

514/11526

पावती

Original/Duplicate

Thursday, June 30, 2022

नोंदणी क्र.: 39म

9:52 AM

Regn.: 39M

पावती क्र.: 12399 दिनांक: 30/06/2022

गावाचे नाव: विलेपारने

दस्तावेजाचा अनुक्रमांक: बडर 18-11526-2022

दस्तावेजाचा प्रकार: कुलमुख्यालय

मादर कराल्याचे नाव: विलेपारने गौतम को आप ही गोमा नि चे चेजमन राजीव कुण्याजी कानिटकर

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 800.00

पृष्ठांची संख्या: 40

एकूण:

₹. 900.00

आपणाम मूळ दस्त, थंबवेल प्रिंट, सूची-२ अंदाजे

10:12 AM ह्या वेळेस मिळेल.

Joint S.R. Andheri-7

सह. दुय्यम निबन्धक, अंधेरी क्र. ७
मुंबई उपनगर जिल्हा

वाजार मूल्य: ₹. 1/-

मोबदला ₹. 0/-

भरलेले मुद्रांक शुल्क: ₹. 500/-

1) देवकाचा प्रकार: DHC रजम: ₹. 800/-

सीडी/प्रनादेश/पे ऑर्डर क्रमांक: 3006202200122 दिनांक: 30/06/2022

बिक्रीचे नाव व पत्ता:

2) देवकाचा प्रकार: eChallan रजम: ₹. 100/-

सीडी/प्रनादेश/पे ऑर्डर क्रमांक: MH004228319202223E दिनांक: 30/06/2022

बिक्रीचे नाव व पत्ता:

Krajan

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 30/6/2022



CHALLAN
MTR Form Number-5



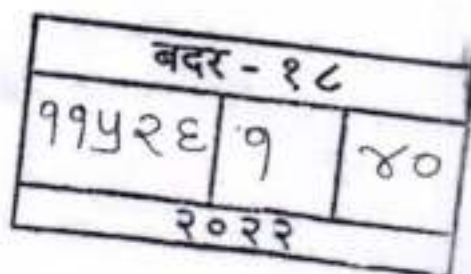
GRN	MH004228319202223E	BARCODE								Date	29/06/2022-17:03:35						Form ID	48(f)									
Department Inspector General Of Registration												Payer Details															
Stamp Duty												TAX ID / TAN (If Any)															
Type of Payment Registration Fee												PAN No.(If Applicable)				AABFL4973E											
Office Name BCR18 __JT SUB REGISTRAR ANDHERI 7												Full Name				LAKSHMI BUILDERS AND DEVELOPERS											
Location MUMBAI																											
Year 2022-2023 One Time												Flat/Block No.				42, MAHANT ROAD											
Account Head Details										Amount In Rs.		Premises/Building															
0030045501 Stamp Duty										500.00		Road/Street				VILE PARLE EAST											
0030063301 Registration Fee										100.00		Area/Locality				MUMBAI											
												Town/City/District															
												PIN				4 0 0 0 5 7											
												Remarks (If Any)															
												PAN2=AAAA/V2665H-SecondPartyName=VILE PARLE GAUTAM CHS LTD-															
Total										600.00		Amount In Words		Six Hundred Rupees Only													
Payment Details UNION BANK OF INDIA												FOR USE IN RECEIVING BANK															
Cheque/DD Details												Bank CIN		Ref. No.		02901792022062929917						511126657					
Cheque/DD No.												Bank Date		RBI Date		29/06/2022-17:07:07						Not Verified with RBI					
Name of Bank												Bank/Branch				UNION BANK OF INDIA											
Name of Branch												Scroll No. , Date				Not Verified with Scroll											

Department ID :

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

Mobile No. : 9820441260

भाही. नवीन न कायद्याच्या दस्तांसाठी सदर चलन लागू आहे. नवीन न कायद्याच्या दस्तांसाठी सदर चलन लागू आहे.



Print Date 29-06-2022 05:07:27



CHALLAN
MTR Form Number-6



GRN MH004228319202223E		BARCODE		Date 29/06/2022-17:03:36	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) AABFL4973E		
Office Name BDR18 __JT SUB REGISTRAR ANDHERI 7			Full Name LAKSHMI BUILDERS AND DEVELOPERS		
Location MUMBAI			Flat/Block No. 42. MAHANT ROAD		
Year 2022-2023 One Time			Premises/Building		
Account Head Details		Amount in Rs.	Road/Street VILE PARLE EAST		
0030045501 Stamp Duty		500.00	Area/Locality MUMBAI		
0030063301 Registration Fee		100.00	Town/City/District		
			PIN 4 0 0 0 5 7		
			Remarks (If Any)		
			PAN2>AAAAV2665H-SecondPartyName-VILE PARLE GAUTAM CHS LTD-		
			Amount in Six Hundred Rupees Only		
		600.00	Words		
Payment Details UNION BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	02901792022062929917 511128887
Cheque/DD No.			Bank Date	RBI Date	29/06/2022-17:07:07 Not Verified with RBI
Name of Bank			Bank-Branch UNION BANK OF INDIA		
Name of Branch			Scroll No. , Date Not Verified with Scroll		

Department ID :

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

एकदर चालन केवल दफ्तरी निबंधक कार्यालयों में ही दर्ज कराया जा सकता है। नौदणी न करवाया गया दस्तावेज़ी एकर चालन लागू नहीं है।

Mobile No. : 9820441260

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-514-11526	0002142687202223	30/06/2022-09:52:33	IGR555	100.00
2	(IS)-514-11526	0002142687202223	30/06/2022-09:52:33	IGR555	500.00
Total Defacement Amount					600.00

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

Receipt of Document Handling Charges

PRN 3006202200122

Receipt Date 30/06/2022

Received from LAKSHMI BUILDERS AND DEVELOPERS, Mobile number 9820441260, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 11526 dated 30/06/2022 at the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Suburban District.

DEFACED

₹ 800

DEFACED

Payment Details

Bank Name HDFS

Payment Date 30/06/2022

Bank CIN 10004152022063000104

REF No. 221812879060

Deface No 3006202200122D

Deface Date 30/06/2022

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

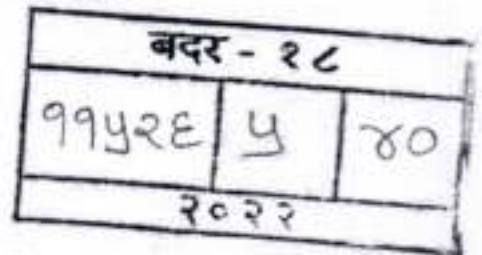


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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 3006202200122	Date 30/06/2022
Received from LAKSHMI BUILDERS AND DEVELOPERS, Mobile number 9820441260, an amount of Rs.800/-, towards Document Handling Charges 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 HDFC	Date 30/06/2022
Bank CIN 10004152022083000104	REF No. 221812879080
This is computer generated receipt, hence no signature is required.	

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GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, **VILE PARLE GAUTAM CO-OPERATIVE HOUSING SOCIETY LTD.**, (Pan No.AAAAV2665) having Registered Office at 42, Mahant Road, Vile Parle (East), Mumbai-400 057 a Tenant Co partnership Society registered under the Maharashtra Co-operative Housing Societies Act, 1961 bearing Registration No. BOM/HSG/5569 dated 23.08.1978 having address at Final Plot Nos. 11 to 14 of Vile Parle Town Planning Scheme No. 2, and now the final plot No. 19 and City Survey No. 918,918/1 to 10, Mahant Road, Vile Parle (East), Mumbai 400 057. through its office bearers i.e

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(1) **MR. RAJEEV KRISHNAJI KANITKAR**, the Chairman (Pan No.AADPK2046F) aged 57 years (2) **MR. RASIK RATANSHI SHAH**, the Hon. Secretary (Pan No.AARPS9022P) aged 50 years and 3) **MR. KANTILAL DHANJI RAMBHIA** the Treasurer (Pan No.AACPR1303H) aged 58 years, duly Authorized under Resolution dated 29th day of May, 2022 passed by the Special General Body of the Society hereinafter referred to as "**THE SOCIETY**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) SEND GREETINGS:

WHEREAS:-

- i) The Society hereby declare and confirm that the society is the owner of and as such seized and possessed of the plot of land bearing CTS No.918 , 918, 918 (Part) - (1 to 11) of Village Vile Parle (East), Mumbai 400 057 admeasuring 893.10 sq.mtrs or thereabouts (as per property card) corresponding to Final Plot Nos.11 to 14 of Vile Parle Town Planning Scheme No.II and now the Final Plot No.19, admeasuring 780 sq. mtrs and City Survey No.918, Village Vile Parle (East), Taluka Andheri, Mumbai Suburban District alongwith the building and structures standing thereon, more particularly described in the schedule hereunder written. The society hereby declares that by the Deed of Conveyance dated 31.08.1985 registered under No. 3091 of 1985 on 02.09.1985, the land and building is conveyed to the Society. The name of the society is also reflected as the Owner in the property card pertaining to the land on which the society building stands. The said Final plot of land bearing no.19 together with the building/structures standing thereon is hereinafter mentioned as the "Said Property"

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११५२६	६	Final Plot Nos.11 to 14 of Vile Parle Town Planning Scheme No.II and now the Final Plot No.19, admeasuring 780 sq. mtrs and City Survey No.918, Village Vile Parle (East), Taluka Andheri, Mumbai Suburban District alongwith the building and structures standing thereon, more particularly described in the schedule hereunder written. The society hereby declares that by the Deed of Conveyance dated 31.08.1985 registered under No. 3091 of 1985 on 02.09.1985, the land and building is conveyed to the Society. The name of the society is also reflected as the Owner in the property card pertaining to the land on which the society building stands. The said Final plot of land bearing no.19 together with the building/structures standing thereon is hereinafter mentioned as the "Said Property"
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- ii) We i.e. **VILE PARLE GAUTAM CO-OPERATIVE HOUSING SOCIETY LTD.**, have granted development rights by virtue of Registered Development Agreement dated 30th June 2022 in respect of the said property along with the building and structures standing thereon to the Developer **M/s. LAKSHMI BUILDERS & DEVELOPERS**, a Partnership Firm registered under the Indian Partnership Act, having its registered office at Narayan Printing House, 135, Ram Mandir Road, Off S. V. Road, Oshiwara, Near Singh Ind. Estate, Goregaon (West), Mumbai- 400 104, and corporate office at Savgan Height, A-Wing, 1st Floor, RTO Lane, Near Ambedkar Hall, Four Bungalow, Andheri (W), Mumbai - 400053 acting through their Partner **MR. RAJESH GORDHANDAS DOSHI** hereinafter referred to as "**THE DEVELOPER**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include all the partners or partner for the time being of the said firm, the survivors or survivor of them and the heirs, ^{executors} administrators of the last surviving partner, their or his assigns).



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- iii) Pursuant to the said Development Agreement dated 30th June, 2022 we have agreed to execute Power of Attorney to develop the said property more particularly described in the Schedule hereunder written in favour of the said Developers, **M/s. LAKSHMI BUILDERS & DEVELOPERS** acting through their Partner **MR. RAJESH GORDHANDAS DOSHI**.

NOW THEREFORE, KNOW YE ALL AND THESE PRESENTS WITNESSETH that WE, **VILE PARLE GAUTAM CO-OPERATIVE HOUSING SOCIETY LTD.**, do hereby constitute, nominate and appoint **M/s. LAKSHMI BUILDERS & DEVELOPERS** acting through their Partners **MR. RAJESH GORDHANDAS DOSHI** as our true and lawful Attorney for us

and in our name and on our behalf to do the following acts, deeds, matters and things that is to say:

1. To perfect our title in respect of the said property in all respects for commencing and completing redevelopment of the property and to take all steps in that behalf including to submit applications for road widening to the concerned authority, demarcation of boundaries through City Survey Offices/Revenue Authorities to surrender/handover set back area to MCGM in accordance with D.P. Road line and to execute all documents necessary under the law for handing over such set back area and claim benefits if any from MCGM on behalf of the society.
2. TO PREPARE plans in respect of the said property described in the Schedule hereunder written and to submit the same to the Municipal Corporation of Greater Mumbai and other concerned Authorities for obtaining approval of the same and to submit proposals from time to time for the amendments of such building plans to the

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3. TO SETTLE with all the tenants/occupants, claimants in respect of the incomplete structure on the property, other claimants at their costs, to obtain consent and settle with them on such terms and conditions as the Developer deem fit and proper.

4. TO APPROACH all the concerned Authorities under the Urban Land (ceiling & Regulation) Act, 1976 for the purpose of obtaining permission/exemption under the said Act in respect of the said property for the purpose of development and/or re-development of the said property and for that purpose, to sign such applications, papers, writings, undertakings etc. as may be required and carry on correspondence with the Authorities under



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the said Act and also prefer Appeals from any Order of the Competent Authority and/or any other Authority made under the provisions of the said Act in connection with the said property.

5. TO DEVELOP carry out the development of the said property more particularly described in the Schedule hereunder written in all respects and on the terms and conditions mentioned in the Development Agreement dated 30th June, 2022 and or to develop the same and to comply all requisitions under the said scheme and to execute all documents deeds writing pursuant thereof and to avail and appropriate all benefits of the Development of the said property.

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6. TO PURCHASE, TRANSFER and LOAD the TDR, Govt. FSI, Fungible & other FSI as per DCPR 2034 on the said property in the name of the society for the purpose of construction and get DRC transferred and to comply with all the necessary requisitions and for that purpose utilise all such TDR on the said property for the purpose of construction and also apply for retransfer of TDR loaded on the property back from MCGM, with the written permission of the society, if required due to unavoidable circumstances.



7. TO DEAL and correspond with the Municipal Corporation of Greater Bombay (including all its departments & Officers), Town Planning Authorities, City Survey & Revenue Offices including Superintendent of Land Records & Collector MSD, Urban Development Department Office of Registrar of Cooperative Societies or any other officer authority or authorities including the competent authority under the Urban Land (Ceiling and Regulations) Act, 1976 (hereinafter called "the Ceiling and Regulations Act") and/or to the State Government and/or Central Government and its departments and

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officer and officers (including the Aviation Department as also the cement/steel controller) in connection with or relating at or touching the said immovable property described in the schedule hereunder written and in particular the following.

- (a) To apply for and obtain sanction of building plans, and amendment/revision/renewal of the plans sanctioned with alterations, additions as may be required.
- (b) To deal with assessment department of the Municipal Corporation of Greater Bombay and to dispose of and deal with all matters in connections with the assessment of the aforesaid immovable property hereinafter including filing of the complaint, appeal, etc and settlement thereof.
- (c) To apply for Survey, demarcation of boundaries area correction and all matters relating to correction of property records.
- (d) Generally to do all other acts and matters in connections with or relating the Development of the aforesaid land described in the Schedule hereunder written and fixation and finalization of rateable value thereof.
- (e) To apply and obtain registration of the project under RERA Act in the name of the Developer and comply with all statutory requirements, obligations as Promoter/Developer under RERA and MOFA Act and thereafter and initiate proceedings required from time to time in the course of redevelopment.

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8. TO ENTER upon the said property upon execution of Development Agreement as Licensee either alone or along with others and remain thereon for the purpose of demolition of the existing building and structures on the said property and commencing and completing the

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construction work on the said property and for that purpose erecting new structures thereon.

9. TO DEPLOY necessary persons for the safety and security of the property to protect from encroachment, misuse and trespassers.

10. TO SUPERVISE the work in respect of the structures and building/s on the said properties and to carry out and/or to get carried out through Contractors, sub-Contractors and/or departmentally and/or in such manner as may be determined by the said Attorney, demolition and construction of the structures on the said property in accordance with the plans and specifications sanctioned by the Municipal Corporation of Greater Mumbai and other Concerned Authorities and in accordance with all the applicable rules and regulations made by the Government of Maharashtra, Municipal Corporation of Greater Mumbai, Town Planning Authorities, Police Authorities, Fire Lighting Authorities and/or other Concerned Authorities in that behalf for the time being.

11. To deal and correspond with the Electric/Gas Supply/Distributor company and/or other authorities and/or officers for obtaining electric connection or connections (including making or putting up a substation) for and/or in respect of or relating to the buildings now standing and/or to be constructed on the said immovable property described in the Schedule hereunder written and for that purpose to sign all letters, applications undertakings terms and conditions etc., as may from time to time be deemed necessary or may be required by the authorities concerned.

12. TO CARRY ON correspondence with all the concerned Authorities and bodies including the Government of



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Maharashtra in all its Departments, Municipal Corporation of Greater Mumbai and/or City Survey Office, Town Planning Department, Urban Development and other Concerned Authorities in connection with the said property).

13. TO APPEAR and represent us before and all concerned authorities and parties as may be necessary in connection with the said property as aforesaid.

14. TO APPOINT from time to time Architects, R.C.C. Consultants, Contractors and other personnel and workmen for carrying out the development of the said property as also construction of building/buildings thereon and to pay their fees, consideration monies, salaries and/or wages.

15. TO MAKE application and submit the amended or new building plans to the Municipal Corporation of Greater Mumbai, or any other authorities to get the building plans sanctioned, obtain I.O.D. and commencement Certificate and to get the same revalidated and to give such other applications, writings, undertakings as may be required for the purpose of development of the said property to the Municipal Corporation of Greater Mumbai, 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.

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16. TO PAY various deposits, premiums for, grant of FSI, Fungible/TDR and other levies to the Municipal Corporation of Greater Mumbai and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and construction of the structure thereon to claim refund of such deposit so paid by our said Attorney and

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to give valid and effectual receipts in our name and on our behalf in connection with the refund of such deposits.

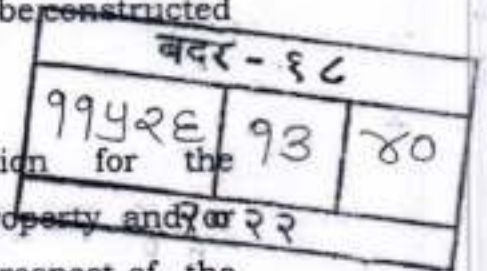
17. TO APPROACH the Civil Aviation authorities Hydraulic Engineer, City Engineer, and authorities and officer of the Municipal corporation of Greater Bombay for the purpose of obtaining various permissions and other services connections, including height of the proposed building, water connection to the said property and also to obtain water connection and service connection to the building constructed on the said property.

18. TO MAKE applications for water, sewerage, light and electric connection with the concerned authorities at the expense of my said attorney and to obtain necessary orders in pursuance thereto and to do all acts to carry out and lay the water sewerage and electric connection of the internal layout and roads for the purpose of development of the said property more particularly described in the schedule hereunder written.

19. TO APPLY from time to time for modifications of the building plans in respect of the building to be constructed on the said property.

20. TO APPLY for obtaining water connection for the buildings to be constructed on the said property and for occupation and completion certificate in respect of the said building/s or any part or parts thereof from the BMC and other concerned authorities.

21. TO GIVE such letters and writings and/or undertakings as may be required from time to time concerned and appropriate authorities for the purpose of carrying out the development work in respect of the said property as also in respect of the construction work of additional floors thereon and also for obtaining the



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occupation and/or completion certificates in respect of the said building/s or any part thereof.

22. TO GIVE necessary letters, writings and undertakings to the Municipal Corporation of Greater Mumbai (Fire Brigade Department for occupying the said building/s and/or obtaining necessary No Objection Certificate (N.O.C.) from the said Department in connection with the building/s on the said property.

23. TO APPROACH the appropriate and all other concerned authorities for the purpose of obtaining release of any portions of the said property and/or structures thereon from reservation (if any).

24. TO APPROACH the Government of Maharashtra in all its Department and all other concerned authorities for the purpose of obtaining necessary No Objection Certificate and/or permission and/or sanction in regard to the carrying out the construction of the said building/s and complete thereof and for obtaining occupation and completion certificate in respect thereof.



25. TO DO ALL OTHER ACTS, deeds, matters and things in respect of the said property described in the schedule hereunder written including to represent before and correspond with the appropriate and concerned authorities for any other matters relating to the

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of the plans, obtaining the floor space index (F.S.I.) for the construction proposed to be carried on the said property and any other matters pertaining to the said property.

26. TO MAKE applications and submit the amended or new Building Plans to the Municipal Corporation of Greater Mumbai including all its Departments or any other authorities for the purpose of getting the building plans, I.O.D. and Commencement Certificate sanctioned

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and/or revalidated and to give such applications, writings, undertakings as may be required in respect of the said property.

27. TO APPLY to the Controller of Cement and Steel and any other authorities for the purpose of making applications for cement and steel and other materials and procure the same and for that purpose to give such undertakings or execute such documents and applications as also to correspond with and do such other acts, deeds, matters and things as the Attorney may think fit and proper of the said property.

28. TO SELL the flats/units/commercial premises including additional area to members, occupants in the building proposed to be constructed on the said property to the prospective buyers on ownership basis or give on lease, leave license, rent or otherwise as the said attorney may think fit and proper and enter into agreement and execute agreement, give discharge of payment, received consideration and appropriate the said consideration and to execute all necessary documents relating thereto and other assurance and to lodge the same before the Registration Authority under the Registration Act and to admit execution thereof and to do all act, deeds for the purpose of selling flats, premises for which the attorney are authorized and granted development rights under the Development Agreement dated 30th June, 2022 and to enter into any Joint Venture, Bulk Booking, Sale, Sharing/Barter/exchange of Developers Flat/premises, marketing scheme in accordance to the Development Agreement including obtaining construction finance or Bank facilities on Developers share of premises.



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29. To handover the possession of the said flats, units, premises to the prospective buyers with agreed amenities and to issue intimation/notices for that purpose calling

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upon members/occupants to take possession and in case of any member/occupants failing to take possession in time, the same to be handed over to the Society for custody.

30. To give on lease/Leave & License/Rent the Developers share of premises to Banks, Corporates, individuals as per terms and conditions the Developers deem fit and proper and to renew the same from time to time and entitled to put boards, display, advertisement for the same.

31. TO LODGE for registration the documents in respect of the said property described in the schedule hereunder written that may be required from time to time before the Sub-Registrar of Assurances and to admit execution thereof.

32. In our name and pertaining to the said property described in the schedule hereunder written to accept service of any Writ of Summons or other legal process and to appear in any Court and before all Courts, Magistrates or Judicial or other officers whatsoever as by the said Attorney shall be thought advisable and to commence any action or other proceedings in any Court of Justice or authority and the same action or proceedings to prosecute or discontinue or become non-prosecuted therein and to settle, compromise, or refer to arbitration any suit, action or proceedings as the said Attorney shall think if the said Attorney shall see cause and also to take such other lawful ways and means for the recovering or getting in any such money or other



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whosoever which shall be the said Attorney be conceived to be due owing belonging or payable to us by any person, firm, or body corporate and also to appoint any Solicitors and/or Advocate or Lawyer to prosecute or defend in the premises aforesaid or any of them as

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occasion may arise either in our name or in the name of him or them the said Attorney.

33. TO APPOINT Pleaders, Solicitors, Advocates or Attorneys or Lawyers to appear and act in any Court of Justice or before any Revenue or other officer or RERA or GST or Office of any State or Local Authority and to revoke such appointment and to substitute any other in their place and stead in respect of the matters pertaining to the said property described in the Schedule hereunder written and to initiate proceedings, give notices and file suits or take appropriate action for vacating the premises from tenant/occupants, members as required from the purpose of redevelopment and to issue notices, appeals including settlement, collection of rent, recovery of damages, enforce charge including withholding of rent/development consideration/have charge over the flat of errant Tenant/Occupant/Members in accordance to the Development Agreement.

34. TO APPROACH the Police Department and appropriate authorities for vacating the premises or any part thereof, protection from trespassers, misuse, encroachment in accordance to the law as necessary during the course of redevelopment.



35. TO APPROACH to MCGM and other Authorities in relation with surrendering Setback area and to avail the benefit of FSI or any other benefit on our behalf and to utilize the said FSI in lieu of the said setback area and for the purpose of construction on the said property and for the purpose of surrendering, handing over setback area and /or already handed over to BMC and to make necessary application, sign such application, bond undertakings, indemnities and to execute such documents which will be signed on our behalf and to execute the documents before the Sub-Registrar and

बदर - १८		
११५२६	१७	४०
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Kaheen *Rajmishra* *pass*

admit the execution thereof and to approach City survey Office and Revenue Authority to amend and to correct revenue records which will be affected by virtue of surrendering the setback area and D. P. Road and sign such application and to get the said property demarcated through the concerned Authority.

36. TO SIGN, verify and execute Complaints, Written Statements, Counter Claims, Appeals, Reviews, Applications, Affidavits, Authorities and Papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, action, appeals and proceedings of any kind whatsoever in any Court of law or equity whether of Original, Appellate, Testamentary or revisional jurisdiction or judicial authority established by the lawful authority and to do all acts and appearances and applications in any such court or courts aforesaid in any suits, appeals, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer judgment or decrees to be had given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute decrees as the said Attorney all be advised or think proper in respect of the property described in the Schedule hereunder written. To sign and execute consent terms on behalf of the society for all the proceedings filed hereafter, for the speedy development of the subject matter plot.



37. TO MAKE such applications and execute on our behalf

बट्टर -सुद्ध writing	
9942E	City Survey Officer and other Revenue Officers in respect of the said property described in the Schedule hereunder written. To appeal and represent us before the appropriate and concerned authorities and the other revenue officer for all matters touching or relating to the
१६/४०	
२०२२	

as may be necessary before the collector, City Survey Officer and other Revenue Officers in respect of the said property described in the Schedule hereunder written. To appeal and represent us before the appropriate and concerned authorities and the other revenue officer for all matters touching or relating to the

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said property described in the schedule hereunder written.

38. For better doing and performing all the matters, deeds and things hereinbefore contained, we hereby grant unto the said Attorneys full power and absolute authority to substitute and appoint in their place and stead such person or persons one or more Attorney or Attorneys and for all the power hereby conferred and to revoke any such appointment from time to time and to substitute or appoint any other or others in the place of such Attorney or Attorneys as the said Attorneys shall from time to time think fit and proper.

39. TO EXERCISE all powers, authorities, rights granted under Development Agreement dated 30th June 2022 and to implement the Development Agreement dated 30th June, 2022 for giving full effect to the Authorities hereinbefore contained as fully and effectually as could in our person do.

40. GENERALLY to do and perform all acts, deeds, matters and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the Authorities hereinbefore contained as fully and effectually as could in our person do.

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AND WE hereby agree to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents AND WE hereby declare that we shall not revoke this Power of Attorney till the development is over as per the said Development Agreement dated 30th June 2022 and sale/transfer of all/last unsold premises/allotment of parking if any, belonging to the Developers, provided always that the Developers keep on paying monthly outgoings relating to such unsold premises/parking to the Society from the date of

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occupation. This Power of Attorney shall be read with the said Development Agreement dated 30th June 2022. And shall be co-existing and co-terminus with the said Development Agreement dated 30th June 2022.

IN WITNESS WHEREOF we have hereunto set and subscribed our hand at Mumbai aforesaid this 30th day of June 2022.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT PIECE OR PARCEL of land bearing Final Plot No.19, in the Vile Parle Town Planning Scheme II admeasuring 780.10 sq. mtrs. or thereabouts and corresponding to CTS No. 918, 918 (Part), 918(1 to 11) admeasuring 893.10 as per property card Village Vile Parle (East), Taluka Andheri, Mumbai Suburban District and situate, lying and being at Mahant Road, Vile Parle (East), alongwith structures, tenements, standing thereon in the registration District and Sub-District of Mumbai City and Mumbai Suburban. and bounded as follows ;

That is to say on or towards

North by : Internal Road

South by : 40 feet Mahant Road

West by : Internal Road

East by : FP No. 20/21, TPS II, Vile Parle (E)

SIGNED, SEALED AND DELIVERED)

by the within named "SOCIETY")

VILE PARLE GAUTAM C.H.S. LTD.,)

by the hands of duly authorised)

MR. RAJEEV KRISHNAJI)

KANITKAR - Chairman)



VILE PARLE GAUTAM CO-OP. HSG. SOC. LTD.

TREASURER

Rajeev
CHAIRMAN

SECRETARY



MR. RASIK RATANSHI SHAH)

Hon. Secretary)

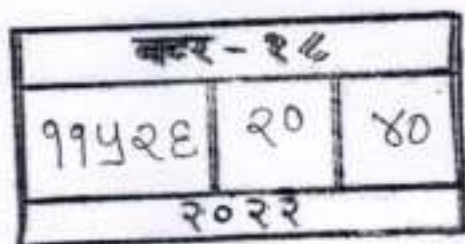


VILE PARLE GAUTAM CO-OP. HSG. SOC. LTD.

TREASURER

CHAIRMAN

Rasik
SECRETARY



MR. KANTILAL DHANJI RAMBHIA)
 Hon. Treasurer)
 in the presence of)
)



VILE PARLE GAUTAM CO-OP. HSG. SOC. LTD.

Kantilal Rambhia

TREASURER CHAIRMAN SECRETARY

Accepted by "**DEVELOPER**")
 M/S. LAKSHMI BUILDERS &)
 DEVELOPER through their Partner)
MR. RAJESH GORDHANDAS DOSHI)
 In the presence of)

FOR LAKSHMI BUILDERS AND DEVELOPERS

[Signature] PARTNER



W. 1) *[Signature]*

W. 2) *कलाराममालापुरी*



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30/06/2022

सूची क्र.2

दृष्य निबंधक : सह दु.नि. अंधेरी 7

दस्त क्रमांक : 11524/2022

नोदणी :

Regn:63m

गावाचे नाव : विलेपार्ले

- (1) विलेपार्लेचा प्रकार विकसनकारणामा
- (2) मोबदला 59907000
- (3) बाजारभाव(भाडेपट्ट्याच्या बाबिलपट्ट्याकर आकारणी देतो की पट्टेदार ते नमुद करावे) 139992000
- (4) भू-मापन, पोटहिसा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: जमीन व बांधकाम, विलेपार्ले गौतम को ऑप ही सोसा ति, कायनल प्लॉट नं. 19, टिपीएस नं. 2, सिटीएस नं. 918, 918(पार्ट), 918/1 ते 11, विलेज विले पार्ले पूर्व, महंत रोड, विलेपार्ले पूर्व, मुंबई - 400057. मिळकतीचे क्षेत्र 780.10 चौ. मीटर टिपीएस स्कीम प्रमाणे व 893.10 चौ. मीटर मालमता पत्रक प्रमाणे. सदर दस्त हा अभिनिर्णीत केला असून अभिनिर्णय प्रकरण क्रमांक - एडिजे / 1100900/529/2022 दिनांक 29/06/2022. बाजारमूल्य रु. 13,99,92,000/- व मोबदला रु. 5,99,07,000/- असून त्यावर मुद्रांक शुल्क 69,99,600/- भरलेले आहे. इतर माहिती दस्तात नमुद केल्याप्रमाणे.....((C.T.S. Number : 918, 918(पार्ट), 918/1 ते 11 ;))

- (5) क्षेत्रफळ 1) 893.10 चौ.मीटर
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.
- (7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिकरिचे नाव व पत्ता.

1): नाव:- विलेपार्ले गौतम को ऑप ही सोसा ति चे चेअरमन राजीव कृष्णाजी कानिटकर वय:-58; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विलेपार्ले गौतम को ऑप ही सोसा ति, ब्लॉक नं: विलेपार्ले पूर्व, मुंबई, रोड नं: महंत रोड, महाराष्ट्र, मुंबई. पिन कोड:-400057 पॅन नं:-AAAAV2665H

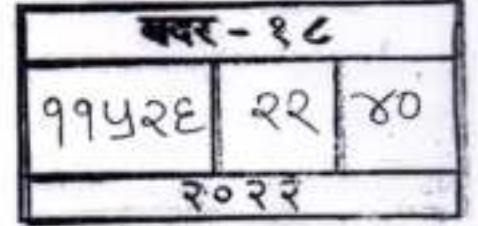
2): नाव:- विलेपार्ले गौतम को ऑप ही सोसा ति चे सेक्रेटरी रसिक रतनशी यादव वय:-49; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विलेपार्ले गौतम को ऑप ही सोसा ति, ब्लॉक नं: विलेपार्ले पूर्व, मुंबई, रोड नं: महंत रोड, महाराष्ट्र, मुंबई. पिन कोड:-400057 पॅन नं:-AAAAV2665H

3): नाव:- विलेपार्ले गौतम को ऑप ही सोसा ति चे खजिनदार कांतीलाल धनजी राभिया वय:-57; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विलेपार्ले गौतम को ऑप ही सोसा ति, ब्लॉक नं: विलेपार्ले पूर्व, मुंबई, रोड नं: महंत रोड, महाराष्ट्र, मुंबई. पिन कोड:-400057 पॅन नं:-AAAAV2665H

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

1): नाव:- मेसर्स लक्ष्मी विल्डर्स अँड डेव्हलपर्स चे भागीदार राजेश जी. दोशी वय:-62; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नारायण प्रिटिंग हाऊस, ब्लॉक नं: गोरगाव पश्चिम, मुंबई, रोड नं: 135, राम मंदिर रोड, ओशिवरा, महाराष्ट्र, मुंबई. पिन कोड:-400104 पॅन नं:-AABFL4973E

- (9) दस्तऐवज करून दिल्याचा दिनांक 30/06/2022
- (10) दस्त नोदणी केल्याचा दिनांक 30/06/2022
- (11) अनुक्रमांक, खंड व पृष्ठ 11524/2022
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 6999600
- (13) बाजारभावाप्रमाणे नोदणी शुल्क 30000
- (14) शेर



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त करणाऱ्या तपशील अभिनिर्णीत दस्त

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

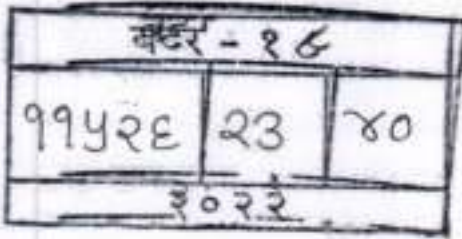
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/1100900/529/2022	1100900	6999600	SD		
2		DHC		2906202212201	1000	RF	2906202212201D	30/06/2022
3		DHC		2906202212080	2000	RF	2906202212080D	30/06/2022
4		eChallan		MH004022824202223M	30000	RF	0002142640202223	30/06/2022

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



VILE PARLE GAUTAM CO-OP. HSG. SOC. LTD.

(Registration No. Bom/Hsg/5569 Dt. 23-8-1978)

42, Mahant Road, Vile Parle (East), Mumbai - 400 057.

Ref. No.: _____

Date: _____

TRUE COPY OF THE RESOLUTION PASSED AT THE SPECIAL GENERAL BODY MEETING OF VILE PARLE GAUTAM CO-OPERATIVE HOUSING SOCIETY LTD. HELD ON 29TH MAY 2022.

RESOLVED THAT the draft Development Agreement and Power of Attorney presented in the meeting and after due discussions and modifications be and is hereby approved and the Managing committee is hereby authorized to execute and register the same and do all necessary acts and to go ahead to complete all the formalities in this connection.

FURTHER RESOLVED THAT Chairman Mr. (Dr.) RAJEEV K. KANITKAR, Secretary MR. RASIK R. SHAH and Treasurer MR. KANTILAL D. RAMBHIA be and are hereby authorised to enter into, sign, execute and register the Development Agreement and General Power of Attorney by appearing before the Dy. Registrar of Assurances on behalf of the Society.

PROPOSED BY KUVARJI M. CHHEDA

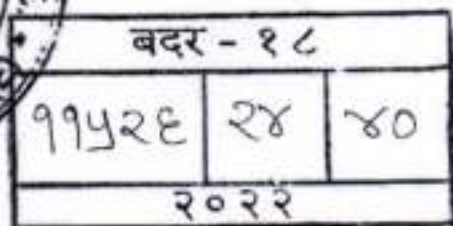
SECONDED BY KEVARAMJI PURHIT
Carried Unanimously.

VILE PARLE GAUTAM CO-OP. HSG. SOC. LTD.

Kantilal D. Rambhia
TRASURER

Rajeev K. Kanitkar
CHAIRMAN

Rasik R. Shah
SECRETARY



नोंदणीचे उपाय

नोंदणी क्र. बी.ओ. पु. १९८६/५५६८ सन ७८

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, विलेपार्व

गौतम को-ऑपरेटिव्ह हौसींग सोसायटी लि.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील

(सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम १०

(१) अन्वये नोंदण्यात आलेली आहे.

उपनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व

महाराष्ट्र सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १०(१)

अन्वये संस्थेचे वकील गुरुनिर्माण

संस्था अस्त उपवीक्षण मोहेकंद सहभागीदारी संस्था

आहे.

कार्यालयीन मोहोर:

सही :-

डी.बी. पटील

स्थळ :-

मुंबई

दिनांक :-

२३ ऑगस्ट १९७८

महाराष्ट्र सहकारी संस्था
(१९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) मधील

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२०२२		



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VILE PARLE GAUTAM CO
OPERATIVE HOUSING SOCIETY LIMITED
23/08/1978

Permanent Account Number
AAAAV2665H

Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VILE PARLE GAUTAM CO
OPERATIVE HOUSING SOCIETY LIMITED
23/08/1978

Permanent Account Number
AAAAV2665H

Signature



VILE PARLE GAUTAM CO-OP. HSG. SOC. LTD.

Kambhar & Pambha
TREASURER

Krjekar
CHAIRMAN

Pandh
SECRETARY



बदर - १८		
११५२६	२६	४०
२०२४		



Kanjee
for Develop ment
Agreement
purpose & power of Attorney



बदर - १८		
११५२६	२७	४०
२०२२		



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नौदविण्यादा क्रमांक / Enrollment No 1067/17C21/03555

To,
श्री. राजेश कृष्णाजी कांतिकर
Rajesh Krishnaji Kantkar
S/O: Krishnaji Kantkar
B/203 Sarvodaya Society
Paranjape B Scheme Road no-1
Mumbai
Vileparle (East) Mumbai
Maharashtra 400057
9820270990

Ref: 138 / 200 / 166941 / 167202 / P



SE06378637FT



आपला आधार क्रमांक / Your Aadhaar No. :

9317 7301 7291

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India

राजीव कृष्णराजी कानिहार
Rajeev Krishnaji Kanhar
जन्म तारीख / DOB : 20/04/1964
पुरुष / Male



9317 7301 7291

आधार - सामान्य माणसाचा अधिकार



बदर - १८

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2022

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Krajcar

For Development
Approved
Purpose
Power of
Attorney



सूचना

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वाचे नाही .
- ओळख सिद्ध करण्यासाठी, ऑनलाईन अधिप्रमाणित करावे .

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- आधारला देशभराला मान्यता आहे .
- आधार भविष्यत सरकारी व खाजगी सेवांचे कायदे मिळविण्यास उपयुक्त आहे .
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

2003-7 (वि.सं. 1)



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

बंगला, 5/0, कुमनार कविकार, 5/003
सर्वसाधारण सोसायटी, पुरानापे B Scheme
रौद्र, विलेपार्ले रोड नं-1, मुंबई, विलेपार्ले
(पूर्व), महाराष्ट्र, 400057

Address: S/O. Kishorji Kavikar, 5/003
Sarvasaika Society, Purnanape B Scheme
Road no-1, Mumbai, Vileparle (East),
Maharashtra, 400057

9317 7301 7291



mailto:uaid@uaid.gov.in



www.uidai.gov.in

बदर - १८

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Rashah



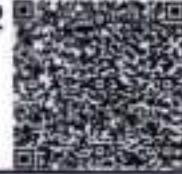
बदर - १८		
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२०२२		



भारत सरकार
GOVERNMENT OF INDIA



रसिक रतनशी शह
Rasik Ratanshi Shah
जन्म तारीख/ DOB: 15/08/1972
पुरुष / MALE



3942 3698 2052

माझे आधार, माझी ओळख

Rasik



आधार
पत्ता:

S/O रतनशी शह, रुई हाई स्कूल जवळ,
रूम नं. १०, गौतम सी.एच.एस. ४२, महंत
रोड, विलेपार्ले पु. मुंबई,
महाराष्ट्र - ४०००५७

भारतीय सिविल पदव्याप्त प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Address

S/O Ratanshi Shah, Near
Ruia High School, Room
No.10, Gautam C.H.S, 42,
Mahant Road, Vileparle (E),
Mumbai,
Maharashtra - 400057



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1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

बदर - १८		
११५२६	३९	४०
२०२२		



Kantilal D. Rambhia

for Development agreement
purpose & power of Attorney



बदर - १८		
११५२६	३२	४०
२०२२		



भारतीय विशिष्ट ओळख प्रणाली

भारत सरकार

Unique Identification Authority of India
Government of India

नॉन-विशेषांक क्रमांक / Enrollment No 1216/01146/20033

To,
कांतीनाथ धनंजी रामधिया
Kantilal Dhanji Rambhia
S/O Dhanji Rambhia
15, Vileparle Gautam Housing Society, 42, Mahari Road,
Near: Rupa High School,
Vile Parle (East)
Vileparle (East) Mumbai
Maharashtra 400057
9869185202

Ref: 63 / 05E / 88772 / 89172 / P



UE414150519IN



आपला आधार क्रमांक / Your Aadhaar No. :

9381 6553 2444

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



कांतीनाथ धनंजी रामधिया
Kantilal Dhanji Rambhia
जन्म वर्ष / Year of Birth : 1964
पुरुष / Male



9381 6553 2444

आधार - सामान्य माणसाचा अधिकार

Kantilal D. Rambhia

बदर - १८		
११५२६	३३	४०
२०२२		

For Development Agreement
purpose & Power of Attorney

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAJESH GORDHANDAS DOSHI
GORDHANDAS BHAGWANJI DOSHI

06/06/1960
Permanent Account Number
ABVPD4276H

Signature



3001/2007

FOR LAKSHMI BUILDERS AND DEVELOPERS

PARTNER

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

LAKSHMI BUILDERS & DEVELOPERS

07/10/2000
Permanent Account Number

AABFL4973E

1004/2014



बदर - १८		
११५२६	३४	४०
२०२२		


 ओशी राजेश गोर्धनास
 Oishi Rajesh Gordhandas
 जन्म वर्ष / Year of Birth : 1960
 लिंग / Male

3378 4515 8643

आधार - सामान्य माणसाचा अधिकार

(Handwritten signature)




 भारत सरकार
 Ministry of India

पत्ता: S/O: गोर्धनास ओशी, 903 /
 4-ए, ब्रुकवॉल टॉवर्स ए / बी, 3 फ्लोर
 लेन, लॉर्डशेल्ड कॉम्प्लेक्स, आन्ध्र
 वेस्ट, मुंबई, महाराष्ट्र, भारत, 400053

Address: S/O: Gordhandas Oishi, 903 /
 4-A, Brookhill Towers A / B, 3rd Floor
 Lane, Lordsheld Complex, Andheri
 West, Mumbai, Azad Nagar, Maharashtra,
 400053

3378 4515 8643

बदर - १८		
११५२६	३५	४०
२०२२		

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1957 1967

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भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नौदणी क्रमांक/Enrolment No.: 1104/20138/04750

To: Prakash Gopal Bhatt
(प्रकाश गोपाळ भारती)
S/O Gopal Bhatt
gopbhatt
A/2, Kant (a) Singh chawl - Annagar Ambhada road
Bhandup West S O
Mumbai
Maharashtra - 400078

Date: 22/07/2011

Ref. No: 05032097-00023256-00028443



UB 01119620 1 IN

आपला आधार क्रमांक / Your Aadhaar No. :

5554 0274 0391

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

प्रकाश गोपाळ भारती
Prakash Gopal Bhatt

जन्म वर्ष / Year of Birth : 1961
पुरुष / Male

5554 0274 0391



आधार - सामान्य माणसाचा अधिकार

बदर - १८		
११५२६	३६	४०
२०२२		

Prakash



निर्देश

- आधार ओळखीचे प्रमाण आहे. नागरीकत्वेचे नाही.
- ओळखीचे प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करा.
- कोणत्याही प्रकारच्या मदतीकरिता :-
फोन नं. 1800 180 1947 वर संपर्क करा, किंवा
पी.ओ. बॉक्स नं. 1947, बेंगलूर-560001 वर पत्र पाठवा, किंवा
help@uidai.gov.in वर ईमेल करा.

INSTRUCTIONS

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.
- In case any help is required :-
Call 1800 180 1947 or;
Write to P.O. Box No. 1947, Bengaluru - 560 001 or;
Email at help@uidai.gov.in



बदर - १८		
११५२६	३७	४०
२०२२		



भारत सरकार
Government of India



केवळराम गजजी पुरोहित
Kewaram Gajaji Purohit
जन्म तारीख/DOB: 13/04/1966
पुरुष/ MALE



8254 7063 1988

UID - 9157 2644 1774 8176

माझे आधार, माझी ओळख

केवळराम गजजी पुरोहित



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता
S/D Gajaji Purohit, विनयन केस के पास, उपरती घाट
मन मंगल, किरकोटी, वी.एन. रोड, विले पार्ले पूर्व, मुंबई,
महाराष्ट्र - 400057

Address:
S/D Gajaji Purohit, Near Crystal Cabin,
Small Chawl Room No-A/1, Kankuwad,
P.M. Road, Vile Parle East, Mumbai,
Maharashtra - 400057



8254 7063 1988

UID - 9157 2644 1774 8176

नंबर - १८		
९९५२६	३८	४०
२०२२		

514/11526

गुरुवार, 30 जून 2022 9:52 म.पू.

दस्तावेज नंबर-1

बदर 18

दस्तावेज क्रमांक: 11526/2022

दस्तावेज क्रमांक: बदर 18 / 11526/2022

बाजार मूल्य: ₹. 01/-

मोबदला: ₹. 00/-

भरलेले मुद्रांक शुल्क: ₹. 500/-

डु. नि. मह. डु. नि. बदर 18 यांचे कार्यालयाने

ज. क्र. 11526 वर दि. 30-06-2022

रोजी 9:51 म.पू. या. हजार केला.

पावनी: 12399

पावनी दिनांक: 30/06/2022

सादरकरणाचे नाव: विलेपार्ले वीठम को जॉय ह्री मोसा लि वे शेजरमन
राजीव कृष्णाजी कामिठकर

वॉचणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 800.00

पुढांची संख्या: 40

एकूण: 900.00

Kajear
दस्त हजार करण्यासाठी मही.

Joint S. B. Andheri-7

सह. दुय्यम निबंधक, अंधेरी क्र. ७

दस्तावेज प्रकार: कुलमुक्तपत्रपत्र

मुद्रांक शुल्क: (48-त) (अ) ते (ग) खेरीज @ इतर कोषावली प्रकरणात

शिक्का क्र. 1 30 / 06 / 2022 09 : 51 : 43 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 30 / 06 / 2022 09 : 52 : 26 AM ची वेळ: (फी)

सह. दुय्यम निबंधक, अंधेरी क्र. ७

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. दस्तऐवजातील संपूर्ण मजकूर निबंधक यांच्यासमोर सादर करून घेऊन जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी दस्त निबंधक व कायदीद्वारे हे संपूर्णपणे जबाबदार राहतील.

Kajear
तिहून देणारे

तिहून घेणारे

Rashid
Rashid

बदर - १८		
११५२६	३६	४०
२०२२		

30/06/2022 9 58:12 AM

दस्तावेज क्रमांक: बदर 18/11526/2022

दस्तावेज प्रकार: कुलमुखत्यारपत्र

- अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार
- 1 नाव: मेसर्स लक्ष्मी बिल्डर्स अँड डेव्हलपर्स चे भागीदार राजेश पी. दोशी
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नारायण प्रिदिंग हाऊस,
ब्लॉक नं: गौरंगाव पश्चिम, मुंबई, रोड नं: 135, राम मंदिर रोड,
ओशिवरा, महाराष्ट्र, मुंबई.
पिन नंबर: पॉवर ऑफ अटॉर्नी
होळार
वय :- 62
स्वाक्षरी:
- 2 नाव: विलेपार्ले गौतम को ऑप ही सोसा लि चे चेअरमन राजीव कृष्णजी
कानिटकर कुलमुखत्यार देणार
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विलेपार्ले गौतम को
ऑप ही सोसा लि, ब्लॉक नं: विलेपार्ले पूर्व, मुंबई, रोड नं: महंत रोड,
महाराष्ट्र, मुंबई.
पिन नंबर: वय :- 58
स्वाक्षरी:
- 3 नाव: विलेपार्ले गौतम को ऑप ही सोसा लि चे सेक्रेटरी रमिक रतनजी
शाह कुलमुखत्यार देणार
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विलेपार्ले गौतम को
ऑप ही सोसा लि, ब्लॉक नं: विलेपार्ले पूर्व, मुंबई, रोड नं: महंत
रोड, महाराष्ट्र, मुंबई.
पिन नंबर: वय :- 49
स्वाक्षरी:
- 4 नाव: विलेपार्ले गौतम को ऑप ही सोसा लि चे खजिनदार कांतीलाल
धनवी रामिणा कुलमुखत्यार देणार
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विलेपार्ले गौतम को
ऑप ही सोसा लि, ब्लॉक नं: विलेपार्ले पूर्व, मुंबई, रोड नं: महंत
रोड, महाराष्ट्र, मुंबई.
पिन नंबर: वय :- 57
स्वाक्षरी:

उपाधिवि

अंगठ्याचा ठसा



बदर - १८

9942६	४०	४०
उपाधिवि २०२२ अंगठ्याचा ठसा		

वरील दस्तऐवज करून देणार तपासणीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 30 / 06 / 2022 09 : 57 : 01 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांनी व्यक्तीस ओळखतात, व त्यांची ओळख पटवितात

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव: केवाराव पुरोहित
वय: 56
पत्ता: २/१, इमराल्ट चाल, पी. एम. रोड, विले पार्ले पूर्व, मुंबई
पिन कोड: 400057 स्वाक्षरी
- 2 नाव: प्रकाश गोपाळ भारती
वय: 60
पत्ता: 4/3, नंदलाल सिंह चव्हा, टेभीपाडा, भांडुप पश्चिम, मुंबई
पिन कोड: 400078 स्वाक्षरी



प्रमाणित करणेत येते की, या
दस्तावेज एकूण.....१०.....पाने आहेत.

शिक्का क्र.4 ची वेळ: 30 / 06 / 2022 09 : 57 : 50 AM

शिक्का क्र.5 ची वेळ: 30 / 06 / 2022 09 : 58 : 05 AM नोंदणी पुस्तक ५ मध्ये

Joint S. S. Godhari-7
सह. दुय्यम निबंधक, अंधेरी क्र. ७

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	LAKSHMI BUILDERS AND DEVELOPERS	eChallan	88881792022062929917	MH004228319202223E	500.00	SD	0002142687202223	30/06/2022
2				3006202200122	800	RF	3006202200122D	30/06/2022
3	LAKSHMI BUILDERS AND DEVELOPERS	eChallan		MH004228319202223E	100	RF	0002142687202223	30/06/2022

[SD:Stamp Duty] [RC:Registration Fee] [HC: Document Handling Charges]

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बदर-१८ 9942६/२०२२
पुस्तक क्रमांक: ११५२६/२०२२
नोंदणी क्रमांक: ११५२६/२०२२
दिनांक: 30/06/2022

सह. दुय्यम निबंधक, अंधेरी क्र.-७,
मुंबई उपनगर जिल्हा.