389/2190 पावती Original/Duplicate

Friday,February 03 ,2023 नोंदणी क्रं. :39म

2:21 PM Regn.:39M

पावती क्रं.: 2487 दिनांक: 03/02/2023

गावाचे नाव: वळणई

दस्तऐवजाचा अनुक्रमांक: बरल-6-2190-2023

दस्तऐवजाचा प्रकार : जनरल पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: चंद्रकोशा कंस्ट्रक्शन्स प्रायव्हेट लिमिटेडचे संचालक ख्यात प्रकाश शाह

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 1000.00
पृष्ठांची संख्या: 50	
एकूण:	रु. 1100.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
2:39 PM ह्या वेळेस मिळेल.

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

सह.दु.नि.बोरीवली 6

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

1) देयकाचा प्रकार: DHC रक्कम: रु.1000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0202202314018 दिनांक: 03/02/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014700659202223E दिनांक: 03/02/2023
बँकेचे नाव व पत्ता:

मुळ दस्त प्राप्त झाला.
REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 07 FEB 2023

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CHALLAN

MTR Form Number-6

GRN	MH014700659202223E	**BARCODE**		**Date** 02/02/2023-13:58:12	**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**	G K NAGAR NO 2 CHSL
Location	MUMBAI		
Year	2022-2023 One Time	**Flat/Block No.**	SHANKAR LANE
		Premises/Building	
		Road/Street	KANDIVALI WEST
		Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 6 7
		Remarks (If Any)	SecondPartyName=CHANDRAKOSHA KONSTRUCTIONS PVT LTD~

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

Amount In Words: Six Hundred Rupees Only

Payment Details	PUNJAB NATIONAL BANK	**FOR USE IN RECEIVING BANK**	
Cheque-DD Details		Bank CIN / Ref. No.	03006172023020200678 / 419921143
Cheque/DD No.		Bank Date / RBI Date	02/02/2023-13:59:29 / 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. : 9967126630

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 नोदणी करावयाच्या दस्तासाठी लागु आहे. नोदंणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Print Date 02-02-2023 01:59:32

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Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0202202314018	**Date**	02/02/2023
Received from DHC, Mobile number 0000000000, an amount of Rs.1000/-, 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	SBIN	**Date**	02/02/2023
Bank CIN	10004152023020212353	**REF No.**	303303341566
This is computer generated receipt, hence no signature is required.			

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

CHALLAN

MTR Form Number-6

GRN	MH014634140202223E	BARCODE		Date	01/02/2023-13:32:02	Form ID	25.2

Department	Inspector General Of Registration		
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	MS SAMARTH T SQUARE
Location	MUMBAI		
Year	2022-2023 One Time	Flat/Block No.	FLAT NO 102 1ST FLOOR SAMARTH
		Premises/Building	NANDADEEP
		Road/Street	PANDURANG WADI, VILLAGE PAHADI GOREGAON EAST
		Area/Locality	GOREGAON EAST, MUMBAI
		Town/City/District	
		PIN	4 0 0 0 6 3
		Remarks (If Any)	SecondPartyName=UMA ABHIJIT TALPADE AND ANOTHER~
		Amount In Words	Six Hundred Rupees Only

Payer Details

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

DEFACED ₹600.00 DEFACED

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

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023020116288	2790483022
Cheque/DD No.		Bank Date	RBI Date	01/02/2023-13:33:47	02/02/2023
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		100 , 02/02/2023	

Department ID : Mobile No. : 8454946606

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

Signature Not Verified

Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 02
Date: 2023.02.03 14:22:10 IST
Reason: MAHARAS Secure Document
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-389-2189	0007322281202223	03/02/2023-14:21:21	IGR195	100.00

GRN : MH014634140202223E **Amount :** 600.00 **Bank :** IDBI BANK **Date :** 01/02/2023-13:32:02

2	(iS)-389-2189	0007322281202223	03/02/2023-14:21:21	iGR195	500.00
			Total Defacement Amount		**600.00**

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Signature Not Verified
Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 02
Date: 2023.02.03 14:22:10 IST
Reason: GRAS Secure Document
Location: India

Print Date 03-02-2023 02:22:09

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Document **H**andling **C**hallan
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0202202314018	**Receipt Date**	03/02/2023

Received from DHC, Mobile number 0000000000, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered on Document No. 2190 dated 03/02/2023 at the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District.

DEFACED
₹ 1000
DEFACED

Payment Details

Bank Name	SBIN	**Payment Date**	02/02/2023
Bank CIN	10004152023020212353	**REF No.**	303303341566
Deface No	0202202314018D	**Deface Date**	03/02/2023

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

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 6
दुय्यम निबंधक बोरीवली - ६
MUMBAI SUBURBAN DIST. (BANDRA)

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GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME We, **G. K. NAGAR NO.2 CO-OPERATIVE HOUSING SOCIETY LTD.**, a Society registered under the provisions of Maharashtra Co-operative Societies Act, 1960, and Rules framed there under and bearing Registration No. BOM/WR/HSG/TC/3833/1988-1989 dated 28.11.1988 having its Registered Shankar Lane, Kandivali West, Mumbai – 400 067, through their Executive/Office bearers/ Executives namely:-

1	**MR. Ashish A. Shah**	CHAIRMAN
2	**MR. Mehul A. Kothari**	SECRETARY
3	**MR. Ashish K. Mehta**	TREASURER
4	**MR. Hiren N. Shah**	COMMITTEE MEMBER

hereinafter called **"THE SOCIETY"**, do hereby **SEND GREETINGS:**

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 6 ★ सह दुय्यम निबंधक बोरिवली - ६ ★ मुंबई उपनगर जिल्हा (बांद्रा) ★ MUMBAI SUBURBAN DIST. (BANDRA)

WHEREAS:

a) The Executant, a Society registered under the provisions of Maharashtra Co-operative Societies Act, 1960, and Rules framed there under and bearing Registration No BOM/WR/HSG/TC/3833/1988-1989 dated 28.11.1988, and is absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of land being Plot No. B bearing CTS No. 68/C/3 (Part) admeasuring 2,860 sq. mts. or thereabouts plus the proportionate benefit existing D P road area, set back area and incidental benefit at common R G portion of revenue Village Valanai, Taluka Borivali, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban; lying and being situated at Shankar Lane, Kandivali (West), Mumbai-400 067 **TOGETHERWITH** the building standing thereon known as **G. K. NAGAR NO.2 CO-OPERATIVE HOUSING SOCIETY LTD.** consisting of two wings "A wing" comprising of stilt plus Seven upper floors and "B wing" comprising of stilt plus Four upper floors, Further comprising of 55 Flats situated at Shankar Lane, Kandivali West, Mumbai – 400 067 (hereinafter referred to as **the said Property**") and more particularly described in the Schedule hereunder written;

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b) By and under the Development Agreement dated _____("the said Agreement"), executed between the us i.e. Society (*therein referred to as the Society*) of the first part, and **CHANDRAKOSHA KONSTRUCTIONS PVT. LTD.** (*therein referred to as the Developer*) of the Second Part **and** Members of the Society (*therein referred to as the Members*) of the third Part registered with the office ofSub-Registrar of Assurances at___, under Sr. No._____, we have granted the right of redevelopment of the said property, with the consent and confirmation of our Membersunto and in favor of **CHANDRAKOSHA KONSTRUCTIONS PVT. LTD.**(*hereinafter referred to as* ***"the Developers"***) to develop the said Property by demolishing the existing building on the said Property and constructing thereon the New Buildings (*hereinafter referred as* ***"the New Buildings"***) at and for consideration and on the terms and conditions more particularly recorded therein;

c) In pursuance of the said Agreement and as agreed thereunder, we are executing this Power of Attorney in favor of **CHANDRAKOSHA KONSTRUCTIONS PVT. LTD.** through its Directors Mr. Prakaash Sevantilal Shah and Mr. Khyat Prakaash Shah, who are being appointed by us, jointly and severally, as our true and lawful Attorney (*hereinafter referred as* ***"the said Attorney"***) to enable the Developers to carry out the development work of construction of the New Buildings on the said Property and for and on our behalf, to do all or anyof the following acts, deeds, things and matters required and essential for the development of the said property more particularly described in theSchedule hereunder written;

d) At the Special General Body Meeting of the Society held on 26/12/2022 all existing members of the Society unanimously appointed and authorized the said

1	**MR. Ashish A. Shah**	CHAIRMAN
2	**MR. Mehul A. Kothari**	SECRETARY
3	**MR. Ashish K. Mehta**	TREASURER
4	**MR. Hiren N. Shah**	COMMITTEE MEMBER

Ashish K. Mehta

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of the society to sign and execute the said Development Agreement and all other required or necessary deeds and documents, including this Power of Attorney, for and on behalf of and in the name of the Society.

e) The said Developers have paid the full Stamp Duty on the said Development Agreement, payable thereon under the Bombay Stamp Act, 1958 and therefore by virtue of the provisions of Section 4 (1) of the said Act, the said Development Agreement is deemed to be the principal document and these presents is chargeable with the Stamp Duty of Rs.100/- only and has been stamped accordingly

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

NOW KNOW YE AND THESE PRESENTS WITNESSETH that We

1 **MR. Ashish A. Shah** CHAIRMAN

2 **MR. Mehul A. Kothari** SECRETARY

3 **MR. Ashish K. Mehta** TREASURER

4 **MR. Hiren N. Shah** COMMITTEE MEMBER

Executives/Office Bearers of **G. K. NAGAR NO.2 CO-OPERATIVE HOUSINGSOCIETY LTD.,** do hereby jointly and severally nominate, constitute, appoint and authorize **CHANDRAKOSHA KONSTRUCTIONS PVT. LTD.,** through its Director, Mr. Prakaash Sevantilal Shah and Mr. Khyat Prakaash Shah, whose consent and confirmation are appended hereunder, to act as true and lawful Attorney for and on behalf of and in the name of the Society and as its true and lawful Attorney as may consider expedient to do, execute and perform and the following acts, deeds, matters and things in respect of redevelopment of the said property and to correspond, more particularly described in the Schedule hereunder written, at their own costs and expenses and without making the Society liable for the same, that is to say:-

1. To perfect the title of the Society in all respects to the said property in Government, Municipal Authorities, Revenue, traffic and all other records 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, Talathi, Municipal Corporation of Greater Mumbai, MMRDA, Central or State Government, Judicial

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२ or quasi Judicial Authorities 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, and other papers, documents, plans etc.

2. To pay all proportionate necessary charges, deposits, security fees and rates, taxes, assessments and levies, electricity charges, water charges. Etc. in respect of the said property to the concerned authorities and to ask for and apply for the refund thereof as the said Attorneys may think fit and proper, and collect and receive the same either in their own names or inthe name of the Society, as the case may be.



3. To carry out all requisitions that may be made by the concerned authorities in connection with the said property and to correspond with and to sign andexecute papers, applications, and documents including affidavits, plans, petitions, usual declarations, indemnity, undertakings etc. as may be required for the purpose of development of and/or construction on the said property.

4. To correspond with and to appear and represent the said Society before any and all concerned authorities of the Government, Municipal Corporation of Greater Mumbai, MMRDA, or other Public and Local Bodiesand Authorities and any person.

5. To submit the plans, amended plans, revised plans with the concernedAuthority as required under the law and further to comply with all the terms of the Building Plans, I.O.D., Commencement Certificate and for the purpose, if required, to handover and/or surrender and/or transfer portion of the property falling in set-back to the M.C.G.M., M.M.R.D.A., Collector or any other concerned authorities, and to apply for and obtain and receive in lieu thereof F.S.I., fungible F.S.I, road setback, Incentive F.S.I, Future F.S.I and/or T.D.R. and to consume such F.S.I., fungible F.S.I and/or T.D.R. on the said property, as permissible under the Development ControlRegulations of Greater Mumbai and as per the norms laid down in Development Control and Promotional Regulation 2034 (DCPR 2034) by submitting the proposals as may be advised by the Architects under theprovision of 33 (6), 33(7)A, 33(7)B which may from time to time being amended

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and by virtue of enactment, modification of Act and/or by virtue of circulars which are time to time passed by MCGM and/or other governmental or semi-governmental sanctioning Authorities, at the Developer's costs and to acquire and to consume such F.S.I., fungible F.S.I and/or T.D.R. and Further F.S.I. which may be granted out of the net land potential till the entire construction is complete on the said property, as the said Attorney may deem fit and proper.

6. For development of the said property:

a) To carry out leveling, filling, constructing roads, drainages, etc. and buildings and structures thereon, and for effective development to be or cause to be done all further acts, deeds, matters and things;

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

b) To demolish at the Developers expenses the said Building Known as **G. K. NAGAR NO.2 CO-OPERATIVE HOUSING SOCIETY LTD.** standing on the said Property.

c) To make necessary applications for water, sewerage, light, electric, telephone and internet connections with the concerned authorities and to obtain necessary orders, sanctions and permissions pursuant thereto and to do all acts, deeds, matters and things to carry out development of the said property;

d) To engage and employ Surveyors, Engineers, Architects, R.C.C. Specialists, Designers, Contractors, Sub-Contractors, Workmen, Laborers and other persons, and to pay their fees, remuneration, wages and salary and other emoluments;

e) To amend or alter the Plans or get prepared the new plans forthe proposed building or buildings and structures to be constructed on the said property and to submit the same to Municipal Corporation of Greater Mumbai, M.M.R.D.A or any other appropriate authorities for its sanction and/or amend

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or the said plans and/or submit new plans to the said authorities as the said Attorney may deem, fit and proper and/or as required under the law and to get the said plans sanctioned from the said authorities and obtain approvals thereon after getting the amended plans approved by the society ;

f) To make sign and execute necessary letters and writings and/or undertakings as may be required from time to time. In mattersrelating to the said property in favour of the concerned local authorities so as to obtain sanctions and approvals for building plans for construction thereon;



To carry on correspondence and to sign and execute papers,applications, and documents including affidavits, plans, petitions, declarations, indemnity and usual undertakings etc., as may be required;

h) To carry on and complete in all respect the construction of building/s and other structures on the said property, by utilizing entire net potential including basic FSI, Premium FSI, Incentive FSI, Road set back all permissible F.S.I. of the said property which is available now or that may be available hereinafter and also by loading, consuming and utilizing T.D.R. of the said property or any other property, to the extent permissible under the D.C. Regulations (DCPR 2034) that maybe in force, fromtime to time;

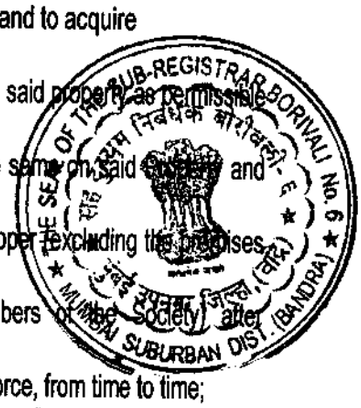
i) To comply with all the terms of the Building Plans, I.O.D., Commencement Certificate and for the purpose, to apply for and obtain and receive in lieu thereof F.S.I. and/or T.D.R. and to load and consume such F.S.I. and/or T.D.R. on the said property, as the said Attorney may deem fit and proper;

j) To submit the proposals as may be advised by the Architects under the provision of 33 (6), 33(7)A, 33(7)B, 33(11) which may from time to time being

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amended and by virtue of enactment, modification of Act and/or by virtue of circulars which are time to time passed by MCGMand/or other governmental or semi-governmental sanctioning Authorities.

k) To purchase and acquire the Developer's costs and to acquire T.D.R. in form of F.S.I. and load the same on the said property as permissible at the Developer cost, expense and consume the same on said property and sell the premises as may be availableto the Developer excluding the premises and car parkings committed for existing Members of the Society after development of the said Property. That maybe in force, from time to time;



l) To purchase and acquire fungible FSI, incentive FSI by paying premium in respect of the said property for loading and utilizing the same on the said property and to load, consume and utilize the same on the said property to the extent that may be consumed and loaded under the D.C. Regulations of the M.C.G.M. having regard to the area of the said property;

m) To purchase and acquire in the name of the Society, the T.D.R.of any other property from any person or persons, for loading andutilizing the same on the said property and to load, consume and utilize the same on the said property to the extent that may beconsumed and loaded under the D.C.P.R 2034 of the M.C.G.M. having regard to the area of the said property;

n) To submit the necessary applications, plans and other relevant papers to the Adani Electricity Limited and/ or any other concerned Authority for the purpose of obtaining the supply ofelectric power or energy to the building of the society for the purpose of construction if the said Attorney so thinks fit and proper and for that purpose to sign and execute all applications, plans, writings, documents as also agreements as may be required by the Adani

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Electricity Limited or other concerned Authority and to appoint Electrical Contractors to represent us and/ or the said Attorney before the said Adani Electricity Limited and/ or other concerned Authorities for the purposes aforesaid, at the costs and expenses of the said Attorney.

o) To make applications and submit the amended or new buildings plans to the M.C.G.M., M.M.R.D.A, or any other authorities to get the building plans sanctioned, obtain I.O.D. and Commencement Certificate and get the same revalidated from time to time and to obtain the occupation permission and to give such other applications, writings and undertakings as may be required for water connection, electricity supply and other incidental requirements;

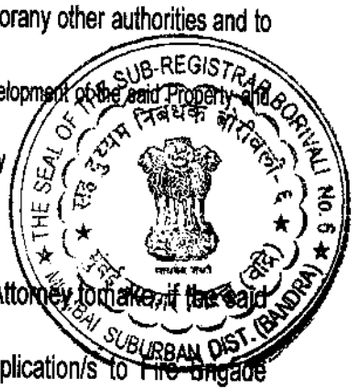


p) To appear for us and on our behalf before any officer of the Mumbai Mahanagarpalika and other concerned Authorities in connection with the matters relating to the redevelopment of the building of the society and to obtain the permission for additional and/ or alternate drainage lines, water connections etc. and for the said purposes to make, sign and execute all applications, documents, writings, assurances, agreements and all other necessary papers as may be required by the said Mahanagarpalika, MMRDA and other concerned Authorities and to represent us before any officer or Authority in connection with all matters relating to the building of the said property and/ or the structures that might so be proposed to be constructed thereon.

q) To pay in our name and on our behalf various deposits and/ or fees payable to the Mumbai Mahanagarpalika, Adani Electricity Limited or all other concerned authorities for the aforesaid purposes as also for the purposes incidental thereto or related therewith and to claim refund in respect of such paymentsand to give valid and effectual receipts in our name and on our behalf in connection with the refund of such deposits.

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r) To apply for refund of money paid and/or deposited or which maybe deposited with the M.C.G.M., Adani Electricity Limited., and/orany other authorities and to sign receipts for the said purposes is related to Development of the said Property and to demand theSaid refund payment in the name of Attorney



s) To make at the cost and expenses of the said Attorney to make, if the said Attorney deems it necessary so to do, application/s to Fire Brigade Authorities, Police Authorities, Mumbai Mahanagarpalika and all other necessary Authorities for the purpose of obtaining "No Objection Certificate" from all or anyof the aforesaid Authorities for the demolition of the existing building and construction of new building which might thus beproposed on the building of the said property and for the purposes aforesaid to sign, execute as also to amend all applications, plans, deeds, documents, writings andundertakings as may be required by any of the aforesaid Authorities.

t) To make in our name but at the cost and expenses of the said Attorney, the necessary application or applications to theRegional Cement Officer or such other Authorities concerned for the grant of the quota of cement, steel and/ or such other controlled material necessarily required for the construction ofthe new buildings which might thus be proposed on the building of the said property as also to represent us if necessary, before such Authorities for the aforesaid purposes and also to receive permits and delivery and to give full discharge in respect thereof.

u) To lodge for registration the documents that may be required from time to time for the redevelopment project, before the Sub-Registrar of Assurances and to admit execution thereof. To appear before any Registrar, Sub-Registrar

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or Dy. Registrar of assurances within whose jurisdiction the society building is situated and to appear, andadmit execution of Deed of addendum, Deed of rectification, indemnity bond for M.C.G.M, affidavit, declaration or other instrument or writing and generally related to Development or the said property to do all things, necessary or expedient for registering the said deed, Instruments and writings or any of them as fully and effectually as we ourselves could do and to do and execute all other acts, matters, deeds, and things to get effective registration of all such deeds requiring registration.



7. In respect of the redevelopment and for the matter related to M.C.G.M., to commence, file and prosecute any action, petitions, appeals, suits or other proceedings in law against any person or persons in respect of any of the matters or things relating to these presents and/or our/Society's affairs in respect of the said property and to appear and defend any actions, suit or other proceedings, commenced or to be commenced against us and/or the Society or whereunto we and/or the Society may be the party, and also if the said Attorney shall think fit to compromise, refer to arbitration, submit to judgment discontinue or become non-suited in any such actions, suit or proceedings as aforesaid and also to accept service of Writ of summons, notice or other proceedings, sign Vakalatnamas, to declare and affirm all plaints, written statements, applications, petitions, affidavits, consent terms and other necessary documents and to appear before any Judge, Court, Judiciary and Non-Judiciary, Enquiry, magistrate and other Officers empowered by law to hear any suit or proceedings, or any other inquiry relating to any of the matters relating to the said property.

8. To represent us and the Society before the Municipal Corporation of Greater Mumbai, M.M.R.D.A, Government of Maharashtra, CentralGovernment, Collector, Mamlatdar, Talathi, Tahsildar, Adani/Reliance Electricity Limited., and other Public and Semi-Government Authorities,Authority under the Urban Land (Ceiling and Regulation) Act, 1976, and other provisions of the law and to do all acts, deeds, matters and things including to make an application, give an undertakings, writings etc., asmay be required

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for any of the purposes touching, relating to and/or concerning the said property.

9. To approach the authorities concerned to get the said Property or any part thereof, if under reservation and/or acquisition, released, and/or shift the same in such manner as the said Attorney may deem fit and proper.

10. In case of proposal submit for redevelopment of the said property or any part thereof, to represent the said Society in any such proceedings and to receive in the name of the Society additional F.S.I. fungible F.S.I or T.D.R. in lieu thereof and also to oppose the said proceedings if they are of theopinion that the said proceedings are against our/their interest.

11. To appear before the concerned Sub-Registrar of Assurances and lodgefor registration all deeds, documents, undertakings, declarations requiring registration and to pay fees and to appear and admit execution thereof by us and/or the Society and to do and execute all other acts, matters, deeds, and things to get effective registration of all such deeds requiringregistration.

12. To finalized and allot car parking area slot to the prospectors Flat Purchasers in sale compound and grant confirmation of the car parkingslot.

13. To authorize the Attorney's to obtain Bank loan and/or to create lien.

Charges and encumbrance in respect of the finance available to the Attorney's in respect of the sale component. There shall NOT be any lien, charges and encumbrance which may be created in respect of the land and/or rehab components (members area). The society shall be grant authority to Attorney's to sign necessary deed anddocuments of sale component with bankers and/or Non-banking financial institution and shall also be authorize to sign necessary documents with those bankers, financial institution and/or Non-banking financial institution for granting assignment right of the development as per the terms and

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conditions lead down in the documents executed between the Attorney's bankers, financial institution and/or Non-banking financial to give effect to such transactions and obtain necessary No objection from and behalf ofthe society.

14. To appear before the Sub-Registrar of Assurances at Borivali or at anyother place and lodge for registration all deeds and documents, undertakings, declarations, requiring registration and to pay fees and charges and to appear and admit execution thereof by us and to do and execute all other acts, matters, deeds, and things to get effective registration of all such deeds and documents requiring registration.

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

15. To commence and prosecute at the cost , charges and expenses of theAttorney any action, suit or other proceedings against any person or persons in respect of the said Property and any matter pertaining thereto or transfer thereof and to retain or recover and safeguard possession thereof and also to appear at and to defend actions, suits or other proceedings commenced or to be commenced by any person or persons against us or whereunto we may be a party in relation to the said Property in any manner howsoever and to accept service of any Writ, Summons, Notices or other legal process of Court and to engage and appoint anyLawyer, Advocate, Solicitor and for the purpose to sign Vakalatnamas and to affirm, declare, sign and file Plaints, Affidavits, Applications, Appeals, Petitions, Revision Applications, Written Statements, Objections, Criminal Complaints and also if the said Attorney shall think fit, to lead Evidence, to compromise, file Consent Terms, refer to Arbitration, submit to Judgment, discontinue or become non-suited in the said proceedings or in any such actions, suits, complaints or proceedings, as aforesaid.

16. To substitute and appoint from time-to-time immediate family members of Mr. Prakaash Sevantilal Shah and Mr. Khyat Prakaash Shah, Director of **CHANDRAKOSHA KONSTRUCTIONS PVT. LTD.**, one or more Attorney or Attorneys under the Attorney hereunder with the same or limited powers and substitute or substitutes at pleasure to remove and another or other to appoint who are immediate family members of the Attorney.

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17. We hereby jointly and severally declare that this Power of Attorney hereby granted that we will not revoke this Power of Attorney till the issue of Occupation Certificate by MCGM in respect of the New Buildings or till the termination of the said Agreement by the Society whichever is earlier. In the event of an inconsistency between the terms and conditions of this Power of Attorney and the Development Agreement, the terms and conditions of the Development Agreement shall always prevail.

18. The powers hereby conferred shall be exercised by the said Attorney entirely at the risks and costs of our said Attorney, who alone shall be liableto pay the costs, charges and expenses incurred in that behalf and we shall not be responsible or liable for the same in any manner whatsoever.

19. In consideration of the above property the Developers covenant with the Society that unless the Society otherwise specifically approve in writing, the developers shall not sell, mortgage, lease, surrender, transfer or otherwise howsoever alienate, encumber or create any third-party interest in redevelopment of the property or any part thereof save and except selling of the permitted extra flats/shops/basement;

20. Any Power of Attorney if any in respect of the said property by us and/or the Society to any other person or persons or to the other Directors hereto before given shall stand ipso facto withdrawn, cancelled and revoked by us/Society.

21. AND GENERALLY, to do and execute or cause to be done and executedall and every lawful act, matters, deeds and things whatsoever, as we could do in our own persons in respect of the said Property, as the saidAttorney may deem necessary or expedient or as may be required under any law, Order, Notification, Rules, Regulations or Bye-Laws of the said Society, State or Central Government, Municipal Corporation or any other public body, authority or officers of the above.

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22. We hereby declare that this Power of Attorney hereby granted shall be and will continue to remain in full force, effect and in operation irrespective of any disability or any other cause or reason whatsoever, however the same shall be co-terminus with the Development Agreement and subject to the terms and conditions thereofand the same shall be binding on our heirs, executors, successors, administrators and legal representatives until the said Property is developed and occupation certificate is obtained and charge is handed over to the Society thereafter automatically stand revoked and cancelled without any act or action on the part of either party.

23. AND WE HEREBY CLARIFY AND DECLARE that all costs, charges and expenses of and incidental to any act, deed, matter or thing done or caused to be done by the Attorney and/or their substitutes in or about the exercise of any of the powers, authorities and/or discretions herein contained, shall be borne, paid and discharged by the Attorney alone, and we shall not be responsible for the same and the Attorney shall indemnify and keep indemnified us and our heirs from and against all

actions, suits, proceedings, claims and demands that may be taken or made by any public body or authority or by any persons whomsoever for anything committed or omitted or done or caused or contemplated or purported or sought to be committed or omitted or done by the Attorney or anyone on their behalf by virtue of or under the authority contained herein and alsoagainst all costs, charges, expenses, damages, penalties or payments that we may be made liable to pay, suffer or incur consequent upon any act, deed, matter or thing done or executed or committed or omitted by the Attorney or by anyone under their instructions or on their behalf or for them by virtue hereof.

Ashish K. Mehta

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24. The powers hereby conferred shall be exercised by the said Attorney entirely at the risks and costs of our said Attorney, who alone shall be liableto pay the costs, charges and expenses incurred in that behalf and we shall not be responsible or liable for the same in any manner whatsoever.

25. Any Power of Attorney if any in respect of the said property by us and/or the Society to any other person or persons hereto before given shall stand ipso facto withdrawn, cancelled and revoked by us/Society.

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

26. IN GENERAL to do all other acts, deeds, matters and things whatsoever in or about the said property and our/Society's affairs therein either particularly or generally described as amply and effectually to all intents and purposes as we could do in our own proper person, in our absence or in presence.

27. AND for more effectually removing any doubt which may arise as to thetrue meaning of these presents or as to the construction or application of the powers hereby granted, we hereby jointly and severally declare that the powers hereby granted shall not in any case be deemed to revoke any power or authorities heretofore given by us to the said Attorney or be deemed to be limited to such transactions and matters as are herein expressly mentioned or confirmed to the said Attorney, that is to say, if it be more or less, but the same are intended to extend and shall in all cases extend to any other matters or transactions not herein precisely mentioned or defined, which in the course of the business may by the said Attorney be deemed to be requisite or expedient to be done or performed.

28. AND WE HEREBY AGREE AND UNDERTAKE to ratify and confirm alland whatsoever the said Attorney or any substitute or substitutes actingunder them shall or purport to do or cause to be done lawfully by virtue of these presents, however at their own costs and expenses.

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29. It is agreed that the Attorney shall bear and pay the stamp duty on these presents.

30. The powers conferred herein are specifically in respect of the property mentioned in the Schedule hereunder and for no other property or assets the principal herein owns or may own.

IN WITNESS WHEREOF WE have hereunto set and subscribed our handsto this writing at Mumbai on this 03rd day of February, 2023.

THE SEAL OF THE SUB-REGISTRAR BORIVALI NO 5 MUMBAI SUBURBAN

THE SCHEDULE HEREIN ABOVE REFERRED TO

("the said Property")

ALL THAT piece or parcel of land being Plot No. B bearing CTS No. 68/C/3 (Part) admeasuring 2,860 sq. mts. or thereabouts plus the proportionate benefit existing D P road area, set back area and incidental benefit at common R G portion of revenue Village Valanai,Taluka Borivali, in the Registration District and Sub-District of Mumbai City and MumbaiSuburban; lying and being situated at Shankar Lane, Kandivali (West), Mumbai-400 067(*hereinafter referred to as "the said Land" and more particularly mentioned in the First Schedule herein*) **TOGETHERWITH** the building standing thereon known as **G. K. NAGAR NO.2 CO-OPERATIVE HOUSING SOCIETY LTD.** consisting of two wings "A wing"comprising of stilt plus Seven upper floors and "B wing" comprising of stilt plus Four upper floors, Further comprising of 55 Flats and standing on the said Land and situated at Shankar Lane, Kandivali West, Mumbai – 400 067, and bounded as follows that is to say–

On or towards the West by: Property bearing CTS No. 68/C/3/B of Jade C.H.S. Ltd

On or towards the Southby :Property bearing CTS No. /92A

On or towards the North by :18.30 Mtrs wide existing road

On or towards the East by : Partly by property bearing CTS No. 68/C/3/A of Vardhman CHS Ltd. And partly by CTS No. 68 C/2

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COMMON SEALOF)

WITHINNAMED "SOCIETY")

G. K. NAGAR NO.2 CO-OPERATIVE HOUSING SOCIETY LTD.)

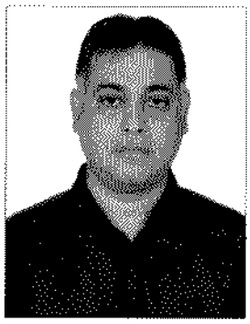
has hereunto affixed pursuant to the Resolutions)

passed by the Special General Body)

meeting held on 26/12/22)

(i) **MR. Ashish A. Shah** Hon. Chairman)

Photograph Left Hand Thumb Impression)







(ii) **MR. Mehul A. Kothari** Hon. Secretary)

Photograph Left Hand Thumb Impression)





Mehul A Kothari



(iii) **MR. Ashish K. Mehta** Hon. Treasurer)

Photograph Left Hand Thumb Impression)

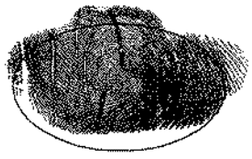




(iv) **MR. Hiren N. Shah** Committee member)

Photograph Left Hand Thumb Impression)





BEFORE ME,

ACCEPTED BY US:

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THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 6 ★ MUMBAI SUBURBAN DIST.

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COMMON SEALED OF)

By the Within named **"DEVELOPERS" CHANDRAKOSHA**)

KONSTRUCTIONS PVT. LTD.)

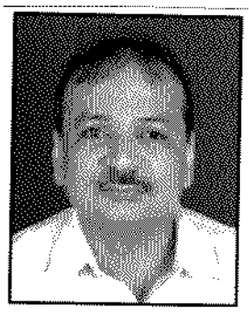
Authorized to signed this Agreement by Board of Directors Meeting)

dated 27/1/23 Through its)

Director/Authorized Signatory

1) Mr. Prakaash Sevantilal Shah

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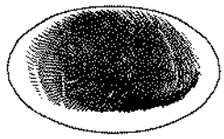




2) Mr. Khyat Prakaash Shah

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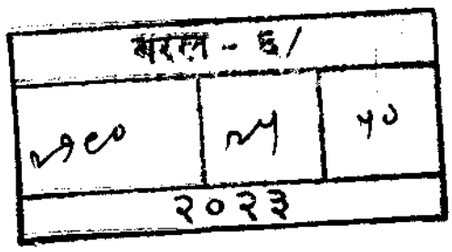




Identified by me,

Advocate High Court, Bombay

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



ckpl
PROFICIENT | PUNCTUAL | PURE

CHANDRAKOSHA KONSTRUCTIONS PVT. LTD.



CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED IN THE BOARD MEETING OF CHANDRA KOSHA KONSTRUCTIONS PRIVATE LIMITED HELD AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT OFFICE NO. 702, OM ASHA NIKETAN CO-OPERATIVE HOUSING SOCIETY LTD., JITENDRA CROSS ROAD, MALAD (EAST), MUMBAI -400 097 ON SATURDAY THE 07TH DAY OF JANUARY, 2023 AT 10:00 AM AND CONCLUDED AT 10:30 AM.

AUTHORITY TO EXECUTE THE DEVELOPMENT AGREEMENT,POWER OF ATTORNEY AND PERMANENT ALTERNATE ACCOMMODATION AGREEMENT (PAAA) OF 'G.K. NAGAR NO. 2 CO-OPERATIVE HOUSING SOCIETY LTD."

"**RESOLVED THAT** consent of the Board of Directors of the Company be and is hereby accorded to the Company to execute the Development Agreement, Power of Attorney and Permanent Alternate Accommodation Agreement (PAAA) with all related documents of 'G.K. Nagar No. 2 Co-Operative Housing Society Ltd.' situated at Shankar Lane, Kandivali West, Mumbai – 400 067 on the terms and conditions as set out in the draft aforesaid agreements tabled before the Board be and is hereby approved.

FURTHER RESOLVED THAT the authorisation to negotiate the terms wherever required in the best interest of the Company and to sign / execute the said Development Agreement, Power of Attorney and Permanent Alternate Accommodation Agreement (PAAA) and any other related documents as may be required to be submitted with the statutory authorities to make any amendment and alteration to the agreements or any portion thereof as may be necessary is hereby given as per the table given below:

Sr. No.	Name of the document	Authority to Sign/Execute
1.	Development Agreement	Mr. Khyat Prakaash Shah
2.	Power of Attorney	Mr. Prakaash Sevantilal Shah and Mr. Khyat Prakaash Shah
3.	Permanent Alternate Accommodation Agreement (PAAA)	Mr. Khyat Prakaash Shah

Regd. Off: 702, Om Asha Niketan Chs. Ltd., Jitendra Cross Road, Malad East, Mumbai - 400 097
Office: 303, Kusumkunj Apartment, Nivetia Road, Malad East, Mumbai - 400 097
022 2871 0433 / +91 74000 60608 / 09 | admin@ckpl.in | www.ckpl.in
CIN No.: U45200MH1994PTC082339 | GST No.: 27AABCK6120B1Z4

ckpl CHANDRAKOSHA KONSTRUCTIONS PVT. LTD.

PROFICIENT | PUNCTUAL | PURE

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RESOLVED FURTHER THAT copy of the said resolution certified to be true by any one of the Director of the Company be furnished to such authorities as and when required."

Specimen Signature of:

Mr. Khyat Prakaash Shah _____

FOR CHANDRAKOSHA KONSTRUCTIONS PRIVATE LIMITED

PRAKAASH SEVANTILAL SHAH
DIRECTOR
DIN: 00356003

DATE: 07TH JANUARY, 2023
PLACE : MUMBAI

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

Regd. Off: 702, Om Asha Niketan Chs. Ltd., Jitendra Cross Road, Malad East, Mumbai - 400 097
Office: 303, Kusumkunj Apartment, Nivetia Road, Malad East, Mumbai - 400 097
022 2871 0433 / +91 74000 60608 / 09 | admin@ckpl.in | www.ckpl.in
CIN No.: U45200MH1994PTC082339 I GST No.: 27AABCK6120B1Z4

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G.K.NAGAR NO.2 CO-OP.HSG. SOCIETY LTD.

(Reg.No.BOM / (WR) / HSG. / (TC) / 3833 / 88 - 89)
Shanker Lane, Kandivali (West), Mumbai - 400 067.

Date :_____

The Draft Minutes of the Special General Body Meeting of GK Nagar No.02 CHS Ltd; held on 26.12.2022 at 07:00 pm at Society Premises is as under.

For want of quorum, the Meeting was adjourned for 30 Minutes and thereafter the Secretary started the Meeting.

The Meeting was attended by 51 Members. There were Special Invitees to the SGBM which were as under.

1) Society's Appointed Legal Advisor – Shri Virat Chawada
2) Society's Appointed PMC – Team Prism
3) Society's Appointed Developer CKPL – Shri Prakash Bhai Shah

The Secretary Welcomed all the Members and Invitees and requested the Chairman – Shri Ashish Shah to occupy the Chair. With permission of the Chair, the Secretary started the Agenda No. 01.

Agenda No. 1) Transfer Application of Flat No. B/37

The Secretary apprised the House that beneficiaries of Flat No. B/37 had applied and submitted the Transfer Application of Flat No. B/37 of Neelam R. Shah to Mr. Ashok Chimanlal Shah & Rajesh Kumar Chimanlal Shah. He further apprised that the Application along with the required Documents are already submitted by the Applicants and same has been verified by the Society's Advocate and upon receipt of the legal opinion, he proposes to transfer the same in the name of Beneficiaries.

House approved the Transfer Application of Flat No. B/37 and asked the Secretary to make the necessary changes in the Society Records and also endorse the change of name in the share certificate.

"RESOLVED THAT Transfer Application of Flat No. B/37 is hereby allowed, accepted and approved by the Society and the Secretary is hereby empowered to make the necessary changes in the Society Records and also empowered to endorse the change of name in the share certificate from Neelam R. Shah to Mr. Ashok Chimanlal Shah & Rajesh Kumar Chimanlal Shah is hereby approved and recorded in the Minutes of Special General Body Meeting."

Proposed By: Shri Kalpesh J. Shah of Flat No. B/16
Seconded By: Vijaykumar Kothari of Flat No. B/18

Passed Unanimously.

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AGENDA 02: Bipin Bhai' Case

The Secretary apprised the House and the Special Invitees about the various attempts were made to resolve the Case filed by Shri. Bipin Shah who is one of the member of the Society, who has taken out Chamber Summons being Chamber Summons No. 128 of 2019 in the Suit No. 7975 of 1996 in the Bombay City Civil Court for transposing the Plaintiff Nos. 1 to 31 & 33 to 40 as the Co-defendants and for deleting the Plaintiff No. 41 from the Plaint (being the Society and Its Members).The Secretary further apprised that Mr. Bipin Shah has agreed to withdraw the Chamber Summons on the next Court Hearing / Date which is 6th of January 2023. Advocate Virat Chawada has also apprised the status of the Case to the House. And procedure to be adopted for withdrawing the said Chamber Summons.The Secretary and Advocate Virat Chawada had confirmed the same with Shri. Bipin Shah in front the House, to which was confirmed by Shri. Bipin Shah also that he will withdraw the same on the next Court Hearing / Date which is 6th of January 2023.

The House appreciated the Shri. Bipin Shah good gesture and move proactively at this juncture of Redevelopment. Shri Prakash Shah of CKPL – Appointed Developer had also appreciated the move of Shri. Bipin Shah.

AGENDA 03: Approval of the Draft of Development Agreement & Power of Attorney

The Secretary apprised to Advocate Virat Chawada about the circulation of Draft of Development Agreement & Power of Attorney to each and every Member well in advance. Out of 55 Members, Shri Bipin Bhai Shah has sent the written queries and his observations. The Secretary asked Shri Bipin Bhai Shah to ask his queries directly to Advocate Virat Chawada. Shri Virat Bhai appraised the House that various rounds of discussons were held by and between MC, PMC, Developer and his Legal Advisor at his Office and the draft is reached to all members after envisaging all the possibilities and eventualities and now there is no scope of making any corrections in the Draft. He further said that MC and PMC have taken lots of efforts and thereafter the Draft was finalised with the inputs from the Developer and his Legal Advisor. He further said that all the possible changes were already incorporated after discussing it with PMC, which were also accepted by the Developer.

Further Shri Bipn Bhai asked that what is the advice of Advocate Virat Bhai on the event of vacation? What should be precondition for vacation? Advocate Virat Bhai replied that as a Legal Advisor he is of the opinion that handing over of Members' respective Flat to the Developer for demolition and redevelopment should be only after receipt of IOD along with execution of Permanent Alternate Accommodation Agreement. But Society can take a call based on the Structural condition of the building. Shri Bipin Bhai mentioned that he will vacate his Flat along with all the other Members but handing over the same to the Developer shall take place only after the receipt of IOD along with execution of Permanent Alternate Accommodation Agreement.

Few Members asked Shri Prakash Bhai about the issuance of payment towards Displacement Allowance (Rent)? Upon which Shri Prakash Bhai told the House that though his responsibility to provide the Rental assistance starts from the date of handing over all the Flats to him for demolition and redevelopment, only after the receipt of IOD along with execution of Permanent Alternate Accommodation Agreement, he opined that due to weak and delipidated structural condition of the

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Building, after registration of Development Agreement, and against possession of the respective flat given to the Developer, he can start the Rentals to such Members. After deliberate discussion, the House unanimously agreed that after execution of Development Agreement, the possession should be offered to the Developer and collect the respective agreed Rental Assistance.

As the queries and suggestions pertains to Draft Development Agreement were over, the PMC took the draft of Power of Attorney for discussion. He apprised the House that the Draft of Power of Attorney is limited to execution of Society's Redevelopment project, as per the Drawings and Plans approved by MCGM, on the terms and conditions as mentioned in the Development Agreement. Further he apprised that under this Power of Attorney, the Developer is prohibited and doesn't have any right or power to subdivide, amalgamate, mortgage, sell, transfer the Society's Land & Building to any third party and the Power shall remain co-exist and coterminous with the Development Agreement.

As there were no other objections, corrections, suffetions to both the Drafts, the PMC advised the House to pass few resolutions in respect to approval of Draft of Development Agreement & Power of Attorney. Accordingly following Resolutions were passed unanimously.

a) About acceptance of Tender Deviation and Approval of Draft of Development Agreement and Power of Attorney:

"RESOLVED THAT the House has agreed to go ahead with the deviations from the Tender Document and hereinafter only clauses of Development Agreement herein shall prevail over the Tender Conditions floated, and hereinafter the draft of Development Agreement and draft of Power of Attorney are hereby unanimously approved and accepted is hereby recorded in the Minuntes of the Special General Body Meeting."

Proposed BY: Saadeel bhai Flat No. A-44
Seconded By: Atul bhai Flat No. A-32
Passed Unanimously.

b) About Incentive FSI under 33(7) (b) of DCPR 2034:

"RESOLVED THAT the Society herein has allowed the Appointed Developer herein, to utilized the Incentive Additional Built up Area (BUA) to the extent of 15% of exiting BUA or 10.00 Sq. mtr. Per Tenements whichever is more, which is accrued on the said plot under the DC Regulation 33 (7) (B) OF DCPR 2034 in the Society's Redevelopment Project. Further as regards to utilization of this Incentive Additional Built up Area (BUA) as per Regulation 33 (7) (B) DCPR 2034, the same shall be decided by the developer, as he may deem fit.

AND FURTHER RESOLVED THAT the society also hereby confirms that this Incentive Additional Built up Area as per Regulation 33 (7) (B) DCPR 2034 is a part of the Project and the developer can utilized and construct this FSI in the project either in exiting members premises or in his free sale portion, as he may deem fit, without exceeding the permissible limit of FSI 3.24.

Further Resolved that if the Approving Authority / MCGM provide any specific wording or specific format in the draft of Resolutions, in connection with the above mention resolution when the

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File goes for the approval, the Managing Committee is permitted to change the wordings of this resolution keeping its spirit intact, and for which NO SGM is required."

Proposed BY: Ajit V. Shah Flat No B-49
Seconded By: Sandeep D. Shah Flat No A-4
Passed Unanimously.

c) Approval of Penalty Clause in Draft DA:

"RESOLVED THAT the Penalty Clause imposed upon the descending Members as mentioned in Draft DA, in regards to calculation of Amount, its methodology of applicability of Penalty, Liquidated Damages, said Unwarranted Expenses are hereby unanimously approved and accepted is hereby recorded in the Minuntes of the Special General Body Meeting."

Proposed BY: Rashmi N. Mehta Flat no. A-63
Seconded By: Chetan J. Sanghavi Flat No A-12
Passed Unanimously.

d) Empowerment for Sign Seal and Execute the Deeds & Documents:
"RESOLVED THAT any Two Out of these Five i.e. i) Chairman – Ashish Shah ii) Secretary – Mehul Kothari, iii) Treasurer – Ashish Mehta, iv) Committee Member – Kirti Shah and v) Committee Member – Hiren Shah ("Authorised Signatories") are hereby authorised to sign, seal and execute the Development Agreement, Power of Attorney, Supplementary Agreement, Power of Attorney for Redevelopment, Permanent Alternate Accommodation Agreement, Allied Deeds and Documents, Letters, Applications, Replies, Notices, Vakalat Nama, Appointment Letters, Bank Guarantee, Mortgage Deed, Mortgage Release Deed, TDR Document, U Form, Letters and Documents to & from Judicial and Quaci-Judicial Authorities, etc.. pertains to Redevelopment of Society's Land & Building, in the name of the Society, On /behalf of the Society and in favour of the Society, for which these "Authorised Signatories" are also empowered to utilise the Society's Letter Heads, use Rubber Stamp & Society's Seal, is hereby unanimously approved and accepted is hereby recorded in the Minutes of the Special General Body Meeting."

Proposed BY: Dharmendra T. Doshi Flat No B-50
Seconded By: Shailesh C. Shah Flat No B-28
Passed Unanimously.

e) Permission to Developer for Adjudication& Payment of Stamp Duty:

"RESOLVED THAT the Developer herein is permitted to submit / present the Development Agreement and Power of Attorney as approved in this SGBM, to Registrar of Stamps for adjudicating the amount of appropriate Stamp Duty as may be required on these two Documents and also permitted to make the necessary payment of Stamp Duty to the Authority

बरल - ६/		
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बरल - ६/		
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२०२३		

and for purchase or e-generate the Stamp Papers, from the Developers' resources, cost and expenses, is hereby unanimously approved and accepted ,is hereby recorded in the Minutes of the Special General Body Meeting."

Proposed BY: Atul V. Parikh Flat No A-32
Seconded By: Parag R. Thar Flat No A-13
Passed Unanimously.

f) Purchase of TDR:

"RESOLVED THAT the Developer herein is permitted to purchase the necessary TDR in the name of the Society from the open market, further allowed and permitted to make the necessary payments to Competent Authority for purchase of FSI under various heads, from his (Developers') resources, cost and expenses, is hereby unanimously approved and accepted,is hereby recorded in the Minutes of the Special General Body Meeting."

Proposed BY: Atul V. Parikh Flat No A-32
Seconded By: Chirag M. Shah Flat No A-25
Passed Unanimously.

As there was no other business, the Meeting ended with the Vote of Thanks.

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

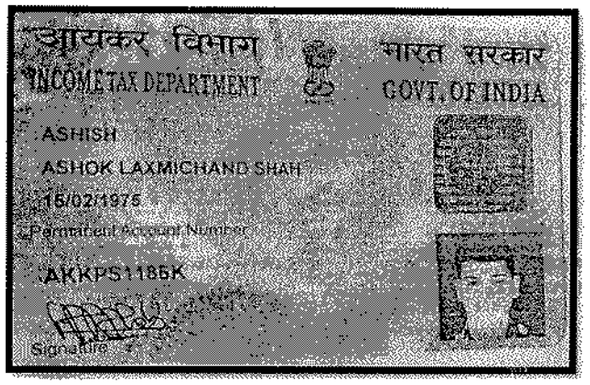
G K. NAGAR No.2 CO-OP. HSG. SOC. LTD.

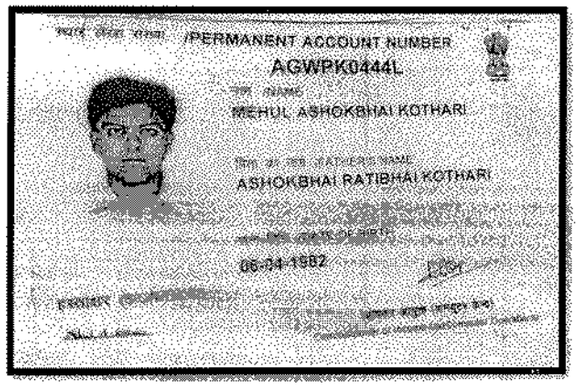
SECRETARY CHAIRMAN TREASURER

बरल - ६/		
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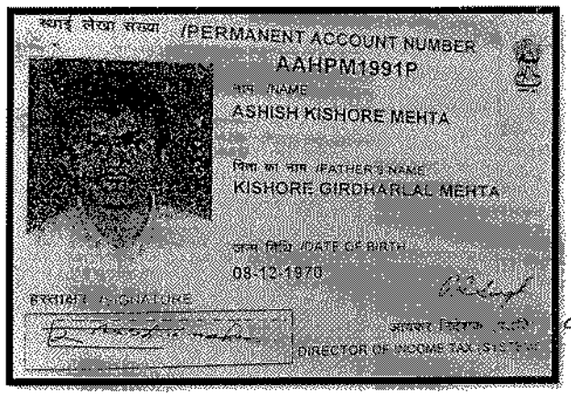


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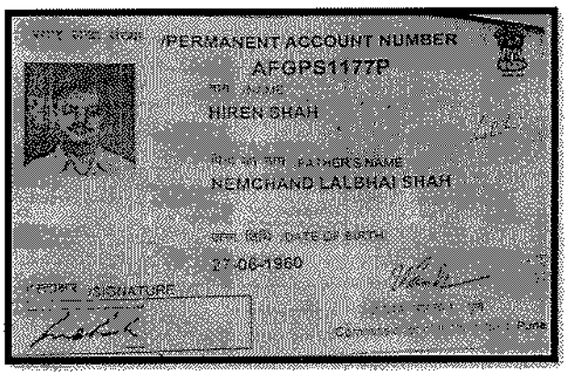


Mehul. A. Kothari

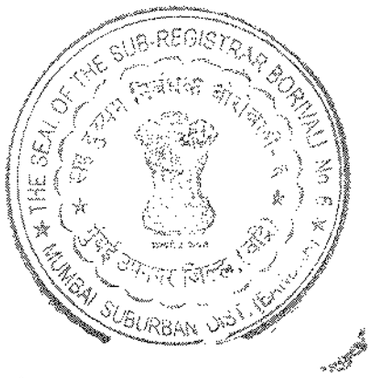


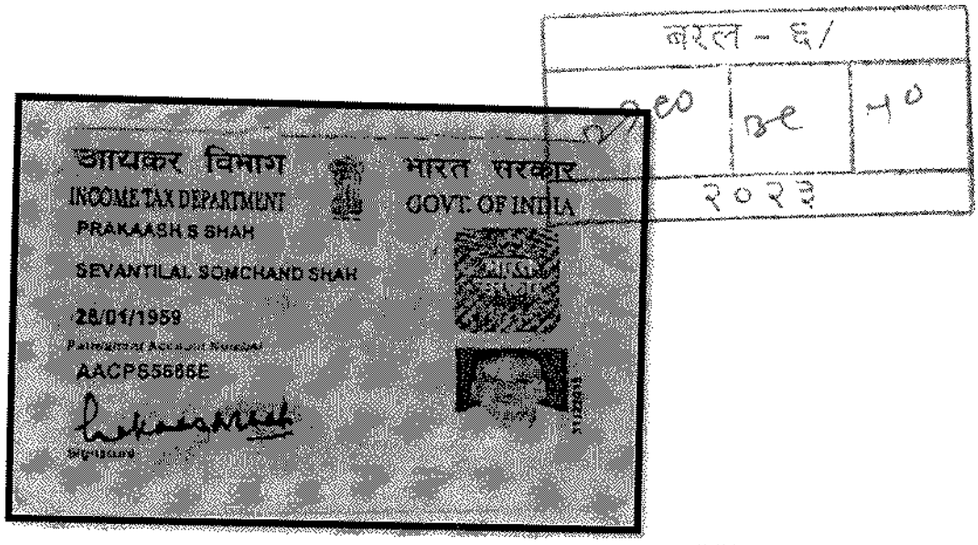


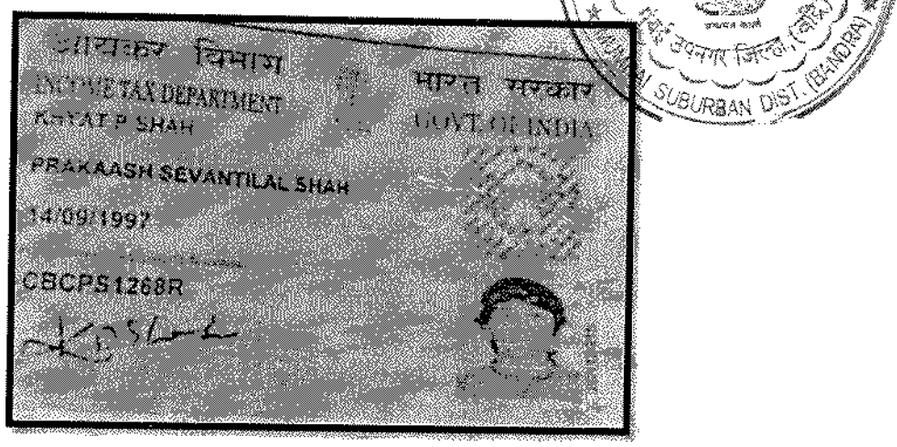
Ashish K. Mehta.



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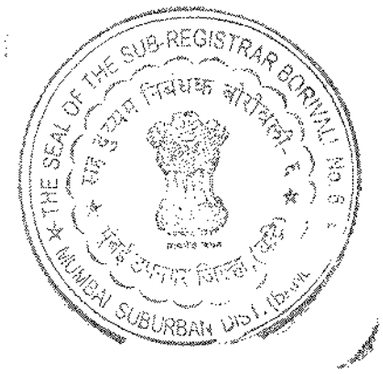



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
PRAKAASH S SHAH
SEVANTILAL SOMCHAND SHAH
28/01/1959
AACPS5666E
Signature

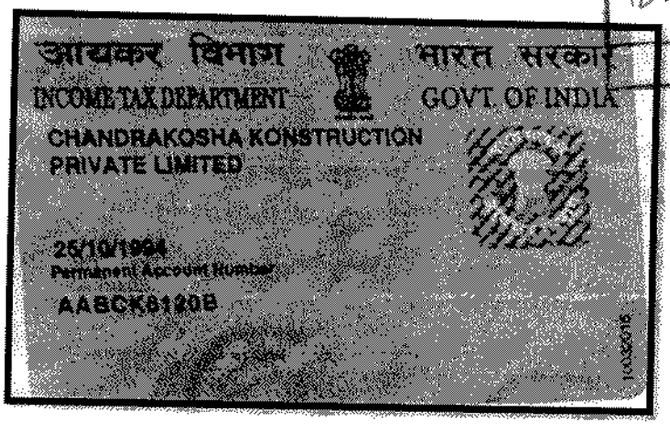

THE SEAL OF THE SUB-REGISTRAR BORIVALI NO. 6
SUBURBAN DIST. (BANDRA)

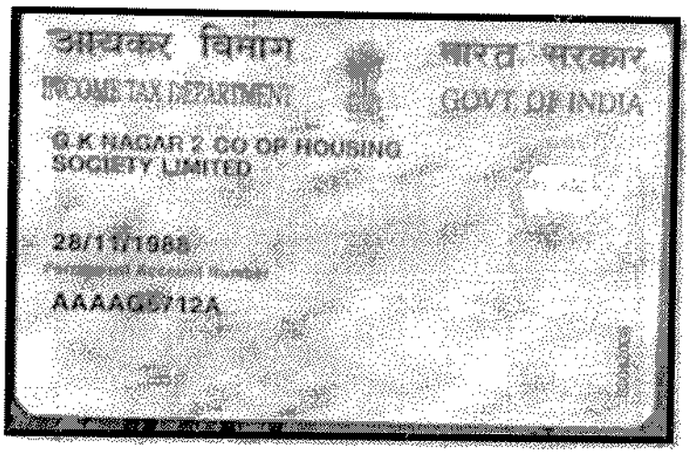
आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
PRAKAASH SEVANTILAL SHAH
14/09/1997
CBCPS1268R

बरल - ७/		
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२०२३		



बरल - ६/		
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बरल - ६/		
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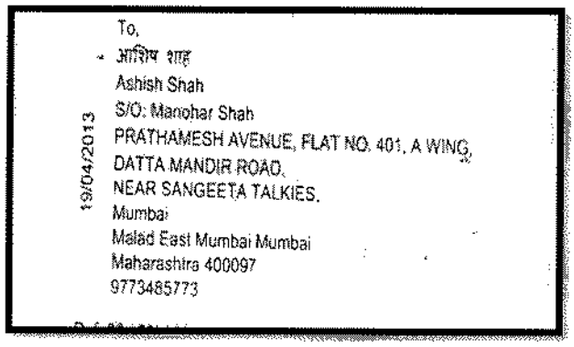


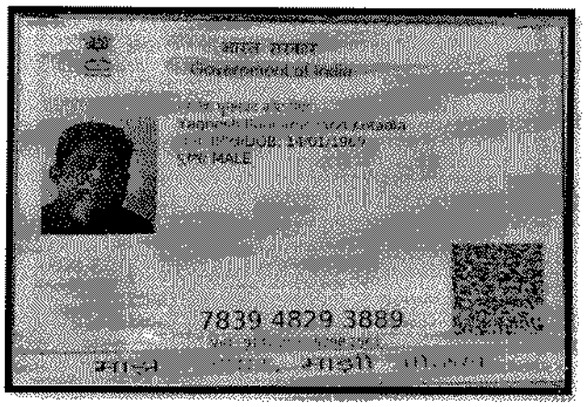
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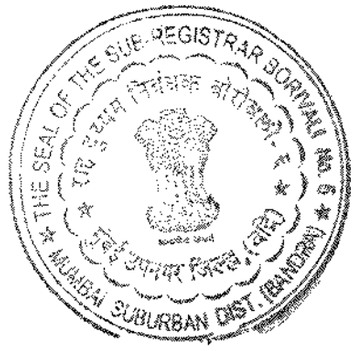
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बदल - ८/		
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बरल - ६/		
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389/2190
शुक्रवार,03 फेब्रुवारी 2023 2:22 म.नं.

दस्त गोषवारा भाग-1

बरल-6
दस्त क्रमांक: 2190/2023

दस्त क्रमांक: बरल-6 /2190/2023

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

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. बरल-6 यांचे कार्यालयात

अ. क्रं. 2190 वर दि.03-02-2023

रोजी 2:18 म.नं. वा. हजर केला.

पावती:2487 पावती दिनांक: 03/02/2023

सादरकरणाराचे नाव: चंद्रकोशा कंस्ट्रक्शन्स प्रायव्हेट लिमिटेडचे संचालक ख्यात प्रकाश शाह

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 1000.00
पृष्टांची संख्या: 50	
एकुण:	1100.00

दस्त हजर करणाऱ्याची सही:

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

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

दस्ताचा प्रकार: जनरल पॉवर ऑफ अॅटर्नी

मुद्रांक शुल्क: (48-ड) जेव्हा त्यामुळे एका व्यक्तीला एकापेक्षा अधिक संव्यवहारांत किंवा सरसहा काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्रं. 1 03 / 02 / 2023 02 : 18 : 23 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 03 / 02 / 2023 02 : 19 : 42 PM ची वेळ: (फी)

सदर दस्तऐवज हा नोंदणी कायदा [illegible] नुसारच नोंदणीस दाखल केलेला आहे. दस्तात नमूद केलेल्या व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता, वैधता कायदेशीर बाबींसाठी दस्त [illegible] पूर्णपणे जबाबदार राहतील.

लिहुन देणारे : लिहुन घेणारे :

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

बरल - ६/
२९८० | ५६ | ५०
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03/02/2023 2 31:36 PM

दस्त गोषवारा भाग-2

बरल-6
दस्त क्रमांक:2190/2023

दस्त क्रमांक :बरल-6/2190/2023
दस्ताचा प्रकार :-जनरल पॉवर ऑफ अॅटर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:जी. के. नगर नं. 2 कॉ-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेडचे चेअरमन आशिष ए. शाह पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कांदिवली (पश्चिम), रोड नं: शंकर लेन, महाराष्ट्र, मुंबई. पॅन नंबर:AAAAG6712A	कुलमुखत्यार देणार वय :-47 स्वाक्षरी:-		
2	नाव:जी. के. नगर नं. 2 कॉ-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेडचे सेक्रेटरी मेहुल ए. कोठारी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कांदिवली (पश्चिम), रोड नं: शंकर लेन, महाराष्ट्र, मुंबई. पॅन नंबर:AAAAG6712A	कुलमुखत्यार देणार वय :-40 स्वाक्षरी:-		
3	नाव:जी. के. नगर नं. 2 कॉ-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेडचे ट्रेजरर आशिष के. मेहता पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कांदिवली (पश्चिम), रोड नं: शंकर लेन, महाराष्ट्र, मुंबई. पॅन नंबर:AAAAG6712A	कुलमुखत्यार देणार वय :-52 स्वाक्षरी:-		
4	नाव:चंद्रकोशा कंस्ट्रक्शन्स प्रायव्हेट लिमिटेडचे संचालक प्रकाश सेवंतीलाल शाह पत्ता:प्लॉट नं: ऑफिस नं.702, माळा नं: -, इमारतीचे नाव: ओम आशा निकेतन सी.एच.एस. लिमिटेड, ब्लॉक नं: मालाड (पूर्व), रोड नं: जितेंद्र क्रॉस रोड, महाराष्ट्र, मुंबई. पॅन नंबर:AABCK6120B	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-64 स्वाक्षरी:-		
5	नाव:चंद्रकोशा कंस्ट्रक्शन्स प्रायव्हेट लिमिटेडचे संचालक ख्यात प्रकाश शाह पत्ता:प्लॉट नं: ऑफिस नं.702, माळा नं: -, इमारतीचे नाव: ओम आशा निकेतन सी.एच.एस. लिमिटेड, ब्लॉक नं: मालाड (पूर्व), रोड नं: जितेंद्र क्रॉस रोड, महाराष्ट्र, मुंबई. पॅन नंबर:AABCK6120B	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-25 स्वाक्षरी:-		

बरल - ६/
२१९० | ४७ | ५०

वरील दस्तऐवज करुन देणार तथाकथीत जनरल पॉवर ऑफ अॅटर्नी चा दस्त ऐवज करुन दिल्याचे कबुल करतात.

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

छायाचित्र २३ अंगठ्याचा ठसा

अनु क्र.	पक्षकाराचे नाव व पत्ता		
1	नाव:यग्नेश कोटडिया वय:55 पत्ता:ऑफिस क्र.30, तळ मजला, बिल्डिंग नं. 8, द मालाड सी.एच.एस.एल., सराफ मातु हॉलच्या समोर, पोद्दार रोड, मालाड पूर्व, मुंबई. पिन कोड:400097	स्वाक्षरी		
2	नाव:आशीष शाह वय:30 पत्ता:ऑफिस क्र.30, तळ मजला, बिल्डिंग नं. 8, द मालाड सी.एच.एस.एल., सराफ मातु हॉलच्या समोर, पोद्दार रोड, मालाड पूर्व, मुंबई. पिन कोड:400097	स्वाक्षरी		

खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	जी. के. नगर नं. 2 कॉ-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेडचे कमिटी मेंबर :हिरेन एन. शाह प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कांदिवली (पश्चिम), रोड नं: शंकर लेन, महाराष्ट्र, मुंबई. AAAAG6712A

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

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

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	G K NAGAR NO 2 CHSL	eChallan	03006172023020200678	MH014700659202223E	500.00	SD	0007322299202223	03/02/2023
2		DHC		0202202314018	1000	RF	0202202314018D	03/02/2023
3	G K NAGAR NO 2 CHSL	eChallan		MH014700659202223E	100	RF	0007322299202223	03/02/2023

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

2190 /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

वरल - ६ /
२१८० ४५ ५०

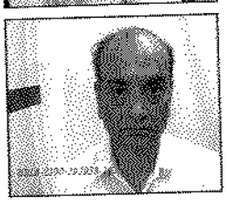
THE SEAL OF THE SUB-REGISTRAR OF ASSURANCES
MUMBAI SUBURBAN DIST. (BANDRA)

06/02/2023 2 59:08 PM

दस्त गोषवारा भाग-2

बरल-6
दस्त क्रमांक:2190/2023

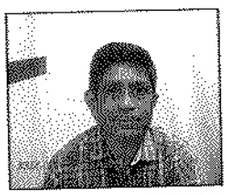
दस्त क्रमांक :बरल-6/2190/2023
दस्ताचा प्रकार :-जनरल पॉवर ऑफ अॅटर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:जी. के. नगर नं. 2 कॉ-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेडचे चेअरमन आशिष ए. शाह पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कांदिवली (पश्चिम), रोड नं: शंकर लेन, महाराष्ट्र, मुंबई. पॅन नंबर:AAAAG6712A	कुलमुखत्यार देणार वय :-47 स्वाक्षरी:-		
2	नाव:जी. के. नगर नं. 2 कॉ-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेडचे सेक्रेटरी मेहुल ए. कोठारी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कांदिवली (पश्चिम), रोड नं: शंकर लेन, महाराष्ट्र, मुंबई. पॅन नंबर:AAAAG6712A	कुलमुखत्यार देणार वय :-40 स्वाक्षरी:-		
3	नाव:जी. के. नगर नं. 2 कॉ-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेडचे ट्रेजरर आशिष के. मेहता पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कांदिवली (पश्चिम), रोड नं: शंकर लेन, महाराष्ट्र, मुंबई. पॅन नंबर:AAAAG6712A	कुलमुखत्यार देणार वय :-52 स्वाक्षरी:-		
4	नाव:जी. के. नगर नं. 2 कॉ-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेडचे कमिटी मेंबर हिरेन एन. शाह पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कांदिवली (पश्चिम), रोड नं: शंकर लेन, महाराष्ट्र, मुंबई. पॅन नंबर:AAAAG6712A	कुलमुखत्यार देणार वय :-62 स्वाक्षरी:-		
5	नाव:चंद्रकोशा कंस्ट्रक्शन्स प्रायव्हेट लिमिटेडचे संचालक प्रकाश सेवंतीलाल शाह पत्ता:प्लॉट नं: ऑफिस नं.702, माळा नं: -, इमारतीचे नाव: ओम आशा निकेतन मी.एच.एस. लिमिटेड, ब्लॉक नं: मालाड (पूर्व), रोड नं: जितेंद्र क्रॉस रोड, महाराष्ट्र, मुंबई. पॅन नंबर:AABCK6120B	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-64 स्वाक्षरी:-		
6	नाव:चंद्रकोशा कंस्ट्रक्शन्स प्रायव्हेट लिमिटेडचे संचालक ख्यात प्रकाश शाह पत्ता:प्लॉट नं: ऑफिस नं.702, माळा नं: -, इमारतीचे नाव: ओम आशा निकेतन सी.एच.एस. लिमिटेड, ब्लॉक नं: मालाड (पूर्व), रोड नं: जितेंद्र क्रॉस रोड, महाराष्ट्र, मुंबई. पॅन नंबर:AABCK6120B	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-25 स्वाक्षरी:-		

बरल - ६/
२१९० | ४९ | ५०
२०२३

वरील दस्तऐवज करुन देणार तथाकथीत जनरल पॉवर ऑफ अॅटर्नी चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:06 / 02 / 2023 02 : 29 : 36 PM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:यग्नेश कोटडिया वय:55 पत्ता:ऑफिस क्र.30, तळ मजला, बिल्डिंग नं.8, दे मालाड सी.एच.एस.एल., सराफ मातु हॉलच्या समोर, लिंक रोड, मालाड पश्चिम, मुंबई. पिन कोड:400097 स्वाक्षरी		
2	नाव:विलास नलावडेवकर वय:39 पत्ता:ऑफिस क्र.30, तळ मजला, बिल्डिंग नं.8, दे मालाड सी.एच.एस.एल., सराफ मातु हॉलच्या समोर, लिंक रोड, मालाड पूर्व, मुंबई. पिन कोड:400097 स्वाक्षरी		

शिक्का क्र.4 ची वेळ:06 / 02 / 2023 02 : 30 : 51 PM

शिक्का क्र.5 ची वेळ:06 / 02 / 2023 02 : 33 : 45 PM नोंदणी पुस्तक 4 मध्ये

सह.दु.नि.बोरीवली 6

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

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	G K NAGAR NO 2 CHSL	eChallan	03006172023020200678	MH014700659202223E	500.00	SD	0007322299202223	03/02/2023
2		DHC		0202202314018	1000	RF	0202202314018D	03/02/2023
3	G K NAGAR NO 2 CHSL	eChallan		MH014700659202223E	100	RF	0007322299202223	03/02/2023

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

2190 /2023

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बरल - ६/

२१९०	५०	५०

२०२३

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

प्रमाणित करणेत येते की, या
दस्तामध्ये एकूण ५० पाने जोडलेत.
पुस्तक क्र. १/बरल-६/२१९० २०२३
वर नोंदला, दिनांक 06 FEB 2023

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

06/02/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 6
दस्त क्रमांक : 2190/2023
नोदंणी :
Regn:63m

गावाचे नाव : वळणई

(1)विलेखाचा प्रकार	जनरल पॉवर ऑफ अँटर्नी
(2)मोबदला	0
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :, इतर माहिती: , इतर माहिती: मूळ विकसनकरारनामाचे दिनांक 28/01/2023 ह्याचा दस्त क्रमांक बरल 6/2183/2023 या दस्ताचे कुलमुखत्यारपत्र आहे.((C.T.S. Number : 00 ;))
(5) क्षेत्रफळ	1) 0 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-जी. के. नगर नं. 2 कॉ-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेडचे चेअरमन आशिष ए. शाह वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कांदिवली (पश्चिम), रोड नं: शंकर लेन, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AAAAG6712A 2): नाव:-जी. के. नगर नं. 2 कॉ-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेडचे सेक्रेटरी मेहुल ए. कोठारी वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कांदिवली (पश्चिम), रोड नं: शंकर लेन, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AAAAG6712A 3): नाव:-जी. के. नगर नं. 2 कॉ-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेडचे ट्रेजरर आशिष के. मेहता वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कांदिवली (पश्चिम), रोड नं: शंकर लेन, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AAAAG6712A 4): नाव:-जी. के. नगर नं. 2 कॉ-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेडचे कमिटी मेंबर हिरेन एन. शाह वय:-62; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कांदिवली (पश्चिम), रोड नं: शंकर लेन, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AAAAG6712A
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-चंद्रकोशा कंस्ट्रक्शन्स प्रायव्हेट लिमिटेडचे संचालक प्रकाश सेवंतीलाल शाह वय:-64; पत्ता:-प्लॉट नं: ऑफिस नं.702, माळा नं: -, इमारतीचे नाव: ओम आशा निकेतन सी.एच.एस. लिमिटेड, ब्लॉक नं: मालाड (पूर्व), रोड नं: जितेंद्र क्रॉस रोड, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AABCK6120B 2): नाव:-चंद्रकोशा कंस्ट्रक्शन्स प्रायव्हेट लिमिटेडचे संचालक ख्यात प्रकाश शाह वय:-25; पत्ता:-प्लॉट नं: ऑफिस नं.702, माळा नं: -, इमारतीचे नाव: ओम आशा निकेतन सी.एच.एस. लिमिटेड, ब्लॉक नं: मालाड (पूर्व), रोड नं: जितेंद्र क्रॉस रोड, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AABCK6120B
(9) दस्तऐवज करुन दिल्याचा दिनांक	03/02/2023
(10)दस्त नोंदणी केल्याचा दिनांक	06/02/2023
(11)अनुक्रमांक,खंड व पृष्ठ	2190/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (48-d) when authoring one person to act in more than one transaction generally;

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily
It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 06/02/2023) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.