



सूची क्र.2

दुय्यम निवर्धक : सह दु.नि. अंधेरी 4

दस्तावेज क्रमांक : 15638/2022

मोडर्नी :

Regn 63m

घाबाने नाव : वांद्रा

(1) विनोदाचा प्रकार	अवाटनमेंट ऑफ इन्टरप्रायस मॉडेल
(2) मोबदला	0
(3) वातावरण (भौतिक वातावरण) वास्तविकता (वास्तविकता) देवा की मंडलशा ने समुद्र करणे)	14017000
(4) सु-मापन, मोडर्निझा व परिष्कार (अवस्था)	1) घाबाने नाव: मुंबई मलगा इतर वर्णन : , इतर माहिती: जमीन व वास्तविक, मी टी मलगा, एफ/1533, एफ पी नं. 578, टीपीएम 3, जमिनीचे क्षेत्र 710.70 चौ. मी., विलेज वांडा - एफ, मंडोदय एम आर ए को-ओप डी सी नि, वापराचा वाळ इंग्रजी मंडोदय अंधेरी मुंबई, मंडर दम्य अतिनिर्माण केने असून इन्फोमर भरणेने मुद्राक शुल्क रु. 7,00,850/-, अभिलेखन क्र. मंडोदय/1100900/901/2022 व इतर वर्णन इन्फोमर नमुद्र कल्याणमाण, ((C.T.S. Number : F-1533 ,))
(5) क्षेत्रफळ	1) 710.70 चौ.मीटर
(6) अवाटनगी विनोद देणारा अमेन देवता	
(7) इन्फोमर करन देणारा-वा/निहल देवता-वा पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश अगल्याग, प्रतिवादिने नाव व पत्ता.	1): नाव:-मै/- पुनानाव देवतापर्म (आप) या नि वे सवाकक पक्ष ब्रजलान व भादिवा वच -56, पत्ता:-प्लॉट नं. 401, माळा नं. -, इमारतीचे नाव: वेडरोला कोम्प्लेक्स , ब्लॉक नं: मुमन नगर , रोड नं: चेंबुर मुंबई , महाराष्ट्र, मुंबई, पिन कोड:-400071 पिन नं:-AACC65435E 2): नाव:- (मावना देणार) मंडोदय एम आर ए को-ओप डी सी नि वे मंडोदरी वृत्तक मंडोदय पत्ता वच:-42, पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं. 578.5 वा रोड , रोड नं: वाड मंडोदय, मुंबई , महाराष्ट्र, MUMBAI पिन कोड:-400052 पिन नं:-AAHAS4619P
(8) इन्फोमर करन देणारा-वा पक्षकाराचे व दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश अगल्याग, प्रतिवादिने नाव व पत्ता	1): नाव:-मै/- शिव माई देवतापर्म वे रोपायटर बडवान मावनी मानकर वच -51, पत्ता:-प्लॉट नं: 608, माळा नं: -, इमारतीचे नाव: मुचिता विक्रमग पार्क , ब्लॉक नं: वाच. एम. जाधव मार्ग, पंटेन वाळ , रोड नं: पाटकोणर पूर्व, मुंबई , महाराष्ट्र, मुंबई, पिन कोड:-400077 पिन नं:-AJPPM3769A
(9) इन्फोमर करन दिव्याना दिनांक	23/11/2022
(10) इन्फोमर दिव्याना दिनांक	23/11/2022
(11) अनुक्रम, खंड व पृष्ठ	15638/2022
(12) वातावरणाचा प्रमाणे मुद्राक शुल्क	700850
(13) वातावरणाचा प्रमाणे मोडर्नी शुल्क	30000
(14) शेर	
मुद्राकनामादी विवादात घेतलेला तपशील:-	मुद्राकनामादी आवश्यकता नाही की मुद्राकनामादी आवश्यक नाही वातावरणाचा तपशील इन्फोमरानुसार आवश्यक नाही
मुद्राक शुल्क आवागनाचा निवर्धक अनुच्छेद नं.:	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to R.



खरी प्रत

सह. दुय्यम निवर्धक अंधेरी-४
मुंबई उपनगर जिल्हा.



23/11/2022

सूची क्र.2

दुय्यम निबंधक मह. दु. नि. अंधेरी-४
 दिनांक: 15/6/2022
 पोलिसी
 Regn-63ms

मावाचे नाव : बांद्रा

(1) विनिवाचा प्रकार	असाईनमेंट ऑफ डेव्हलपमेंट राईट्स
(2) मोबदला	0
(3) बाजारभावाप्रमाण (भाडेपट्ट्याच्या बायलिनियमद्वारे आकारणी देणे की परदेशी ने समुद्र करणे)	14017000
(4) चु.सापन पोर्टाहेन्सा व धनुष्यमांक (अवधान्य)	1) मावाकचे नाव मुंबई मलया इतर वर्णन : इतर माहिती: जमीन व बांधकाम, मी ही एम.नं. एफ/1533, एफ मी.नं. 578, टीपीएम 3, जमिनीचे क्षेत्र 710.70 चौ. मी., विलेज बांडा - एफ, मधोवय एम.आर.म. को.ओप ही मो.वि.वाघेला बाळ ग्रांपडणी, ता.नुका अंधेरी मुंबई. मदार दस्त अभिविधीत केले असून दस्तावर भरलेले मुद्रांक शुल्क रु. 7,00,850/-, अभिविधीत क्र. एटीन/1100900/901/2022 व इतर वर्णन दस्तात नमूद केलाप्रमाणे. ((C.T.S. Number : F-1533.))
(5) क्षेत्रफळ	1) 710.70 चौ.मीटर
(6) आकारणी किंवा जुही देण्यात असेल तेव्हा	
(7) दस्तावेज करून देणा-या/विहीन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिकादिचे नाव व पत्ता	1) नाव:-मै/- मुन्नालक डेव्हलपर्स (आय) प्रा. लि चे संचालक परेश ब्रजपाल पभाविधा वय:-56; पत्ता:-प्लॉट नं. 401, माळा नं:-, इमारतीचे नाव: वेस्कोला कॉम्प्लेक्स, ब्लॉक नं: सुभन मगर, रोड नं: चेंबुर मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400071 पॅन नं:-AACCG5435E 2) नाव:-(मावप्ता देणार) सधोदय एम.आर.म. को.ओप ही मो.वि.चे सेक्रेटरी पुष्पक नूत पोतम्बर छान वय:-42; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: प्लॉट नं. 578, 5 वा रोड, रोड नं: छार पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400052 पॅन नं:-AAHAS4619P
(8) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिकादिचे नाव व पत्ता	1) नाव:-मै/- शिव साई डेव्हलपर्स चे प्रोग्रापटर चडकात मास्ती मानवर वय:-51; पत्ता:-प्लॉट नं: 608, माळा नं:-, इमारतीचे नाव: सुविता बिजनेस पार्क, ब्लॉक नं: वाय.एम. जाधव मार्ग, पटेल बाळ, रोड नं: घाटकोपर पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400077 पॅन नं:-AJPPM3769A
(9) दस्तावेज करून देणा-या दिनांक	23/11/2022
(10) दस्त नोंदणी केव्हाचा दिनांक	23/11/2022
(11) अनुसमांक, खंड व पुग	15638/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	700850
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) भेरा	

मुन्नालकनामाली विवागत प्रेतवेला तपशील:- मुन्नालकनामाली आवश्यकता नाही कारण ती कारणाचा तपशील दस्तकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारतला निवडलेला अनुच्छेद:- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

खरी प्रत

सह. दुय्यम निबंधक अंधेरी-४
 मुंबई उपनगर जिल्हा.



23/11/2022

सूची क्र.2

दुय्यम निबंधक सह दु नि अंधेरी ४
दस्तावेज क्रमांक 15638/2022
नॉंदणी
Regn 63m

गावाचे नाव : वांद्रा

(1) विविधाचा प्रकार	अमाईनमेंट ऑफ डेव्हलपमेंट राईट्स
(2) मोबदला	0
(3) बाजारभाव (आरेपरट्याच्या वायवियमपट्टावर आकारणी देणे वी गटदेखार ते समुद्र करणे)	14017000
(4) भू-साधन, पोटॅशिया व धरजमांक (अमान्यास)	1) गावाचे नाव: मुंबई मलगा इतर वर्णन : इतर माहिती: जमीन व बांधकाम, मी टी एम नं. एफ/1533, एफ पी नं. 578, टीपीएम 3, जमिनीचे क्षेत्र 710.70 चौ. मी., व्हिजेज वांद्रा - एफ, सर्वोदय एम आर ए को-ऑप हौ सो नि, वांधेना बाळ सोपटपट्टी, गावुका अंधेरी मुंबई. सदर दस्त अभिनिर्णित केले अनुन दस्तावर भरलेले मुद्रांक शुल्क रु. 7,00,850/-, अभिनिर्णय क. एडीजे/1100900/901/2022 व इतर वर्णन दस्तान समुद्र केव्हाप्रमाणे, ((C.T.S. Number : F-1533 :))
(5) क्षेत्रफळ	1) 710.70 चौ.मीटर
(6) आकारणी विचा जुही देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/विहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमान्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे/- शुभनाथक डेव्हलपर्स (आप) प्रा. लि वे मंचालक वरेश ब्रजलाल चभाडिया वय:-56; पत्ता:-प्लॉट नं: 401, माळा नं:-, इमारतीचे नाव: वेम्बोला कॉम्प्लेक्स, ब्लॉक नं: सुमन नगर, रोड नं: चंवर मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400071 पॅन नं:-AACCG5435E 2): नाव:- (मान्यता देणार) सर्वोदय एम आर ए को-ऑप हौ सो नि वे मेकेटरी युमुफ नूर मोहम्मद खान वय:-42; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: प्लॉट नं, 578, 5 वा रोड, रोड नं: चार पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400052 पॅन नं:-AAHAS4619P
(8) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमान्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मे/- शिव हाई डेव्हलपर्स चे प्रोप्रायटर चंद्रवाल मान्ती मानकर वय:-51; पत्ता:-प्लॉट नं: 608, माळा नं:-, इमारतीचे नाव: सुचिता विजयम पार्क, ब्लॉक नं: वाय. एम. जाधव मार्ग, पटेल चाळ, रोड नं: घाटकोपर पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400077 पॅन नं:-AJPPM3769A
(9) दस्तावेज करून दिल्याचा दिनांक	23/11/2022
(10) दस्त नोंदणी केव्हाचा दिनांक	23/11/2022
(11) अनुक्रमांक, छेड व गुज	15638/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	700850
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) भेगा	



मुल्यांकनासाठी विचारून घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही की, सिव्हिल प्लॅनिंग अँड डेव्हलपमेंट अँड इन्फ्रास्ट्रक्चर विभाग नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारना निवडलेला अनुच्छेद :-

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

खरी प्रत

सह. दुय्यम निबंधक अंधेरी-४
मुंबई उपनगर जिल्हा.

401/15639

पावती

Original/Duplicate

Wednesday, November 23, 2022

नोंदणी क्र. 394

7:51 PM

Regn. 391A

पावती क्र. 15902 दिनांक 23/11/2022

मावाचे नाव: बाडा

दम्नगवडाचा अनुक्रमांक: बडर 15-15639-2022

दम्नगवडाचा प्रकार: कुलमुखात्पारपत्र

मादर कर्णाट्याचे नाव: मे/- गुरुनाथक डेव्हलपर्स (आय) प्रा. लि चे संचालक परेश ब्रजराज कामादिया

नोंदणी फी

₹. 100.00

दम्न हाताळणी फी

₹. 400.00

पृष्ठांची संख्या: 20

एकूण:

₹. 500.00

आपणाम मूल दम्न, थबनेल प्रिंट, मूवी-२ अंदाजे
8:08 PM ह्या वेळीस मिळेल.

मह. दु. ३९१/४

बाडार नुम्बर: २.१/-

मोबदला २.०/-

भरलेले मुद्रांक शुल्क: ₹. 500/-

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

1) देयकाचा प्रकार: DHC रकम: ₹. 400/-

टीडी/धनादेश/पे ऑर्डर क्रमांक: 2311202212315 दिनांक: 23/11/2022

बँकचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 100/-

टीडी/धनादेश/पे ऑर्डर क्रमांक: MH011089656202223E दिनांक: 23/11/2022

बँकचे नाव व पत्ता:

REGISTERD ORIGINAL DOCUMENT

DELIVERED ON 23 NOV 2022

23 NOV 2022



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

Receipt of Document Handling Charges

PRN 2311202212315

Receipt Date 23/11/2022

Received from DHC, Mobile number 9100000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 15639 dated 23/11/2022 at the Sub Registrar office Joint S.R. Andheri 4 of the District Mumbai Sub-urban District.

DEFACED

₹ 400

DEFACED

Payment Details

Bank Name SBIN

Payment Date 23/11/2022

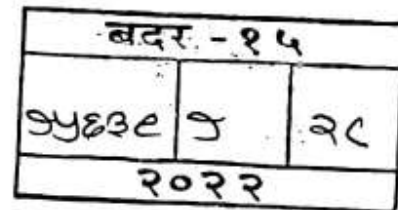
Bank CIN 10004152022112311381

REF No. 232796924024

Deface No 2311202212315D

Deface Date 23/11/2022

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



₹ 600.00



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

Page 1/1

Print Date 23-11-2022 07:53:36

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2311202212315	Date 23/11/2022
Received from DHC, Mobile number 9100000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 23/11/2022
Bank CIN 10004152022112311381	REF No. 232756024024
This is computer generated receipt, hence no signature is required.	

बंदर - ११		
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बदर - १५		
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IRREVOCABLE GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME,
WE, (1) M/S. GURUNANAK DEVELOPERS (I) PVT. LTD. is the private limited company incorporated under the provision of Companies Act, 1956 through its director MR. PARESH VRAJLAL CHABHADIA, having their place of business at 401, Bezzola Complex, Suman Nagar, Chembur, Mumbai, AND (2) SARVODAYA SRA CO-OPERATIVE HOUSING SOCIETY LIMITED, a society registered under the provisions of Maharashtra Co-operative Societies Act, 1960 having its Registration No.MUM/SRA/HSG/T.C./11369/30/08/2007, through its office bearer Secretary & Treasurer having its registered office at CTS No . F/1533, Plot No. 578, 5th Road, Khar West, Mumbai - 400 052, DO HEREBY SEND GREETINGS:

WHEREAS:-

- a. By virtue of Development Agreement dated 23.11.2022 executed by and between M/S. GURUNANAK DEVELOPERS (I) PVT. LTD. (therein referred to as the "PREVIOUS DEVELOPERS") OF THE FIRST PART, M/s. SHIV SAI DEVELOPERS, (therein referred to as the "NEW DEVELOPERS") OF THE SECOND PART, and SARVODAYA SRA CO-OPERATIVE HOUSING SOCIETY LIMITED, (therein referred to as the "CONFIRMING PARTY") OF THE THIRD PART, the Executants herein has granted the development right in respect to complete the incomplete project in all respect at the site of Sarvodaya SRA CHS Ltd. upon the terms and condition mentioned therein and agreed to execute a Irrevocable General Power of Attorney in favour of M/s. SHIV SAI DEVELOPERS to act as our attorney.

am *[Signature]* *guy*

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b. The said Development Agreement dated 23.11.2022 was duly registered with the office of sub-registrar of assurance at Andheri-4 under registration No. BDR-15/15632/2022

NOW KNOW YE ALL THESE PRESENTS WITNESS WE the above said do hereby nominee, constitute and appoint irrevocably the said M/s. SHIV SAI DEVELOPERS, (The Developers) to be our true and lawful attorney (hereinafter reference to as "our said attorney") for us and on our behalf and in our name to do execute and perform all or any of the following acts, deeds, matters and things in respect of the said property jointly or severally namely.

1. TO PERFECT the title of the said property. To make necessary representation to the competent Authority, Government of Maharashtra under the provisions of Maharashtra Slum Areas (I.C.& R.) Act, 1791: For that purpose, to sign make necessary application, declaration, undertaking to the authority and to execute necessary documents, etc. for and on our behalf.

To Implement the SRA Scheme on the above property under the provisions of Slum Rehabilitation Scheme i.e. Maharashtra Slum Improvement Act and DC Regulation 33(11) by submitting a proposal and complying with all requisitions and implement the Rehabilitation Scheme and sale and transfer of the premises available under the sale component and for that purpose to do all acts whenever and wherever necessary on our behalf.

3. TO PERFECT our title in all respects for completing development of the said Property more particularly described in the schedule hereunder written and to take all steps in that behalf.

4. TO MAKE necessary applications, file affidavits, petition to the authorities concerned for obtaining permission to transfer the



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बदर - १५		
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said property in the name of such person or person as the said attorney may think fit and proper.

5. TO SUBMIT necessary applications, writings, undertakings and other documents as may be required in accordance with the prevailing rules and regulation for perfecting title for obtaining N. A. and other requisite permission etc.
6. TO PAY the necessary charges, deposits, and assessments and apply for the refund thereof as the said Attorney may think of and proper.
7. TO AMALGAMATE the said scheme with any other scheme and/ or schemes as the said Attorneys may think fit and proper and also after amalgamation to shift layout plans or sub divisor plans of one or more amalgamated properties or the said property and get the same duly approved from the Collector of other authorities concerned.
8. TO PREPARE and submit proposals for ownership and/ or development of the said property, whether alone or after amalgamation of the said property with other properties as the said attorneys may think fit and proper.
9. TO REDEVELOP the said property more particularly described in the schedule hereunder written by way of leveling the same and filling the same and by constructing buildings/ shed/ sheds, godown, garage for the Purpose of effecting development of the said property and/ or to complete the construction of the building as per original sanction or with amended/ variation as our attorney may deem fit and proper.
10. TO GET prepared the plans for the proposed building or buildings to be constructed on the said property more particularly described in the schedule hereunder written and submit the same to the appropriate authorities for their sanction



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and/ or modify and/or amend the said plans that are submitted and/ or that may be submitted to the said authorities as required under the law and to get the said plans duly sanctioned from the said authorities.

11. TO CARRY OUT all the requisitions that may be made by the authorities and/ or any other authorities in connection with such plans of sub division, layout amalgamation or the building plans submitted and/ or that may be submitted by my said attorneys or either of them to the appropriate authorities in pursuance of this present.
12. TO MAKE applications for water, sewerage light and electric connection with the concerned authorities at the expense of our said attorneys and to obtain necessary orders in pursuance thereto and to do all acts to carry out and lay the water, sewerage and electric connection for the internet layout and roads for the purpose of development of the said property, more particularly described in the schedule hereunder written.
13. TO ENGAGE and employ surveyors, Engineers, Architects, R.C.C. Specialists, Contractors, designers in connection with and for the purpose of development of the said property more particularly described in the schedule hereunder written.
14. TO CARRY ON correspondence and to prepare sign and execute papers, applications and documents including Affidavit, Plaints, Petition, Declarations usual indemnity and Undertaking etc. as may be required for the purpose of constructing the said proposed building or buildings on the said property, more particularly described in the schedule hereunder written.
15. TO LET sublet, grant, leave and license or lease any such flats, independent units, tenements and hereditaments from month to



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month, or sell or for any terms of years and upon such conditions as the said attorneys shall think fit.

16. TO MAKE application and submit the amended or new building plans to the S.R.A. or any other authorities to get the building plans sanctioned, obtain I.O.A and Commencement Certificate and to get the same revalidated and to give such applications, writings, undertakings as may be required for the purpose of development of the said property to the S.R.A or any other Public Authority, to make application for water Connection, electric supply and other incidental requirements which may be required for the development of the said property.
17. TO COMMENCE, file and prosecute any action, petitions, appeals suits or other proceedings at law against any person or persons in respect of any of the matter or things relating to our affairs and to appear and to defend any actions, suit for the proceedings, commenced or to be commenced against me or whereunto we shall be party and also if the said attorneys shall think fit to compromise, refer to arbitration, submit to judgment discontinue or become non suited in any such action, suit or proceedings as aforesaid and also to accept services or writ of summons notice or other proceedings.
18. TO MAKE and prepare and/ or cause to be made and prepared at their entire cost all such plans, specifications and design and/ or alternations in the existing plans and/ or specifications as may be necessary required and advisable for the purpose of constructing the building on the said property to the competent authority and/ or government of Maharashtra and/ or local bodies of SRA and to engage service of any Architects Engineers or any other person or party as may be necessary or ad

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19. TO COMMENCE carry out and complete and/or cause to be commenced out and/ or complete construction work at their entire costs on the said immovable property in accordance with the sanctioned plans and specification and so far as any construction work is concerned to see which are made by the Govt. of Maharashtra and or Town Planning Authority and/ or Police Authorities and/ or any other competent authorities for the time being are strictly observed.
20. TO DEAL and correspond on our behalf with all concerned authorities and bodies including the Govt. of Maharashtra in all its departments, Collector and/ or in connection with development of the said immovable property.
21. TO APPEAR and represent before any concerned authorities and parties as may be necessary, required or advisable for protection or in connection with development of said property and to make such agreements and arrive at such agreements as may be conducive to the development of the said property.
22. TO PAY all taxes, rates, charges, expenses and other outgoings in respect of the said property.
23. TO TAKE all steps in converting the said property and/ or user thereof.
24. TO DECLARE and affirm all complaints, written statements, applications, petitions affidavits and other necessary documents and to appear before any Judge, Court judiciary and Non Judiciary Inquiry, Magistrate or other officers empowered by law to hear any suit or proceedings or any other inquiry relating to any of the matters relating to me or in which we may be interested and also to accept service of writ of summons notice of any other processes issued by the Court, sign Vakalatnama authority letters etc.



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25. TO SELL the said property to such person or persons and to sell the flats, premises, garages on ownership basis as the said attorney may think fit and proper for that purpose enter into agreement and to give valid discharge for payment, to receive sum and to execute Deed of Transfer and other assurances to perfect the Registration thereof in all the respects lodging such documents before the Sub-Registrar and admitting execution thereof.
26. To issue NOC, or any other document which is required for effective sale, transfer of the said plot, or the units built thereon, as also to receive any and all such payments in his own name and in his own account, and appropriate it as he may deem fit and proper.
27. To enter into any joint venture, or to take any kind of financial assistance in the form of loan, for that purpose to mortgage the said plot of land if required or to execute any documents.
28. TO SIGN, execute, register or otherwise perfect or cause to be signed, executed, registered or perfected any arrangements, lease, assignment, surrender, re-assignments, transfer or mortgage and other assurance which may in the opinion of said attorneys be expedient or necessary for any of the fore goings purposes.
29. TO EXECUTE a Lease Deed, Transfer Deed of Indemnity Assignment Deed of Exchange or other assurances in one or more sets in respect of the said property more particularly described in the schedule hereunder written in favour of any person and to take all steps for effective registration of all such documents.
30. TO MAKE necessary applications for procuring permits and quotas for cement, steel and other building materials and for the purpose to sign and execute such applications affidavits,

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undertakings, indemnity bonds and such documents etc. as may be required and to represent the concerned authorities and to receive the same and make payments for such permits, quotas etc.

31. TO TAKE necessary steps for formation of Co-operative Society with an intent to transfer the said property or any part or portion thereof with or without structures by executing Deed of Conveyance or Deed of Assignment in favour of the said society and for the purpose to submit necessary applications, writings, deed, undertakings and declarations as may be required and to appear and represent before the Registrar or other authorities under the Maharashtra Co-operative Societies Act, 1960 and to admit such members as the said attorney may deem fit and proper.

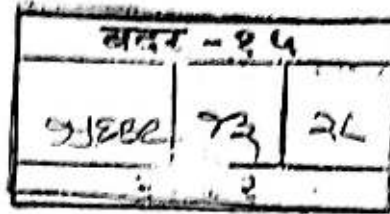


32. TO SUBSTITUTE and appoint from time to time one or more attorneys hereunder with the same or limited powers and appoint such substitutes at pleasure and to remove and appoint another or others. If the said attorneys think fit and proper, they shall be entitled to appoint such substitutes with irrevocable powers, conferring such powers as they may think fit and proper and in such powers of attorneys shall not be revocable.

33. This power of Attorney is irrevocable and the same shall not be revoked.

34. GENERALLY, to do and execute and perform all such acts, deeds, matters or things relating to or concerning or touching the said property, its sale or development thereof as our said Attorney may deem fit and proper and expedient as fully and effectually as we our self could effectually do, execute and perform it: if personally present.

an *RS* *yes*



35. AND WE HEREBY AGREE TO RATIFY AND CONFIRM all and whatsoever our said attorney or substitute or substitutes appointed by them shall lawfully in the manner herein referred to do or purport to do by virtue of these presents and we further declare that this power of Attorney is irrevocable.

IN WITNESS WHEREOF (1) M/S. GURUNANAK DEVELOPERS (I) PVT. LTD., AND (2) SARVODAYA SRA CO-OPERATIVE HOUSING SOCIETY LIMITED, who in witness thereof hereto set and subscribed their respective hands and seals the day and year first hereinabove written.

SCHEDULE OF THE PROPERTY REFERRED TO HEREIN ABOVE:

All that piece or parcel of land bearing CTS No. F/1533 F. P. No. 578 of TPS-III of Village Bandra-F, lying, being and situated at Bandra, Taluka Andheri, District Bombay suburban District, Greater Bombay along with structure standing thereon and known as "Waghela Chawl" zopadpati and total land under the said slum area is 710.70 sq. mtrs. and bounded as follow:

ON OR TOWARDS WEST : Plot No. 579
ON OR TOWARDS EAST : 5th Road
ON OR TOWARDS SOUTH : Plot No. 577
ON OR TOWARDS NORTH : Plot No. 579

SIGNED DEALED AND DELIVERED by the)
Within named the First Executant)

M/S. GURUNANAK DEVELOPERS (I) PVT.)
LTD., through its Directors)

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MR. PARESH VRAJLAL CHABHADIA

In the presence of

1. Vijay Bhut *[Signature]*
2. *[Signature]*

SIGNED DEALLED AND DELIVERED by the
Within named the Second Executant

SARVODAYA CO-OPERATIVE HOUSING
SOCIETY LIMITED

Through its Secretary Shri Muht Noor
Mohammed Khan

In the presence of

1. *[Signature]*
2. *[Signature]*

EXECUTANTS

Identified by me

Before me

Advocate, High Court

SIGNED DEALLED AND DELIVERED by the
Within named the Attorney

M/S. SHIV SAI DEVELOPERS

Through its Partners

MR. CHANDRAKANT MARUTI MALKAR

In the presence of

1. *[Signature]*
2. *[Signature]*



SARVODAYA S.R.A. CO-OPERATIVE HOUSING SOCIETY LTD.

Reg.No. MUM/SRA/HSC/T.C/11369/30/08/2007

C.T.S. No. F/1633, Plot No. 578, 5th Road, Old Khar (W), Mumbai 400 062.

REF. _____

RESOLUTION

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The committee members of the Society hereby Resolved that Mr. Yusuf Noor Mohammed Khan (Hon. Secretary) is authorized to sign, execute and register the Deed of Assignment of Development Right and Irrevocable General Power of Attorney on behalf of Society before the Registrar and/ or sub-registrar of assurance.

Place: Mumbai

Date: 02/11/2022



SARVODAYA CO-OPERATIVE HOUSING SOCIETY LIMITED

Yusuf
(Secretary)

Sankar
(Treasurer)

Engr. S. S. S.
(Member)





23/11/2022

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पृथी क्र.

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मात्राचे नाव : बांधा

बांधा - 2/4

(1) विवेकाचा पत्र

असाईनमेंट ऑफ डेव्हलपमेंट माईट्स

(2) मोबदला

0

(3) बाजारभाव (भाडेपट्टावाच्या वाढवितपट्टाकार आकारणी देणे की पट्टेदार ने मसुदा करावे)

14017000

(4) भू-मालक, पोटहिंग्या व घरकर्मक (अगत्यात)

1) गाविकचे नाव: मुंबई मल्ल इतर चर्च, इतर माहिती: जमीन व बांधकाम, पी टी एम नं. 578, डीपीएम 3, जमिनीचे क्षेत्र 710.70 चौ. मी., डिव्हिजन बांधा - एक, मल्ल इतर मल्ल आर ए सी-जीए टी सी वि. वाघेला बाळ सोपडपटी, वापुस अंश 1 मुंबई, मल्ल इतर जमिनीतील क्षेत्र अगुन दस्तावेज अगुन मुद्रांक शुल्क रु. 7,00,650/-, जमिनीचे क्र. ए टी/3/1100900/901/2022 व इतर चर्च दस्तावेज नमुद केवळपमाण ((C.T.S. Number : F-1533 ;))

(5) क्षेत्राळ

1) 710.70 चौ.मीटर

(6) आकारणी किंवा नुती देण्यात अगुन देवळा

(7) दस्तावेज करून देणा-या विवेका-या पत्रावरचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अगुन्यात, प्रतिवादिचे नाव व पत्ता

1) नाव - श्री. गुरुनाथ डेव्हलपर्स (अप) प्रा. लि चे संभावक पोश्च प्रज्जल जमिनीचा वय:-55; पत्ता:- प्लॉट नं: 401, माळा नं: -, इमारतीचे नाव: वेदश्रीला कॉम्प्लेक्स, ब्लॉक नं: गुण मल्ल, गेट नं: चैत्र मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400071 पिन नं:-AACGG5435E
2) नाव - (माळवा देवा) मल्ल इतर मल्ल आर ए सी-जीए टी सी वि चे मल्ल इतर मुद्रांक नुद माळवा देवा वय:-42, पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं: 578, 5 वा गेट, गेट नं: वाघ गंधम, मुंबई, महाराष्ट्र, MUMBAI पिन कोड:-400052 पिन नं:-AAHA34610P

(8) दस्तावेज करून देणा-या पत्रावरचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अगुन्यात, प्रतिवादिचे नाव व पत्ता

1) नाव - श्री. अश्व गार्ड डेव्हलपर्स चे प्रज्जल माळवा देवा वय:-51; पत्ता:- प्लॉट नं: 606, माळा नं: -, इमारतीचे नाव: मुक्ती विजय गार्ड, ब्लॉक नं: वाघ. मल्ल. जमिनीचा, गेट नं: बाळ, गेट नं: पाटोकर पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400077 पिन नं:-AJPP1A3769A

(9) दस्तावेज करून देणा-या दिनांक

23/11/2022

(10) दस्तावेज करून देणा-या दिनांक

23/11/2022

(11) अनुक्रमिक, छंद व पत्र

15638/2022

(12) बाजारभावप्रमाणे मुद्रांक शुल्क

700850

(13) बाजारभावप्रमाणे नोंदणी शुल्क

30000

(14) शेर



मुल्यांकनासाठी विचारून घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता माही कारण दस्तऐवजानुसार आवश्यक माही कारणाने तपशील दस्तऐवजानुसार आवश्यक माही

मुद्रांक शुल्क आकारनाचा निवडलेला अनुच्छेद :-

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

Address Card of Chandrakant malkar
 Prop. / owner of : Shiv Sai Developer

भारतीय विपणन प्राधिकरण
 MARKETING BOARD OF INDIA



Address:
 S/O: Maruti Malkar, F WING
 131 SAGAR PARK AMRUT
 NAGAR, GAVDEVJI ROAD,
 NEAR R. CITY MALL
 Mumbai, Mumbai
 Maharashtra - 400086

पता:
 S/O मार्गती मालकर, एफ. विंग 131
 नगर पार्क अमृत नगर, गावडी रोड,
 आसिरी मॉडल अग्रज, मुंबई, मुंबई,
 महाराष्ट्र - 400086

Date: 27/03/2022



भारत सरकार
 GOVERNMENT OF INDIA

नंदकांत मार्गती मालकर
 Chandrakant Maruti Malkar
 जन्म तारीख: 10/08/1971
 पुरुष / MALE

2391 4578 8880

माडी आधार माफी ओपन

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C.M. Malkar

CamScanner

CamScanner

Pan Card Chandrakant malikar
owner/prop. of Shiv Sai Developer

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C.m.malikar



GS CamScanner

आधार

भारत सरकार

Unique Identification Number

नॉदविण्याचा क्रमांक / Enrollment No. 1216/0006201092

To:

युसुफ नूर मोहम्मद खान

Yusuf Noor Mohammed Khan

S/O Noor Mohammed Khan

403, SARVODAYA CHS. BAWING PLOT NO 578 5th ROAD

Khar West

Mumbai

Maharashtra 400052

0825423714

20-03-2011

बंदर - १५

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RE TO: 10/1/2011-11-000000



UE114245142IN



आपला आधार क्रमांक / Your Aadhaar No.

2182 4691 8229

आधार - सामान्य माणसाचा अधिकार



भारत सरकार

GOVERNMENT OF INDIA



युसुफ नूर मोहम्मद खान

Yusuf Noor Mohammed Khan

जन्म वर्ष / Year of Birth: 1979

पुरुष / Male



2182 4691 8229

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग	GOVT. OF INDIA
INCOME TAX DEPARTMENT	
YUSUF NOOR MOHAMMED KHAN	
NOOR MOHAMMED RAMZAN KHAN	
10/08/1979	
Registration Number	
AVPPK3513L	
<i>[Signature]</i>	
Signature	

[Handwritten signature]

बदर - १५		
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२०२२		



Director - Gurumangak Developer (P) Pvt Ltd.
 Power card

भारत-सरकार
GOVERNMENT OF INDIA

पारेश व्रजल चव्हाडा
 जन्म तारीख / DOB: 13/10/1966
 लिंग / GENDER: MALE
 मोबाइल नं.: 9821412744

9305 8761 0532

माजी आधार, माजी ओकख

आधार

विशेष पहचान प्राधिकरण
CRIMINAL IDENTIFICATION AUTHORITY OF INDIA

Address:
 O/O: Vrajlal Chhabadia, 401 Crystal
 Building Neelkanth Regent, R.N.Nagar
 Marg, Ghatkopar East, Mumbai, Mumbai
 Suburban, Maharashtra - 400075
 25/11/2021

9305 8761 0532

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भारत-सरकार
GOVERNMENT OF INDIA

पारेश व्रजल चव्हाडा
 जन्म तारीख / DOB: 13/10/1966
 लिंग / GENDER: MALE
 मोबाइल नं.: 9821412744

9305 8761 0532

माजी आधार, माजी ओकख

आधार

विशेष पहचान प्राधिकरण
CRIMINAL IDENTIFICATION AUTHORITY OF INDIA

Address:
 O/O: Vrajlal Chhabadia, 401 Crystal
 Building Neelkanth Regent, R.N.Nagar
 Marg, Ghatkopar East, Mumbai, Mumbai
 Suburban, Maharashtra - 400075
 25/11/2021

9305 8761 0532

1947 | **Helpdesk.gov.in** | **www.uidai.gov.in**

2022	22	24
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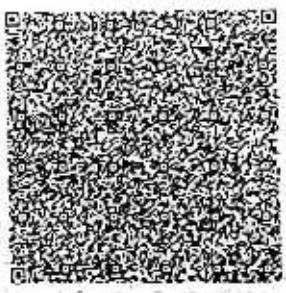
Handwritten signature

CamScanner

CamScanner

Director: Anonymous Developer, Pundit
Dm card.

बदर - १५		
94832	२३	२८
२०२२		

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
	स्थायी लेखा संख्या कार्ड Permanent Account Number Card AABPC8605N	
नाम/Name PARESH VRAJLAL CHABHADIA	पिता का नाम/Father's Name VRAJLAL CHHOTALAL CHABHADIA	25/22021
जन्म की तारीख/ Date of Birth 13/10/1966	 हस्ताक्षर/Signature	

P. Chabhadia

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SARVODAYA CO-OPERATIVE HOUSING
SOCIETY LIMITED

30/08/2007

Number

S4619P

बदर = १५

94832 24 24

2022



Gurunanak Developer I. Pvt Ltd.
Pan card

INCOME TAX PAN SERVICES UNIT

(Managed by National Securities Depository Limited)
1st Floor, Times Tower, Kamala Mills Compound, S. E. Marg,
Lower Parel, Mumbai - 400 013.



बदर - १५		
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२०२२		

AACCG5435E

[Handwritten signature]

Your request for correction / change in particulars on PAN Card has been processed and corrected PAN card is enclosed. The inconvenience caused on account of errors is regretted.

We wish to inform you that quoting of PAN on return of income tax and challans for payment of taxes is necessary to ensure accurate credit of taxes paid by you and faster processing of return of income. Please quote PAN on all communications with the department as it helps to improve taxpayer service.

Income Tax Department maintains a website : www.Incometaxindia.gov.in for providing information and services to citizens. This site also contains detailed information of PAN.

Income Tax Department

PKG ID : PCC / 00008 / 06102007_02 / FFL
MUM / 103 / 301701001667651111 / 11284588
GURUNANAK DEVELOPERS INDIA PRIVATE LIMITED

GURUNANAK DEVELOPERS (INDIA) PRIVATE LIMITED,
401, BEZZOLA COMPLEX,
ABOVE VIJAY SALES, SION TROMBAY ROAD, MUMBAI,
MAHARASHTRA - 400071
TEL NO. : 22 - 67100571



(This being a computer-generated letter, no signatures are required)

401/15639

बुधवार, 23 नोव्हेंबर 2022 7:51 म.नं.

दस्त गोपवारा भाग-1

बदर 15

दस्त क्रमांक: 15639/2022

दस्त क्रमांक: बदर 15 / 15639/2022

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भगलेने मुद्रांक शुल्क: रु. 500/-

दु. नि. मह. दु. नि. बदर 15 याचे कार्यालयात

अ. क्र. 15639 चर दि. 23-11-2022

गेजी 7:48 म.नं. वा. हजर केला.

पावनी: 16902

पावनी दिनांक: 23/11/2022

मादगवऱ्यागऱचे नाव: मे/- गुरुनानक डेव्हलपर्स (आय) प्रा. लि चे संपालक परेश ब्रजलाल चमडिया

नोंदणी फी

रु. 100.00

दस्त हानाळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

कमी पडलेली पाने 8

रु. 1601/- इ.पा.क्र. 16906 / 2022 एकूण: 500.00

अन्वे वसूल करण्यात आली.

दस्त हजर करण्याची मही.

मह. दु. नि. अ. क्र. 4

मह. दु. नि. अ. क्र. 4

दस्तावा प्रकार: कुलमुख्यालय

मुद्रांक शुल्क: 8 तेव्हा तो प्रतिकूलार्थ देण्यात आलेला असून त्यामुळे कोणतीही म्हावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिद्धा क्र. 1 23 / 11 / 2022 07 : 48 : 22 PM ची वेळ: (सादरीकरण)

शिद्धा क्र. 2 23 / 11 / 2022 07 : 48 : 56 PM ची वेळ: (फी)

प्रतिज्ञापत्र

* सदर दस्तऐवज हा नोंदणी कायदा 1906 अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीत दाखल केलेला आहे. * दस्तावीस संपूर्ण भजपूर, निष्पादक प्यक्ती, साक्षीदार व सोबत नोंदनेच्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता चाचदेगीर बाबीसाठी दस्त निष्पादक व कमुलीधारक हे संपूर्णपणे जबाबदार राहतील.

P. W. Ghosh

C. M. Malakar

लिहून देणारे :

लिहून घेणारे :



बदर - १५		
७५६३९	२६	२८
२०२२		

Payment Details

Sr	Purchaser	Type	Verification reference	GMH/series	Amount	Used At	Defence Number	Defence Date
1	MS GUDUHANAR DEVELOPERS PVT LTD AND ANOTHER	eChallan	60163332022112310659	1A1611089656202223E	600.00	SD	0005470621202223	23/11/2022
2		DHC		2311202212315	400	RF	23112022123150	23/11/2022
3	MS GUDUHANAR DEVELOPERS PVT LTD AND ANOTHER	eChallan		1A1611089656202223E	100	RF	0005470621202223	23/11/2022

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

15/03/2022

Know Your Rights as Registrants

1. Verify scanned document for correctness through document (4 pages in a set) printed after scanning
2. Exit gate immediately after registration

For feedback, please write to us at feedback.maria@gmail.com



बदर - १५		
७५६३६	२८	२८
२०२२		

प्रमाणित करणेत येते की, या
दस्तावेज एकूण.....२८.....पाने आहेत
बदर-१५/ ७५६३६ २०२२
पुस्तक क्र. १, क्रमांक. ७५६३६,
नोंदला.
दिनांक: २३/११/२०२२

सह. मुख्य अधिकारी, नथेरी क्र. ४,
मुंबई उपनगर शिष्टा.