

389/6465

पावती

Original/Duplicate

Friday, March 31, 2023

नोंदणी क्र. :39म

1:53 PM

Regn.:39M

पावती क्र.: 7349 दिनांक: 31/03/2023

गावाचे नाव: पी.एस.पहाडीगोरेगांव

दस्तऐवजाचा अनुक्रमांक: बरल-6-6465-2023

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेडचे चेअरमेन कार्तिक भानुशाली

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

एकूण:

रु. 500.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

2:07 PM ह्या वेळेस मिळेल.

सह. दु. नि. बोरीवली 6

बाजार मुल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

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

1) देयकाचा प्रकार: DHC रक्कम: रु. 400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 3003202314860 दिनांक: 31/03/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017654645202223E दिनांक: 31/03/2023

बँकेचे नाव व पत्ता:

Karti

मुळ दस्त प्राप्त झाला.

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 03 APR 2023

'GaOPvr2Cb

3/31/2023

389/6465

इतर
पावती

Original/Duplicate

Friday, 31 March 2023 4:51 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 7387 दिनांक: 31/03/2023

गावाचे नाव: -पी.एस.पहाडीगोरेगांव

दस्तावेजाचा अनुक्रमांक: बरल-6-6465-2023

दस्तावेजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेडचे चेअरमेन कार्तिक भानुशाली

वर्णन

दस्त हाताळणी फी

रु. 200.00

पृष्ठांची संख्या: 10

एकूण:

रु. 200.00

सह.दु.नि.बोरीवली 6

1); देयकाचा प्रकार: DHC रकम: रु.200/-

सह. दुय्यम निबंधक, बोरीवली क्र. ६,

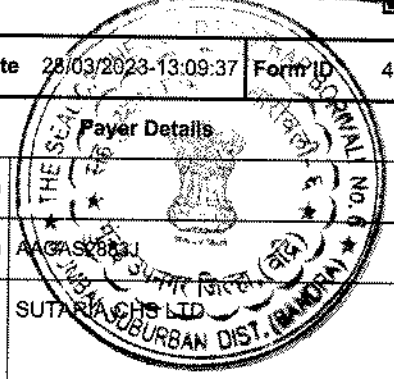
डीडी/धनादेश/पे ऑर्डर क्रमांक: 3103202314589 दिनांक: 31/03/2023 मुंबई नगर जिल्हा.

बँकेचे नाव व पत्ता:



CHALLAN
MTR Form Number-6

वरल - ६/		
६०६५	९	३०
२०२३		



GRN	MH017654645202223E	BARCODE			Date	28/03/2023-13:09:37	Form ID	48(f)
Department Inspector General Of Registration								
Stamp Duty					TAX ID / TAN (If Any)			
Type of Payment Registration Fee					PAN No.(If Applicable) AAGAS2583J			
Office Name BRL1_JT SUB REGISTRAR BORIVALI 1					Full Name SUTARIA CHS LTD			
Location MUMBAI								
Year 2022-2023 One Time					Flat/Block No. PLOT NO.163 CTS NO. 638 638 1 TO 12			
Account Head Details			Amount In Rs.		Premises/Building			
0030045501 Stamp Duty			500.00		Road/Street ROAD NO.2 JAWAHAR NAGAR, GOREGAON WEST			
0030063301 Registration Fee			100.00		Area/Locality MUMBAI			
					Town/City/District			
					PIN 4 0 0 1 0 4			
					Remarks (If Any)			
					PAN2=ALJPP1168N~SecondPartyName=SUSHANT VIJAY			
					PARMAR~CA=0~Marketval=0			
					Amount In Six Hundred Rupees Only			
Total			600.00		Words			
Payment Details BANK OF BARODA					FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN		Ref. No.	
					02003942023032801664		1329409755	
Cheque/DD No.					Bank Date		RBI Date	
					28/03/2023-13:11:11		Not Verified with RBI	
Name of Bank					Bank-Branch		BANK OF BARODA	
Name of Branch					Scroll No. , Date		Not Verified with Scroll	

Department ID :

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

Mobile No. : 9820262980

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



CHALLAN
MTR Form Number-6

बरल - ६/		
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२०२३		

GRN	MH017654645202223E	BARCODE	Date		28/03/2023-13:09:37	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)		AAGAS8883J	
Office Name		BRL1_JT SUB REGISTRAR BORIVALI 1		Full Name		SUTARIA CHS LTD	
Location		MUMBAI					
Year		2022-2023 One Time		Flat/Block No.		PLOT NO.163 CTS NO. 638 638 1 TO 12	
Account Head Details		Amount In Rs.		Premises/Building			
0030045501 Stamp Duty		500.00		Road/Street		ROAD NO.2 JAWAHAR NAGAR, GOREGAON WEST	
0030063301 Registration Fee		100.00		Area/Locality		MUMBAI	
				Town/City/District			
				PIN		4 0 0 1 0 4	
				Remarks (If Any)			
				PAN2=ALJPP1168N~SecondPartyName=SUSHANT VIJAY			
				PARMAR~CA=0~Marketval=0			
				Amount In Six Hundred Rupees Only			
		600.00		Words			
Payment Details		BANK OF BARODA		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02003942023032801664	1329409755
Cheque/DD No.				Bank Date	RBI Date	28/03/2023-13:09:37	Not Verified with RBI
Name of Bank				Bank-Branch		BANK OF BARODA	
Name of Branch				Scroll No. , Date		1 , 29/03/2023	

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 9820262980

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-389-6465	0008811781202223	31/03/2023-13:53:28	IGR195	100.00
2	(IS)-389-6465	0008811781202223	31/03/2023-13:53:28	IGR195	500.00
Total Defacement Amount					600.00

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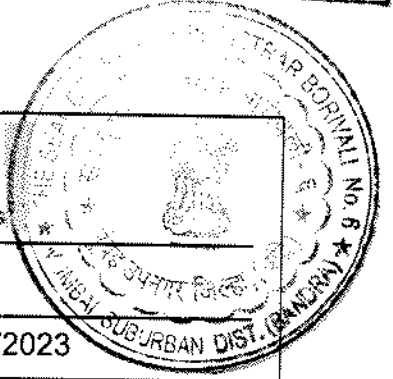


Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 3003202314860	Date 30/03/2023
Received from DHC, Mobile number 0000000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 30/03/2023
Bank CIN 10004152023033013802	REF No. 308911481367
This is computer generated receipt, hence no signature is required.	

वरल - ६/		
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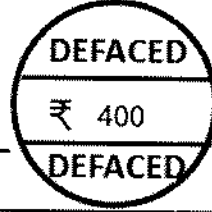
Document **H**andling **C**harges
Inspector General of Registration & Stamps



Receipt of Document Handling Charges

PRN	3003202314860	Receipt Date	31/03/2023
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Received from DHC, Mobile number 0000000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 6465 dated 31/03/2023 at the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	SBIN	Payment Date	30/03/2023
Bank CIN	10004152023033013802	REF No.	308911481367
Deface No	3003202314860D	Deface Date	31/03/2023

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

POA

Sutaria CHSL
to
Bali Spaces LLP

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२०२३		



POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, 1) **Shri. Kartik Bhanushali, Chairman**, 2) **Shri. Rakeshbhai Doshi, Secretary** and 3) **Shri. Ashok Dubey, Treasurer**, being office bearers and duly authorized signatories of **SUTARIA CO-OPERATIVE HOUSING SOCIETY LIMITED.**, a Co-operative Housing Society, duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960, bearing registration No. **BOM/WP/HSG/(TC)/ 1719 of 86**, dated 14/01/1986, having its registered office at Plot No.163, Jawahar Nagar, Goregaon (West), Mumbai - 400104 (Originally numbered as 400 062) hereinafter referred to as the "**Society**", (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include the said Society, its members for the time being and from time to time and its successors and assigns), do hereby **SEND GREETINGS:**

[Signature] *[Signature]* *[Signature]*
Kartik Bhanushali
Rakeshbhai Doshi
Ashok Dubey

[Signature]
[Name]

WHEREAS: &/		
EY	E	3
a) The Society is		

absolutely entitled of property being ALL THAT PIECE AND PARCEL OF LAND/plot of land bearing Plot No. 163 of the Common Layout Scheme Known as 'Jawahar Nagar' bearing Survey No. 110A, Hissa No. 2 now corresponding to CTS No. 638, 638/1 to 12 admeasuring **688.10 Sq. Mtrs.** as per P. R. Card (Property Register Card) or thereabout in aggregate (after deduction of **63.40 Sq. Mtrs.** area affected under the set-back for widening of the Road No. 2 as per P. R. Card) situated being and lying in Revenue Village Pahadi - Goregaon (West), Taluka Borivali in the Registration District and Sub-District of Mumbai City and Mumbai Suburban situated at Jawahar Nagar, Goregaon (West), Mumbai - 400 104 (Old number - 400 062) together with building and structure standing thereon. (hereinafter referred to as "**the said property**" and more particularly described in the Schedule hereunder written).

- b) We are desirous of redeveloping the said Society property by demolishing the said existing building and constructing a new building in its place;

c) By an **AGREEMENT FOR REDEVELOPMENT** dated 31-03-2023 duly registered with the Sub-Registrar of Assurances, at Borivali, Mumbai bearing Serial No. BRL-6-6462-2023, we have granted development rights to **M/s. BALI SPACES LLP**, a Limited Liability Partnership, having its registered office at Bali Landmarks, Office No.04, 1st Floor, A Wing, Onkar Building, General A. K. Vaidya Marg, Dindoshi, Malad (East), Mumbai 400 097, through its Designated Partner **Shri Sushant Vijay Parmar**, under the terms and conditions mentioned therein.

d) In pursuance of the said **AGREEMENT FOR REDEVELOPMENT** dated 31-03-2023, we shall allow the **M/s. BALI SPACES LLP** to comply with the terms and conditions of the said **AGREEMENT FOR REDEVELOPMENT** to Redevelop the Society property;

e) Under the said Agreement, we have agreed to execute and deliver a Power of Attorney in favour of the said Developer i.e. **M/s. BALI SPACES LLP**, more particularly to get the plans sanctioned by the Municipal Corporation for Greater Mumbai in respect of the redevelopment of the said property and other appropriate authority and to start construction on the said property;

f) **AND WHEREAS** the Developers have nominated (a) **MR. SUSHANT V. PARMAR** and (b) **MR. VIJAY P. PARMAR** (being the Designated Partners) to act as the CONSTITUTED ATTORNEYS jointly and/or everyone of them severally;

g) We, therefore, propose to appoint the Designated Partners of the said M/s. **BALI SPACES LLP** i.e. (a) **MR. SUSHANT V. PARMAR** and (b) **MR. VIJAY P. PARMAR**, with full powers to do and execute the following acts and deeds in our names and on our behalf which the said Attorneys have consented to do.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH We, 1) **Shri. Kartik Bhanushali, Chairman**, 2) **Shri. Rakesh Doshi, Secretary** and 3) **Shri. Ashok Dubey, Treasurer** do hereby nominate, constitute and appoint, (a) **Mr. Sushant V. Parmar** and (b) **Mr. Vijay P. Parmar**, Designated Partners of M/s. **BALI SPACES LLP**, jointly and/or everyone of them severally, to be our true and lawful Attorneys to act for us and in our names and to do all necessary acts, deeds and things in connection with the "said property" more particularly described in the Schedule hereunder written and for the purpose aforesaid, we hereby confer upon the said Attorneys, the following powers and authorities, that is to say:—

1. To perfect our title in all respects for development of the aforesaid property and to take all steps in that regard.
2. To deal with and/or correspond with the Municipal Corporation of Greater Mumbai including all the departments or officers or any other officer or authority in connection with, or relating to, or touching to the said immovable property described in the Schedule hereunder and subject to terms of Development Agreement, in particular to do the following acts, deeds, matters and things namely.
 - (i) To apply for and obtain sanction of the building plans, to revise and to amend the plans for the building on the said property more particularly described in the Schedule hereunder written.
 - (ii) To apply for and obtain the Commencement Certificate, occupation certificate and/or completion certificate in respect of the building/buildings to be constructed and completed on the aforesaid immovable property described in the Schedule hereunder written.
 - (iii) To deal with the Assessment Department of the Municipal Corporation of Greater Mumbai and to dispose of and deal with all matters including the transfer of the name in connection with the assessment of

R. Doshi

A. Dubey

Kartik

S. V. Parmar

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the aforesaid immovable property more particularly described in the Schedule hereunder written.

3. To sign all application, writings, papers, undertakings, Indemnities terms and conditions as may from time to time be required by the Municipal Corporation of Greater Mumbai for any of the purposes mentioned hereinabove or as may be necessary or required from time to time at their own costs.
4. To make necessary Applications, file Affidavits, Petitions and/or to initiate revenue proceedings before the Authorities concerned for obtaining permission related to aforesaid property.
5. To submit necessary Application, Writings, Undertakings and other Documents as may be required in accordance with the prevailing Rules and Regulations for perfecting title and development of property, for obtaining other requisite permissions etc.
6. To pay the necessary deposit or security fee or any other amount that may be required to be deposited or paid by the Municipal Corporation of Greater Mumbai or any other concerned authority and also to apply for the refund thereof and receive the sums and pass the receipt for the same as and when occasions arises in respect of the scheduled property hereunder written.
7. To make and prepare and/or cause to be made and prepared and to submit all such plans, specifications and designs and/or alternative in the existing plans and/or specifications as may be necessary required for approval and advisable for the purpose of constructing the buildings on the said ownership property to the competent Authority and/or Government of Maharashtra and/or Local bodies and to engage the service of any Architects, Engineers or any other person or a party as may be necessary or advisable.
8. To commence, carry out and complete and/or cause to be commenced, carried out and/or completed construction work on the said property in accordance with the sanctioned plan and specifications and so far as any construction work is concerned to see that all applicable rules and regulations which are made by the Government of Maharashtra and/or Town Planning Authorities and/or Police Authorities and/or any other competent authorities for the time being are strictly observed.
9. To carry out correspondence, negotiations and to settle with all concerned authorities and bodies including the Government of Maharashtra, all its departments, Municipal Authorities and/or Town

Pooja

ADITYA KASHIK

[Signature]

Planning Authorities and/or the Competent Authority in connection with the Sub-Division and/or obtaining of N.O.C. for the Development of the said property.

N.O.C. for the Development		
EXEY	2	30
FOR 3		

10. To deal and correspond with the Adani Energy Ltd. or Tata Power Ltd. or any other electric company and any Gas company and also any communication, for obtaining electrical, gas and communication connection or connections including making or putting up a sub-station for and/or in respect of or relating to the said building/ buildings which will be constructed hereafter on the said immovable property described in the Schedule hereunder written and for that purpose to sign all letters, applications, undertakings, agreement, lease, deeds, terms and conditions etc. as may from time to time be though necessary or as may be required by the concerned authorities.
11. To appear and represent us before any and all concerned authorities and parties as may be necessary required or advisable for or in connection with the development of the said property and to make such Agreements and arrive at such arrangements as may be conclusive to the sub-division and/or development of the said immoveable property.
12. To carry on correspondence with Bombay Municipal Corporation, Government of Maharashtra, Collector of Bombay, Metropolitan Regional Development Authority, Town Planning, under and/or sub-division, and/or development thereof.
13. To appoint Architect, Engineers, Supervisors, Workmen, Advocates, Counsel and other persons as desired by the said Attorneys for plans, approval or any other matters connected therewith on such terms and conditions and on payment of fees and remuneration to them by the said Attorneys may deem fit.
14. To prepare, sign and submit plan for construction of the building to be constructed on the said property to the Mumbai Municipal Corporation, or any other Authority concerned and to have the same sanctioned and to apply for revalidating the plans that may have already been passed and/or sanctioned and/or otherwise howsoever to get the same approved and to submit Applications to the Cement / Steel Controller for obtaining Cement and Steel and to make all necessary applications in connection with the construction and to obtain permit or permits in respect thereof and to represent us before the Government, Mumbai Municipal Corporation, Collector of Mumbai or other public authorities or any other appropriate Authority in all matters in connection with the said sub-division and/or development.

Deputy

Deputy

Kanika

[Signature]

15. For the purposes to handover any area free of costs to the Mumbai Municipal Corporation, form the said property, if the same is comprised under Road Widening Scheme and/or other reservations as per development plan of the Town Planning Authority and/or for the same is under set-back and/or other reserved purposes and in view thereof to

take the benefit of the F.S.I, T.D.R., benefits of road widening, benefits of shifting, and such other benefits arising out of the development of the said property and permitted by the Authority and for the purpose to sign and execute any Agreement, Conveyance, Deed of Transfer or Deed of Exchange and/or all Authorities and to lodge the said document with the Sub-Registrar of Assurance and admit execution thereof

16. To enter into Agreement with the Members of the said Society for development of the said property, as our Attorneys may in his discretion think fit.

17. To make necessary applications for obtaining the permission for exemption, transfer or otherwise of the said property more particularly described in the schedule hereunder written and for development or redevelopment thereof and for that purpose to submit such applications, writings, application, undertaking affidavits etc. as may be required or prefer appeal from the order of the competent authority.

18. To proceed with the development of the said property including construction of boundary walls and to comply with all the terms of the building plans, I.O.D., Commencement Certificate etc. And for that purpose, if required to hand over and/or surrender and/or transfer, portion of the said property falling to the set back or under reservation to the Municipal Corporation of Greater Mumbai, to take charge of the said property by taking possession thereof, to handover the possession to Mumbai Municipal Corporation, and to carry out all such correspondence and activities arising out of handing over and taking over the possession with regard to the setback area and to comply with Municipal regulations or to any other authorities concerned and to apply and to obtain in lieu thereof, the compensation and/or F.S.I on the remaining portion of the property by constructing building thereon.

19. To appear before the Sub-Registrar of Assurances and lodge Assignment Deed or any Declaration, Affidavits, Indemnity Bond for registration and admit execution thereof for completing the aforesaid transfer of the said properties.

20. To approach the Government of Maharashtra in all its Departments as also the Municipal Corporation of Greater Mumbai and all other

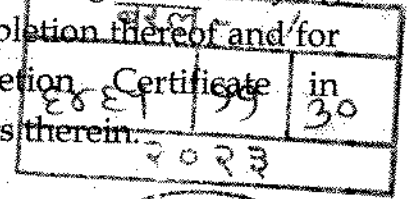
D. K. Kulkarni

D. K. Kulkarni

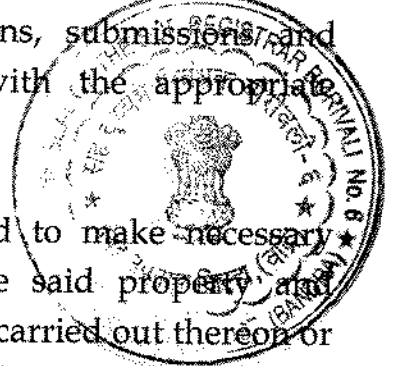
K. K. Kulkarni

P. K. Kulkarni

concerned Authorities for the purpose of obtaining necessary No Objection Certificate and permission and sanction in regard to carrying out the construction of the said building and completion thereof and for obtaining Occupation and Building Completion Certificate in connection with the running and establishing Units therein.



21. To make and submit all Applications, Petitions, submissions and Appeals and to carry our correspondence with the appropriate Authorities or Officers concerned.
22. To deal with all the Authorities concerned and to make necessary payments and deposits in connection with the said property and development thereof and construction work to be carried out thereon or otherwise howsoever in connection therewith and also to receive from the Authorities concerned and give proper receipt and discharge for the same.
23. To pay, settle, adjust, deduct and allow all accounts, claims and demands for quit rent, assessment and repairs and other outgoings in respect of the said property.
24. To execute Agreement for Sale of flats in the aforesaid property as per plan or let, sublet, grant leave and license or lease any such flats, houses, lands, tenements and hereditaments from month to month or for any term or terms of years and upon such conditions as the said Attorneys shall think fit and to lodge the said document with the Sub-Registrar of Assurances and admit execution thereof.
25. In case of acquisition of the said property or any part thereof, to represent us in acquisition proceedings and to receive compensation and give receipts for moneys received and also to oppose the said proceedings if our Attorneys is of the opinion that the said proceedings are against our interest.
26. In case of enforcement of any Town Planning Scheme in the area, to represent us in the proceedings and receive compensation and/or final plots allotted to us in any Scheme.
27. To pay all taxes, rates, charges, expenses and other outgoings in respect of the said property.
28. To declare and affirm all Plaints, Written Statements, Applications, Petitions, Affidavits and other necessary documents and to appear before any Judge, Court, Judiciary and Non-Judiciary inquiry Magistrate or other Officer, empowered by law to hear any suit or



[Signature]

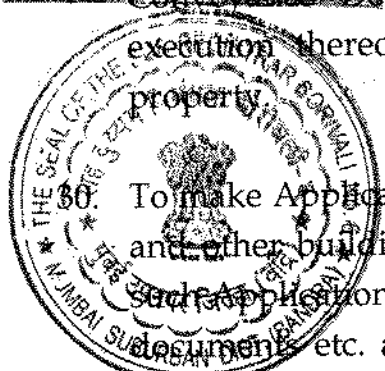
[Signature]

[Signature]

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proceedings or any other inquiry relating to any of the matters relating to us or in which we may be interested as also to accept Writ of Summons, process, notices, sign Vakalatnama, Authority Letters etc.

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29	To appear before the Sub-Registrar of Assurances and lodge Conveyance Deed or any Declaration for registration and admit execution thereof for completing the aforesaid transfer of the said property	



30. To make Application for procuring permits and quotas for cement, steel and other building materials and for the purpose to sign and execute such Applications, Affidavits, Undertakings, Indemnity Bonds and such documents etc. as may be required to represent before the concerned Authorities and to receive the same and make payments for such permits, quotas, etc.
31. To employ or engage Architects, R.C.C. Specialists, Plumbers, Clerks or servants do any of the acts, deeds and things herein contained and/or the discharge any such Architects, clerks or servants etc.
32. To represent before the City Survey Office, S.L.R., D.D.L.R. of the Land Revenue Department for issuing necessary N.O.C. for the amendment of property and Land Revenue Record for the aforesaid property.
33. To apply and to submit plans for utilisation or transfer of T.D.R. or to load the same on aforesaid property.
34. To receive any compensation or any transfer of development rights or any alternate or options provided by municipality or land revenue authority or collector and to give necessary receipts of discharge forms for the same against the development of the said property.
35. To dispose off on ownership basis in their own names or in the name of their nominees on ownership basis the said flats/units/premises to be constructed on the said property to the persons of their own choice and at the price and on the terms and conditions as may be fixed by the Developers and to appropriate the sale proceeds thereof for themselves without in any way being accountable for the same to the owners, provided in the Agreement itself to be entered into by the Developers with the prospective allottees. It shall be made abundantly clear that the transaction is and shall be only on the basis of inter se arrangement and contractual arrangement between the Developers and the said allottees and the Power of Attorney so granted does not in any way authorize or cause any obligation on the Owners regarding the

Ranjana

DAW

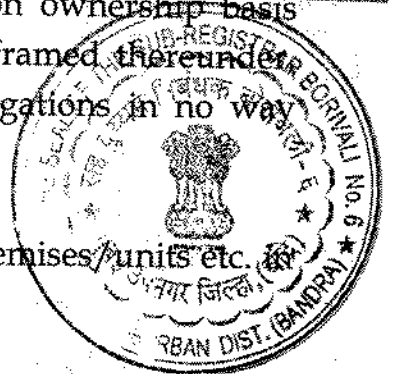
Karish

Suman

fulfillment of any obligations undertaken by the Developers in respect of the said transaction between the Developers and the said allottees.

बरेली - ६७		
६४६५	९३	३०

36. To enter into Agreement for Sale of the said Units in the said proposed building to be constructed on the said property on ownership basis under the provisions of the RERA and the Rules framed thereunder provided however, the same shall be inter se obligations in no way binding to us/Owners.
37. To put the Purchaser / Allottee of the tenements/premises/units etc. in physical possession.
38. To appoint Architects, Surveyors, Engineers, and R.C.C. specialists to prepare building plans and layout plans for development of the said land.
39. To get plans of the proposed buildings to be constructed on the said land prepared in accordance with the bye-laws, rules and regulations of the Municipality, the Town Planning Authorities and other concerned Authorities and submit the same to the said Authorities for approval and from time to time modify, amend and revise the said plans, as required under the law.
40. To apply for and obtain necessary permissions, approvals, certified copies etc. from the Government of Maharashtra and/or any other Public Authority or Mamlatdar and/or Talathi and City Survey Officers in respect of the said land.
41. To approach the various Authorities including Municipality for obtaining various approval and service connections for the said land and/or the proposed buildings to be constructed thereon and to give necessary undertaking and declaration for the same.
42. To obtain and give rights of way, access, right to lay drains, water mains, electric cables, telephone and telegraph cables etc., underground and/or overhead as the case may be and for that purpose to obtain, give, sign, execute and deliver all deeds, agreements, writings etc., as may be necessary.
43. To acquire and utilize the Transferable Development Rights that may become available in respect of the said land, and to obtain floating F.S.I./Fungible F.S.I. or FSI in lieu of TDR by paying premium as per D.C. Rules from any person/s except other property in respect of the said property belonging to us and use the same in the said property more particularly described in the schedule hereunder written and for

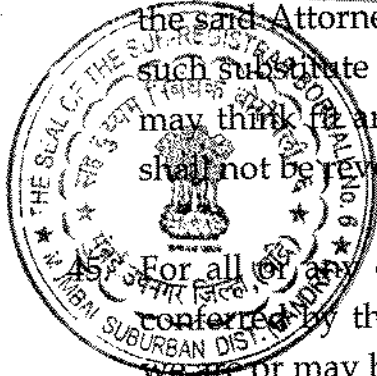


Handwritten signatures and initials:
Rajesh
D. K. Kishore
R. Kishore

the said purpose, to sign all types of Agreements and writings as our Attorneys may deem fit and proper.

बरात - ६/		
४४	१४	३०

44. To substitute and appoint from time to time one or more Attorney or Attorneys under the Attorneys hereunder with the same or limited powers and at pleasure to remove and to appoint another or others. If the said Attorneys think fit and proper, they shall be entitled to appoint such substitute with irrevocable powers conferring such powers as they may think fit and proper and in such an event such Power of Attorney shall not be revocable.



45. For all or any of the purpose and powers, authorities and discretions conferred by these presents, to use and sign in our names or in which we are or may be in anywise interested or to use and sign their names as the Attorneys shall think fit.

46. To do all other acts, deeds, matters and things which may be necessary to be done in respect of said property and which is not covered under these presents and for also rendering these presents valid and effectual to all intentions and purposes according to Laws and customs of India.
47. AND for more effectually removing any doubt which may arise as to the true meaning of these presents or as to the construction or application of the powers hereby granted we hereby declare that the powers hereby granted shall be deemed to be limited to such transactions and matters as are herein expressly mentioned for the purpose Co-related with the Redevelopment Agreement.
48. AND We hereby declare that all and whatever our said Attorneys shall do or cause to be done in pursuance of this Power of Attorney shall be at the risk and cost of our said Attorney and the donee or donees of the power of hereof shall indemnify or cause to be indemnified the donors before, against all actions claims and demands arising by reason of or virtue of this power, and the present Power of Attorneys executed by us in favour of our Attorneys shall remain irrevocable in consonance with the terms of said Development Agreement.
49. AND we, the abovenamed, 1) Shri. Kartik Bhanushali, Chairman, 2) Shri. Rakesh Doshi, Secretary and 3) Shri. Ashok Dubey, Treasurer, being office bearers and duly authorized signatories of **SUTARIA CO-OPERATIVE HOUSING SOCIETY LIMITED.**, do hereby undertake to ratify whatever the said Attorneys or any substitute or agent appointed by them under the power in that behalf hereinbefore contained may lawfully do or cause to be done in and by virtue of these presents.

Rakesh Doshi

Ashok Dubey

Kartik

[Signature]

IN GENERAL, to do all acts, things, matters, deeds which may be necessary, preserving, protecting and defending our rights in the said property, as fully and effectually in all respects as we ourselves could do if personally present.

६४६५	१५	३०
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SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

Being all that piece and parcel of plot of land being Plot No. 163 of the Common Layout Scheme Known as 'Jawahar Nagar' bearing Survey No. 110A, Hissa No. 2 now corresponding to CTS No. 638, 638/1 to 12 admeasuring 688.10 Sq. Mtrs. as per P. R. Card (Property Register Card) or thereabout in aggregate (after deduction of 63.40 Sq. Mtrs. area affected under the set-back for widening of the Road No. 2 as per P. R. Card) situated, being and lying in Revenue Village Pahadi - Goregaon (West), Taluka Borivali in the Registration District and Sub-District of Mumbai City and Mumbai Suburban situated at Jawahar Nagar, Goregaon (West), Mumbai - 400 104 (Old number - 400 062) together with building and structure standing thereon and bounded as follows, that is to say:

On or towards the East : By land bearing Plot No. 162 of Jawahar Nagar.

On or towards the West : By land bearing Plot No. 164 of Jawahar Nagar.

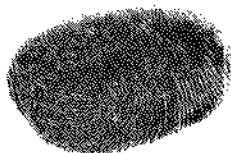
On or towards the North : By land bearing Plot No. 146 of Jawahar Nagar.

On or towards the South : By Road No. 2 of Jawahar Nagar.

P. K. Kulkarni *H. D. Kulkarni* *Karl's* *[Signature]*

IN WITNESS WHEREOF, we have set and subscribed our hand on this
31st day of MARCH, 2023.

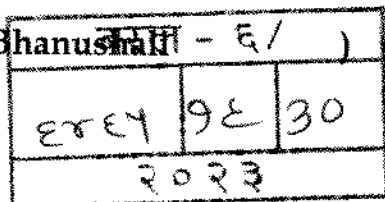
THE COMMON SEAL of the)
withinnamed "SOCIETY", the party)
of FIRST PART:)
SUTARIA CO-OPERATIVE)
HOUSING SOCIETY LIMITED)
has been hereunto affixed pursuant)
to a resolution of its General Body)
passed at its Special General Body)
meeting held on 06-03-2023 by)



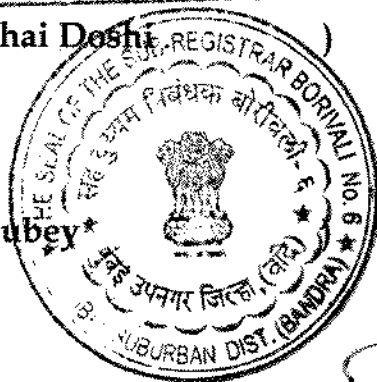
Kartik B



(1) Mr. Kartik Bhanushali - E/)
Chairman



(2) Mr. Rakeshbhai Doshi)
Secretary

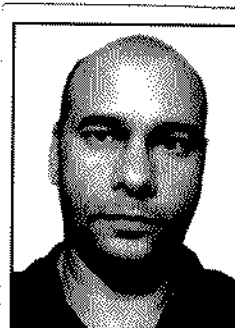


Rakeshbhai



(3) Mr. Ashok Dubey)
Treasurer

Ashok Dubey



in the presence of

- 1 Ravindra Kute
- 2 Jitendra Barte

COUNTER-SIGNATURES OF THE ATTORNEY HOLDERS:

We do hereby accept & agree to act as Attorney

1. MR. SUSHANT V. PARMAR)
Partner of M/s. BALI SPACES LLP)



For BALI SPACES LLP

Sushant V. Parmar

Partner



2. MR. VIJAY P. PARMAR)
Partner of M/s. BALI SPACES LLP)



For BALI SPACES LLP

Vijay P. Parmar

Partner





31/03/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 6

दस्त क्रमांक : 6462/2023

नोदणी :

Regn:6371

गावाचे नाव : पी.एस.पहाडीगोरेगांव

बरेल - ६/		
६४६४	९०	३०
२०२३		

- (1) विलेखाचा प्रकार विकसनकरारनामा
- (2) मोबदला 66081000
- (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 64970000

- (4) भू-मापन,पोटहिस्सा व धरक्रमांक (असल्यास)

1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: जमीन आणि बांधकाम सुतारीया को ऑफ हौ सोसा लि, प्लॉट नं 163 सर्वे नं 110/ए हिस्सा नं 2 सी टी एस नं 638,638/1 12 जवाहर नगर गोरेगाव पश्चिम मुंबई 400104 बाजारमूल्य रु 6,49,70,000/- मोबदला रु 6,60,00,000/- भरलेले मुद्रांक रु 33,04,050/- एडिजे क्रमांक एडीजे/आयजीआर242/227/2023 चा विकसनकरारनामा व्हिलेज पी एस डी पहाडीगोरेगाव पश्चिम (C.T.S. Number : 638, 638/1 To 12)

- (5) क्षेत्रफळ

1) 688.10 चौ.मीटर

- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

- 1): नाव:-सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेडचे चेअरमेन कार्तिक अरोविंद भानुशाली वय:-41; पत्ता:-प्लॉट नं: 163/26, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AAGAS2883J
- 2): नाव:-सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेडचे सेक्रेटरी राकेश दोशी वय:-51; पत्ता:-प्लॉट नं: 163/5, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AAGAS2883J
- 3): नाव:-सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेडचे ट्रेझर अशोक दुबे वय:-52; पत्ता:-प्लॉट नं: 163/29, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AAGAS2883J
- 4): नाव:-सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेडचे सभासद शिवजी व्ही भानुशाली (मान्यता देणार) वय:-65; पत्ता:-प्लॉट नं: 1, माळा नं: तळमजला, इमारतीचे नाव: सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट नं 163 जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AAHPB9911E
- 5): नाव:-सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेडचे सभासद फिरोज के शाह (मान्यता देणार) वय:-47; पत्ता:-प्लॉट नं: 2, माळा नं: तळमजला, इमारतीचे नाव: सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट नं 163 जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AVZPS4810C
- 6): नाव:-सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेडचे सभासद परानी फिरोज शाह (मान्यता देणार) वय:-44; पत्ता:-प्लॉट नं: 2, माळा नं: तळमजला, इमारतीचे नाव: सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट नं 163 जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AWSPS9876Q
- 7): नाव:-सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेडचे सभासद काशीबेन व्ही पटेल यांच्या तर्फे सुखत्वार हितेंद्र व्ही पटेल (मान्यता देणार) वय:-83; पत्ता:-प्लॉट नं: 3, माळा नं: तळमजला, इमारतीचे नाव: सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट नं 163 जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-
- 8): नाव:-सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेडचे सभासद कोमल के भानुशाली (मान्यता देणार) वय:-33; पत्ता:-प्लॉट नं: 4, माळा नं: तळमजला, इमारतीचे नाव: सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट नं 163 जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-BIAPB2320K
- 9): नाव:-सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेडचे सभासद राकेशभाई जे दोशी (मान्यता देणार) वय:-51; पत्ता:-प्लॉट नं: 5, माळा नं: तळमजला, इमारतीचे नाव: सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट नं 163 जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AAAPD4232H
- 10): नाव:-सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेडचे सभासद मिठालाल जे जैन (मान्यता देणार) वय:-77; पत्ता:-प्लॉट नं: 6, माळा नं: तळमजला, इमारतीचे नाव: सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट नं 163 जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AAEPJ4910A
- 11): नाव:-सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेडचे सभासद संजय एम जैन (मान्यता देणार) वय:-50; पत्ता:-प्लॉट नं: 7, माळा नं: तळमजला, इमारतीचे नाव: सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट नं 163 जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AADPJ7355G
- 12): नाव:-सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेडचे सभासद साईप्रसाद जे शेटी (मान्यता देणार) वय:-54; पत्ता:-प्लॉट नं: 11, माळा नं: 1 ला मजला, इमारतीचे नाव: सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट नं 163 जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-DQRPS5194B
- 13): नाव:-सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेडचे सभासद सुगंधा एस शेटी (मान्यता देणार) वय:-48; पत्ता:-प्लॉट नं: 11, माळा नं: 1 ला मजला, इमारतीचे नाव: सुतारीया को-ऑपरेटिव्ह

- 31): नाव:-सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेडचे सभासद भारती के पटेल (मान्यता देणार) वय:-58; पत्ता:-प्लॉट नं: 25, माळा नं: 2 रा मजला, इमारतीचे नाव: सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट नं 163 जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AGQPP0042F
- 32): नाव:-सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेडचे सभासद कर्तिक ए. सागुशाली (मान्यता देणार) वय:-41; पत्ता:-प्लॉट नं: 26, माळा नं: 2 रा मजला, इमारतीचे नाव: सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट नं 163 जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AEQPB0051C
- 33): नाव:-सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेडचे सभासद अशोक डी दुबे (मान्यता देणार) वय:-52; पत्ता:-प्लॉट नं: 29, माळा नं: 3 रा मजला, इमारतीचे नाव: सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट नं 163 जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AAHPD4421B
- 34): नाव:-सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेडचे सभासद अर्चना ए दुबे (मान्यता देणार) वय:-47; पत्ता:-प्लॉट नं: 29, माळा नं: 3 रा मजला, इमारतीचे नाव: सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट नं 163 जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AHPPD7734G
- 35): नाव:-सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेडचे सभासद संजय एम पाने (मान्यता देणार) वय:-50; पत्ता:-प्लॉट नं: शॉप नं 8, माळा नं: तळमजला, इमारतीचे नाव: सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट नं 163 जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AADPJ7355G
- 36): नाव:-सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेडचे सभासद वक्तावरमल सी मिस्त्री (मान्यता देणार) वय:-66; पत्ता:-प्लॉट नं: शॉप नं 9, माळा नं: तळमजला, इमारतीचे नाव: सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट नं 163 जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AABPM3983D
- 37): नाव:-सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेडचे सभासद राज कौर बलविंदर सिंग बाजवा (मान्यता देणार) वय:-76; पत्ता:-प्लॉट नं: शॉप नं 10, माळा नं: तळमजला, इमारतीचे नाव: सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट नं 163 जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AAEPB0049A
- 38): नाव:-सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेडचे सभासद रीना एस जैन (मान्यता देणार) वय:-44; पत्ता:-प्लॉट नं: शॉप नं 28, माळा नं: तळमजला, इमारतीचे नाव: सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट नं 163 जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-ACNPJ8989L
- 39): नाव:-सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेडचे सभासद मिठालाल जे जैन (मान्यता देणार) वय:-77; पत्ता:-प्लॉट नं: गॅरेज नं 2, माळा नं: तळमजला, इमारतीचे नाव: सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट नं 163 जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AAEPJ4910A
- 40): नाव:-सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेडचे सभासद राजेंद्र एच शाह (मान्यता देणार) वय:-53; पत्ता:-प्लॉट नं: 27, माळा नं: 3 रा मजला, इमारतीचे नाव: सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट नं 163 जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AAHPS8145B
- 41): नाव:-सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेडचे सभासद छाया आर शाह (मान्यता देणार) वय:-48; पत्ता:-प्लॉट नं: 27, माळा नं: 3 रा मजला, इमारतीचे नाव: सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट नं 163 जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-BFBPS0143D

(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-मेसर्स बाली स्पेसेस एल एल पी चे भागीदार सुशांत विजय परमार वय:-37; पत्ता:-प्लॉट नं: 04 ए विंग, माळा नं: पहिला मजला, इमारतीचे नाव: ऑंकार बिल्डिंग, ब्लॉक नं: जनरल वैद्य मर्ण दिंडोशी, रोड नं: मालाड पुर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AAOFB2868H

(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2023
(10)दस्त नोंदणी केल्याचा दिनांक	31/03/2023
(11)अनुक्रमांक,खंड व पृष्ठ	6462/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3304050
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील अभिनिर्णीत दस्त

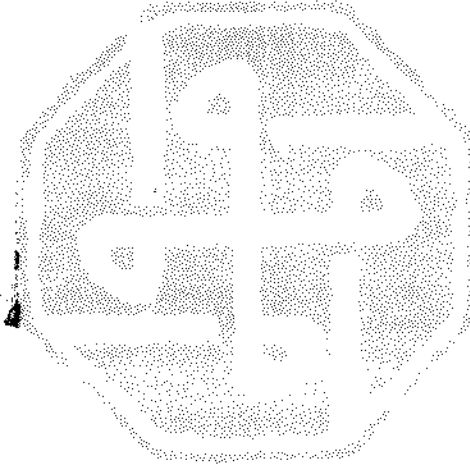
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(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/IGR242/227/2023	IGR242	3304050	SD		
2		DHC		3003202314939	200	RF	3003202314939D	31/03/2023
3		DHC		3003202315014	2000	RF	3003202315014D	31/03/2023
4		DHC		3003202315001	2000	RF	3003202315001D	31/03/2023
5		DHC		3003202314991	2000	RF	3003202314991D	31/03/2023
6		eChallan		MH017601591202223E	30000	RF	0008809181202223	31/03/2023

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



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INCOME TAX DEPARTMENT
BALI SPACES LLP

भारत सरकार
GOVT. OF INDIA

12/09/2014
Permanent Account Number
AAOFB2868H

12/09/2014

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आयकर विभाग
INCOME TAX DEPARTMENT
SUSHANT VIJAY PARMAR

भारत सरकार
GOVT. OF INDIA

VIJAY PHOOLCHAND PARMAR

15/04/1985
Permanent Account Number
ALJPP1166N

Signature

15/04/2014



आयकर विभाग
INCOME TAX DEPARTMENT
VIJAY PHOOLCHAND PARMAR

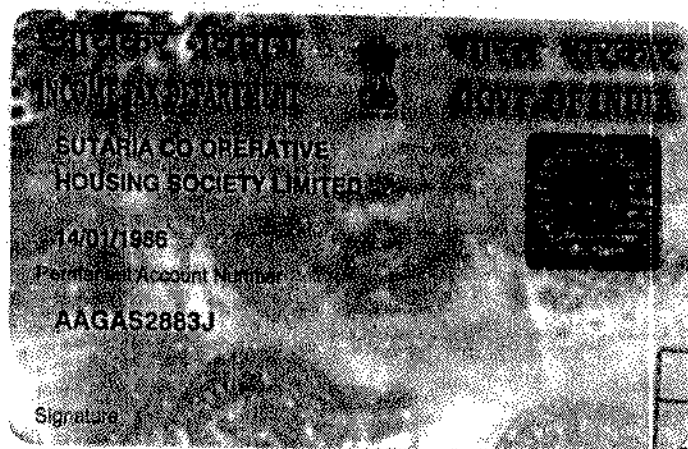
भारत सरकार
GOVT. OF INDIA

PHOOLCHAND YARDICHAND PARMAR

05/03/1968
Permanent Account Number
AADPP5802C

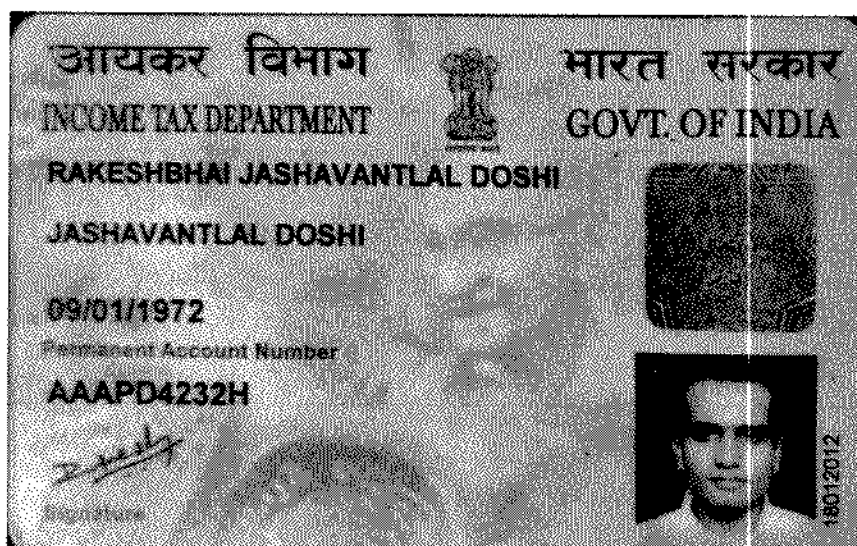
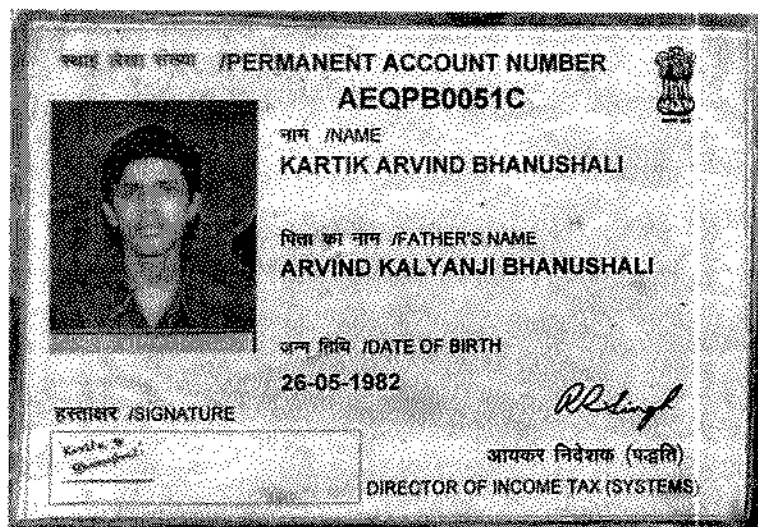
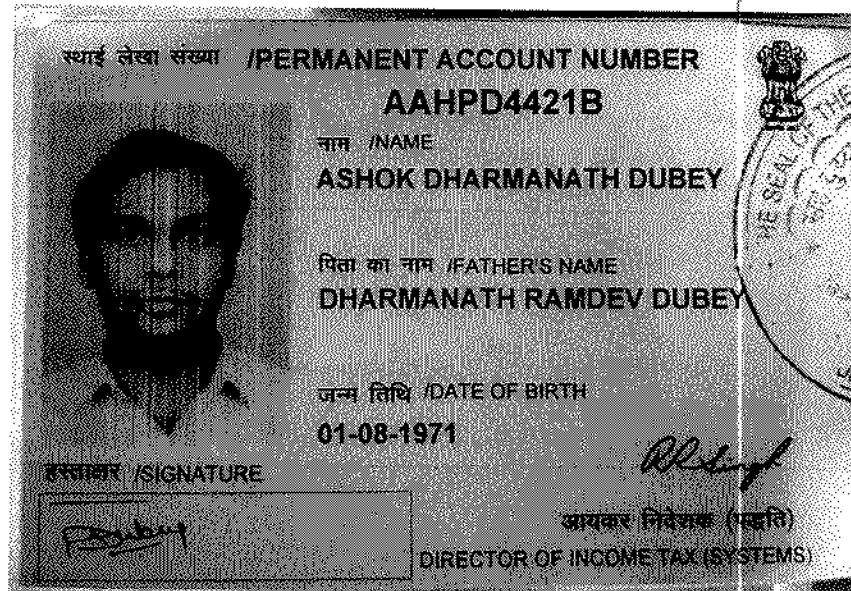
Signature

05/03/2015



Kashik
Daksh

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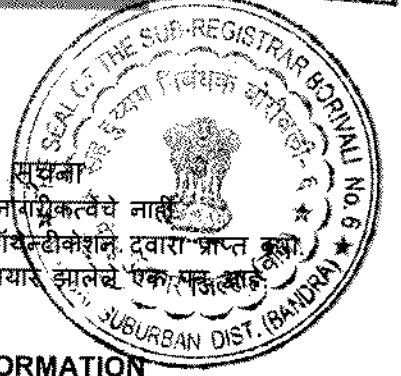


E-Aadhaar Letter

नॉदणी क्रमांक:/ Enrolment No.: 1218/61946/31531

Date: 05/07/2013
Ravindra Dattaram Kurte (रविंद्र दत्ताराम कुर्टे)
S/O: Dattaram Kurte, A/104, Vishnu CHS, Boleshwari
Road, Near Santoshi Mata Mandir Virar West, Bolinj,
Virar, Thane
Maharashtra, 401303

- आधार ओळखीचे प्रमाण आहे, नागरिकत्वेचे नाही.
- ओळखीचे प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारे प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारे तयार झालेले एक पत्र आहे.



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Signature valid

Digitally signed by
Kharakwal Amitabh
Date: 05/07/2013



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P.O. Box No.1947,
Bengaluru-560 001

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- कृपया आपल्या सध्याचा मोबाइल नंबर व ई-मेल पत्ता नॉदवा. यामुळे आपल्या विभिन्न सुविधा प्राप्त करण्यासाठी मदत मिळेल.

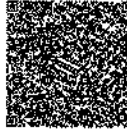
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Ravindra Dattaram Kurte
जन्म वर्ष/YoB:1981
पुरुष Male



2669 7686 9472

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
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पत्ता:

S/O: दत्ताराम कुर्टे, ए/104,

विष्णू को. आ.प. ही.

सोसायटी, बोळेश्वरी रोड,

संतोषी माता मंदिराच्या जवळ

विरार वेस्ट, बोळीज, विरार,

ठाणे

महाराष्ट्र, 401303

Address:

S/O: Dattaram Kurte, A/104,

Vishnu CHS, Boleshwari

Road, Near Santoshi Mata

Mandir Virar West, Bolinj,

Virar, Thane

Maharashtra, 401303

Aadhaar - Aam Aadmi ka Adhikar

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२०२३		



भारत सरकार
Government of India



जितेंद्र रामचंद्र बोरले
Jitendra Ramchandra Borle
जन्म तारीख/DOB: 14/05/1967
पुरुष/ MALE

Mobile No: 9619261005

9548 5690 1928

मेरा आधार, मेरी पहचान

J R Borle

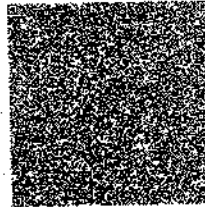


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पता:
138, भीमाबाई बाळ, रूम नं 2, गोव्हाण रोड, डॉक्टर केणी
जवळ, भोंडार वाडा, मुंबई, मुंबई,
महाराष्ट्र - 400064

Address:
138, Bhimabai Chawl Room No 2, Govthan
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date 22-03-2023 ₹5650.00

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Round sum bill payable (including
DPC of ₹71.34) after due
date 05-04-2023 ₹5770.00*

*Refers only to current bill amount.
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Bill Date 15-03-2023

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Tariff	Meter number	Multiplying Factor (MF)	Present reading	Energy consumption Previous reading	Consumption (Unit kWh)	Energy charge	Fixed charge
LT III (A)	7950087	1	76826.00	76301.00	517.00	2811.00	425.00

TOTAL

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No. YAXC179805875
Date 21-03-2023

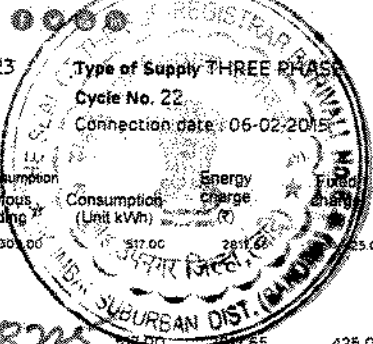
TRACK YOUR CONSUMPTION (UNITS)

Billing Month	Last year		This year	
	Units	Amount	Units	Amount
FEB	344	3567	517	5707
Jan	274	2941	338	3909
Dec	409	4140	394	4472
Nov	539	5377	504	5516
Oct	479	4774	447	4950
Sec	477	4756	464	5119

Refer important Message Section

CUSTOMER CARE CENTRE / CORRESPONDENT ADDRESS
बरेल - ६/
Off Western Express Highway, Dindoshi, Malad
(E), Mumbai - 400 097
E7EY 24 30
www.adanielelectricity.com
helpdesk.mumbai@adanielelectricity.com

Join us on



Important Message: Meter reading date for your March-2023 bill is 12-04-2023. Please note that all important communication related to your account are being sent on 9th of the month. For any queries, please contact us at 19122 or visit www.adanielelectricity.com for details.

New Tariff rates will be effective from 01-04-2023 as per MERC order dated 30.03.2020 in Case No. 325 of 2019. Revised tariff and FAC will be applied accordingly.

Your consumption shows an increase of 50.29% compared to Feb-22. Possible reasons could be additional appliances or increased hours of usage. In case of any further clarifications, feel free to contact us on 19122.

Please note that all important communication related to your account are being sent on 9th of the month. For any queries, please contact us at 19122 or visit www.adanielelectricity.com for details.

Avoid delayed payment charges due to delayed cheque clearance. Check digital modes for payment. Visit www.adanielelectricity.com/Payment/Online-Payment to know more.



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SCOM
Media

- For Cheque payments, date of realization of cheque of 3 days from submission of cheque whichever is earlier, shall be deemed to be the date of receipt of payment, subject to realization.
- Cheque should be account payee or local clearing and not post-dated.
- Make cheque payable to Adani Electricity Mumbai Ltd. A/C No. 152077652.
- Mention A/c No. and respective amount on back of the cheque when making multiple bill payments by single cheque.



0152077652400005700050420230000577000000565022032023

Feb-23 152077652 /4

Round sum payable : ₹5700.00

Due date : 05-04-2023

Discounted amount : ₹5650.00

Discount date 22-03-2023

Amount after due date : ₹5770.00

3000/R02/3033-021/025

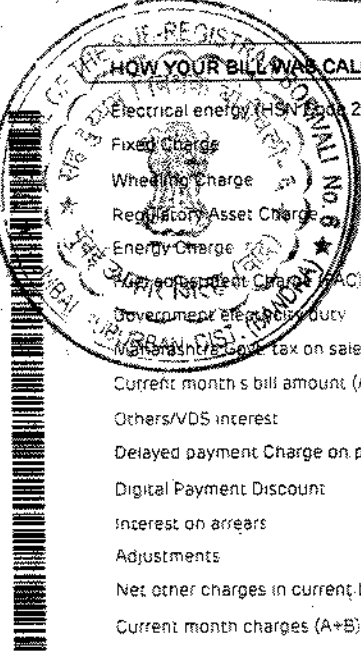
D2513/A2513/B485/S6/R2513

b/f (₹) : 1.56

3033-021/485-539

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२०२३		

01520776521000057000504202300005700000055022032023



HOW YOUR BILL WAS CALCULATED	RATE/TARIFF	INR (₹)
Electrical energy (HSN Code 27160000)		
Fixed Charge		425.00
Wheeling Charge		759.99
Regulatory Asset Charge		0.00
Energy Charge		2817.65
Regulatory Asset Charge (FAC)	110Rs/unit	568.70
Government Electricity Duty	21.00%	959.98
Maharashtra Govt. Tax on sale of electricity	34.04 p/unit	175.99
Current month's bill amount (A)		5707.31
Others/VDS interest		0.00
Delayed payment Charge on previous month's bill		0.00
Digital Payment Discount		7.84Cr
Interest on arrears		0.00
Adjustments		0.00
Net other charges in current bill (B)		7.84Cr
Current month charges (A+B)		5699.47
Previous month's bill amount		3902.94
Payment received up to 18-02-2023		3870.00
Prompt payment discount		31.36
Net previous balance (C)		1.58
Total bill amount (A+B+C)		5701.05
Amount deferred		0.00

* FAC is based on MERC approval dated 28.11.2022

ROUND SUM PAYABLE WITH THIS BILL

₹ 5700.00

Your security deposit (SD) with us ₹ 8670.00

Your unpaid security deposit (SD) ₹ 430.00

Meter reading date 13-03-2023

Previous meter reading date 09-02-2023

As per electricity supply code, you can also opt for your own meter (adhering to BIS Standards)

NOTE

- Get 7% interest on VDS (reducing balance)
- As per MERC, interest on Security Deposit is at the bank rate declared by RBI on 1st April of the financial year. For FY 2022-23 it is 4.25%
- If paying by cheque, please remember:
 - Chaque payment subject to realization, any dishonoured cheque will result in payment to bill by cash in subsequent 3 months
 - Accept a debit amount of ₹ 250 per day

KEEP A WATCH TO MANAGE YOUR ENERGY CONSUMPTION

Your tariff structure (Effective from 01.04.2022)

Tariff Category	Fixed /Demand Charge Rs/month	Energy Charge ₹/Unit	Wheeling Charge ₹/Unit	FAC Rate ₹/Unit Feb-23
LT II (A) Commercial 0-20 kW load				
All units	425	5.45	1.47	1.10
TOD tariffs (in addition to above base tariffs) optionally available where TOD meter installed				
0600-0900 Hrs		0.00		
0900-1200 Hrs		0.50		
1200-1800 Hrs		0.00		
1800-2200 Hrs		1.00		
2200-0600 Hrs		-0.75		

Temporary supply consumers shall pay 1.5 times the Fixed Charges and 1.25 times the Energy Charge applicable for this category.

Electricity Duty as per Govt. of Maharashtra Notification no. ELD-2016/04-150/energy-1 of 21.10.2016 and ELD-2022/04-34/energy-1 of 14.08.2022

Tax on sale of electricity as per Govt. of Maharashtra Notification No. VV-2016-11/energy-1 of 28-12-2016

Principal Place of Business & Consumer Grievance Redressal Forum

Adani Electricity, Devidas Lane, Off SFR Road, Near Devidas Lane Telephone Exchange Borivli West, Mumbai 400 103

T 022-50745004

E Consumerforum@adanielectricity.com

W crgf.adanielectricity.com

Electricity Ombudsman, 107/108 Arcadia, NCPA Marg, Nariman Point, Mumbai 400021, Maharashtra

Website : merombudsman.org.in

Email ID : electricityombudsmanmumbai@gmail.com

ENERGY CONSERVATION TIPS

- Running your refrigerator at optimum temperature can help reduce energy wastage
- Ensuring usage of solar powered lights for outdoor lighting
- Replacing conventional lighting fixtures with energy efficient ones

PLEASE REMEMBER

Using electricity connection for purposes other than that provided for is a tariff violation and may lead to disconnection/termination, action as per law.

Power theft results in power tariff hike - Report them

Honest citizens bear the cost of power stolen by unauthorized elements. If you spot an electricity theft, please report on 19121.

Kindly note that theft of electricity in any manner attracts penal action under the Electricity Act, 2003

Please quote your account no. 152077652 in all your correspondence.

3000/R02/3033-021/025
D2513/A2513/B485/S6/R2513

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

Receipt of Document Handling Charges

PRN 3103202314589

Receipt Date 31/03/2023

Received from DHC, Mobile number 0000000000, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered on Document No. 0 dated 31/03/2023 at the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District.

DEFACED

₹ 200

DEFACED

Payment Details

Bank Name SBIN

Payment Date 31/03/2023

Bank CIN 10004152023033113583

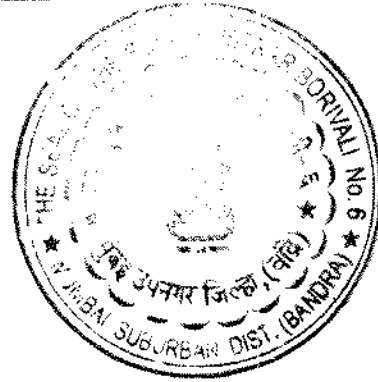
REF No. IGAPJHKVK0

Deface No 3103202314589D

Deface Date 31/03/2023

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

बरतल - ६/		
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389/6465

शुक्रवार, 31 मार्च 2023 1:53 म.नं.

दस्त गोषवारा भाग-1

बरल-6

दस्त क्रमांक: 6465/2023

दस्त क्रमांक: बरल-6 /6465/2023

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

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

पावती: 7349

पावती दिनांक: 31/03/2023

अ. क्र. 6465 वर दि. 31-03-2023

सादरकरणाचा नाव: सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेडचे चेअरमेन कार्तिक भानुशाली

रोजी 1:46 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

कमी पडलेली पाने फी रु. 200/-

दस्त हजर करणाऱ्याची सही:

इतर पावती क्र. 1031/23 दि. 31/3/23

एकुण: 500.00

अन्वये वसूल केली

सह. दुय्यम निबंधक, बोरिवली क्र. 6,
मुंबई उपनगर जिल्हा.सह. दुय्यम निबंधक, बोरिवली क्र. 6,
मुंबई उपनगर जिल्हा.सह. दुय्यम निबंधक, बोरिवली क्र. 6,
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-ह) (अ) ते (ग) खेरीज @ इतर कोणत्याही प्रकरणात

शिक्षा क्र. 1 31 / 03 / 2023 01 : 46 : 50 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 31 / 03 / 2023 01 : 47 : 36 PM ची वेळ: (फी)

पतिजापत्र

शहर दफतरीद्वारे केलेल्या कारवाईनुसारच नोंदणीस
दाखल केले. यावर कोणत्याही प्रकारची कारणी, साक्षीदार व
सोबतची कागदपत्रे, यावर कोणत्याही प्रकारची सत्यता, वैधता
कायदेशीरपणे जाणवत नाही. यावर कोणत्याही प्रकारची जबाबदारी राहिली.

लिहून देणारे: *[Signature]* *[Signature]* *[Signature]*

बरल - 6 /

6884 20 20

2023



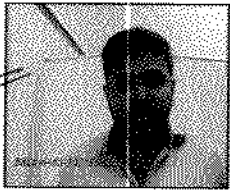
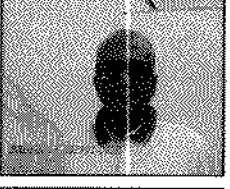
31/03/2023 2 02:44 PM

अरण्य-६

दस्ता क्रमांक: 6465/2023

दस्ता क्रमांक : बरन-6/6465/2023

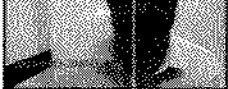
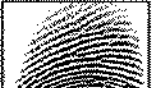
दस्तावा प्रकार :- कुलमुखत्यारयत्र

अनु. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मेसर्स बाली स्पेसेस एल एल पी चे भागीदार विजय परमार पत्ता: प्लॉट नं: 04 ए विंग, माळा नं: पहिला मजला, इमारतीचे नाव: ऑकार बिल्डिंग, ब्लॉक नं: जनरल वैद्य मार्ग दिंडोशी, रोड नं: मालाड पुर्व मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर: AAOFB2868H	पॉवर ऑफ अटॉर्नी होल्डर वय :- 37 स्वाक्षरी:-		
2	नाव: मेसर्स बाली स्पेसेस एल एल पी चे भागीदार विजय पी परमार पत्ता: प्लॉट नं: 04 ए विंग, माळा नं: पहिला मजला, इमारतीचे नाव: ऑकार बिल्डिंग, ब्लॉक नं: जनरल वैद्य मार्ग दिंडोशी, रोड नं: मालाड पुर्व मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर: AAOFB2868H	पॉवर ऑफ अटॉर्नी होल्डर वय :- 64 स्वाक्षरी:-		
3	नाव: सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेडचे चेअरमेन कार्तिक मानुशाली पत्ता: प्लॉट नं: 163/26, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर: AAGAS2883J	कुलमुखत्यार देणार वय :- 41 स्वाक्षरी:-		
4	नाव: सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेडचे सेक्रेटरी राकेश दोशी पत्ता: प्लॉट नं: 163/5, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर: AAGAS2883J	कुलमुखत्यार देणार वय :- 50 स्वाक्षरी:-		
5	नाव: सुतारीया को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेडचे ट्रेझर अशोक दुबे पत्ता: प्लॉट नं: 163/29, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: जवाहर नगर, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर: AAGAS2883J	कुलमुखत्यार देणार वय :- 52 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:31/03/2023 01:50:13 PM

ओरद्वय:-

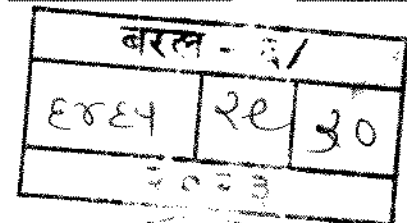
खालील इनाम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता 1 नाव: जितेंद्र बोरले वय: 56 पत्ता: 138 भीमा बाई चाळ भंडारवाडा मालाड पश्चिम मुंबई, पिन कोड: 400064 2 नाव: रविंद्र दत्ताराम कुर्ते वय: 40 पत्ता: ए/104 विष्णु सोसायटी बोलेश्वरी रोड बोर्लीज विहार पश्चिम ठाणे, पिन कोड: 401303	स्वाक्षरी <i>J. R. Bore</i> स्वाक्षरी <i>Ravi</i>	छायाचित्र  	अंगठ्याचा ठसा  
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शिवका क्र.4 ची वेळ:31 / 03 / 2023 01 : 50 : 51 PM

शिक्षा क्र.5 ची वेळ: 31/03/2023 01:56:52 PM नोंदणी पुस्तक 4 मध्ये

मुह. उपग्राम निबंधक, बारीवली क्र. ६,
मुंबई उपनगर जिल्हा.



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SUTARIA CHS LTD	eChallan	02003942023032801664	MH017654645202223E	500.00	SD	0008811781202223	31/03/2023
2		DHC		3003202314860	400	RF	3003202314860D	31/03/2023
3	SUTARIA CHS LTD	eChallan		MH017654645202223E	100	RF	0008811781202223	31/03/2023

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

6465 /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 /		
६०६५	३०	३०
२०२३		

प्रमाणित करणेत येते की, या
दस्तामध्ये एकूण.....३०.....पाने आहेत.
पुस्तक क्र. १/वरल-६/६०६५.....२०२३
वर नोंदला, दिनांक. ३१ MAR 2023.....

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

