391/10297 | पावती | Original/Duplicate

Tuesday,May 10 ,2022 | नोंदणी क्रं. :39म

8:37 PM | Regn.:39M

पावती क्रं.: 11034 दिनांक: 10/05/2022

गावाचे नाव: मुलुंड

दस्तऐवजाचा अनुक्रमांक: करल4-10297-2022

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: गणेशधाम को ऑप हौ सो लि चे चेअरमन आर जी जोशी

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 640.00
पृष्ठांची संख्या: 32	
एकूण:	रु. 740.00

DELIVERED

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

8:54 PM ह्या वेळेस मिळेल.

सह दु.निबंधक कुर्ला - 4

सह दुय्यम निबंधक कुर्ला - ४
मुंबई उपनगर जिल्हा

बाजार मुल्य: रु.1 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.640/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1005202215292 दिनांक: 10/05/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001699673202223E दिनांक: 10/05/2022

बँकेचे नाव व पत्ता:

DELIVERED

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1005202215292	**Date**	10/05/2022
Received from GANESHDHAM CHS LTD, Mobile number 7039411234, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	IBKL	**Date**	10/05/2022
Bank CIN	10004152022051013835	**REF No.**	2762219454
This is computer generated receipt, hence no signature is required.			

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

Receipt of Document Handling Charges

PRN	1005202215292	**Receipt Date**	10/05/2022

Received from GANESHDHAM CHS LTD, Mobile number 7039411234, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered on Document No. 10297 dated 10/05/2022 at the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.

DEFACED
₹ 640
DEFACED

SUB-REGISTRAR KURLA NO. 4 ... MUMBAI SUBURBAN DIST. (BANDRA)

Payment Details

Bank Name	IBKL	**Payment Date**	10/05/2022
Bank CIN	10004152022051013835	**REF No.**	2762219454
Deface No	1005202215292D	**Deface Date**	10/05/2022

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

CHALLAN
MTR Form Number-6

GRN	MH001699673202223E	BARCODE		Date	10/05/2022-17:01:47	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	KRL4_JT SUB REGISTRAR KURLA NO 4	**Full Name**	GANESHDHAM CHS LTD
Location	MUMBAI		
Year	2022-2023 One Time	**Flat/Block No.**	OFFICE, GANESHDHAM CHS LTD
		Premises/Building	
Account Head Details	**Amount In Rs.**	**Road/Street**	GAVANPADA
0030045501 Stamp Duty	500.00	**Area/Locality**	MULUND EAST, MUMBAI
0030063301 Registration Fee	100.00	**Town/City/District**	
		PIN	4 0 0 0 8 1
		Remarks (If Any)	SecondPartyName=MEHTA AND SHIRODKAR DEVELOPERS~
Total	600.00	**Amount In Words**	Six Hundred Rupees Only

THE SEAL OF THE SUB-REGISTRAR KURLA NO 4 सह दुय्यम निबंधक कुर्ला मुंबई उपनगर जिल्हा (वांद्रे) MUMBAI SUBURBAN DIST (BANDRA)

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Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022051017796	2745395312
Cheque/DD No.		Bank Date	RBI Date	10/05/2022-17:02:43	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
Mobile No. : 7039411234

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.

Print Date 10-05-2022 05:02:54

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GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We **GANESH DHAM CO-OPERATIVE HOUSING SOCIETY LTD.,** a Society duly registered under the provisions of the Maharashtra Co-Operative Societies Act, 1960, bearing Registration No. BOM/W.T./HSG/TC-8248 OF 1998-99 and having its registered address at Gavanpada, Mulund (East), Mumbai 400081 (hereinafter for brevity's sake referred to as "SOCIETY"), through its Principal office bearers

1 Mr. R. G. Joshi CHAIRMAN
2) Mr. S. J. Sawant SECRETARY
3) Mr. R. Ashok TREASURER
4) Mr. N. B. Dalvi, NOMINATED COMMITTEE MEMBER
Hereby SEND GREETINGS:-

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

WHEREAS the SOCIETY is the owner of and as such well and sufficiently entitled to All that piece and parcel of land or ground hereditaments and premises bearing C.T.S. No.10, admeasuring 5513 sq.mtrs equivalent or thereabouts of Village Mulund East, Taluka Kurla,

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Mumbai Suburban District, situated at Gavanpada, Mulund East, Mumbai 400081together with the buildings standing thereon, known as "Ganesh Dham" and which is more particularly described in the schedule hereunder written. (The said property hereinafter for brevity's sake has been referred to as "the said property").

AND WHEREAS the SOCIETY has 112 Flat Holders/ Shareholder members having the right, title and interest in their respective Flat Premises , which are occupied by the members of the SOCIETY in the form of ownership residential flats.

AND WHEREAS vide Re-Development Agreement dated 28th March, 2022, Registered under Sr.No. KRL 4-10295-2022 DATED 10/5/2022 upon terms and conditions mentioned in the said Agreement, the SOCIETY has granted development rights of the said property to **M/S. Mehta and Shirodkar Developers,** a partnership firm registered under the Indian Partnership Act, 1932, bearing Registration No.64681 having its office address at 5-B, Shreenath Apartment No.3, Chaphekar Bandhu Marg, Mulund (East), Mumbai 400081, having partner/s namely, Mr. Manohar Shirodkar and Mr. Rohan Shirodkar, ("Said Developers").

AND WHEREAS under Clause No.35 of the said Re-Development Agreement dated 28th March, 2022, 2015, the SOCIETY has agreed to execute a General Power of Attorney in the name of the said DEVELOPERS and to authorize them to do several acts, deeds, matters or things which the DEVELOPERS are empowered to do under the

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agreement for the purpose of effective and speedy completion of the development work in terms of the said Re-Development agreement.

NOW KNOW YE AND BY THESE PRESENTS THAT WE, the MR. R. G. Joshi Chairman, Mr. S. J. Sawant Secretary , Mr. R. Ashok Treasurer , Mr. N. B. Dalvi, Nominated Committee Member Principal office bearers of GANESH DHAM CO-OPERATIVE HOUSING SOCIETY LIMITED, hereby nominate, constitute and appoint **(1)** Mr. Manohar Shirodkar and (2)Mr. Rohan Shirodkar,, partners of **M/S. Mehta and Shirodkar Developers**, as our true and lawful attorneys to do jointly and/or severally the following acts, matters, deeds and things,

1. To survey, measure and verify the actual area of land of the said Property described in the Schedule hereunder written.

2. To locate the boundaries of the said Property on site and to put the boundary marks of the same by demarcating the boundaries of the said Property.

3. To engage Surveyors and other persons necessary for such surveying, measuring and fixing of boundary marks of the said Property.

4. To enter and authorize Architect and other professional persons to enter into the said Property for the purpose of surveying, measuring, demarcating boundary marks and / or development of the said Property.

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5. To apply to the D.I.L.R., City Survey Office and/or all concerned authorities for sub-division/amalgamation of the plot with adjoining land bearing CTS No.10, up-gradation of property card, area correction, and/if any area difference be found after actual Survey, then to get the area corrected in the property registered card, to get the confirmation of the area, to approve the plans and to obtain/utilise and/or all the benefits available as per the rules and regulations in force and to pay on behalf necessary costs, charges and deposits as may be required, with due approval of the Society.

6. To prepare and submit the Plans and specifications etc. in respect of the said Property to the Municipal Corporation of Greater Mumbai and other concerned Authorities, for the purpose of obtaining their approval for such Plans and Specifications and also to obtain Commencement Certificate in respect of the constructions in the said Property.

7. To get the plans for the Development of the said property approved from the Municipal and all other authorities. To demolish the existing structure, upon sanction of plan from MCGM and to proceed with development of the said property complying the terms of the Building Plans, I.O.D., and Commencement Certificate. To make applications, affidavits, declarations and any other writings for this purpose and to submit the same to the Municipal Authorities and other concerned Authorities. To appoint Architects for this purpose. To discharge the Architects once appointed and to appoint another in place of the discharged one.

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8. To apply, to obtain, to seek modification, alteration in any manner in the plans or any other documents pertaining to any of the things stated above subject to prior approval / consent of the Society.

9. To make applications to the Municipal Corporation of Greater Mumbai or any other authorities concerned for obtaining IOD, Plinth Commencement Certificate, Further Commencement Certificate/s, Completion Certificate and Occupation Certificate, in respect of the development and construction to be carried out on the said Property and for the purpose aforesaid to sign, execute all the necessary Plans, Specifications, Applications, Documents, Deeds, Conveyance and other papers, required by any of the aforesaid Authorities in that behalf.

THE SEAL OF THE SUB-REGISTRAR KURLA No. 4
MUMBAI SUBURBAN DIST. (BA-VER)

10. To apply for and obtain Transferable Development rights (T.D.R.) as well as Development right Certificate (D.R.C.) in keeping with the provisions of DCPR-2034. To apply for and obtain Transfer and Endorsement on such D.R.C and in respect of such T.D.R. To apply for premium FSI and/or Fungible FSI, FSI in respect of the said property and for that purpose to make payment to the Municipal Corporation of Greater Mumbai and other concerned authority and to sign and execute necessary documents on our behalf.

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11. To acquire at their costs additional further F.S.I. by way of T.D.R., Fungible F.S.I., FSI under Regulation 33-7(B) of DCPR-2034 and to load the same on the said property treating the same as recipient plot and to consume the entire FSI by constructing the building/s on the said property after obtaining required permission from the authority concerned, and to take the benefits whether present or future arising out of the said property only till the period of obtaining O.C. including any F.S.I. (including Fungible), T.D.R. and other potential which may be available in respect of the said property by paying premium, deposits, charges to MCGM and/or other concerned authorities.

12. At the costs, charges and expenses of our said Attorney to appoint, engage and make payments to the Architects, R.C.C. Consultants, Contractors, Supervisors, engaged in connection with the development and construction to be carried out in respect of the said Property and also to make payments to the Contractors and other persons engaged in connection with the above works and upon such payments being made to obtain effectual receipt and discharges from the said Contractors and Architects and other persons so engaged as aforesaid and to terminate the services of any of them and to appoint others in their places upon such terms and conditions as our said Attorney shall deem fit.

13. To apply to the Controller of Cement and Steel and other Competent Authorities for procurement of the building materials, as and when required for carrying out the construction work on the said

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Property. For the purposes aforesaid, to sign and execute the necessary applications, documents, papers, writing, plans, undertakings etc. as may be required.

14. To pay from their own account to the Municipal Corporation of Greater Mumbai and other concerned Authorities the security charges, I.O.D. deposits and other amounts required by them for or in relation to the development of the said Property and to obtain refund thereof and on obtaining such refunds to sign and execute necessary receipts and discharges and to apply for and obtain from the office of the Assessor and Collector/Hydraulic engineer, Assistant Engineer Water Works, Executive Engineer, Buildings Proposals, Ward Officer and other concerned Departments of the Municipal Corporation of Mumbai necessary permission or No Objection Certificate for the drainage connection, and water connection, Drainage Completion Certificate and alteration carried out in the said Property and for the purpose aforesaid to sign and execute in Society's name all Plans, applications, undertakings, documents and papers as may be necessary.

15. To make applications to the Municipal Authorities, to answer Municipal Notices and to comply with all requirements under Mumbai Municipal Corporation Act. To make necessary applications for water, sewerage, light and electric connection, pipe gas connections to the concerned authorities at the expenses of our said Attorneys and to obtain necessary orders in pursuance thereto and to do all acts to carry out and

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lay the water, sewerage, electric and pipe gas connections for the purpose of re-development of the said property.

16. To make applications to the Maharashtra State Electricity Distribution Company Limited (MSEDCL) or other concerned Authorities for obtaining light and power connection during the course of the construction on the said Property and for permanent connection on completion of the said work and for the purpose aforesaid, if required, to sign, execute in our name and on our behalf all papers, Plans, applications, specifications, undertakings, writings and documents.

17. To pay from their own account the amount required to be paid as deposit to the Municipal Corporation of Greater Mumbai, the State Government and other concerned Authorities including the M.S.E.D.C.L and to apply for and obtain the refund of such deposits and upon receipt of such deposits to sign and execute all receipts, discharges, release and other papers and writings.

18. To represent the Society before Revenue Authorities , City Survey Authorities or any other. To appear before any Municipal Officer, Revenue Authority, City Survey Authority, Competent Authority under any Act, Land Acquisition Officer and any other Officer or Authority and to take all such steps and proceedings and to do all such acts and things as may be necessary to commence, prosecute, enforce or to defend, answer and oppose all actions, legal proceedings and demands whatsoever at present pending or hereafter instituted and touching to the

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2022

development of the said property or which may concern the Society in any other manner.

19. To appear and represent the Society before Talathi, Circle Inspector, Circle Officer, Tahasildar, City Survey Officer, Sub-Divisional Officer, Collector, Divisional Commissioner or the Land Acquisition Officer or any other Revenue Officer and the Competent Authority under Urban Land (Ceiling and Regulation) Act, 1976 or any other statute.

20. To sign, verify and present written statements, memorandums of appeals, application, complaints and all other documents and proceedings.

SEAL OF THE SUB-REGISTRAR KURLA NO. 4
सह दुय्यम निबंधक कुर्ला - ४
मुंबई उपनगर जिल्हा (वांद्रे)
MUMBAI SUBURBAN DIST. (BANDRA)

21. To file and receive back documents, to deposit and withdraw moneys from Courts, passing receipts therefore in our names and on our behalf. To obtain refunds of stamp duty and repayment of Court fees.

22. To make statements and give evidence before any Authority on behalf of the Society.

23. To make application and to accept notices from the Tahasildar, Sub-Divisional Officer, District Deputy Collector, Collector, Divisional Commissioner or any other subordinate authority of the Revenue Department and from any other Authority constituted under any Act and to give replies to such notices.

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24. To make applications to the Competent Authority under Urban Land (Ceiling and Regulation) Act, 1976. To obtain permission for development of the said Property. To give affidavits, declarations and other writings, to lead evidence and to take all other necessary steps to obtain such permission.

25. To execute declarations, writing and other documents in connection with the Development of the said property.

26. To attend the office of the Sub-Registrar or the Registrar of the competent jurisdiction under the Registration Act, 1908 and Rules made there under applicable to the State of Maharashtra and to admit the execution of documents for registration to his office.

27. To appear before the Assessor and Collector of Municipal Rates and Taxes or any of his Assistants or Officers in connection with the said property and construction to be carried out thereon for property taxes and other taxes or levies payable to the Corporation and to make all representations, petitions, complaints and applications before the said Authorities or Officers in relation to the assessment of the said property and the additions / alterations to be carried out thereon for property taxes, other taxes and for this purpose to sign all applications, documents and writings and to make and arrive any arrangements, compromise or settlement with the Officers or Authorities in respect of the Assessment of the amount of property taxes and in the event of the said Attorney being not agreeable to such assessment fixed to or

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determined by any of the aforesaid Officers or Authorities to commence, institute and prosecute at his/their own cost, charges and expenses all actions, suits, appeals and proceedings against the Corporation and / or the said Officers and Authorities for the fixation of the rateable value and the assessment resulting there from and for that purpose to sign and execute all applications, petitions, plaints, evidence, Vakalatnama, Affidavits and to engage Advocates, Solicitors, Pleaders and others and settle and pay their fees.

28. To put up and display board, hoarding on the said property announcing the name of the Developers and proposed development or any Scheme in respect of the said property.

THE SUB-REGISTRAR KURLA NO. 4
MUMBAI SUBURBAN DIST.

29. All acts, deeds, matters or things done by the attorneys under these presents shall be at the risk and costs of the said attorneys alone and the said attorneys shall indemnify and keep us indemnified of from and against any demand, notice, suit or proceedings that may be taken by any one on account of default or breach of obligations under these presents and all costs, charges or damages, that may be suffered on that account.

30. To represent us before the Sub-Registrar of Assurances and to lodge the documents for registration and to admit our signature and to do all acts for registration of the documents.

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31. To allot Premises to the members of the Society, as decided and confirmed in the said Re-Development Agreement. To enter into Agreement in their own name and at their own cost and expenses perform the terms and conditions for sale of the Premises as they deem proper and reasonable with the prospective purchasers, to receive the price of said Premises from the Purchasers under the Agreements for sale against receipts in their own name and on their behalf.

32. Generally to act as the Society's Attorney in relation to the matters aforesaid and all other matters in respect of the said property in which the Society may be interested or concerned and to do all acts, deeds and things touching to the subject matter of the said property described in the Schedule hereunder written which we can do ourselves in capacity of office bearers, if personally present.

33. The Attorneys shall exercise their powers, strictly within framework of the terms and conditions incorporated in the said Re-Development Agreement dated 28th March, 2022. This Power of Attorney shall not be revoked by the Society, PROVIDED no breaches of the terms and conditions of the above referred Development Agreement are committed as this Power of Attorney shall be in co-existence and co-terminus with the said Development Agreement.

34. The powers conferred herein shall be exercised by our Attorney/s, entirely at their own cost, risk and responsibility. Our Attorney/s shall indemnify the Society and its members and keep indemnified us from