401[illegible]374 पावती Original/Duplicate

Friday,December 16 ,2022 नोंदणी क्रं :39म

4:36 PM Regn:39M

पावती क्रं.: 18225 दिनांक: 16/12/2022

गावाचे नाव: कोलेकल्याण

दस्तऐवजाचा अनुक्रमांक: वदर15-16874-2022

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: भैरवी पटेल इंटरप्रिसेस तर्फे पार्टनर हरीश राघवजी पटेल

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 900.00
पृष्ठांची संख्या: 45	
एकूण:	रु. 1000.00

सह.दु.नि. [illegible]4

बाजार मुल्य: रु.1 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह. दुय्यम निबंधक, अंधेरी क्र. ४,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु.900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1612202202980 दिनांक: 16/12/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012261185202223E दिनांक: 16/12/2022

बँकेचे नाव व पत्ता:

REGISTERD ORIGINAL DOCUMENT
DELIVERED ON...20 DEC 2022

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1813202202980	**Date**	16/12/2022
Received from M/s. TRUE LIFE SPACE, Mobile number 7738241662, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Andheri 4 of the District Mumbai Sub-Urban District.			
Payment Details			
Bank Name	SBIN	**Date**	16/12/2022
Bank CIN	10004152022121602750	**REF No.**	IGAOUYDOA7
This is computer generated receipt, hence no signature is required.			

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डिसेंबर	९	५५
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CHALLAN

MTR Form Number-6

GRN	MH011861585202223F	BARCODE		Date	08/12/2022-14:39:37	Form ID	48(f)

Department	Inspector Genera O Registration	**Payer Details**	
Type of Payment	Non-Judicial Customer-Direct Payment Sale of Non Judicial Stamps SoS Mumbai only	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1	**Full Name**	TRUE LIFE SPACE
Location	MUMBAI		
Year	2022-2023 One Time	**Flat/Block No.**	2616-2619 2635-2640
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030045501 Sale of NonJudicial Stamp	500.00	**Road/Street**	1407.4
		Area/Locality	Mumbai
		Town/City/District	
		PIN	4 C 0 0 7 0
		Remarks (If Any)	PAN2=-PN=PATEL ENTERPRISES-CA=
		Amount In Words	Five Hundred Rupees Only
Total	500.00		

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Payment Details	SBIEPAY PAYMENT GATEWAY	**FOR USE IN RECEIVING BANK**		
Cheque-DD Details		Bank CIN	Ref. No.	1000560202212080353[illegible]83137
Cheque/DD No.		Bank Date	RBI Date	08/12/2022-14:40:21 Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY
Name of Branch		Scroll No. , Date		Not Verified with Scroll

Department ID :
Mobile No. 9819573366

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 दस्तांसाठी सदर चलन लागू नाही .

Print Date 08-12-2022 02:42:29

CHALLAN
MTR Form Number-6

GRN MH012261185202223E	BARCODE	Date 16/12/2022-11:43:39	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fee Ordinary Collections IGR	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	BDR15_JT SUB REGISTRAR ANDHERI 4	Full Name	MS TRUE LIFE SPACE
Location	MUMBAI		
Year	2022-2023 One Time	Flat/Block No.	CTS NO 2635 TO 2640 AND 2642 TO 2643
Account Head Details	Amount In Rs.	Premises/Building	
0030063301 Amount of Tax	100.00	Road/Street	SANTACRUZ EAST VILLAGE KOLEKALYAN
		Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 2 3
		Remarks (If Any)	SecondPartyName=PATEL ENTERPRISES~
Total	100.00	Amount In Words	One Hundrec Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	00405720222121628830 IK0CABURH1
Cheque/DD No.		Bank Date	RBI Date	16/12/2022-11:24:44 Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA
Name of Branch		Scroll No. , Date		Not Verified with Scroll

Department ID :
Mobile No. : 9819573366

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

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

Print Date 16-12-2022 11:44:35



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CHALLAN

MTR Form Number-6

GRN	MH011861585202223P	BARCODE		Date	08/12/2022-14:39:37	Form ID	48(f)

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Non-Judicial Customer-Direct Payment Sale of Non Judicial Stamps SoS Mumbai only	**TAX ID / TAN (If Any**	
		PAN No.(If Applicable	
Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1	**Full Name**	TRUE LIFE SPACE
Location	MUMBAI		
Year	2022-2023 One Time	**Flat/Block No.**	2616-2619 2635-2640
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030045501 Sale of NonJudicial Stamp	500.00	**Road/Street**	1437.4
		Area/Locality	Mumbai
		Town/City/District	
		PIN	4 0 0 0 7 0
		Remarks (If Any)	
		PAN2=~PN=PATEL ENTERPRISES~CA=	
		Amount In Words	Five Hundred Rupees Only
Total	500.00		

DEFACED ₹ 500.00 OF FACED

THE SEAL OF THE SUB-REGISTAR ANDHERI No. 1 MUMBAI SUBURBAN DIST.

Payment Details	SBIEPAY PAYMENT GATEWAY	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No	10000502022120803535	9258775183137
Cheque/DD No.		Bank Date	RBI Date	08/12/2022-14:40:21	12/12/2022
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		1010934 12/12/2022	

Department ID : Mobile No. : 9819573336

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

सदर चलन केवल दस्त्या निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न झालेल्या दस्तांसाठी सदर चलन लागू नाही.

Signature Not Verified

Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 02
Date: 2022.12.16 19:18:34 IST
Reason: GRAS Secure Document
Location: India

Challan Defaced Remarks

Sr. No.		Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-401-16874	0006085204202223	16/12/2022-15:01:31	IGR139	500.00
			Total Defacement Amount		500.00

Print Date 16-12-2022 07:18:34

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CHALLAN

MTR Form Number-6

GRN	MH012261185202223E	BARCODE		Date	16/12/2022 11:43:39	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fee Ordinary Collections -GR	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	BDR15_JT SUB REGISTRAR ANDHERI 4	Full Name	MS TRUE LIFE SPACE
Location	MUMBAI		
Year	2022-2023 One Time	Flat/Block No.	CTS NO 2635 TO 2640 AND 2616 TO 2619
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	SANTACRUZ EAST VILLAGE KOLEKALYAN
0030063301 Amount of Tax	100.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 2 3
		Remarks (If Any)	SecondPartyName=FA H EMPRR SES~
		Amount In Words	One Hundred Rupees Only
Total	100.00		

DEFACED ₹ 100.00 DEFACED

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 4 MUMBAI SUBURBAN DIST. (BADRA)

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022121628830	IK0CABURH1
Cheque/DD No.		Bank Date	RBI Date	16/12/2022-11:24:44	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9819573366

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

सह दुय्यम निबंधक कार्यालयात 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	(IS)-401-16874	0006085210202223	16/12/2022-15:04:36	IGR189	100.00
			Total Defacement Amount		100.00

Print Date 16-12-2022 07:18:23

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Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1612202202980	**Receipt Date**	16/12/2022

Received from M/s. TRUE LIFE SPACE, Mobile number 7738241662, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered on Document No. 16374 dated 16/12/2022 at the Sub Registrar office Joint S.R. Andheri 4 of the District Mumbai Sub-urban District.

DEFACED
₹ 900
DEFACED

Payment Details

Bank Name	SBIN	**Payment Date**	16/12/2022
Bank CIN	10004152022121602750	**REF No.**	IGAOUYDOA7
Deface No	1612202202980D	**Deface Date**	16/12/2022

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

THE SEAL OF THE SUB-REGISTAR ANDHERI No. 4
MUMBAI SUBURBAN DIST. (BANDRA)

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THE SEAL OF THE SUB-REGISTAR ANDHERI No. 4 MUMBAI SUBURBAN DIST. (BANDRA)

IRREVOCABLE GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, **MR. HARISH RAGHAVJI PATEL, the Partner of *Mis.* PATEL ENTERPRISES** {in short **"said Firm"}**, a Partnership Firm registered under the Indian Partnership Act, 1932 having its office at 139, Seksaria Chambers, 2nd Floor, N.M. Road, Fort, Mumbai-400023, hereinafter for the sake of brevity be called as the **'GRANTOR'** do hereby SEND GREETINGS :-

WHEREAS, the Firm- GRANTOR has entered into an Deed of Conveyance with one ***Mis.* TRUE LIFE SPACE** a Partnership Firm registered under the Indian Partnership Act 1932, through its Partners namely (a) Mr. Ahmedali Kamruddin Khan (b) Mr. Ahmedullah Sharifuddin Ansari (c) Khalid Kamaluddin Shaikh and (d) Mr. Muzammil Kamruddin Khan having its office at A/101, Baitul Noor Co-operative Housing Society limited, Near Annasagar Marg, Muskeshwadi, C. S. T. Road, Kurla (West), Mumbai - 400 070, in respect of the 2 Plots of land at Santacruz (East), near St. Anthony's

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Church in Village Vakola, Kolekalyan in the registration District and Sub-District of Mumbai City and Mumbai Suburban and bearing Survey No.365, Hissa No. l(part) and City Survey No. 2616 to 2619 and City Survey Nos 2635 to 2640 (both inclusive) of revenue Village Kolekalyan, Santacruz admeasuring 817.6 square meters and 589.8 square meters respectively or thereabouts which is more particularly described in Schedule 1 and Schedule 2 herein respectively (hereinafter for the sake of brevity be referred to as the **'scheduled properties').**

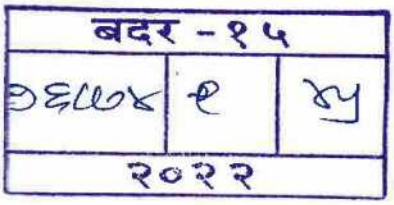
THE SEAL OF THE SUB-REGISTRAR ASSURANCE MUMBAI SUBURBAN

Reg. Document NO. BDR/15/16873/2022
dated 16/12/2022

AND WHEREAS in view of the Conveyance, the Firm-GRANTOR has decided to hereby appoint **(a) Mr. Ahmedali Kamruddin Khan and/or (b) Mr. Ahmedullah Sharifuddin Ansari and/or (c) Khalid Kamaluddin Shaikh and/or (d) Mr. Muzammil Kamruddin Khan** (in short referred to as the **'said Attorney')** as their attorney, to act , in respect of the said scheduled properties and confers upon him/then, the powers hereinafter appearing:-

NOW KNOW YE ALL MEN AND THESE PRESENTS SHALL COME that I, I, **MR. HARISH RAGHAVJI PATEL** on behalf of the said Firm namely **M/S. PATEL ENTERPRISES** do hereby irrevocably nominate constitute and appoint (a) Mr. Ahmedali Kamruddin Khan and/or (b) Mr. Ahmedullah Sharifuddin Ansari and/or (c) 'RhaHd Kamaluddin Shaikh and/or (d) Mr. Muzammil Kamruddin Khan, having their offices at A/101, Baitul Noor Co-operative housing society limited, near Annasagar Marg, Muskeshwadi, C.S.T. Road, Kurla (West),

Mumbai - 400 070 to be the Firms true and lawful Attorney to act in the name of the Firm- GRANTORS and to do the following, acts, deeds, matters and things in respect of the scheduled properties at the cost of the Attorneys only, that is to say:-



(A) Development of the said property :-

1. To deal and/or correspond with the Municipal Corporation Greater Bombay including all its departments or officers or any other Officer or authority in connection with or relating to the development of the scheduled property and to carry out construction and/or development work thereon and in particular to do the following acts, deeds matter and things namely:-



(a) To apply for and obtain sanction of the building plans to be constructed on the scheduled property with further alterations or additions as the said my said Attorney may reqmre.

(b) To apply for and obtain the Intimation of Disapproval that is the terms and conditions under which the buildings plans are sanctioned or Occupation Certificate and/or Completion Certificate in respect of the building or buildings to be constructed and completed on the scheduled property.

(c) To deal with the Assessment Department of the Municipal Corporation of Greater Bombay and to deal with and dispose of with all matters in connection with the assessment of the scheduled property.

(d) For any of the purpose mentioned hereinabove to sign all declarations, affidavits, indemnity bonds, undertakings applications and other papers on terms and conditions from time to time as may be required by the Municipal Corporation of Greater Bombay or the State Government.

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(e) To develop the scheduled property under the provisions of Development Control and Regulation for Greater Bombay, 1991.

2. To make and prepare and/or caused to be made and prepared all such plans applications specifications maps and designs and/or specifications as may be necessary and/or required and/or advisable for the purpose of constructing the buildings on the scheduled property and to engage the services of any Architects, Engineers or any other persons or parties as may be necessary or advisable.

3. To develop the scheduled property by constructing new building or buildings consisting of flats shops godowns garages and other premises or any structures thereon.

4. To construct erect demolish repair reconstruct building or buildings and structure or structures on the scheduled property and to carry out development re-development and construction work on the scheduled property.

5. To prepare the plans of the proposed building or buildings to be constructed on the scheduled property prepared and to submit the same to the Municipal Corporation of Greater Bombay and/or other authority for sanction with or without any modifications or alterations and/or to modify and/or to amend or revise the plans that may be submitted to the Municipal Corporation of Greater Bombay and/or to such other authorities as required under the law.

6. To proceed with the development of the scheduled property including construction of boundary walls and to comply with all the terms and conditions of sanctioned buildings plans I.O.D. Commencement Certificate Occupancy Certificate or Building Completion certificate and for that purpose if required to hand over

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and/or surrender and/or transfer a portion of the scheduled property falling in the set back line of the Development Plan road or any area under reservation to the Municipal Corporation of Greater Bombay or to any other authorities concerned by execution necessary Deed of Conveyance in favour of the Municipal Corporation of Greater Bombay or any other statutory authority and to apply and to obtain lieu thereof the compensation and/or F.S.I. and/or T.D.R. and to consume the said F.S.I. on the remaining portion of the scheduled property by constructing building or buildings thereon.

7. To appear and represent me before any and all concerned authorities and parties as may be necessary required or advisable for or in connection with the development of the scheduled property to make such agreements and arrive at such arrangements as may be conducive to the development of the scheduled property.

8. To represent me before all authorities concerned with the development of the scheduled property and construction and completion of buildings thereon and to do and execute all deeds, writings and matters and things and to sign and execute any agreements contract deeds documents writings which ought to be done executed signed and/or delivered in carrying out any of the purpose aforesaid as if I am personally present and did the same and also to do and execute all applications deeds matters and things and to carry on correspondence for any of the purpose aforesaid for or in relation to all the matters connected with the scheduled property and construction and completion of buildings thereon.

(B) Town Planning:-

In case of enforcement of any Town Planning Scheme in the area, to represent me in the said proceedings.

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(C) *Mis.* Reliance Energy Ltd./ Adani Electricity Ltd. :-

(a) To deal and correspond with any of the above Electrical Companies for obtaining electric connections including making or putting up a substation or transformer for and/or in respect or relating to the building or buildings to be constructed in the scheduled property and for the purpose to sign all letters applications undertakings indemnity bonds, affidavit declaration or any other documents necessary and on the terms and conditions that may be demanded from time to time by the said Companies or as may be necessary or as may be required by the concerned authorities.

THE SEAL OF THE SUB-REGISTAR

(b) To make applications to said Companies or other concerned authorities for obtaining the light and power connections during the course of construction and/or for permanent connections and completion of buildings of the scheduled property including erection and installations of sub-stations on the portion of the scheduled property for the purpose aforesaid to sign and execute in my name and on my behalf all plans, papers, applications specifications undertakings writings and documents in favour of Bombay Suburban Electric Supply Co. Ltd. and/or other concerned authorities for uch portion of the scheduled property which the said Electric Sub-Station is to be erected or installed.

(D) F.S.1/T.D.R. :-

(a) To utilise the Floor Space Index in the scheduled property by way of Transferable Development Rights or to utilize the Floor Space Index or the Transferable Development Rights of the scheduled property in any property amalgamated with the scheduled property or any adjoining property or in any other property as my be permitted by the Municipal Corporation of Greater Bombay under the Development Control Regulations, 1991