रे)
MUMBAI SUBURBAN DIST. (BANDRA)

बरल-४

६०२६	११	६०
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