20	305	A	THIRD	MRS. BHAVNA DINESH PATEL MR. DINESH JESHINGBHAI PATEL	015	71-75	452.00
21	401	A	FOURTH	BHARATI SURESH MEHTA SURESH VALCHAND MEHTA	016	76-80	600.00
22	402	A	FOURTH	PARAS V. MEHTA	017	81-85	471.00
23	403	A	FOURTH	PARESH A. PATEL SHRI. PARAS V MEHTA	018	86-90	307.00
24	404	A	FOURTH	PARESH A. PATEL	019	91-95	510.00
25	405	A	FOURTH	FALGUNI H. PAREKH SAGAR H. PAREKH	020	96-100	452.00
26	501	A	FIFTH	KIRTI D. MEHTA	021	101-105	600.00
27	502	A	FIFTH	HETAN M. GALA AMIT M. GALA	042	206-210	471.00
28	503	A	FIFTH	ANTOINETTE FU DOMINIC FU MARCEL FU	028	106-110	307.00
29	504	A	FIFTH	MR. MADHAV D. KOPARKAR MRS. TANUJA M. KOPARKAR	023	111-115	600.00
30	505	A	FIFTH	ASHOKBHAI B. GANDHI HUF	024	116-120	452.00
31	601	A	SIXTH	BHUSHAN PANDURANG SHETYE	025	121-125	600.00
32	602	A	SIXTH	SMT. DEEPA ATUL MEHTA MR. HARDAV ATUL MEHTA DEEPAL ATUL MEHTA	9/26	126-130	471.00
33	603	A	SIXTH	SHRI KRUNAL M. SHAH SMT. KRUPA K. SHAH	027	131-135	307.00
34	604	A	SIXTH	SMT. HINA MAHESH JOSHI MR. DHAVAN MAHESH JOSHI	028	136-140	510.00
35	605	A	SIXTH	SHRI. SURESHCHANDRA NYALCHAND GOPANI SHRI SACHIN SURESHCHANDRA GOPANI BOSKI SACHIN GOPANI	029	141-145	452.00
36	001	B	GROUND	SMT. DAMYANTI D. NAKUM SMT. KOMAL KAMLESH MALI CHAMPAK N. NAKUM	043	211-215	360.00

Page No. 125 to 142

37	002	B	GROUND	MR. ACCHELAL LATAWAN KANOJIA SMT. ANUPAMA ACCHELAL KANOJIA	046	216-220	178.00
38	003	B	GROUND	SHRI JAYWANT M. TAWDE	045	221-225	178.00
39	101	B	FIRST	SHRI PRAFUL M. KULKARNI	046	226-230	397.00
40	102	B	FIRST	MR. ABHAY D. JOSHI MRS. DIPALI A. JOSHI	047	231-235	190.00
41	103	B	FIRST	MR. ABHAY D. JOSHI MRS. DIPALI A. JOSHI	030	146-150	198.00
42	201	B	SECOND	UTTAM U.SINGH CHHAYA U. SINGH UPENDRA U. SINGH	031	151-155	397.00
42	202	B	SECOND	MRS.KIRTI BALMUKUND GAJJAR BALMUKUND J. GAJJAR	032	156-160	191.00
44	203	B	SECOND	SMT. MINAKSHI MOHAN SONAWADEKAR	033	161-165	198.00
45	301	B	THIRD	MRS. LATA P. MISTRY	034	166-170	404.00
46	302	B	THIRD	MR. PRAVIN VITHAL MISTRY	035	171-175	416.00
47	401	B	FOURTH	SMT. BHARATI DHANSUKH DESAI MRS. RINA R. MEHTA MRS. BINA C. KHATRI	036	176-180	515.00
				SHOP			
48	1	A	GROUND	MRS. VIMLA M. BHADWA MR. MOHANLAL K. BHADWA	048	236-240	175.91
49	2	A	GROUND	MR. PRAKASH DATTATRAY TANDLE MRS. SHAKUNTALA PRAKASH TANDLE	049	241-245	105.46
50	3	A	GROUND	SMT. SAVITABEN G. PATEL	050	246-250	105.46
51	4	A	GROUND	J. TULSIDAS & BROS. PARTNERSHIP DEED DTD.30/5/2019 1) TULSIDAS RAVJI PATEL 2) DIXIT TULSIDAS PATEL 3) HANSABEN TULSIDAS PATEL	004	251-255	129.95
52	5	A	GROUND	H. RAMESH & CO. PARTNERSHIP DEED DTD. 30/5/2019 1) RAMESH KIRIT PATEL 2) DHRUVAL RAMESH PATEL 3) HEENA RAMESH PATEL	005	256-260	117.44
53	6	A	GROUND	CHHAYA DILIP MEHTA	053	261-265	107.56

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ANNEXURE – "D"

Page No. 126 to 142

Om Shri Jagannath Co-op. Housing Society Ltd.

(Regd. No.: BOM/ WR / HSG / 1518 / 84-85)

Rokadia Lane, Mandpeshwar Road, Borivali (W), Mumbai - 400 092.

Ref. No. :_____ Date :_____

Date: 12th Feb 2023

To

Mr. Jayesh Bhai Shah
Mr. Hemal Bhai Doshi and
Mr. Dilesh Bhai Shah
M/s. Unique Shanti Developers LLP
Harsh Plaza, 1st Floor, Poonam Vihar Complex,
Opp. Shanti Nagar, Sector No. 2, Mira Road East
Thane – 401 107

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

बरल - 6
6253 Bor 394

Subject: Intimation for not carrying out redevelopment work through you for redevelopment of Om Shree Jagannath CHS Ltd., CTS No. 2455/1 to 18, Rokadia Cross Lane, Borivali West, Mumbai 400092

Reference: Your office letter dated 24-08-2019, 25-03-2021, 25-03-2022, 29-07-2022, society letter mail dated 29-07-2022, 19-10-2022, your office letter dated 06-11-2022, 19-11-2022, 22-11-2022, society letter dated 28-11-2022, mail letter dated 22-12-2022.

In regard with the subject work, it is hereby mentioned that you have not taken any necessary steps towards redevelopment work of our society building and further grossly failed to fulfil your commitments on time as per your own referred letters. Further, you were aware that the structure of the society building was very dilapidated and therefore the society opted for redevelopment. You have taken unreasonable long time and further not took any productive steps towards our redevelopment. You have not fulfilled any of the responsibilities/obligations mentioned in your various letters referred as above and put lives of all members in great hardship.

In view of your conduct which is found by the society members absolutely objectionable in so far as the redevelopment of the society building is concerned, therefore it considered that it will not be in the interest of the society members to engage you as the developer for the redevelopment of the society building. Therefore, in pursuance to society resolution dated 12th February 2023, this is to inform you that majority of the society members have unanimously decided not to carry out our redevelopment work of society building Om Shree Jagannath CHS Ltd., CTS No. 2455/1 to 18, Rokadia Cross Lane, Borivali West, Mumbai 400092 through you.

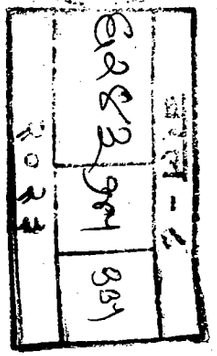
Further, it is informed to you that the society shall not be held liable and responsible for any kind of cost and consequences in this regard. The society keeps the rights reserved for any legal action considered necessary as though, unreasonable long time has been taken by you without any progress in this regard despite knowing the situation that the structure was dilapidated and therefore it was demolished and the family of the members were rendered homeless without any alternate accommodation or payment of rent or any other assistance in this regard.

OM SHRI JAGANNATH CO-OP HSG SOC LTD. Regd. No. BOM/WR/HSG 1518/84/85 Borivali (W)

Chairperson Secretary

Track on www.indiapost.gov.in





Dial 18002666868 Wear Masks, Stay Safe

RM110793660IN TVR:827110793660
RL BORIVALI WEST SO (400092)
Counter No:2,23/02/2023,10:52
To:M/S UNIQUE SH,HARSH PLAZA
PIN:401107, Mira Road S.O
From:OM SHRI JAG,ROKADIA LANE
Wt:5gms
Amt:22.00(Cash)

No. 127 to 142



ANNEXURE - "D"

Page No. 128 to 142

Om Shri Jagannath Co-op. Housing Society Ltd.

(Regd. No.: BOM/ WR / HSG / 1518 / 84-85)

Rokadia Lane, Mandpeshwar Road, Borivali (W), Mumbai - 400 092.

Ref. No. : 210 /2023 Date : _____

20th March 2023

To,
Deputy Registrar,
The office of the Deputy Registrar of Co-Operative Societies,
R/North Ward, Mumbai

THE SEAL OF THE JOINT SUB-REGISTRAR BORIVALI NO.1 MUMBAI SUBURBAN DIST. (BANDRA)

बरल - ६
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Respected Sir,

Subject: Termination of M/s. Unique Shanti Developers LLP (all related firms) as developer of Om Shri Jagannath CHSL.

Reference: Appointment of developer as per 79A in the SGM dated 12.04.2015 held in the presence of Shri. Dharmendra Shinde (Co-operative Officer Class II) and the letter dated 29-04-2015 issued by Dy. Registrar of Co-operative Societies, R/North Ward recording his confirmation and no objection for appointment of M/s. Unique Shanti Developers.

OFFICE OF STAMPS 27/3/23

M/s. Unique Shanti Developers was appointed as the developer of our society in the above referred SGM and confirmed by your office by letter dated 29.04.2015 (Copy enclosed). Thereafter, on the request on the developer the society consented to the development being carried out under the company M/s. Unique Shanti Developers LLP. However, the developer has not commenced the construction work. Moreover, the building has been demolished as per notice issued by MCGM u/s 354. Thus, members are dispossessed of their homes in the building. The developer after revising the offer time and again has now stopped responding to the communications from the society. He has also failed to meet deadlines with regards to commencement of rent, registration of Development agreement etc. as per his own offer. In view of this, the society in its SGM dated 25.01.2023 has resolved to terminate the developer (copy of resolution enclosed).

The Society vide its letter dated 12.02.2023 addressed to the said M/s. Unique Shanti Developers LLP of the same. The developer has been intimated regarding the termination of their appointment (Copy of the letter dated 12.02.2023 is enclosed hereto). The said

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Page No. 129 to 142

Shri Jagannath Co-op. Housing Society Ltd.

(Regd. No.: BOM/ WR / HSG / 1518 / 84-85)

Rokadia Lane, Mandpeshwar Road, Borivali (W), Mumbai - 400 092.

Ref. No. : _____ *Date :* _____

THE SEAL OF THE JOINT SUB-REGISTRAR BORIVALI MUMBAI SUBURBAN DIST.

नरल - ६

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mination letter has remained un-responded from the Developer's end. The society however retains the right to take appropriate legal action against the developer for his non-performance.

This is for your information, and you are requested to take it on record.

Thanking You
Yours Truly,

OM SHRI JAGANNATH CO-OP. HSG. SOC. LTD. Reg No. BOM/WR/HSG 1518-84/85 Borivali (W)

COLLECTOR

For Om Shri Jagannath CHSL

Chairperson Secretary

Encl: 1) Copy of Letter from Dy. Registrar dated 29.04.2015
2) Copy of the resolution passed in SGM held on 25.01.2023
3) Copy of Termination letter dated 12.02.2023.

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ANNEXURE – "E"

Page No. 130 to 142

Om Shri Jagannath Co-op. Housing Society Ltd.

(Regd. No.: BOM/ WR / HSG / 1518 / 84-85)

Rokadia Lane, Mandpeshwar Road, Borivali (W), Mumbai - 400 092.

Ref. No. : 213 / 2023 Date :

27th February, 2023

To,
M/S. SAMARPAN HOMES AND DEVELOPERS
Shop No. 01 & 02,
Swayambhu Residency Building Co-Op.Hsg.Soceity,
Carter Road No. 02, Opp. BMC Hospital, Borivali (East),
Mumbai : 400 066.

नरल - ६
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Kind Attn : Mr. Ramesh D. Jain / Mr. Kapil R. Jain

Dear Sir,

Sub.: Confirmation for Redevelopment of Our Society Bearing CTS No. 2455, Village Eksar, situated at Borivali, Mumbai, known as Om Shri Jagannath CHS Ltd.

With reference to your Final proposal and offer Letter for Re-Development of Our Society dated 22/02/2023, and as per Our Society Members Meeting Held on 26/02/2023 , Our Society intends to appoint M/s Samarpan Homes And Developers as a Developer / builder for Re-Development of our Society Premises / Building namely Om Shri Jagannath CHS LTD

The commercial parameters as offered by you in your final bid are tabulated below.

Sr. No.	Parameter	Unit	Final Offer
1	Area Residential Area Commercial	Additional Carpet Area %	19 % (MOFA) 15 % (MOFA)
2	Corpus Fund	Rs/sq.ft	Rs. 301/- per sq.ft
3	Rent Residential Rent Commercial	Rs/sq.ft	1st Year- Rs. 60 per sq.ft & 5 Rs. Increment every year Rs. 100 per sq.ft
4	Brokerage	-	One month Rent
5	Shifting Reshifting cost	Rs.	Rs. 20,000/-

In addition to the terms & conditions mentioned in the offer letter it is understood by both the parties that since the building is already demolished, time is of utmost important with regards to redevelopment and thus this letter is issued to subject to the registration of the Development Agreement within 45 days of this letter & commencement of rent immediately on registration of Development Agreement.

Read on 28/2/2023

Page No. 131 to 142

Om Shri Jagannath Co-op. Housing Society Ltd.

(Regd. No.: BOM/ WR / HSG / 1518 / 84-85)

Rokadia Lane, Mandpeshwar Road, Borivali (W), Mumbai - 400 092.

Ref. No. : 213/2023 *Date :*

In case the same is not done, the society shall not be bound by this letter and you shall have no claim against the society with respect to any expenses or opportunity cost incurred by you on this project.

You are requested to supply as early as possible the drafts of Development Agreement to be executed between us along with the tentative plans of the new proposed building.

Please return copy of letter duly signed by you as a token of your acceptance.

Thanking you,

FOR OM SHRI JAGANNATH CO-OP. HSG SOC. LTD

SECRETARY CHAIRMAN

OM SHRI JAGANNATH CO-OP. HSG. SOC. LTD. Reg No. BOM/WR/HSG 1518-34/85 Borivali (W)

COLLECTOR OF S... BORIVI...

THE SEAL OF THE JOINT SUB-REGISTRAR BORIVALI MUMBAI SUBURBAN DIST. (BRANCH)

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ANNEXURE - "E"

Page No. 132 to 142

Om Shri Jagannath Co-op. Housing Society Ltd.

(Regd. No.: BOM/ WR / HSG / 1518 / 84-85)

Rokadia Lane, Mandpeshwar Road, Borivali (W), Mumbai - 400 092.

Ref. No. : 218/2023 *Date :* 28th March 2023

Minutes of Special General Meeting held on 24th March 2023.

Resolved that:

1. The draft Development Agreement and the draft POA were placed before the members. Both the drafts were approved by the members unanimously.

2. Mrs. Dipali Joshi, Chairperson, Mr. Sachin Gopani, Secretary and Mrs. Hina Joshi, Treasurer, jointly as well as severally, were authorised to sign, execute and register Development Agreement and Power of Attorney for and on behalf of the society.

Chairperson Secretary Treasurer

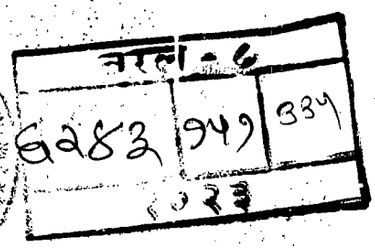
THE SEAL OF THE JOINT SUB-REGISTRAR BORIVALI ★ MUMBAI SUBURBAN, DIST. (BANDRA)

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OF THE JOINT SUB-REGISTRAR
BANDRA SUBURBAN DIST.


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ANNEXURE - "F"

Page No. 133 to 142

Om Shri Jagannath Co-op. Housing Society Ltd.

(Regd. No.: BOM/ WR / HSG / 1518 / 84-85)

Rokadia Lane, Mandpeshwar Road, Borivali (W), Mumbai - 400 092.

Ref. No. : 218/2023 *Date :* 25th March 2023

Minutes of Special General Meeting held on 24th March 2023.

Resolved that:

1. The draft Development Agreement and the draft POA were placed before the members. Both the drafts were approved by the members unanimously.
2. Mrs. Dipali Joshi, Chairperson, Mr. Sachin Gopani, Secretary and Mrs. Hina Joshi, Treasurer, jointly as well as severally, were authorised to sign, execute and register Development Agreement and Power of Attorney for and on behalf of the society.

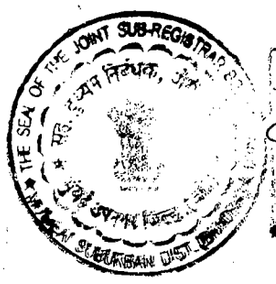
Chairperson Secretary Treasurer

OF THE JOINT SUB-REGISTRAR BORIVALI NO. 6
उप. दुय्यम निबंधक, बोरीवली क्र. ६
मुंबई उपनगर जिल्हा (वांद्रे)
MUMBAI SUBURBAN DIST. (BANDRA)-I

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ANNEXURE "G1"

Page No. 134 to 142

MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202102111304638 D.P. Rev. dt. Refer Inward Number: R/C/2021/111304640 Payment Dated 04/02/2021

Office of the Chief Engineer (Development Plan)
Municipal Head Office, 5th Floor,
Annex Building, Fort,
Mumbai - 400 001

To

Mr./Mrs. Jayesh chandrakant shah
401, ARPANNA

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 2455 of EKSAR-N Village situated in R/C Ward, Mumbai.

Ref : Application u/no. R/C/2021/111304640 Payment Challan No. DP34202102111304638 Dated 04/02/2021 certifying payment of charges made under Receipt no. 18200020292 Dated 04/02/2021

Sub Registrar Borivali 3 — 6263 | 94 | 334 — 2023

Gentleman/Madam,

With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue color boundary on the accompanied plan, are as follows.

Description	Nomenclature	Remarks
CTS No.	2455	
Village	EKSAR-N	
Development Plan 2034 referred to Ward	R/C	
Zone [as shown on plan]	Residential(R)	
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	NIL
	Proposed Road Widening	NIL

Sanctioned Excluded Portion:
EP-MB14,EP-D05,EP-D06,EP-GS05,EP-L12,EP-RC13
Sanctioned as proposed.
Sanctioned vide UDD Notification u/no. TPB-4317/629/CR-118(V)/2019/UD-11 dtd. 23.11.2020 and published in Maharashtra Government Gazette on 23.11.2020.

EP-T91
Sanctioned as proposed.
Sanctioned vide UDD Notification u/no. TPB-4317/629/CR-118(V)/2019/UD-11 dtd. 23.11.2020 and published in Maharashtra Government Gazette on 23.11.2020.

Reservation affecting the Land [as shown on plan]	NO
Reservation abutting the Land [as shown on plan]	NO
Existing amenities affecting the Land [as shown on plan]	NO
Existing amenities abutting the Land [as shown on plan]	ET 4.3(Railway Facilities Including Tracks)

RAILWAY BUFFER	EP NO: EP-MB14,EP-D05,EP-D06,EP-GS05,EP-L12,EP-RC13	Affected Area - 2455 :157.856 sqm
RAILWAY BUFFER	EP NO: EP-T91	Affected Area - 2455 :924.688 sqm

For description of Excuded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.

This is electronically generated report. Hence personal signature is not required.

CHE/DP34202102111304638/DP/R/C

Whether a listed Heritage building/ site:	~~Yes~~ / No
Whether situated in a Heritage Precinct:	~~Yes~~ / No Page No. 135 to 142
Whether situated in the buffer zone/Vista of a listed heritage site:	~~Yes~~ / No
Whether a listed archaeological site (ASI):	~~Yes~~ / No
Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	~~Yes~~ / No
Buffer line of Railway	The plot abuts the proposed Railway track alignment or within influence Zone of stations areas thereof. Remarks from concerned Railway Authority shall be obtained before commencing any development.

Note:

The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.

Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E.E.T&C./A.E.(Survey) as case may be.

Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmeed from the concerned Ward Office.

The DP Remarks and Plan shall be read with notification no. TPB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt 8.5.2018 & TPB.4317/629/CR-118/2017/EP/UD-11 dt.8.5.2018 before granting any development permission on the land/s. Please Refer to State Government Notfications/Plans for details of Sanctioned EP.
For Sanctioned Modification & Excluded Portion, the link for the notification is as under:-

Notifications:

MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034

Plans:

EP Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government
SM Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018

Additional Information

Water pipeline Remark:
Water pipeline near the plot (0.00 meters far) has 300 mm pipe diameter.

Sewerline Remark:
Sewer Manhole near the plot (Node No. 17390903, 0.00 meters far) has invert level 36.26 meters with reference to Town Hall Datum (THD).

Ground level:
The plot has minimum 41.00 meters and maximum 41.80 meters ground level with reference to Town Hall Datum (THD)

RL Remark:

Regular line remarks for the land under reference are as given below:

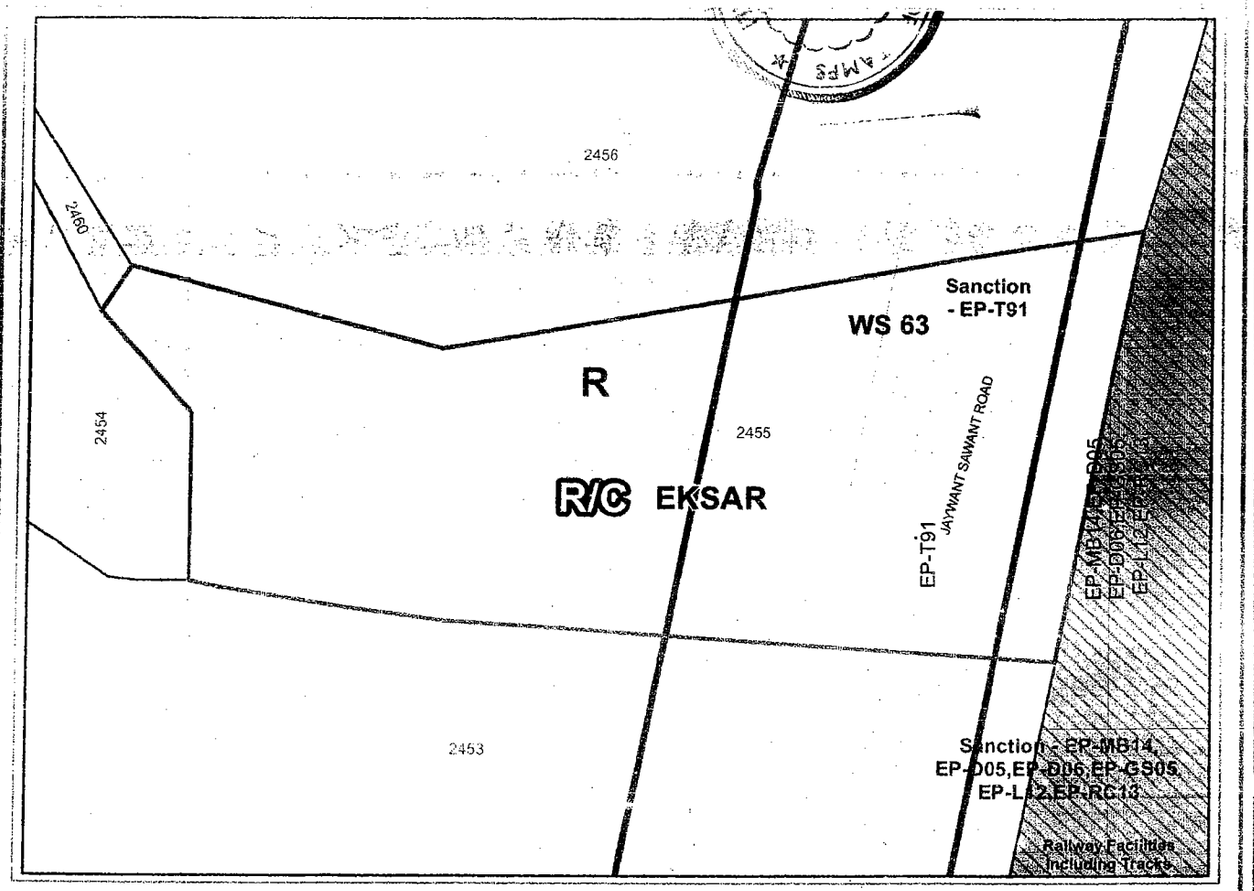
REGULAR LINE REMARKS (Traffic):
As far as Traffic department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) 2455 of Village EKSAR-N in R/C ward of M.C.G.M. as shown bounded blue on accompanying plan.

REGULAR LINE REMARKS (Survey):
As far as Survey department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) 2455 of Village EKSAR-N in R/C ward of M.C.G.M. as shown bounded blue on accompanying plan.

These remarks are issued without site inspection, without prejudice to the ownership, status of structure, plot boundaries and same will supersede earlier remarks issued if any. These remarks are subject to changes/revision of sanctioned Regular line and shall be valid for One year from date of its issue. The earlier R.L. Remarks issued by this office if any shall be treated as canceled.
This remarks are offered subject to actual joint demarcation with A.E survey on site. This remarks should be verified by corresponding Asst. Engineer (Survey) R/C Ward. You may approach to that office for actual demarcation of sanctioned Regular Line on site.
It may please be noted that this remarks are offered as per the plot boundaries shown by Architect/Owner on plan and the plot boundaries shall be verified and confirmed on site through the competent authority.
This permission shall not be used as a tool for evicting the existing tenants/occupants if any. This permission is granted based on documents submitted by the architect and if any are found fake/fraud the permission issued shall be revoked/canceled.
The alignment of RL shown on Plan is indicative. For detail planning of proposal actual demarcation from Assistant Engineer (Survey) shall be obtained.

This is electronically generated report. Hence personal signature is not required.

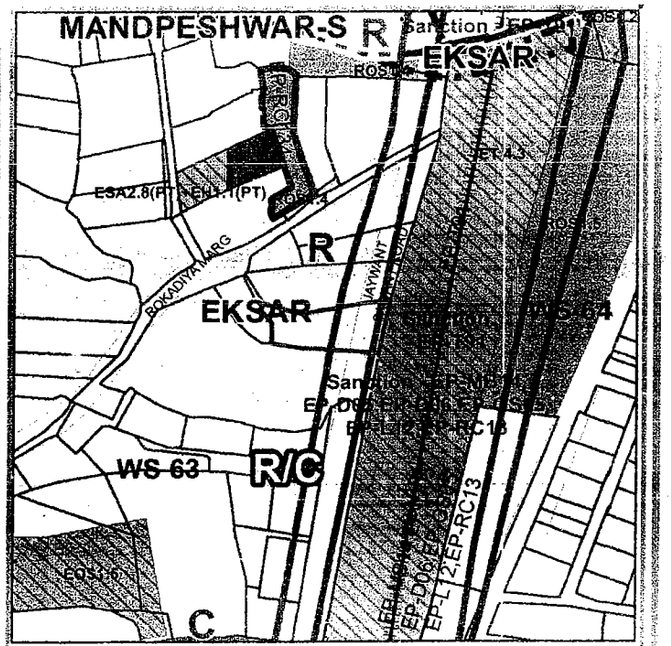
CHE/DP34202102111304638/DP/R/C



BLOCK PLAN

Scale 1:500

Land Bearing C.T.S.No(s) 2455 of EKSAR-N Village in R/C Ward



LOCATION PLAN

Scale 1:4000

Note:

DP Remarks have been considered only from Zoning point of view without any reference to the existing area details of the structures on the land under reference etc.
This plan is to be read with letter under

CHE/DP34202102111/04638/DP/WS/R/C

This is an electronically generated document. Hence NO signature required. Assistant Engineer (DP), R/C Ward. Dated: 04/02/2021

Office of the Chief Engineer (Development Plan),
5th Floo., Annexe Building,
Municipal Head Office,
Mahapalika Marg, Fort, MUMBAI - 400 001.

Page No. 126 to 142

MUNICIPAL CORPORATION OF GREATER MUMBAI
(Development Plan Department)

Development Plan 2034

Acc: As Plan

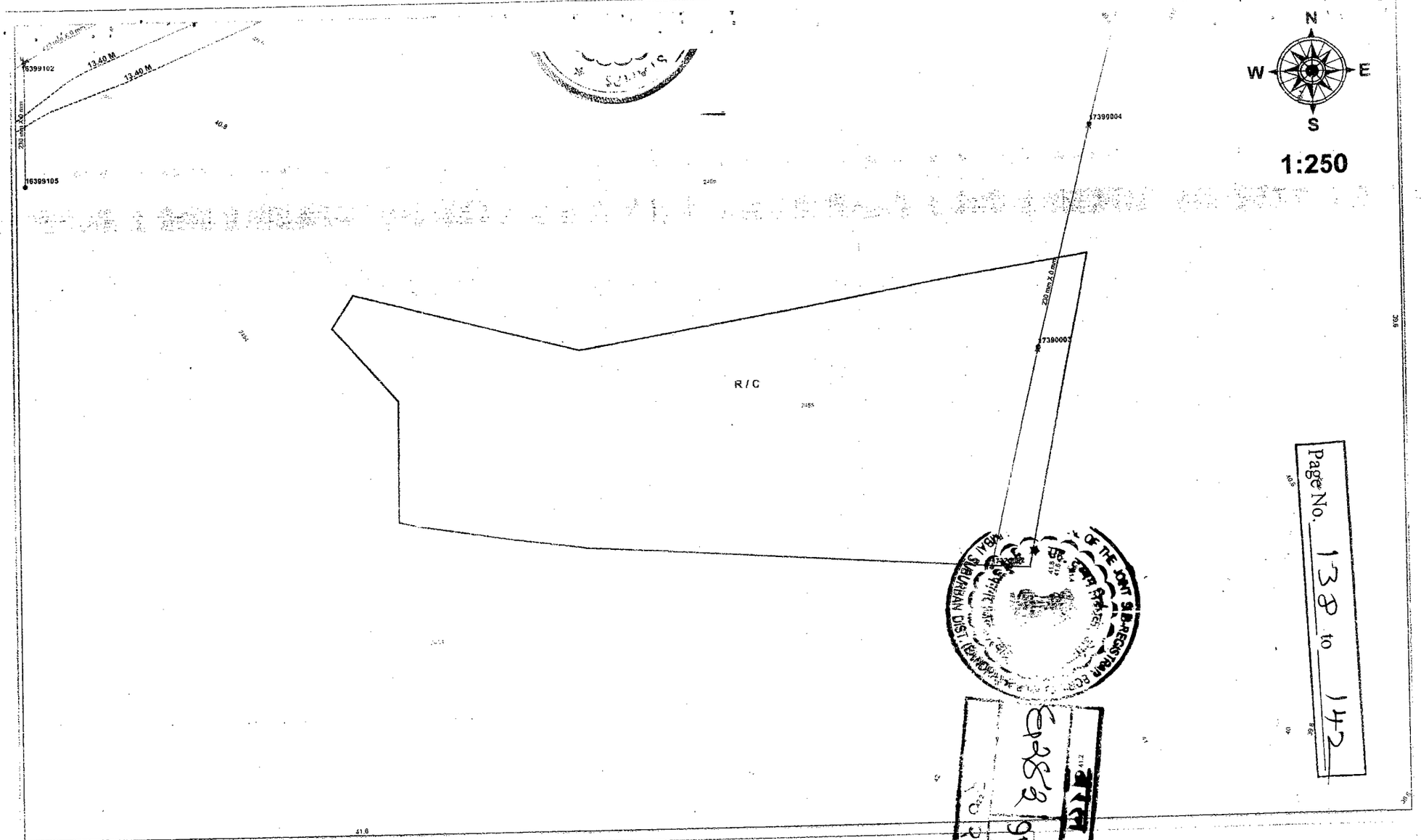
Note: The above information is as per the data received from concerned MCGM Departments.

Page No. 137 to 142

THE SEAL OF THE JOINT SUB-REGISTRAR
BORIVALI

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COLLECTOR O
BORIVA



Land Bearing CTS No(s) 2455 of EKSAR-N Village in R/C Ward

This plan is to be read with additional information given in letter no CHE/DP3420210211130463B/DP/WS/R/C/397

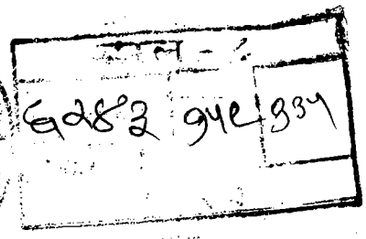
MUNICIPAL CORPORATION OF GREATER MUMBAI
(Development Plan Department)

Legend

Sewer Manholes — Survey RoadLines — Storm Water Drains
SWD Manholes — Contours — Ward Boundary
Traffic RoadLines — SewerLines

Generated On: 2/4/2021


THE JOINT SUB-REGISTRAR


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ANNEXURE - "H-1"

LIST OF MEMBERS NEW AREA

OM SHRI JAGANNATH C.H.S.L

SR. NO.	FLAT NO.	WING	FLOOR	NAME OF MEMBER	EXISTING CARPET AREA	NEW CARPETARE A
				FLAT		
01	001	A	GROUND	PRAVEENABEN HASMUKHRAI HAPANI	209.00	248.71
02	002	A	GROUND	MR. CHHAGANLAL P. PUROHIT	418.00	530.86
03	003	A	GROUND	PANKAJ P. DOSHI	344.00	440.00
04	004	A	GROUND	VIJAY DATTATRAY MALONDKAR	195.00	250.00
05	005	A	GROUND	SMT. KAMLABEN P. WAGHELA	196.00	250.00
06	101	A	FIRST	MRS. PINKY C. MEHTA	600.00	738.00
07	102	A	FIRST	MR. SAMIR HASMUKHRAI LAKHANI	471.00	579.33
08	103	A	FIRST	MISS KRUPALI MAHESH JOSHI MRS. HINA MAHESH JOSHI	307.00	377.61
09	104	A	FIRST	BIPINCHANDRA MAFATLAL VYAS PUSHKAR VYAS	510.00	627.30
10	105	A	FIRST	SAMUBEN M VYAS	452.00	545.00
11	201	A	SECOND	SHRI VIJAY J. MEHTA SMT. ILA VIJAY MEHTA	600.00	738.00
12	202	A	SECOND	SMT. ROHINI RATNAKAR JOSHI	471.00	579.33
13	203	A	SECOND	SMT. SARLA V. MEHTA SHRI SAMIR V. MEHTA	307.00	377.61
14	204	A	SECOND	SHRI SHAILESH P. PRABHU SMT.SHEETAL S. PRABHU	510.00	627.30
15	205	A	SECOND	SHRI. HIREN CHANDULAL JASANI MRS. KAVITA HIREN JASANI	452.00	555.96
16	301	A	THIRD	SHRI. MIHIR S. SHAH SMT. JIGNA M. SHAH	600.00	738.00
17	302	A	THIRD	MR. DANESH K VORA MRS. KHYATI D VORA	471.00	579.33
18	303	A	THIRD	SMT. MADHURIKA H. LAKHANI	307.00	380.00
19	304	A	THIRD	SAURABH RAJENDRA DESAI	510.00	627.30
20	305	A	THIRD	MRS. BHAVNA DINESH PATEL MR. DINESH JESHINGBHAI PATEL	452.00	544.06
21	401	A	FOURTH	BHARATI SURESH MEHTA SURESH VALCHAND MEHTA	600.00	738.00
22	402	A	FOURTH	PARAS V. MEHTA	471.00	792.12
23	403	A	FOURTH	PARAS V MEHTA {50% undivided share i.e. 307 x 50% = 153.50}	153.50	
				PARESH A. PATEL {50% undivided share i.e. 307 x 50% = 153.50}	153.50	792.12
24	404	A	FOURTH	PARESH A. PATEL	510.00	
25	405	A	FOURTH	FALGUNI H. PAREKH SAGAR H. PAREKH	452.00	555.96
26	501	A	FIFTH	KIRTI D. MEHTA	600.00	714.00
27	502	A	FIFTH	HETAN M. GALA AMIT M. GALA	471.00	566.93
28	503	A	FIFTH	ANTOINETTE FU DOMINIC FU MARCEL FU	307.00	380.00
29	504	A	FIFTH	MR. MADHAV D. KOPARKAR MRS. TANUJA M. KOPARKAR	510.00	627.30

Page No. 140 to 142

30	505	A	FIFTH	ASHOKBHAI B. GANDHI HUF	452.00	555.96
31	601	A	SIXTH	BHUSHAN PANDURANG SHETYE	600.00	738.00
32	602	A	SIXTH	SMT. DEEPA ATUL MEHTA MR. HARDAV ATUL MEHTA DEEPAL ATUL MEHTA	471.00	579.33
33	603	A	SIXTH	SHRI KRUNAL M. SHAH SMT. KRUPA K. SHAH	307.00	380.00
34	604	A	SIXTH	SMT. HINA MAHESH JOSHI MR. DHAVAN MAHESH JOSHI	510.00	627.30
35	605	A	SIXTH	SHRI. SURESHCHANDRA NYALCHAND GOPANI SHRI SACHIN SURESHCHANDRA GOPANI BOSKI SACHIN GOPANI	452.00	555.96
36	001	B	GROUND	SMT. DAMYANTI D. NAKUM SMT. KOMAL KAMLESH MALI CHAMPAK N. NAKUM	360.00	457.20
37	002	B	GROUND	MR. ACCHELAL LATAWAN KANOJIA SMT. ANUPAMA ACCHELAL KANOJIA	170.00	204.63
38	003	B	GROUND	SHRI JAYANT M. TAWDE	178.00	211.83
39	101	B	FIRST	SHRI PRAFUL M. KULKARNI	397.00	488.31
40	102	B	FIRST	MR. ABHAY D. JOSHI MRS. DIPALI A. JOSHI	190.00	233.70
41	103	B	FIRST	MR. ABHAY D. JOSHI MRS. DIPALI A. JOSHI	198.00	243.54
42	201	B	SECOND	UTTAM U.SINGH CHHAYA U. SINGH UPENDRA U. SINGH	397.00	488.31
42	202	B	SECOND	MRS.KIRTI BALMUKUND GAJJAR BALMUKUND J. GAJJAR	191.00	234.93
44	203	B	SECOND	SMT. MINAKSHI MOHAN SONAWADEKAR	198.00	243.54
45	301	B	THIRD	MRS. LATA P. MISTRY	404.00	496.92
46	302	B	THIRD	MR. PRAVIN VITHAL MISTRY	416.00	511.68
47	401	B	FOURTH	SMT. BHARATI DHANSUKH DESAI MRS. RINA R. MEHTA MRS. BINA C. KHATRI	515.00	633.45
				TOTAL	19,016.00	23,384.72

COLLECTOR

THE SEAL OF THE JOINT SUB-REGISTRAR

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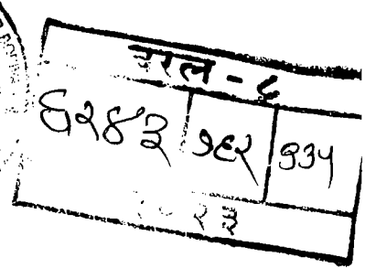
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Page No. 141 to 142

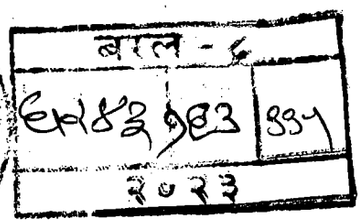
ANNEXURE - "H-2"

SHOP						
48	1	A	GROUND	MRS. VIMLA M. BHADWA MR. MOHANLAL K. BHADWA	175.91	202.30
49	2	A	GROUND	MR. PRAKASH DATTATRAY TANDLE MRS. SHAKUNTALA PRAKASH TANDLE	105.46	121.28
50	3	A	GROUND	SMT. SAVITABEN G. PATEL	105.46	121.28
51	4	A	GROUND	J. TULSIDAS & BROS. PARTNERSHIP DEED DTD.30/5/2019 1) TULSIDAS RAVJI PATEL 2) DIXIT TULSIDAS PATEL 3) HANSABEN TULSIDAS PATEL	129.95	149.44
52	5	A	GROUND	H. RAMESH & CO. PARTNERSHIP DEED DTD. 30/5/2019 1) RAMESH KIRIT PATEL 2) DHRUVAL RAMESH PATEL 3) HEENA RAMESH PATEL	117.44	135.06
53	6	A	GROUND	CHHAYA DILIP MEHTA	107.56	123.69
				TOTAL	741.78	853.05






THE SEAL OF THE JOINT SUB-REGISTRAR BORIVALI
DIST. (SUBURBAN)


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COLLECTOR
BORIVI

ANNEXURE – "I"

Page No. 142 to 142

LIST OF AMENITIES

The entire construction would be water resistant technology smooth finish and with very attractive long lasting exterior finish.

Flooring: Marbogranite or fully Vitrified double charged tiles in Hall, Bedroom & Passages, Matching Skirting, and Imported Ceramics tiles in kitchen, Bathroom & Toilets 2 X 2 Or 32 X 32 good Quality. (CERA, RAK, JHONSON, ASIAN,) or equivalent.

Electrical: Concealed Copper wire with ELCB Good Quality of Switches, Plug points etc. of reputed make. A/c point in bedroom Anchor / Pension / white goods. (ANCHOR, ROMA, R.R. CABALE, HAVELS, L&T) or equivalent.

Telephone & Cable TV: Telephone & Cable TV point in Living room, Bedrooms and Kitchen.

Intercom: Each Flat connected with watchmen Cabin phone.

Plumbing: Premium quality fittings in toilets for Shower, Taps, of branded make. Concealed fittings with good quality of sanitary fittings in toilets and instant geyser in each bathroom. (Brand CERA, Sona, Bajaj, Asian Paint, Jaqwar, Plumber).

Kitchen: Stainless Steel Sink (Nirali / Cera), Granite kitchen platform in moulding, Plain white colour glazed tiles inside kitchen platform, imported tiles above kitchen platform, Exhaust Fan in kitchen.

Painting: Acrylic Emulation for interior and waterproof Acrylic Paint with thick texture finish for outside which is water resistant, antifungal, antialgae and more durable life. (Brand Asian, Joton, Kansai, Nerolac, Pioneer).

Wooden Door: 40 mm Fire Main door / 35 mm – Internal Door / Toilet Door Both Site Formica. With African/Red Mirandi Wood frame.

Windows: Powder Coated Aluminum Sliding windows with tinted Glass on marble Sill with granite Frame.

Door Hardware: Main Doors of Good Quality Wood with night latch (Godrej, Euoropa, Doorset) Magic Eye and Others Doors with mortise lock with good quality of Brass fittings.

Elevators: Elevators of reputed make will be provided as per requirements. (OTIS, KONE, JHONSON) or equivalent.

Compound: Good looking compound with Checkers tiles in compound with Good light and good elevation.

Anti Termite: Anti Termite treatment shall be carried out for the entire plinth area including footing, foundation and plinth beams.

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11-05-2023

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : बोरीवली 2 (कांदिवली)

दस्त क्रमांक : 1579/2006

नोदंणी :

Regn:63m

गावाचे नाव : एक्सर

(1)विलेखाचा प्रकार	मान्यता पत्र
(2)मोबदला	रु.159500
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	रु. 259500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :सदनिका क्र ए 505,5 वा मजला , ए विंग , ओम श्री जगन्नाथ अपार्ट ---------- दिनांक 27/7/1987 रोजी निष्पादीत झालेला असुन त्यावेळी चे बाजर मुल्याप्रमाणे मु शु रु 2880/- व दंड रु 1000/-अभिर्णयाद्वारे भरलेले असुन मान्यता पत्रावर 100/- मु शु लावलेला आहे
(5) क्षेत्रफळ	570 चौ फुट बिल्ट अप
(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:- स्वत: - - वय:--पत्ता:--पिन कोड:--पॅन नं:--
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:- अशोककुमार बी गांधी (एच यु एफ) - - वय:- ??पत्ता:--पिन कोड:--पॅन नं:- AAFHA6987B
(9) दस्तऐवज करुन दिल्याचा दिनांक	28/01/2006
(10)दस्त नोंदणी केल्याचा दिनांक	22/02/2006
(11)अनुक्रमांक,खंड व पृष्ठ	1579/2006
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2880
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	2600
(14)शेरा	-

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

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घो ष णा प त्र

मी **विजय हसमुखराय हपानी** याद्वारे घोषित करतो/करते की, दुय्यम निबंधक **बोरीवली - ३** यांच्या कार्यालयात **विकसनकरारनामा** या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. **प्रविनाबेन हसमुखराय हपानी** यांनी दिनांक **०८/०५/२०२३** रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहुन देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहुन देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये निक्षेस मी पात्र राहीन याची मला जाणीव आहे.

स्वाक्षरी :- Hapani V-H

(विजय हसमुखराय हपानी)

दिनांक :12/05/2023

बरल - ६

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Monday,May 08 ,2023
5.53 PM

पावती

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

पावती क्रं.: 8418 दिनांक: 08/05/2023

सादर करणाऱ्याचे नाव: एक्मार

दस्तऐवजाचा अनुक्रमांक: बरल-5-7862-2023

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नांव: प्रविणाबेन हसमुखराय हपाणी

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 300.00
पृष्ठांची संख्या: 15	
एकूण	रु. 400.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
6:12 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक बोरीवली क्र. ५

बाजार मूल्य: रु.0/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.300/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 08052023140 30 दिनांक: 08/05/2023
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001730371202324E दिनांक: 08/05/2023
बँकेचे नाव व पत्ता:

प्रविणा हपाणी

BORIVALI-5
Delivery Date: 9 MAY 2023

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

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CHALLAN

MTR Form Number-6

GRN MH001703712023E	BARCODE	Date 08/05/2023-15:41:16	Form ID 48(i)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AAAPH5313H
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1	Full Name	PRAVEENABEN H HAPANI
Location	MUMBAI		
Year	2023-2024 One Time	Flat/Block No.	A 001 OM SHRI JAGANNATH CHSL
Account Head Details	Amount In Rs.	Premises/Building	
0030045501 Stamp Duty	500.00	Road/Street	ROXADIYA LANE
0030093301 Registration Fee	100.00	Area/Locality	BORIVALI WEST
		Town/City/District	
		PIN	4 0 0 0 9 2
		Remarks (If Any)	
		SecondPartyName=VIJAY HHAPANI~	
Total	600.00	Amount In Words	Six Hundred Rupees Only
Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	0230042023050873545 / 012013030
Cheque/DD No.		Bank Date / RBI Date	08/05/2023-15:44:06 / Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA
Name of Branch		Scroll No. / Date	Not Verified with Scroll

Department ID : Mobile No. : 9892561348

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

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

THE SEAL OF THE SUB-REGISTRAR BORIVALI 1 MUMBAI SUBURBAN DIST. (BANDRA)

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THE SEAL OF THE JOINT SUB-REGISTRAR BORIVALI 1 MUMBAI SUBURBAN DIST. (BANDRA)

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CHALLAN
MTR Form Number-6

GRN	MH001730371202324E	BARCODE		Date	08/05/2023-16:41:18	Form ID	48(f)

Department	Inspector General Of Registration	Payer Details	
	Stamp Duty	TAX ID / TAN (If Any)	
Type of Payment	Registration Fee	PAN No.(If Applicable)	AAPH5313H
Office Name	BRL_1_JT SUB REGISTRAR BORIVALI 1	Full Name	PRAVEENABEN H HAPANI
Location	MUMBAI		
Year	2023-2024 One Time	Flat/Block No.	A 601 OM SHRI JAGANNATH CHSL
Account Head Details	Amount In Rs.	Premises/Building	
0030046501 Stamp Duty	500.00	Road/Street	ROKADIYA LANE
0030063301 Registration Fee	100.00	Area/Locality	BORIVALI WEST
		Town/City/District	
		PIN	4 0 0 0 9 2
		Remarks (If Any)	
		SecondPartyName=VIJAY HHAPANI~	
	600.00	Amount In Words	Six Hundred Rupees Only
Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	02300042023050873545 / 012013030
Cheque/DD No.		Bank Date / RBI Date	08/05/2023-15:44:06 / Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Mobile No. : 9892563346

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 कार्यालय, नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	ISI-388-7862	00009181752023 24	08/05/2023-17:53:26	IGR194	500.00
2	ISI-388-7862	00009181752023 24	08/05/2023-17:53:26	IGR194	100.00
			Total Defacement Amount		600.00

Print Date 08-05-2023 05:54:26

DEFACED ₹600.00 DEFACED

THE SEAL OF THE SUB REGISTRAR BORIVALI 1 MUMBAI SUBURBAN DIST. MUMBAI

THE SEAL OF THE JOINT SUB REGISTRAR DIST. (MUMBAI SUBURBAN)

बरल - ५ ५ 94 2023

बरल - ८ ८२४३ ३७ ३५

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	08052023140301	Date	08/05/2023
Received from dhc, Mobile number 9820097983, an amount of Rs 300/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District			
Payment Details			
Bank Name	SBIN	Date	08/05/2023
Bank CIN	10004152023050845070	REF No.	31283927dd22
This is computer generated receipt, hence no signature is required.			

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

बरसे - ८
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THE SEAL OF THE SUB REGISTRAR BORIVALI-5 MUMBAI SUBURBAN DIST. (BANDRA)

बरसे - ५
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D Document H Handling C Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0805202314030	Receipt Date	08/05/2023

Received from dhc, Mobile number 9820087983, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered on Document No. 7862 dated 08/05/2023 at the Sub Registrar office Joint S.R. Borivali 5 of the District Mumbai Sub-urban District.

DEFACED
₹ 300
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	08/05/2023
Bank CIN	10004152023050813070	REF No.	312839270822
Deface No	0805202314030D	Deface Date	08/05/2023

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

THE SEAL OF THE SUB REGISTRAR BORIVALI 5 MUMBAI SUBURBAN DIST. (MUMBAI)

THE SEAL OF THE JOINT SUB-REGISTRAR ROHINI NO. 8 MUMBAI SUBURBAN DIST. (MUMBAI)

बरल - ५
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बरल - ८
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बरल - ५
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SPECIFIC POWER OF ATTORNEY

Know All Men By These presents that I, **Mrs. Praveenaben Hasmukhrai Hapani** age about 79 years, having address at Flat No B-1, Kapil Kunj, Rokadia Lane, Borivali (W), Mumbai-92, send GREETINGS.

WHEREAS I Mrs. Praveenaben Hasmukhrai Hapani is the owner of Flat No A/001, Om Shri Jagannath CHSL, Rokadia Lane, Borivali (W), Mumbai 400092 Now since I am not able to manage daily affair pertaining to the said flat due to health issues so I do hereby nominate, constitute and appoint my Son **Mr. Vijay Hasmukhrai Hapani**, aged about 58 years, residing at Flat No A/001, Om Shri Jagannath CHSL, Rokadia Lane, Borivali (W), Mumbai 400092 to be my true and lawful attorney for me for doing the following matters in respect of the at Flat No A/001, Om Shri Jagannath CHSL, Rokadia Lane, Borivali (W), Mumbai 400092.

A. The Society is desirous of redeveloping all that piece or parcel of Plot of land bearing CTS No. 2455 village Eksar in Taluka Borivali situated at Rokadia Lane, Borivali (W), Mumbai 400092 (whichcomprises of ground plus ____ upper floors and ____ residential flats ("Building") (the Land and the Building are, hereinafter, collectively referred to as the "Property") after demolition of the Building standing thereon and constructing new building(s)/structure(s) on the Land by utilizing the land floor space index ("FSI"), Additional FSI , fungible floor space index and transferrable development rights ("TDR"), Layout FSI , FSI on account of widened road , Road setback etc. relating to and arising out of the Land as per prevailing Development Control Regulations for Greater Mumbai, 2034 (as may be amended from time to time) ("DC Regulations");

B. In view of the above circumstances, I/we will be required to sign, execute and get registered various documents, agreements including but not limited to individual consents, resolutions, the development agreement and the permanent alternate accommodation agreement to be executed by and between the Society, the Developer and myself to record the obligation of the Developer to hand over the new flat and the new car parking space to me in the new building to be constructed by the Developer on the Land upon redevelopment,

C. Since I am having health issues due to my age I am unable to sign, admit the execution of documents which may be required to be executed by me pursuant

Harkrai Jivanlal Hapani
हरकराय जीवनलाल हपाणी

बरल - ५
७८६३ | ६ | ९५
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redevelopment of the Property and I am therefore desirous of appointing some fit and proper person to be our Constituted Attorney;

D. Accordingly, I am desirous of appointing my Son **Mr. Vijay Hasmukhrai Hapani**, aged about 58 years, residing at Flat No A/001, Om Shri Jagannath CHSL, Rokadia Lane, Borivali (W), Mumbai 400092 (hereinafter referred to as "Attorney") to be my true and lawful attorney.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that I/we do hereby nominate, constitute and appoint **Mr. Vijay Hasmukhrai Hapani** as my true and lawful attorney to act in, conduct, manage and look after all our affairs relating to my Existing Flat in regards to the redevelopment of the Society and I hereby irrevocably confer upon our attorney the following amongst other powers and authorities.

बरल - ५
७८६३ | ९५२ | ३३५
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- **TO REPRESENT** us/me, and act for and on my/our behalf, in all matters relating to the redevelopment process with respect to our Existing Flat before the Society including attending all meetings viz. annual general body meetings, special general body meetings etc. of the Society and to vote and to execute and sign or cause to be executed and signed by us any document, writing, deed, paper, letter and form and do all such acts as may be required.
- **TO ENTER** into, make, sign, seal, execute, deliver, acknowledge all contracts, agreements, declarations, consents, deeds assurances, documents, papers, writings and things that may be necessary or proper to be entered into, made, signed, sealed, executed, delivered, acknowledged and performed for the purposes of re-development of the Property and the development agreement and the permanent alternate accommodation to be allotted to us in lieu of our Existing Flat and additional space opted by me/us.
- **TO VACATE** the Existing Flat and handover keys to the Society for demolition and redevelopment in accordance with the terms and conditions of the Development Agreement.

Harkrai Jivanlal Hapani
हरकराय जीवनलाल हपाणी

बरल - ५
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- **TO SIGN, EXECUTE, ADMIT AND LODGE** on our behalf the development agreement and permanent alternate accommodation agreement or any such deed or documents pertaining to the Existing Flat which may be required to be executed by us for re-development of the Property.

- **TO SUBMIT** the development agreement and the permanent alternate accommodation agreement or any such deed or documents pertaining to the Existing Flat which may be required to be executed by us for re-development of the Property for registration before the Sub-Registrar or Registrar having authority for and to have them registered according to law and to do all acts, deeds and things which our said Attorney shall consider necessary as fully and effectually in all respects as I could do the same myself

- **TO ACCEPT AND TAKE** possession of the new flat upon redevelopment from the Developer/Society on our behalf and for that purpose to sign and execute all other deeds, instruments and assurances which our Attorney shall consider necessary.

- **TO REPRESENT** us/me before the Registrar and/or Deputy Registrar of Co-operative Society or to appear before the Co-operative Court and/or the Co-operative Appellate Court in respect of any matter connected with the Existing Flat.

- **TO DO** all such acts, matters, deeds and things for the purpose of re-development and/or management of the Existing Flat as if I were personally present and did the same and for that purpose to sign and execute the deeds, documents and papers and address letters and appear before the concerned and appropriate authorities.

- This Power of Attorney does not entitle to attorney valid to Sale/Lease of flat and/or occupy the flat/s by Power of attorney holder and/or any third party.
  This Power of Attorney given without any monitory consideration

AND GENERALLY to do all other acts, deeds and things which our Attorney may require or deem expedient to be done or performed in order to carry out the intents of this Power of Attorney.

IN WITNESS WHEREOF we have here to set and subscribed my hands and seal at ----- MUMBAI on this 8th day of MAY 2023

बरल - ५ | ७६५ | ५ | ५५ | २०२३

बरल - ५ | ७६५ | ९ | ५५ | २०२३

THE SCHEDULE ABOVE REFERRED TO

Flat No A/001, Om Shri Jagannath CHS Ltd, admeasuring 250 Sq. Ft Built-up situated at Rokadla Lane, Borivali West, Mumbai 400092 standing on plot bearing CTS No. 2455 of Revenue Village Eksar Taluka Borivali within the limits of Mumbai Sub Urban District

IN WITNESS WHEREOF I, Mrs. Praveenaben Hasmukhrai Hapani have executed this deed at Mumbai on this day of 8th MAY 2023



Mrs. Praveenaben Hasmukhrai Hapani

Accepted by Me

SPECIMEN SIGNATURE OF THE

ATTORNEY:

Mr. Vijay Hasmukhrai Hapani





WITNESSES:

01 Vijay H. Hapani

02 A.M. Patil

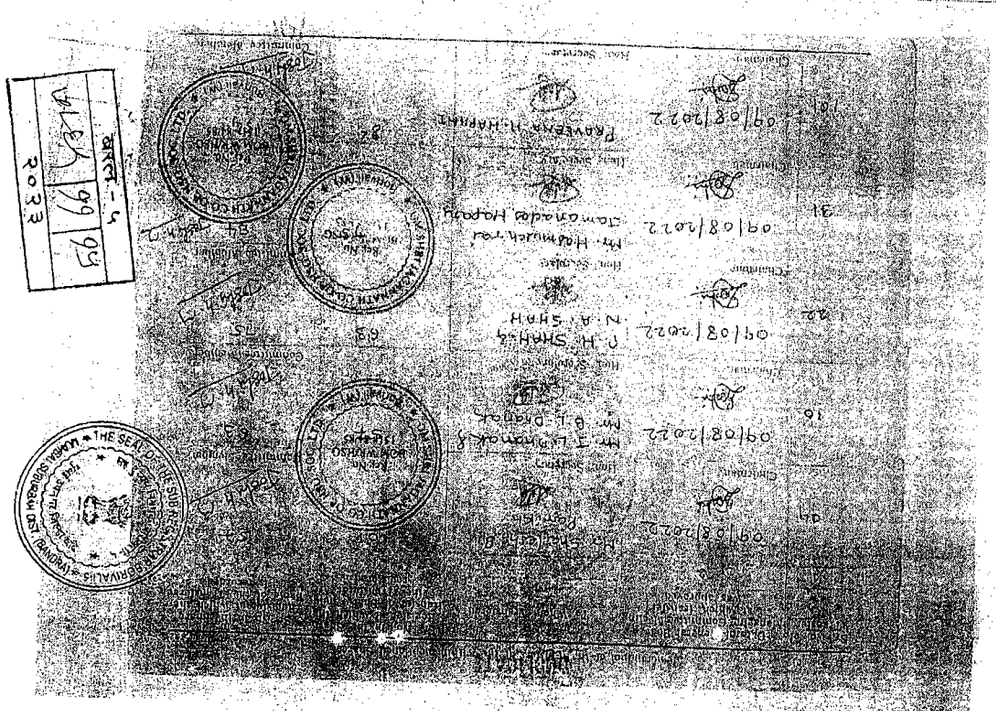
THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 2 MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE JOINT SUB REGISTRAR BORIVALI NO. 2 MUMBAI SUBURBAN DIST. (BANDRA)

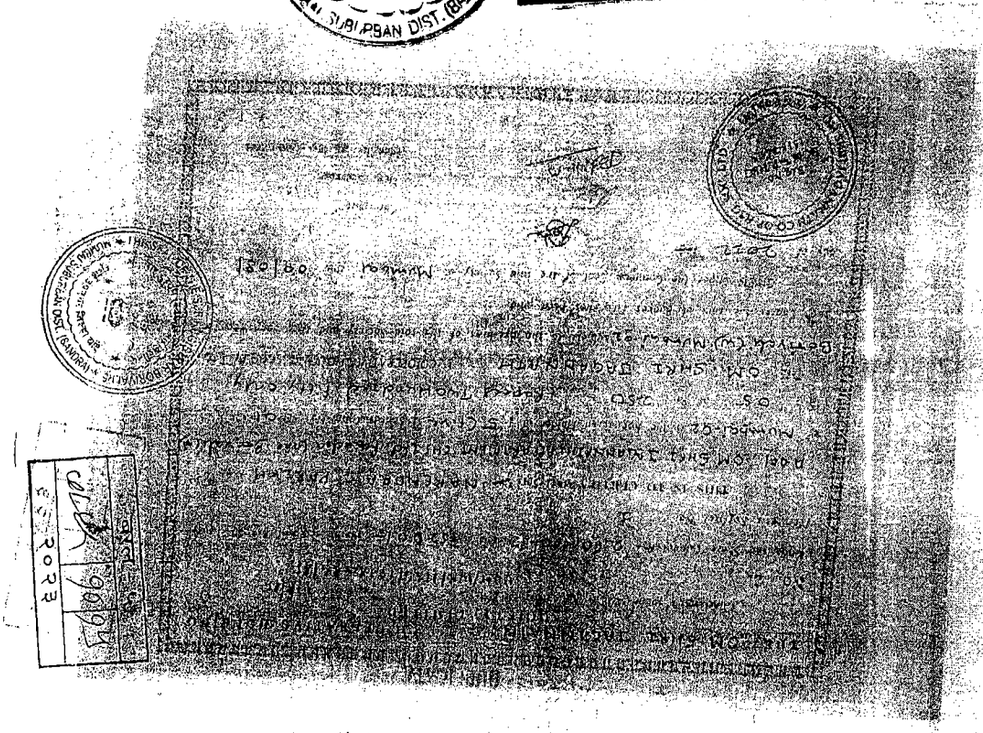
THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 2 MUMBAI SUBURBAN DIST. (BANDRA)

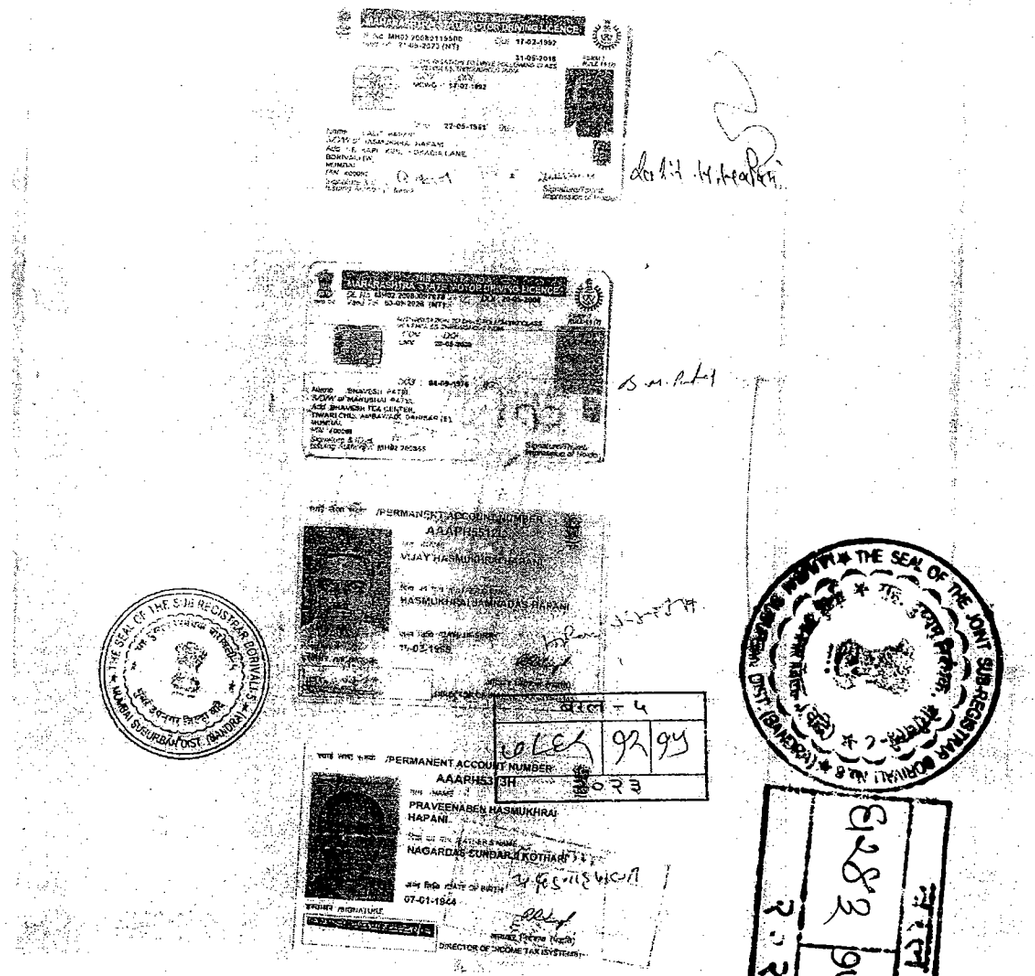
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MAHARASHTRA STATE MOTOR DRIVING LICENCE
PERMANENT ACCOUNT NUMBER
AAAPH5512
VIJAY HASMUKHRAI HAPANI
HASMUKHRAI SAMALDAS HAPANI
PERMANENT ACCOUNT NUMBER
AAARH5313H
PRAVEENABEN HASMUKHRAI HAPANI
NAGARDAS SUNDARJI KOTHARI
07-01-1964
DIRECTOR OF INCOME TAX (SYSTEMS)
THE SEAL OF THE SUB REGISTRAR BORIVALI 5
THE SEAL OF THE JOINT SUB REGISTRAR BORIVALI
2 - BORIVALI