CHEMBUR JYOTI NIKETAN Co-operative Housing Society Ltd.

Minutes of the ~~Annual General Meeting~~ / Special General Meeting held on 12th FEB 2023

करले - 9

Sr.A | 4850 | EP | 324 | 2024

Chembur JYOTI NIKETAN CO-OP. HOUSING SOC. LTD.

(Regd. No. BOM / HSG / 7568 OF 1981)

Federation Membership No. 5440

Bldg. No. 44, Subhash Nagar, Chembur, Mumbai - 400 071.

1. Param Raj Realty
2. Orchid Realty
3. Aditya Raj
4. Roha Realty Pvt. Ltd.
5. Raghav Raj

After receiving the offers from the above developers, the members had conducted in-depth study and discussion was conducted at the SGBM held on 15th January 2023 and it's been concluded that the best offer letter was from the Roha Realty Pvt. Ltd.

Accordingly, the documents of 79A process for appointing the developers were submitted to the office of Registrar on 19th January 2023.

Agenda No.2: Details about the Developers' presentation.

Authorised Officer Mr. Pramod Kulkarni requested the Secretary Mr. Satish Bhingarde to read out the offer letter received from the developers.

Mr. Satish Bhingarde read out the comparison table before the meeting and asked the audience whether they understood the same. All the members unanimously agreed having understood the same.

Agenda No.3: To select one developer for redevelopment with terms and conditions and to finalize the Developer.

Discussions: Authorised officer Shri. Pramod Kulkarni requested the Secretary Mr. Satish Bhingarde to announce the names of developers and get the vote of the members to select the developer.

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Co-operative Housing Society Ltd.
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2023

Minutes of the Annual ~~General~~ Meeting / Special General Meeting held on

Chembur JYOTI NIKETAN CO-OP. HOUSING SOC. LTD.

(Regd. No. BOM / HSG / 7568 OF 1981)
Federation Membership No. 5440
Bldg. No. 44, Subhash Nagar, Chembur, Mumbai - 400 071.

1. Param Raj Realty

No one from the present members gave consent for the said developer.

As requested by the Authorized Officer Shri. Pramod Kulkarni, the chairman Mr. Mathew Dsouza informed the members that no one gave their consent for this developer.

2. Orchid Realty

No one from the present members gave consent for the said developer.

As requested by the Authorized Officer Shri. Pramod Kulkarni, the chairman Mr. Mathew Dsouza informed the members that no one gave their consent for this developer.

3. Raghav Raj.

No one from the present members gave consent for the said developer.

As requested by the Authorized Officer Shri. Pramod Kulkarni, the chairman Mr. Mathew Dsouza informed the members that no one gave their consent for this developer.

4. Aditya Raj

Out of 27 present members 8 members voted for Aditya Raj Developer. Mr. Pramod Kulkarni Asked Mr. Nilesh Naik to count the votes. Mr. Deepak Panchal suggested everyone to vote for Aditya Raj Developer as they have huge experience & financial capability, he also asked committee to speak to neighboring society Building No.45 & to select Aditya raj, Mr. Satish Bhingarde informed all members saying building no. 45 has already selected Roha Realty as developer by conducting 79A in December 2022.

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CHEMBUR JYOTI NIKETAN Co-operative Housing Society Ltd.

Minutes of the Annual General Meeting / Special General Meeting held on 12th FEB 2023

Sr. करार : 4

Chembur JYOTI NIKETAN CO-OP. HOUSING SOC. LTD.
(Regd. No. BOM / HSG / 7568 OF 1981)
Federation Membership No. 5440
Bldg. No. 44, Subhash Nagar, Chembur, Mumbai - 400 071.

5. Roha Realty Pvt. Ltd.

Out Of 27 present members 19 members voted for Roha Realty Pvt Ltd.

Mr. Pramod Kulkarni Asked Mr. Nilesh Naik to count the votes & it was confirmed.

After above process Mr. Pramod Kulkarni again Asked Secretory Mr. Satish Bhingarde to take vote of Members for Aditya raj & Roha Realty.

1. Aditya Raj

Out of 27 present members 8 members voted for Aditya Raj Developer. Mr. Pramod Kulkarni Asked Mr. Nilesh Naik to count the votes & it was confirmed.

2. Roha Realty Pvt. Ltd

Out Of 27 present members 19 members voted for Roha Realty Pvt Ltd.

Mr. Pramod Kulkarni Asked Mr. Nilesh Naik to count the votes & it was confirmed.

Resolution No.3: It is resolved in today's meeting that, as per instructions by the Authorised Officer Mr. Pramod Kulkarni, Chairman Mr. Mahew Dsouza declared that 70% votes were received for Roha Realty Pvt. Ltd. JJT house, Plot No A / 44-45, Road no-2, M.I.D.C. Andheri east Mumbai -400093, hence Roha Realty Pvt. Ltd. is selected as developers for the redevelopment work of our society.

Proposed by: Mr. Richard Dias

Seconded by: Dr. S.L Wadekar

Resolution passed unanimously.

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CHEMBUR JYOTI NIKETAN Co-operative Housing Society Ltd.

Minutes of the Annual ~~General Meeting~~ / Special General Meeting held on 12th FEB 2023

करल - १

Chembur JYOTI NIKETAN CO-OP. HOUSING SOC. LTD.

(Regd. No. BOM / HSG / 7568 OF 1981)
Federation Membership No. 5440
Bldg. No. 44, Subhash Nagar, Chembur, Mumbai - 400 071.

Agenda No.4: Acknowledgement for selected Developer.

Discussions: Pursuant to the Resolution No.3 in today's meeting for the selection of Roha Realty Pvt. Ltd. Mr. Pramod Kulkarni confirmed majority votes are for the Roha Realty Pvt. Ltd. Accordingly 21 members signed Notarized Consent for M/S Roha Realty Pvt. Ltd. In front of video recording.

Agenda No.5: Discussion of further process

Authorized Officer Mr. Pramod Kulkarni declared before the present members about the selection of the developers and confirmed selection of the developer M/S Roha Realty Pvt. Ltd. and congratulated the members.

After complete discussions on above 5 subjects, no other subject was Taken for discussions.

Finally, the Chairman Mr. Mathew Dsouza Thanked all the members & declared that the proceedings of the meeting were over..

For Chembur Jyoti Niketan Co-op. Hsg. Soc. Ltd.

Hon. Secretary Treasurer Chairman

ADJ/11600/21/193 /23/K

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कुरला - ७		
७६८७	७०३५५	
२०२३		





Annexure "F"

उपनिबंधक, सहकारी संस्था, म्हाडा

मुंबई शहर, पूर्व उपनगरे व कोकण मंडळ कार्यक्षेत्र, कोकण गृहनिर्माण व क्षेत्रविकास मंडळ, म्हाडा, मुंबई
यांचे कार्यालय, गृहनिर्माण भवन, पोटमाळा, कक्ष क्र. १७६, वांद्रे (पूर्व), मुंबई – ४०० ०५१.
ईमेल – dyr.mhada176@gmail.com दुरध्वनी क्र. ०२२-६६४०५०९२/५०९३

जा.क्र.उनि/कोम/बी-२/३२८/२०२३
दिनांक : १५/०२/२०२३

विषय : - चेंबूर ज्योती निकेतन को-ऑप हौसिंग सोसायटी लि, इमारत क्र.४४, सुभाष नगर, चेंबूर, मुंबई - ४०००७१ या संस्थेच्या पुनर्विकासाबाबत.

७९२७	७१३२५
२०२३	

संदर्भ :- १) शासन निर्णय सहकार पणन व वस्त्रोद्योग विभाग, क्रमांक संगृयो-२०१८/प्र.क्र.६५/१४-स, दिनांक ०४/०७/२०१९.
२) संस्थेचा दिनांक १९/०१/२०२३ रोजीचा प्रस्ताव.
३) या कार्यालयाकडील प्राधिकृत अधिकारी नियुक्तीचे दि.२३/०१/२०२३ रोजीचे पत्र.
४) संस्थेचे दि.१२/०२/२०२३ रोजीच्या विशेष सर्वसाधारण सभेचे इतिवृत्त.
५) प्राधिकृत अधिकारी यांनी या कार्यालयात दि.१५/०२/२०२३ रोजी सादर केलेला अहवाल.

उपरोक्त नमुदप्रमाणे चेंबूर ज्योती निकेतन को-ऑप हौसिंग सोसायटी लि, इमारत क्र.४४, सुभाष नगर, चेंबूर, मुंबई - ४०००७१ ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ९(१) अन्वये नोंदणीकृत गृहनिर्माण संस्था आहे. संस्थेने संदर्भ क्र. २ नुसार संस्थेच्या इमारतीच्या पुनर्विकासाविषयक विशेष सर्वसाधारण सभेस शासनाचे दि. ०४ जुलै २०१९ च्या [illegible] प्राधिकृत अधिकाऱ्याची नेमणूक करण्याकरीता विनंती केलेली आहे. त्यानुसार या कार्यालयाने संदर्भ क्र. ३ नुसार दि.२३/०१/२०२३ च्या पत्रान्वये श्री.प्रमोद कुलकर्णी, सहकारी अधिकारी श्रेणी - १ यांची प्राधिकृत अधिकारी म्हणून नेमणूक केलेली आहे. संस्थेने दिनांक १२/०२/२०२३ रोजी बोलाविलेल्या विशेष सर्वसाधारण सभेस प्राधिकृत अधिकारी यांनी उपस्थित राहुन अहवाल या कार्यालयास सादर केला. संदर्भ क्र. ५ अन्वये दि.१५/०२/२०२३ रोजी सादर केला आहे. सदर अहवालाचे अवलोकन करता [illegible] सदनिका असून ३४ सभासद आहेत. त्यापैकी सर्वसाधारण सभेस एकूण ३४ अधिकृत [illegible] २७ सभासद उपस्थित होते. म्हणजेच सभासद संख्येच्या २/३ पेक्षा जास्त सभासद सदर सभेत उपस्थित होते. दि.१२/०२/२०२३ रोजीच्या विशेष सर्वसाधारण सभेत उपस्थित असलेल्या सभासदांना संस्थेच्या इमारतीच्या पुनर्विकासाचे प्रक्रियेसंबंधी संस्थेचे वतीने तसेच प्राधिकृत अधिकाऱ्याने शासनपरिपत्रकाची माहिती दिली. सदर सभेचे विषय पुनर्विकास प्रक्रियेसंबंधी तसेच विकासकाचे नेमणूकीसंबंधी मांडण्यात आला असता सदरच्या ठरावास हजर २७ सभासदांपैकी १९ सभासदांनी मे.रोहा रिएल्टी प्रा.लि. या विकासकास नियुक्तीस सहमती दर्शविली. तसेच उर्वरित ०८ सभासदांनी (एकूण ०९ सदनिका) मे.रोहा रिएल्टी प्रा.लि. या विकासकास विरोध दर्शवून मे.आदित्यराज ग्रुप यांना सहमती दर्शविली. त्यामुळे उपस्थित १९ सभासदांविरुद्ध ०९ सभासद असा बहुमताने **मे.रोहा रिएल्टी प्रा.लि.** (M/s. Roha Realty Pvt. Ltd.) जे.जे.टी.हाऊस, प्लॉट नं - ए/४४-४५, रोड नं -२, एम.आय.डी.सी.अंधेरी (पूर्व), मुंबई - ४०००९३ या विकासकाच्या नियुक्तीस सर्वानुमते मान्यता देऊन तसा ठराव मंजूर केला आहे. संदर्भ क्र.१ अन्वये निर्गमित शासन निर्णयातील तरतुदी क्र.१८ मध्ये विहित केलेल्या बँक गॅरंटीसह सर्व तरतुदींचे पालन करून विकासकासोबत विकास करारनामा करण्याची व त्याप्रमाणे पुर्नविकास प्रक्रिया राबविण्याची जबाबदारी व्यवस्थापक समितीची राहिल.

(प्रशांत सोनवणे)
उपनिबंधक,
सहकारी संस्था, मुंबई शहर, पूर्व उपनगरे व कोकण मंडळ कार्यक्षेत्र,
कोकण गृहनिर्माण व क्षेत्रविकास मंडळ, म्हाडा

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Pages 55 83

प्रति,

निवासी कार्यकारी अभियंता, मुंबई मंडळ.

करल १

पत्र	५२	३२५

२०२३

१) अध्यक्ष / सचिव, चेंबुर ज्योती निकेतन को-ऑप हौसिंग सोसायटी लि, इमारत क्र.४४, सुभाष नगर, चेंबुर, मुंबई ४०००७१

यांनी संस्थेच्या सभासदांचे लेखी संमतीपत्र निवासी कार्यकारी अभियंता, मुंबई मंडळ यांच्याकडे पाठविण्यात यावे.

२) मे.रोहा रिएल्टी प्रा.लि. (M/s. Roha Realty Pvt. Ltd.) जे.जे.टी.हाऊस, प्लॉट नं - ए/४४-४५, रोड नं -२, एम.आय.डी.सी.अंधेरी (पूर्व), मुंबई - ४०००९३.

उपनिबंधक,
सहकारी संस्था, मुंबई शहर, पूर्व उपनगरे व कोकण मंडळ कार्यक्षेत्र,
कोकण गृहनिर्माण व क्षेत्रविकास मंडळ, म्हाडा

THE SEAL OF THE SUB REGISTRAR KURLA-4 MUMBAI SUBURBAN DIST.

मुद्रांक

Annexure "G"

Chembur JYOTI NIKETAN CO-OP. HOUSING SOC. LTD.

(Regd. No. BOM / HSG / 7568 OF 1981)
Federation Membership No. 5440

Bldg. No. 44, Subhash Nagar, Chembur, Mumbai - 400 071.

करल - ९
Date: 16/02/2023

To,
The Director,
Roha Realty Pvt Ltd.,
JJT House, Road No. 2, MIDC,
Andheri (East), Mumbai.

Subject: Developer appointment Letter based on 79A report received from MHADA dated 15th February 2023 (Document No. UNI/COM/B-2/328/2023)

Dear Sir,

We would like to inform you that based on 79 A report received from MHADA dated 15th February 2023 (document no. UNI/COM/B-2/328/2023) **ROHA REALTY PVT LTD**. Is being selected & appointed as a Developer for the redevelopment of our society.

Thanking You.

For Chembur Jyoti Niketan Chs Ltd.

Chairman/ Hon. Secretary/ Treasurer

Enclosed:

1. 79 A report received from MHADA dated 15th February 2023 (document no. UNI/COM/B-2/328/2023)
2. MOM of Special General Body Meeting held on 12th February 2023 in presence of Mr. Pramod Kulkarni.
3. 3 Original Consents of 22 Members.

19/02/2023

ROHA REALTY PRIVATE LIMITED MUMBAI

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Pages 97 83

करल - १		
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२०२३		





Annexure "H"

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CHEMBUR JYOTI NIKETAN Co-operative Housing Society Ltd.

Minutes of the Annual General Meeting / Special General Meeting held on 2nd April 2023

करल - १

वर्ष	पृष्ठ	क्रमांक
2023	04	324

Sr. No.	Item (Subject) on the agenda	Minutes on the subject matter
		The Spl G B Meeting of the Society was held on 2nd April 23 at 6.00 pm at Hotel Yashoraj, 277 Chembur Station, N G Acharya Marg Mumbai 400 071. The Members who attended the Meeting are as under:

Sr No	Members Name	Room #	Signature	Mobile No.
1	M. D'Souza	1506	M. D'Souza	9520182500
2	Bharat N. Shah	1528		7021510223
3	Xenia Shroff	1499	Xenia Shroff	9220066611
4	Narendra S. Thakur	1526		
	Biren B. Gala	1524		
	G. Rajagam	1505		
	Satish Bhingarde	1513		
	Thelma Dias	1521		
	Neeta Walavalkar	1522		
10	Shailesh Dhuri	1625		9920611225
11	Babubhai M. Tank	1508		9820622378
12	Vijaysinh N Gala	1518		9820240332
13	R C Pillai	1495		9004398144
14	Harshkath G. Pathak	1496		9930025100
15	Pravin K. Gala	1517		9099426511
16	Nirmal Vitthal Chavan	1502		9167049108
17	Prem Shankar B. Sharma	1524		9324226643
18	V. Ganesh Menon	1509		9769520441
19	V. Geeta Menon	1507	V Gita	9702040599
20	Sylvia Lobo	1511		9004340611
21	Sundeep Kandhalkar	1502		9820844012
22	Deepak Sanchati	1515		9820227974
23	Nilesh N. Naik	1514		8169072101
24	Vaibhav Rane	1496		9833703014
25	M Murugan	1497		
26				

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Society Ltd. CHEMBUR JYOTI NIKETAN Co-operative Housing Society Ltd.

Minutes of the Annual General Meeting / Special General Meeting held on 2ND APRIL 2023

Chembur

JYOTI NIKETAN CO-OP. HOUSING SOC. LTD.

(Regd. No. BOM / HSG / 7568 OF 1981)
Federation Membership No. 5440
Bldg. No. 44, Subhash Nagar, Chembur, Mumbai - 400 071.

Notice

Date: 27th March 2023

This is to inform all the members that a **Special General Body Meeting** of the society will be held on Sunday 2nd April 2023 at 06:00 pm. at hotel Vaishali, Opposite Chembur station, NG Acharya Marg, Chembur, Mumbai 400071.

The Agenda of the Meeting is as under

1) To Pass & Approve the final **Development Agreement** physically circulated to the members also posted on the Society WhatsApp group. The draft Development Agreement was reviewed by the society appointed Advocate **Mr. Shreeprasad Parab** and there were some clauses to be Amended, Added & Deleted which were conveyed to the Advocate of **ROHA REALITY.**

Advocate Shreeprasad Parab will be present at the meeting to go through the final revised Development Agreement & answering the members queries

2) To Pass & Approve the Power Of Attorney to be executed in favor of **ROHA REALITY** physically circulated to the members & WhatsApp group of the Society

3) To Authorize the Society Office Bearers to execute Development Agreement, Power Of Attorney and any other Documents. In case if any one of the Office Bearers are not available then any of the Committee Members should be eligible to sign any such documents

4) Any other matter with the permission of the Chair

All the members are requested to attend the meeting and if the desired quorum is not available at the appointed hour the meeting will be adjourned for half an hour on the same day at the same venue and the meeting will commence at 06:30 pm. All the decisions taken at this meeting will be binding on all members. Kindly note only bonafide members or Associate members will be permitted to attend the meeting.

For Chembur Jyoti Niketan Co-op. Hsg. Soc. Ltd.

Hon. Secretary Treasurer Chairman

CHEMBUR JYOTI NIKETAN Co-operative Housing Society Ltd. CHEM

Minutes of the Annual General Meeting / Special General Meeting held on 2nd APRIL 23

MOM held on 2nd April 2023

The meeting could not commence at 6:00 p.m. due to lack of quorum and was adjourned to 6:30 pm. Totally 25 members were present at the meeting. Hon. Secretary Mr. introduced the Society appointed Adv. Shreeprasad Parab to the Members present at the Meeting.

करल - १

CORO	324	
2023		

Agenda 1 - To approve and pass the development agreement

Advocate Shreeprasad Parab started the meeting informing the members that the agreement was reviewed and debated twice with Advocates of Roha Reality. Various points were deleted / changed and some additions were made Viz. The company name were added, Amalgamation was elaborated, the word TDR was removed, blank spaces were filled up, IOD and CC time period was mentioned etc.

Adv Shreeprasad Parab also Clarified that the society will be giving some Disclosures to ROHA REALITY Pvt. Ltd. regarding PMC, Litigations, MHADA / MCGM Dues, Offer letter received from MHADA.

Further Mr. Shreeprasad Parab requested the members to bring forward the queries regarding the Development Agreement if any.

Following were the points raised

Mr Deepak Panchal raised the point "H" on page 3. Why the PMC is mentioned when PMC was terminated ? Mr Parab questioned the secretary regarding PMC status. Chairman Mr. Mathew D'Souza read out the resolution wherein the PMC was Reinstated then letter from ROHA REALITY was also read out wherein it was mentioned that the PMC dues will be settled by ROHA REALITY. Mr. Sandeep Gondhlekar pointed out the NOC must be taken from CDIC, to this Adv. Shreeprasad Parab replied since all the work of the PMC is already done and now asking for NOC again will complicate the matter further, moreover he explained that now the PMC has no role to be played as most of the documentations has been completed and as ROHA REALITY has already undertaken that the dues will be handled by Roha reality then there is no need to precipitate the matter further he explained that the society is legally protected. Society will also be giving disclosures regarding PMC and all three parties (Society, Roha Reality & CDIC) will sign.

Mr. Vaibhav Raul pointed out the requirement of a Bank Guarantee. Adv. Shreeprasad Parab pointed out there are very rare cases where utilization of Bank Guarantee is success but further creates litigations which is time consuming. He further pointed out that ROHA REALITY will secure one flat with society. Mr Deepak Panchal pointed out the security flat will be worth 1.5 crores then how will the members be covered regarding rent. Advocate Shreeprasad Parab mentioned that the functioning of cooperative society depends on Majority

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EMBUR JYOTI NIKETAN Co-operative Housing Society Ltd. CHEM

Minutes of the Annual General Meeting / Special General Meeting held on 2nd APRIL 23

MOM held on 2nd April 2023

कारण - १

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The meeting could not commence at 6:00 p.m. due to lack of quorum and was adjourned to 6:30 p.m. Only 15 members were present at the meeting. Hon. Secretary informed the Society appointed Adv. Shreeprasad Parab to the Members present at the Meeting

Agenda 1 - To approve and pass the development agreement

Advocate Shreeprasad Parab started the meeting informing the members that the draft agreement was reviewed and debated twice with Advocates of Roha Reality. Various points were deleted / changed and some additions were made Viz. The company details were added, Amalgamation was elaborated, the word TDR was removed, blank spaces were filled up, IOD and CC time period was mentioned etc.

Adv Shreeprasad Parab also Clarified that the society will be giving some Disclosures to ROHA REALITY Pvt. Ltd. regarding PMC, Litigations, MHADA / MCGM Dues, Offer letter received from MHADA.

Further Mr. Shreeprasad Parab requested the members to bring forward the queries regarding the Development Agreement if any.

Following points raised

- [illegible] raised the point "H" on page 3. Why the PMC is mentioned [illegible] initiated ? Mr Parab questioned the secretary regarding PMC [illegible] Chairman Mr Matthew D'Souza read out the resolution wherein the PMC was appointed. Letter from ROHA REALITY was also read out wherein it was mentioned that the PMC dues will be settled by ROHA REALITY. Mr Sandeep Dongre pointed out the NOC must be taken from CDIC, to this Adv. Shreeprasad Parab replied since all the work of the PMC is already done and [illegible] again will complicate the matter further; moreover he also [illegible] the PMC has no role to be played as most of the [illegible] has been completed and as ROHA REALITY has already understood that the dues will be handled by Roha reality then there is no need to precipitate the matter further he explained that the society is legally protected. Society will also be giving disclosures regarding PMC and all three parties (Society, Roha Reality & CDIC) will sign.

- Mr. Vaibhav Raul pointed out the requirement of a Bank Guarantee. Adv. Shreeprasad Parab pointed out there are very rare cases where utilization of Bank Guarantee is success but further creates litigations which is time consuming. He further pointed out that ROHA REALITY will secure one flat with society. Mr Deepak Panchal pointed out the security flat will be worth 1.5 crores then how will the members be covered regarding rent. Advocate Shreeprasad Parab mentioned that the functioning of cooperative society depends on Majority

CHEMBUR Jyoti Niketan Co-operative Housing Society Ltd.

Minutes of the Annual General Meeting / Special General Meeting held on 25th April 23

Sr. No.	Item (Subject) on the agenda	Minutes on the subject matter

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2023		

Voting so the Bank Guarantee issue should be resolved through the Discussion & Voting procedure of the General Body. Still Mr Deepak Panchal asked if the majority passes the Resolution then how will the person raising objection be protected. Advocate Shreeprasad Parab replied that the Objecting members names will be recorded in the resolution. Mr Deepak Panchal asked what is arbitration and its fees and Mr. Shreeprasad Parab clarified the same.

- Mr Vaibhav Rahul raised that in a meeting at ROHA REALITY it was mentioned that ROHA REALITY will accommodate the members in 1 to 8 floors with four flats on each floor then what about 4 Remaining members? Adv. Shreeprasad Parab replied that there is no such point Mentioned in DA. At the same time told the Ghairman Mr. Mathew D'Souza to read out the point Related to this incorporated in the DA. Accordingly the point was read out where in it was found that this point mentions they will try to accommodate both buildings in separate wings. Advocate Shreeprasad Parab mentioned that this will be Conveyed to ROHA REALITY to delete the word "TRY"

- Mr Santosh Heman raised clause 3N on page 8 wherein it is mentioned that the commercials will be ground + 2. Advocate Sri Prasad Parab mentioned that the developer is free to do so at the same time the developer undertakes that the commercial will not go beyond the second floor. Advocate Shreeprasad Parab also explained that there may be many changes in the plan up to the Receipt of IOD.

- Mr. Deepak Panchal requested to send the list of amenities offered by the Developer as mentioned in annexure I. It was agreed that list of amenities offered will be sent on Members WhatsApp group.

- Mr Santosh Heman ask if the developer delays the project then how we will be protected. Adv. Shreeprasad Parab replied if there is any delay the developer has to pay Rs. 100000 per month as incorporated in clause 13.6 C page

- Mr. Deepak Panchal raised clause 2E on page 5, requested the Adv. to explain this point. Adv. Shreeprasad Parab explained that the outstanding dues of MCGM / MHADA will be borne by the Developer.

- Mr Deepak Panchal enquired that it is written somewhere that if a member does not vacate there is a penalty of Rs. 10000 per day on the member. Adv. Shreeprasad Parab replied to take this clause positively that if the approvals come we have to vacate without delaying and if the Members do not vacate it will delay the project, further also clarified that when the developer puts for approval he informs the society to make preparations to vacate so the developer gives enough time to vacate and at the same time also mentioned that the IOD has a validity of 1 year and if the members do not Vacate within 1 month the developer cannot comply with the timeline given by the Authorities.

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...es of the Annual General Meeting / Special General Meeting held on 27th APRIL 23

Sr. No.	Item (Subject) on the ag...	Minutes on the subject matter	Sr. No.

- Mr. Vaibhav Raul enquired about the escrow account with the Developer. Adv. Shreeprasad Parab explained that this is done only in cases where there are some litigations on the plot to be developed.

- Mr. Vaibhav Raul mentioned that the Earthquake resistance building structure has been mentioned in the development agreement. Advocate Shreeprasad Parab replied that the BMC has made compulsion that the building design should be earthquake resistant and the Architect has to give declaration with calculations that the building design is as per the prescribed "IS Code" so there is no need to mention the same.

- Mr Vaibhav Raul raised that the parking allotted will be 16 and how will the same be distributed? Adv. Shreeprasad Parab mentioned that the 18 parking will be handed over to the society and the society will decide about the same.

- Mr Vaibhav Raul raised about 2 lakhs to be given to the members not getting car parking was mentioned earlier but was not incorporated in this development agreement. Adv. Shreeprasad Parab replied that the General Body to take a decision on this issue.

- Mr Deepak Panchal raised clause 20.6 on page 25 that the developer should not deduct 25000 from the Corpus. Adv. Shreeprasad Parab mentioned that this Fund is ...d contingency fund for the benefit of the society and the same am... be given by the Developer for every Sale Unit.

- Mr Vaibhav Raul raised clause 9.2.C on page 16 to increase rent. Adv. Shreeprasad Parab replied that the society is at the stage to finalize the draft, the ... were to be discussed before 79A. Adv. Shreeprasad Parab also mentioned that the committee has already negotiated best and those having suggestions are free to ... to the developer for further negotiations and if they get the Rent increased it will be appreciated by all the members of the society.

- Mr. Nilesh Naik ... to convey to the developer to pay 12 months rent ... it was agreed to put forward the same to the developer.

Adv. Shreeprasad Parab asked the members if there were any further queries related to the Development Agreement. There were no further queries.

Adv. Shreeprasad Parab asked if there were any queries related to Power of Attorney. There were no queries for the same.

Resolution 1 : Bank guarantee
Adv. Mr. Shreeprasad Parab asked the members to raise their hands who want Bank Guarantee. A total of 7 members raised their hands viz. Mr. Deepak Panchal, Mr. Nilesh Naik, Mr. Vaibhav Raul, Mr. Murugan Padyachi, Mrs. Sylvia Lobo, Mrs. V. Geeta, Mr. Santosh Heman. Then Mr. Shreeprasad Parab asked

CHEMBUR JYOTI NIKETAN Co-operative Housing Society Ltd.

Minutes of the Annual General Meeting / Special General Meeting held on 2nd APRIL 22

Sr. No	Item (Subject) on the agenda	Minutes on the subject matter

the members to raise their hands who do not require bank guarantee. Total 19 members raised their hands.
Therefore bank guarantee is not needed was passed with majority.

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Resolution 2 : 2 tacs needed for members not getting parking was put forward to vote, 4 members Viz. Mr. Deepak Panchal, Mr. Nilesh Naik, Mr. [illegible] padyachi, Mr. Vaibhav Raul raised hands for this
Hence the resolution of 2 tacs needed for members not getting parking was ruled out by the majority.

Resolution 3 : Development Agreement was put forward for approval and the same was passed and approved
Proposed by - Mr. Sundeep Gondhalekar
Seconded by - Mr. Babubhai tank

Resolution 4 : Power of Attorney was put forward for approval and the same was passed and approved.
Proposed by: Mr. N. S. Thakur
Seconded by: Santosh Heman

Hon. Secretary Mr. Satish Bhingarde requested the members to raise their hands who were in favour to pass & Approve the Development Agreement and Power of Attorney. A total of 19 members out of 25 members raised their hands. Development Agreement and Power of Attorney was passed by majority.

Resolution 5 : To Authorise the Society Office bearers or any of the committee members to sign and execute Development Agreement, Power of Attorney or any other documents related to Redevelopment.
Proposed by - Mr. R. C. Pillai
Seconded by Mr. P. S. Sharma
Further also passed by Majority of 19 members raising their hands in favor to pass & Approve this resolution out of 25 present Members

Hon. Secretary Mr. Satish Bhingarde thanked the members who attended the meeting. Meeting ended at 9.00 pm.

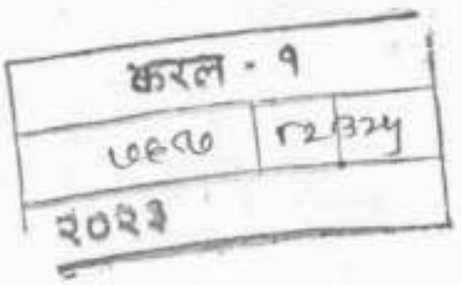
For Chembur Jyoti Niketan Co-op. Hsg. Soc. Ltd.

Hon. Secretary Treasurer Chairman

CO-OP. HSG. SOC. LTD. CHEMBUR JYOTI NIKETAN

SUB REGISTRAR

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THE SEAL OF THE SUB REGISTRAR KURLA

Annexure "I"

LIST OF AMENITIES

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2023

Living Room

Flooring	:	Vitrified 2'X2' Title with 4" skirting- Somany/Kajaria or equivalent
Door	:	Entrance Door with laminated design flush door, Night latch, Handle, Peephole, Kadi Chain, FRD- Door
Windows	:	Aluminum full sliding anodized with granite frame
Light points	:	Hall-2 light points+ fan points+T.V+ Telephone+Diwali Kandil+ Point on board+ bell point
Paint	:	Wall POP/ Gypsum finished with Jotun/ Asian Paint or equivalent
Others	:	1 fan of Crompton/Bajaj or equivalent

Bed Rooms

Flooring	:	Vitrified 2' x 2' Tile with 4" Skirting Somany/Kajaria or equivalent
Door	:	Laminated flush Door
Windows	:	Aluminum sliding anodized with granite frame
Light Points	:	2 Light points +1 Fan points +T.V. Point+ A.C. Point + Point on board

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Kitchen

Flooring	:	Vitrified 2' x 2' Tile with 4" Skirting-Somany/Kajaria or equivalent
Windows	:	Aluminum sliding powder coated with granite frame.
Light Points	:	2 Light points (1 in dry balcony) + Fridge point + Aquaguard point+Washing Machine Point + Mixer Point+ Exhaust Fan Point + Fan Point.
Dado		2 feet above platform
Others	:	1 Exhaust fan

Toilet and Bathrooms

Flooring	:	Anti-Skid Ceramic Tiles Flooring
Dado	:	Full height Wall tiles.
Door	:	WPC/wooden frame with waterproof doors
Windows	:	Aluminium louvered anodized with granite frame.
Light Points	:	Light points + Geyser Point+ Exhaust Fan Point
C.P.Fittings & Sanitary Ware		C.P.Fitting of good quality and sanitary wares of good quality
Others	:	1 Exhaust Fan+ 1 Gyser of Havells/Bajaj or equivalent

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७८९७ | ५ | ३२५

Wiring:-

Concealed copper wiring with modular switches of a good brand, ELCB, Spare Electrical Wire pair, Provision for telephone and cable connection, Lifesaving circuit breakers
Wire brands- Havells/polycab or equivalent

Plumbing:

Concealed type plumbing with good quality pipes. Hot and Cold water mixture in Bathroom.
Pipes brands - Supreme/finolex or equivalent

Paints:-

Paint in rooms shall be of Jotun/ Asian Paint or equivalent. All doors of Living, Bed Room shall be laminated. Common area shall be acrylic based paint. Exterior shall be Sand tex Matt Paint
Paint brands- Jotun/ Asian Paint or equivalent

THE SEAL OF THE SUB REGISTRAR KURLA-1

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SPECIAL AMENITIES - COMMON AREA

1. Electric Meter Room

2 Water Tank UG + Overhead with a submersible pump, automatic level controlled.

3. Fire Fighting System

4. Lift of reputed brands.

5. Society Office

6. Watchman Cabin

7. Intercom for all flats

8. Notice Board, Name Plates

9. Pest Control application for Plinth and Compound

10. Paved compound with checkered tiles

11. Black Granite Kitchen platform with stainless steel Sink.

12 . State of Art Design and Elevation of the Building

13. Decorative Entrance

14. CCTV shall be provided in Building and Lift.

2. MATERIAL SPECIFICATIONS

Sr.No	Material	Make/details
1	Structure	R.C.C. Frame structure M-25 Concrete and as designed by Structural Engineer
2	Cement	Ultratech/ACC/ Ambuja / Birla (PPC)
3	Steel	TMT Bars
4	Sand	River Origin Sand
5	Metal- I & II	Black, Angular
6	Waterproofing compound	Mr. fixit, Roff or equivalent
7	Locks, Night Latch	Godrej or equivalent
8	Copper Wire	Good quality
9	Modular switches	Good quality
10	PVC Pipe	Prince, Supreme
11	GI Gun Pit wall	ISI make
12	Aluminium Section	ISI make
13	CP fitting	Good quality
14	Acrylic paint	Asian or equivalent Paint
15	Lift	EROS/ECE or equivalent
16	Gas Pipeline	MGL(Mahanagar Gas Limited)

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केरल - १

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नोंदणीचे प्रमाणपत्र

करल - १

नोंदणी क्र. BOM/HSG/7562 सन १९८१

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या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

चेंबूर ज्योती निकेतन को-ऑपरेटिव्ह सोसायटी लिमिटेड. चेंबूर मुंबई-७१

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील [सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २५] कलम ९ [१] अन्वये नोंदणीकृत करण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ [१] अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १० [१] अन्वये संस्थेचे वर्गीकरण " गृहनिर्माण संस्था " असून उपवर्गीकरण " इतर गृहनिर्माण संस्था "

[सही] ----------

[हुद्दा] सचिव,

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ

मुंबई.

दिनांक ३/८/१९८१

Secretary Bombay Housing & Area Development Board Bombay-51.

Chembur Jyoti Niketan Co-op.

Secretary Treasurer Chairman

CHEMBUR JYOTI NIKETAN CO-OP. HSG. SOC. LTD.

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ROHA REALTY

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF ROHA REALTY PRIVATE LIMITED ("COMPANY") HELD ON MONDAY, 20TH FEBRUARY, 2023 AT REGISTERED OFFICE SITUATED AT PLOT A 44/45, MIDC MAROL ANDHERI EAST MUMBAI 400093

The Chairman informed the Board that the Company, proposed to undertake the redevelopment project of **Chembur Jyoti Niketan Co-operative Housing Society Limited** having address at Building No. 44, Subhash Nagar, Chembur (East), Mumbai – 400 071 hereinafter referred to as **"the said Property"**.

The Company will demolish the old building of the Society and construct new building on the said Land as per the permissions and sanctions obtained from the concerned authorities / MHADA and load permissible development potential thereon to the maximum extent possible, accommodate the members of the Society in rehab component, and deal with / dispose of the remaining units, premises in sale component and beneficial interest available upon redevelopment **("the Transaction")**.

The Chairman informed the Board that for the purposes of the aforesaid transaction, execution and registration of Development Agreement, Power of Attorney, Permanent Alternate Accommodation Agreement, declaration, indemnity bond, Deed of Confirmation, consent letters, Undertakings, Addendums, forms and such other agreements, addendums, amendments, deeds, documents, supplemental deeds, instruments, and other writings as may be required or considered necessary (hereinafter referred as **"Transaction Documents"**) are required to be undertaken.

The Board considered the same and unanimously passed the following resolutions:

"RESOLVED THAT Mr. Harshvardhan S. Tibrewala and Mr. Varun Modi (Authorized Signatories"), are hereby jointly / severally authorized to negotiate and finalize the Transaction Documents on such terms and conditions as may deem fit and proper.

RESOLVED FURTHER THAT above mentioned Authorized Signatories, are hereby jointly/severally authorized to sign and execute, deliver, accept or receive, register and for the purpose of registration to appear before the concerned Sub-Registrar of Assurances for the registration of the Transaction Documents, as may be required and to admit execution thereof.

RESOLVED FURTHER THAT above mentioned Authorized Signatories, are hereby further jointly / severally authorized to execute necessary power of attorney in favour of the representative of the Company or any person to sign and execute, deliver, accept or receive, register and for the purpose of registration to appear before the concerned Sub-Registrar of Assurances for the registration of the Transaction Documents, as may be required and to admit execution thereof.

Roha Realty Pvt.Ltd.
Registered Office: JJT House, Plot No. A/44-45, Road No. 2, M.I.D.C., Andheri (E), Mumbai - 400093, India.
T: +91 022 4233 4444 | E: info@roharealty.com | www.roharealty.com
CIN NO: U70109MH2016PTC281339

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ROHA REALTY

RESOLVED FURTHER THAT above mentioned Authorized Signatories, are hereby further jointly / severally authorized to do all other acts, deeds, matters and things which may be necessary to be done for enforcing rights and performance of obligations under Transaction Documents, and for consummation of the transaction contemplated in respect of the said Subhashnagar Property and for effectuating necessary changes in revenue records for reconveyance of the said Subhashnagar Property in favour of the Company.

CERTIFIED TRUE EXTRACTS
For ROHA REALTY PRIVATE LIMITED

ROHA REALTY PRIVATE LIMITED MUMBAI

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जावक | ९३ | ३२५
२०२३

HARSHVARDHAN SHRIKANT TIBREWALA
DIRECTOR
DIN: 02277040

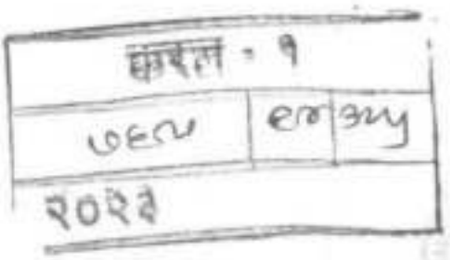
ROHA REALTY PRIVATE LIMITED MUMBAI

VARUN MODI
DIRECTOR
DIN:06579369

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Roha Realty Pvt.Ltd.
Registered Office: JJT House, Plot No. A/44-45, Road No. 2, M.I.D.C., Andheri (E), Mumbai - 400093, India.
T: +91 022 4233 4444 | E: info@roharealty.com | www.roharealty.com
CIN NO: U70109MH2016PTC281339


कुरुक्षेत्र - १
२०२३


THE SEAL OF THE SUB REGISTRAR KURUKSHETRA

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई– स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAICP6099F

नाम / Name	ROHA REALTY PRIVATE LIMITED
निगमन/गठन की तारीख Date of Incorporation / Formation	19/05/2016

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२०२३



Signature valid
Digitally signed by Income Tax PAN Services Unit (NSDL) eGovernance
Date: 21.07.2016 21:21:57
Reason: e-PAN Sign
Location: e-PAN Sign



Permanent Account Number (PAN) facilitates Income Tax Department in linking of various documents, including payment of taxes, assessment, tax demand/tax arrears, matching of information and easy maintenance & retrieval of electronic information/records, pertaining to [illegible]

Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer to [illegible]

- Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
- The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile [illegible] Application available on Google Play Store as "Enhanced QR Code Reader for PAN Card".



Cut



Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (8) of Rule 114 of the Income Tax Rules, 1962. For more details,

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

आधार

E-Aadhaar Letter

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७६८० | ६७ | ३२५
मुल्यांकन 2023

नामांकन क्रमांक/Enrolment No.: 1067/13261/00114

Harshvardhan Shrikant Tibrewala (हर्षवर्धन श्रीकांत टिबरेवाला)

504/503 panchsheel, a.k.vaidya marg, gokuldham, goregaon east, Mumbai, Mumbai, Maharashtra - 400063

Date: 10/12/2015

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

आपका आधार क्रमांक/ Your Aadhaar No.:

9391 8504 0574

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

आधार-आम आदमी का अधिकार

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

THE SEAL OF THE SUB REGISTRAR

- आधार देश भर में मान्य है.
- आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है.
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं. इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहूलियत होगी.

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.

भारत सरकार
GOVERNMENT OF INDIA



हर्षवर्धन श्रीकांत टिबरेवाला
Harshvardhan Shrikant Tibrewala
जन्म तिथि/ DOB: 04/04/1990
पुरुष / MALE

9391 8504 0574

आधार-आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
504/503 पंचशील,
ए.के.वाद्या मार्ग, गोकुलधाम,
गोरेगाँव ईस्ट, मुंबई, मुंबई,
महाराष्ट्र - 400063

Address:
504/503 panchsheel, a.k.vaidya marg, gokuldham, goregaon east, Mumbai, Mumbai, Maharashtra - 400063

9391 8504 0574

Aadhaar-Aam Admi ka Adhikar

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७६८७ | ८८ | ३२५
२०२३





करल - १		
५६८५	६६	३२५
२०२३		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

HARSHVARDHAN TIBREWALA

SHRIKANT JAGDISH PRASAD
TIBREWALA
04/04/1990

Permanent Account Number

AHEPT9023H

Signature



ADJ/1100001/193 /2023/K	
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७६७ | १०८ | ३२५
२०२३



महाराष्ट्र शासन

मालमत्ता पत्रक

करल - १

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम,१९६९ यातील नियम क्रमांक ७(१)]

ULPIN: 72308620575

गाव/पेठ : चेंबुर	तालुका/पं.स.का. : नगर भूमापन अधिकारी,चेंबुर				जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	सिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	आकारला विशेष अकृषीक किंवा भाक्याचा वर्षासीज आणि विक्रया केलेल्याबद्दल तेह
८२८			२२३७६.६०	[एच-१ - १२७८२.८०] एच-१	

सुविधाधिकार :	
हक्काचा मुळ धारक :	म
वर्ष : १९६६	महाराष्ट्र गृह निर्माण मंडळ २२३७६.६० चौ.मी
पट्टेदार :	
इतर भार :	-
इतर शेरे :	-

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(पक्ष), पहिले धारक(पक्ष) किंवा धारण (इ)	शेरा/क्र.प
16/09/1992	दिनांकी सरचार्जी नोंद नगर भूमापन क्रमांक ८२५ प्रमाणे.			सही- 16/09/1992 दि.नि.मु.अ. ०१८० न.मु.अ.क्र.१ मुंबई उपनगर, मुंबई
18/12/2001	अर्जे, जबाब नोंदणी कृत लिज डसाईपेशन चुकी क्र.१ चुकी क्र.१ करार ३/५८७/२००१ दि.१६/१२/२००१ दे.द.न.मु.अ. वेंद्रूर यांचेकडील दिनांक १८/१२/२००१ चे आदेश अन्वये क्षेत्र १७८.० चौ.मि. ला लेसीसदारी नोंद दाखल केली.		३. डीकेअरी ऑफ फाईन आर्टस प्रिन्ट आफ्टरल ट्रस्ट वेंद्रूर १७८.०० चौ.मी	फेरफार क्र. ० प्रमाणे सही- 18/12/2001 न.मु.अ.वेंद्रूर
15/12/2015	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.मा.मु.व/ दि.१ जमाबंदी सौर [illegible] भूमिसि/५८/२०१५ व इकडील आदेश क्र.न.मु.वेंद्रूर [illegible] मु.अ.क्र.१९४/२०१५ दिनांक १५/१२/२०१५ अन्वये मिळकत पत्रिकेवर नमूद असलेले जंगली क्षेत्र आणी सदर दुरुस्ती आदेशी सुसंगत आर शर्तीस सत्य ची नोंद दाखल केली.	01/01/1900		फेरफार क्र. १४१९ प्रमाणे सही- 15/12/2015 न.मु.अ.वेंद्रूर
01/12/2016	मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील जिमनी आदेश क्र. C/ Desk-8-D/ LND/ [illegible] दि. २५/११/२०१६ अन्वये न.मु.अ. ८२८ पै व १५०७५ चौ.मी मिळकतीचे एकूण क्षेत्रापैकी ३२५०.० चौ.मी क्षेत्र निवासी प्रयोजनार्थ जिमनीसाठी वर्ग झालेले इकडील ज.अ./वि.दे [illegible] दि. १३/०१/२०१६ अन्वये मोजणी अंती आयम होणारे न.मु.अ. ८२८ पै. ३२१५.० चौ.मी. क्षेत्र निवासी प्रयोजनार्थ जिमनीसाठी कब्जे वर्ग झालेले निवासी जिमनीसाठी आकारणी प्रति १०० चौ.मी ला ₹.रु. ८२५/- प्रमाणे वार्षिक सारा ₹.रु. २६५७०/- असून ही मुदत सन ३१/१२/२०१६ पर्यंत असलेची नोंद दाखल केली.			फेरफार क्र. १५/११ प्रमाणे सही- 01/12/2016 न.मु.अ.वेंद्रूर
24/02/2020	अर्जे स्वयंघोषणापत्र व सह दुय्यम निबंधक दर्जा-२ (मुंबई) यांचेकडील पत्रांकाद्वारा दस्त क्र. पी/ ६३१०/२१ दि. २७/०९/२१९१ व सुची क्र. २ अन्वये न.मु.अ. ८२८ पै., ८२८/५० पै १३ पै ७८५.६२ चौ.मी. क्षेत्रावर ९९ वर्षांचा करारनामी आणि महाडा तसेच म्युनिसिपल पार्टीस दिप ओपीसर सोबत इंडिया लॅंड एण्ड डेव्हलपमेंट कंपनी यांनी वेंद्रूर स्थानिकांसी को.ऑ. हौ.सो. लि. यांना भाडेपट्टयाने दिलेले भाडेपट्टा करार पोसार वेंद्रूर स्थानिकांसी को.ऑ. हौ.सो.लि. यांचे नांव दाखल केले.		३. वेंद्रूर स्थानिकांसी को.ऑ. हौ.सो. लि. ७८५.६२ चौ.मी	फेरफार क्र. २०१८ प्रमाणे सही- 24/02/2020 न.मु.अ.वेंद्रूर
03/08/2021	क्षेत्र दुरुस्ती नोंद - जिल्हाधिकारी, मुंबई उपनगर यांचेकडील आदेश क्रमांक : एस.आर/५३/ दिनांक :[illegible] व इकडील मोजणी क्रमांक : ३५६/२०१६, दिनांक: २८/११/२०१६ अन्वये [illegible] ८० चौ.मी. अंती क्षेत्र दुरुस्ती केली.			फेरफार क्र. २१५८ प्रमाणे सही- 03/08/2021 न.मु.अ., न.मु.अ. वेंद्रूर



दि. मिळकत पत्रिका दिनांक **03/08/2021 06:08:52 AM** रोजी ; डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

मिळकत पत्रिका डाऊनलोड दिनांक **18/10/2022 03:10:40 PM**

मिळत पडताळणी साठी **https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard** या संकेत स्थळावर **2208100002313044** हा क्रमांक दयावा.

बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता करदेयक

14712

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये जारी करण्यात आलेले आहे.

लेखा क्रमांक	मालमत्ता करवर्ष	देयक क्रमांक	देयक दिनांक
MW0205100070000	2019-2020	201911BIL15237852 201921BIL15237853	20/05/2022

करदात्याचे नाव व पत्ता : THE SECRETARY CHEMBUR JYOTI

NIKETAN CO OP HSG SOCIETY,LTD BLDG NO 44 SUBHASH NAGA,R CHEMBUR MUMBAI400071

देयक - महा. कर नं. / विभाग: Asstt. Assessor & Collector, M West Ward, Municipal Office Building, Sharadbhau Acharya Marg, Near Natraj Cinema, Chembur, Mumbai - 400 071.

मालमत्ता क्रमांक,सदनिका क्रमांक,इमारतीचे नाव/ विंग, सी.टी.एस. / प्लॉट क., गावाचे नाव, मार्ग क., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याचे नाव :
M-660(15)/BLDG NO 44 STN COLONY CHEMBUR HOUSE MAHARASHTRA HOUSING BOARD BOMB AY

करल - १

प्रथम करनिर्धारण दिनांक:	31/03/1961	एकूण भांडवली मूल्य:	36916370

एकूण भांडवली मूल्य: ₹ Three Crore Sixty Nine Lakh Sixteen Thousand Three Hundred Seventy Only (अक्षरी)

२०२३

दि.31/03/2010 या तारखेपर्यंतची थकबाकी	₹ 0	दि. 01/04/2010 ते 31/03/2019 या तारखेपर्यंतची थकबाकी	₹ 0

देयक कालावधी: 01/04/2019 ते 31/03/2020

(सर्व रक्कम रुपयांमध्ये)

करांचे नाव	01/04/2019 ते 30/09/2019	01/10/2019 ते 31/03/2020
सर्वसाधारण कर	1356	1356
जल कर	0	0
जलनिःसारण कर	1711	1711
मलनिःसारण सेस कर	0	0
शिक्षण उपकर	1071	1071
रा.प्र. शिक्षण उपकर	1010	1010
रोजगार हमी उपकर	839	839
पुल उपकर	101	101
पथ कर	43	43
कलम152 अ नुसार देखभाली रक्कम	1283	1283
परवानाधारीस भरावयाची रक्कम	0	0
एकूण देयक रक्कम	0	0
अगोदर भरलेल्या जास्तीची रक्कम	7414	7414
अगोदर भरलेल्या जास्तीच्या व्यतिरिक्त समायोजित केलेली रक्कम	0	0
पुनर्पडताळणीचे समायोजन	0	0
भरावयाची निव्वळ रक्कम	4262	4262
प्रतिदायची निव्वळ रक्कम	3152	3152
• 19/06/2022 पर्यंत भरावयाची निव्वळ रक्कम	0	0
• 18/07/2022 पर्यंत भरावयाची निव्वळ रक्कम	0	0
अक्षरी रुपये	₹ Three Thousand One Hundred Fifty Two Only	₹ Three Thousand One Hundred Fifty Two Only
अंतिम देय दिनांक	18/06/2022	18/08/2022

"To make payment through NEFT:
IFSC - SBIN0000300, Beneficiary A/C No:- MCGMPTMW0205100070000 , Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of MCGM"

• आणी बाई इन्सेन्टीव्ह स्कीम योजनेच्या माहितीसाठी भाने पाहावे".

सदर करदेयकात, मालमत्तेसाठीच्या ४६ ४५ चौ. मी. (५०० चौ. फूट) पर्यंत क्षेत्रफळ असलेल्या निव्वळ निवासी सदनिकांशी संबंधित असलेल्या मालमत्ता करांचा अंतर्भाव करण्यात आलेला नाही. असेसमेंटसाठी या सदनिकेला कर आकारणी झाली असल्यास त्या सदनिकेचा कर वगळून मालमत्ता कराचे अधिक्षक करण्यात यावे व सदर बाब संबंधित विभागीय सहा. करनिर्धारक व संकलक यांचे निदर्शनास आणावी. तसेच dyacomp.ec@mcgm.gov.in या ईमेल आयडी वर कळविण्यात यावी.

लोकशाही पंधरवडा :- २६.०१.२०२० ते १०.०२.२०२०
माझा देश, माझी लोकशाही...
निवडणूक ही, योद्धासा जाणून घ्यावी.

सत्यमेव जयते
एक सहज स्वयंपाक की ओर

rC

E & OE

MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP342021071111332580 D.P. Rev. dt. Refer Inward Number: M/W/2021/111332586 Payment Dated 14/07/2021

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

To,

Mr./Mrs. Nagesh S Ramanna
C/11 Mulund kavita kiran chs, p gujar road neelam nagar, mulund east

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 828 of CHEMBUR Village situated in M/W Ward, Mumbai.

Ref : Application u/no. M/W/2021/111332586 Payment Challan No. DP342021071111332580 Dated 14/07/2021 certifying payment of charges made under Receipt no. 18200018656 Dated 14/07/2021

कलम - १

LOE CU	900	324

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Gentleman/Madam,

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

Description	Nomenclature	Remarks
CTS No.	828	
Village	CHEMBUR	
Development Plan 2034 referred to Ward	M/W	
Zone [as shown on plan]	Residential(R)	
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	Proposed Road 18.3 m
	Proposed Road Widening	18.3 m

Sanctioned Excluded Portion:
EP-MW12
Sanctioned as proposed.
Sanctioned vide UDD Notification u/no. TPB-4321/CR-20/2021/UD-11 dtd. 12.04.2021 and published in Maharashtra Government Gazette on 16.04.2021.

EP-MW07
Sanctioned as proposed.
Sanctioned vide UDD Notification u/no. TPB-4321/CR-20/2021/UD-11 dtd. 12.04.2021 and published in Maharashtra Government Gazette on 16.04.2021.

EP-MW12
Sanctioned as proposed.
Sanctioned vide UDD Notification u/no. TPB-4321/CR-20/2021/UD-11 dtd. 12.04.2021 and published in Maharashtra Government Gazette on 16.04.2021.

Reservation affecting the Land [as shown on plan]	NO
Reservation abutting the Land [as shown on plan]	RR2.1(Rehabilitation & Resettlement)
Existing amenities affecting the Land [as shown on plan]	EE1.2(Primary & Secondary School)(Part of larger existing amenities)(828: 132.04 sqm)
Existing amenities abutting the Land [as shown on plan]	NO

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

CHE/DP342021071111332580/DP/M/W

ROAD	EP NO: EP-MW12	Affected Area - 828 :25.854 sqm
ROAD	EP NO: EP-MW07	Affected Area - 828 (Abutting)
ROAD	EP NO: EP-MW12	Affected Area - 828 :9.536 sqm
ROAD	EP NO: EP-MW07	Affected Area - 828 (Abutting)

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

Whether a listed Heritage building/ site:	Yes / No
Whether situated in a Heritage Precinct:	Yes / No
Whether situated in the buffer zone/Vista of a listed heritage site:	Yes / No
Whether a listed archaeological site (ASI):	Yes / No
Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	Yes / No

करल - १
१०५ | ३२५
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Note:

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

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

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

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

Notifications:

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

Plans:

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

SM Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018

THE SEAL OF THE SUB REGISTRAR MUMBAI SUBURBAN DIST.

Additional Information

Water pipeline Remark:

Water pipeline near the plot (0.00 meters far) has 150 mm pipe diameter.

Water supply Tunnel Remark:

No well/borewell shall be dug on the plot as this plot is affected by Water-supply Tunnel Safety band. Similarly, Excavation/Deep foundation by way of blasting shall not be permitted on the plot prior permission shall be obtained from A.E. (M/W ward) for any work or deepening of existing well/borewell on the plot.

Sewerline Remark:

Sewer Manhole near the plot (Node No. 21197501, 0.00 meters far) has invert level 26.74 meters with reference to Town Hall Datum (THD).

Drainage Remark:

Drain Manhole near the plot (Node ID 2179086403, 0.00 meters far) has invert level 26.28 meters with reference to Town Hall Datum (THD).

Ground level:

The plot has minimum 26.60 meters and maximum 29.20 meters ground level with reference to Town Hall Datum (THD).

RL Remark:

REGULAR LINE REMARKS (Traffic):
As far as Traffic department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) 828 of Village CHEMBUR in M/W ward of M.C.G.M. as shown bounded blue on accompanying plan.

REGULAR LINE REMARKS (Survey):
Land bearing C.T.S. No.(s) 828 of Village CHEMBUR in M/W ward of M.C.G.M. as shown bounded blue on accompanying plan is affected by the sanctioned Regular line of 12.20mts. i.e. (40.0' approx.) wide M - 62 Subhash NGR. Chembur 40. Survey marked in violet colour on the RL plan submitted by you.

Natural Water Course: The land under reference is under influence zone of waterbody hence specific remark from the concerned Authority should be obtained separately before taking up any development on the land.
Acc: As Plan Note: The above information is as per the data received from concerned MCGM Departments.

करल - १

७६८७	१०६	३२५

२०२३



करल - १		
७६८७	१०५	३२५
२०२३		





करल - १

७६८७	१०८	३०५

२०२३

करल - १		
७६८७	१७६	३२५
२०२३		





BLOCK PLAN

Scale: 1:1000

Land Bearing C.T.S.No(s) 828 of CHEMBUR Village in M/W Ward



LOCATION PLAN

Scale: 1:4000

Note:

OP Remarks have been offered only from Zoning point of view without any reference to the existing and status of the structures on the land under reference.
This plan is to be read with letter under

[illegible]

This is computer generated document. Hence, No signature required. Assistant Engineer (DP), MW Ward Dt. 14/07/2021

करला - १
२०२३
८७८७ | ७९० | ३२५

MUNICIPAL CORPORATION OF GREATER MUMBAI
(Development Plan Department)

Development Plan 2034

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

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUN RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA © 2022 ©

करल - १

[redacted] 399 324

२०२३

12-4-2023

NOTARY Rajinder Kumar Area-Mumbai MAHARASHTRA Regd. No. 15421 EXP. 26-11-2024 GOVT. OF INDIA

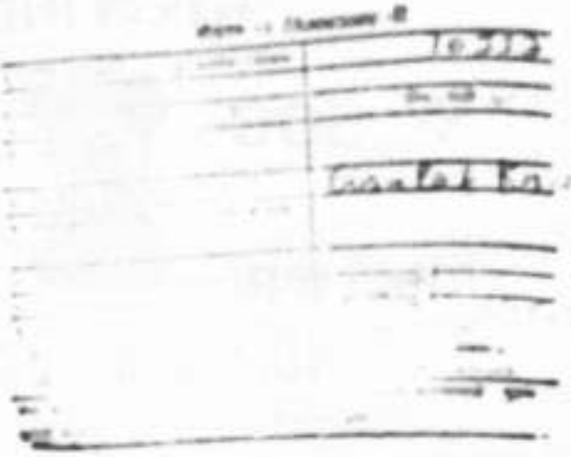
GENERAL POWER OF ATTORNEY
(WITHOUT CONSIDERATION)

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, MR. GANPAT KRISHNA PANCHAL, aged 81 years, Indian Inhabitant, having an address at Flat No.1515, Building No.44, Chembur Jyoti Niketan Co-operative Housing Society Limited, situated at Subhash Nagar, Chembur (East), Mumbai – 400 071, **DO HEREBY SEND GREETINGS:**

[redacted]

Panchal

करल - १		
७६८७	७७२	७२५
२०२३		





WHEREAS :

(a) I am the Owner of **Flat No.1515** in building No. 44, Chembur Jyoti Niketan Co-operative Housing Society Limited, **("Society")**, situated at Subhash Nagar, Chembur (East), Mumbai - 400 071, and more particularly described in the Schedule hereunder written (hereinafter for brevity's sake referred to as **"the said Old Premises"**) and incidental to the holding of the mentioned Flat, in the said society and enjoying my membership rights; the Society formed and registered under the Maharashtra Co-operative Societies Act, 1960;

करल - १

	११३	३२५

(b) As the existing building of our above-mentioned Society, was old and in dilapidated condition, the said Society decided to grant the re-development rights in respect of the Building to the Developers/Promoters (hereinafter referred to as the said Proposed Developers/Promoters);

(c) Under the redevelopment scheme, the said Proposed Developers/Promoters will provide a new Residential Flat in the new building to be constructed by demolishing the old building/ Society (hereinafter for the sake of brevity referred to as **"the said New flat"**), on ownership basis, as and by way of permanent alternate accommodation in lieu of said Old Premises (hereinafter for the sake of brevity the said Old Premises and the said New Premises shall be alternatively and collectively be referred to as **"the said Flat"**);

(d) The redevelopment work of the said Society is going to start and the requisite formalities for the same need to be complied with, but due to some personal constraints, I will not be able to personally attend meetings of the society and not able to represent myself before the society or any other office as may be necessary and desirable for the redevelopment process of the said Society and of my said Flat and, therefore, I desire to appoint some fit and proper person of my faith, as my true and lawful Attorney, to do or cause to do all the matters, deed and things pertaining to my said Flat and the redevelopment process of the above mentioned Society and also to represent me before the society or any other office/s, various other govt. authorities, any other concerned authorities, as may be necessary and desirable for the redevelopment of the said Society and of the said Flat.

NOW KNOW YE ALL AND THESE PRESENTS WITNESS that **I, MR. GANPAT KRISHNA PANCHAL**, do hereby nominate, constitute and appoint my SON **MR. DEEPAK GANPAT PANCHAL** aged 49 years, an Indian Inhabitant, residing at Flat No.1545, Building No.44, Chembur Jyoti Niketan Co-operative Housing Society Limited, situated at Subhash Nagar, Chembur (East), Mumbai - 400071 (hereinafter for the sake of brevity referred to as "the said Attorney") to be my true and lawful Attorney to do for me, in my name and on my behalf, the following acts, deeds, matters, and things, hereinafter specifically mentioned which will be touching only to the subject matter of my Flat and redevelopment of the above mentioned Society, that is to say :

1. **SOCIETY:-**

1.1. To fill, sign and execute Society membership and transfer forms, undertakings, declarations, writings, applications, indemnities, correspondence, etc., as may be required under the provisions of Maharashtra Co-operative Societies Act and/or any other relevant Act applicable within India and the Rules framed thereunder and do all writings, for appropriately acquiring the membership rights of the Society, in respect of the said Flat.

1.2. To accept the Share Certificate as and when issued by the Society in my favor in respect of the said Flat Premises.

1.3. To attend the meeting with the Builders / Developers / Society / MHADA Officials, to make statements and give evidence before any Competent Authority in respect of the said Flat Premises.

1.4. To represent me before the said Builders / Developers, Co-operative Housing Society, Registrar of Societies, Municipal Corporation, Superintendent of Stamps, Joint-Sub Registrar / Sub-Registrar of Assurances, Grampanchayat, Talathi, Circle Inspector, Circle Officer, Tehsildar, Sub-Divisional Officer, Collector, Divisional Commissioner, Mamlatdar, Land Acquisition Officer, Financial Institutions, and all other Competent Authorities including Police, etc., in respect of the said Flat Premises.

1.5. To represent me before the Society, and its office bearers to submit and file all requisite documents, forms, applications, etc., and to receive and acknowledge the agenda of any meeting, notice, circular as also to address all such documents, letter, correspondence, writings, Legal documents, Affidavits, undertaking, Declarations, etc. and exercise all the powers and exercise voting rights for me and on my behalf, as my said Attorney may desire and to take all such further and other steps.

1.6. To bear, pay and discharge all the outgoings including BMC Tax, Electricity or any other utility charges, maintenance charges, taxes, etc. as may be payable in respect of the said Premises either to the Builders / Developers / Society or any other Authority or Authorities as may be payable from time to time and ask for, receive and recover receipts, acknowledgments, etc. in respect of the said payments in my name.

करल - १

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2. REDEVELOPMENT: -

2.1 To represent me before the Co-operative Housing Society, the Proposed Builders / Developers and to write or address the letters, to do the correspondence, and to attend meetings for the purpose of Redevelopment of the Co-operative Housing Society/the said Flat.

2.2 To give effect to a settlement of the terms of allotment of the said New Flat in lieu of the said Premises with the Proposed Builders/Developers and enter into, sign, and execute documents such as the Re-Development Agreement, Supplementary Re-Development Agreement, Power of Attorney, Allotment Agreement and any other agreement, deeds, writings, undertakings, consents, affidavits, Tripartite Agreement, Permanent Alternate Accommodation or any other deeds or documents with the Proposed Builders / Developers for allotment of the said New Flat and to comply with all formalities for acquiring and doing registration of the said New Flat in my name. If required to pay monetary consideration for the additional area and to obtain a receipt, therefore, in my name and on my account.

2.3 To pay the stamp duty, registration charges, and monetary consideration, if any, as per the Agreement in respect of the said New Flat and obtain receipts from the Proposed Builders/Developers and other appropriate authorities.

2.4 To accept money and issue receipts including for corpus from the Society, Proposed Builders/Developers and pay additional consideration if any, for alternate accommodation and others purpose/s or as may be required from time to time.

2.5 To hand over possession of the said Old Premises to the Proposed Builders/Developers for starting re-development activities. To complete all the formalities and procedures to take over possession of the said New Flat, in due course of time in my name and on my behalf.

2.6 To acquire any Premises on leave and license basis, during the course of re-development of the Premises and to that effect execute and register the necessary documents with the Sub-Registrar. In my name and on my behalf, to receive rent / License Fee, Security Deposit, from the Proposed Builders / Developers.

2.7 To sign and execute documents such as Permanent Alternate Accommodation, Tripartite Agreement, or any other deeds or documents as may be required in law in respect of the said New Flat with the Builders/Developers.

2.8 To attend the office of the Sub-Registrar of Assurances and to sign and execute the necessary writings or endorsements and to lodge and to present for registration and admit execution of Permanent Alternate Accommodation, Tripartite Agreement, Re-Development Agreement, Supplementary Re-Development Agreement or any deeds or documents executed by me or by the said Attorney on my behalf and do the needful for completing the registration formalities under the Registration Act, 1908 and transfer of the said New Flat in my favour.

3. MISCELLANEOUS: -

3.1 To complete the adjudication process, if required.

3.2 To obtain original documents, Index II from appropriate authorities in respect of the said Premises and to complete registration formalities.

3.3 To execute and get registered Development Agreement, Permanent Alternate Accommodation, Affidavits, Power of Attorney, Deed of Declaration and/or Deed of Confirmation and/or Deed of Rectification and/or Deed of Cancellation and/or Supplementary Deed and/or Deed of Modification and/or any other deeds or documents in respect of the said Agreement/s, if required. To attend the office of the Sub-Registrar of Assurances and to sign and execute the necessary writing or endorsements and any other deeds and documents and do the needful for completing the registration formalities under the Registration Act, 1908.

3.4 To pay all taxes, rent, charges, dues, expenses, and all other payments & outgoing whatsoever dues and payable or which may become due and payable by me in any account in connection with the said Flat.

3.5 To receive the documents from postal authorities and to give acknowledgment and to do correspondence with postal authorities.

3.6 To represent me and appear before the MSEDCL or any other Concerned Electricity Authority and appear before the Mahanagar Gas or any other Gas Authority for effectual transfer/acquisition of the meter, deposit amount, etc. unto and in my favor and for the said purpose to sign and submit necessary forms, affidavits, declarations, undertakings, writings, etc. as my said Attorney may deem fit and proper.

3.7 To do all correspondence, and writings with the water connection, telephone connection, internet connection, or any other connection authorities.

4. PUBLIC NOTICE:-

4.1 To appoint any advocate and to give Public Notices and to sign any documents and to complete such other formalities as may be required in respect of the said Flat and as my said Attorney may deem fit and proper.

करल - १
२०२३ ७५७ ३२५

5. INCOME TAX ETC:-

5.1 To pay Income Tax and any other taxes payable by me and for that purpose to file Income Tax Returns and to appear on my behalf and represent me before any and all concerned judicial or other officials and to represent me in all matters before any Income Tax Officer/s, Assistant Commissioner/s, Tax Consultants, Chartered Accountant, as the said Attorney may deem fit in connection with my assessment and for that purpose sign all such forms, applications, writings, etc., and also to obtain necessary certificates from Income Tax Authorities and for such purpose to appoint Advocate, Tax Consultant, Chartered Accountant and to give Letter of Authority to them.

6. COURT:-

6.1 To accept service of any summons, writ of summons, or other legal processes, Notice, show cause notice, and to appear for me and represent me in all Courts, whether Civil or Criminal, Original and /or Appellate, Supreme Court, High court, City Civil and Sessions court, District court, Insolvency, Revenue, DRT, NCLT, City Survey or any other Department in connection with the said Flat and redevelopment of the said Society.

6.2 To commence and prosecute any action, suit, or other proceedings against any person or Institute Body Corporate in respect of matter or things touching to the subject matter in connection with the said Flat and redevelopment of the said Society and to appear and defend any action, suit or other proceedings commenced or to be commenced against me, whereunto I shall be the party. To obtain a succession certificate, letter of administration etc. from the court of law.

6.3 To file Vakalatnama and appoint Advocate, Solicitor to plead any cause in any Court or before any Authority constituted under any act or statute. To discharge the Advocate once appointed and to appoint any other in place of discharged one.

6.4 To exercise all other rights and privileges and perform all other duties which may appertain to me as the Owner / Co-owner / Prospective Owner in respect of the said Flat and redevelopment of the said Society.

GENERALLY to act as my Attorney in relation to the matters aforesaid and all other matters in respect of the said Flat and redevelopment of the said Society, in which I may be concerned and to do all acts, deeds, matters, and things touching to the subject matter of the said Flat and redevelopment of the said Society which I can do myself, if personally present.

AND I HEREBY AGREE that all acts, deeds, matters and things lawfully done by my said Attorney shall be construed as acts, deeds, matters, and things done by me and I undertake to ratify and confirm all and whatever my said Attorney shall lawfully do or cause to be done for me by virtue of Power of Attorney hereby given.

AND IT IS SPECIFICALLY CLARIFIED THAT on the strength of this Power of Attorney, my said Attorney is not empowered to sell the said Flat as no power of sale is delegated by me to my said Attorney.

AND WHEREAS it is hereby agreed and confirmed that any amount paid/received on my behalf for any of the above-referred matters will be debited/credited from my bank account only.

AND THAT this Power of Attorney is executed without any monetary consideration and just for the sake of my convenience.

IN WITNESS WHEREOF I MR. GANPAT KRISHNA PANCHAL hereto have hereunto set and subscribed my signatures at Mumbai on this 17TH day of April 2023.

THE SCHEDULE ABOVE REFERRED TO

THE RESIDENTIAL Flat No.1515 in building No. 44, Chembur Jyoti Niketan Co-operative Housing Society Limited, situated at Subhash Nagar, Chembur (East), Mumbai – 400 071

Panchal

करल - १		
७६८५	३३६	३२५
२०२३		

-B-

SIGNED SEALED AND DELIVERED
By the within named
MR. GANPAT KRISHNA PANCHAL
PAN: BUZPP1576N
Aadhaar No.3390 3514 8759



I HEREBY ACCEPT



MR. DEEPAK GANPAT PANCHAL
PAN: **BHHPP6072L**
Aadhaar No. 2791 9942 3671)
(Specimen Signature of Attorney)

THE SEAL OF THE SUB REGISTRAR

NOTARY
Rajinder Kumar
GOVT. OF INDIA

BEFORE ME

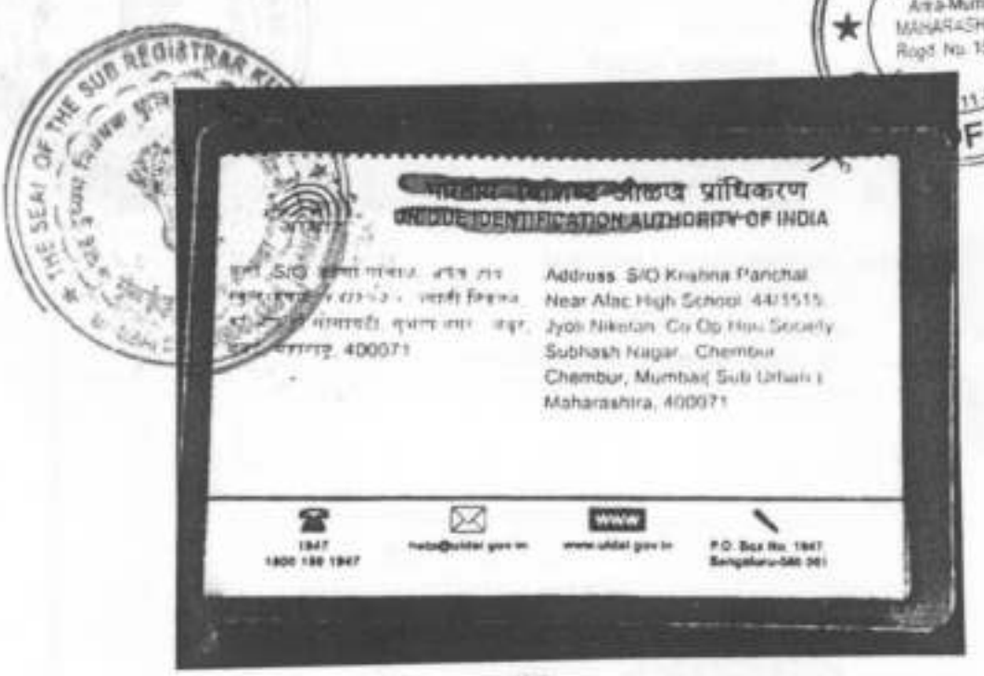
RAJINDER KUMAR
B.A., LL.B.
NOTARY (GOVT. OF INDIA)
38, Jolta Market, Near Rly Stn.,
Chembur (E), Mumbai - 400 071.
Reg. No. 15491

Notary Book No. 02 Page No. 17
Sr. No. 1449 17 APR 2023

17 APR 2023

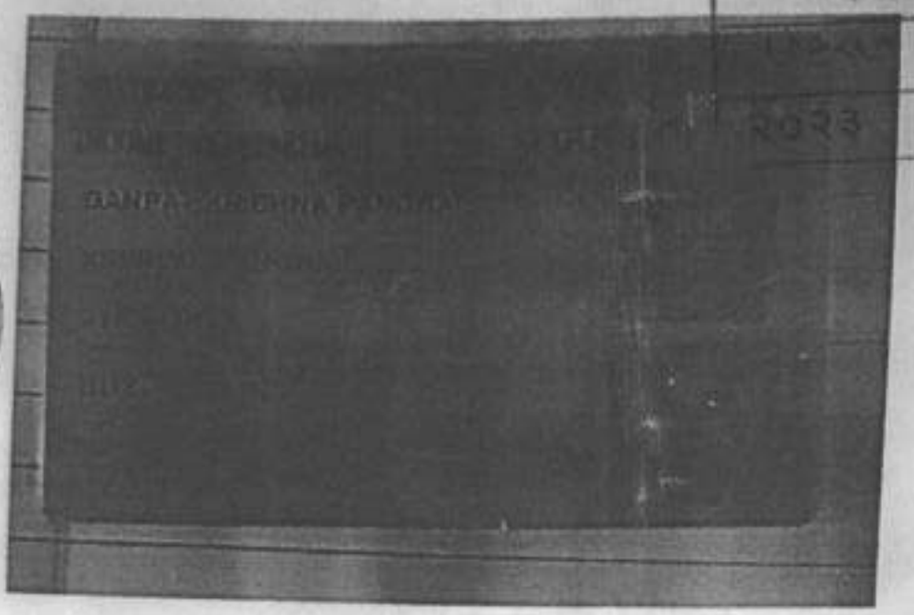

भारत सरकार
GOVERNMENT OF INDIA
Ganpat Krishna Panchal
Year of Birth 1942
Male
3390 3514 8759
आधार – सामान्य माणसाचा अधिकार


Rajinder Kumar
Area-Mumbai
MAHARASHTRA
Regd. No. 15481


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
S/O
400071
Address: S/O Krishna Panchal
Near Alac High School 44/1515
Jyoti Niketan Co Op Hou Society
Subhash Nagar, Chembur
Chembur, Mumbai(Sub Urban)
Maharashtra, 400071
1947
1800 180 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947
Bengaluru-560 001

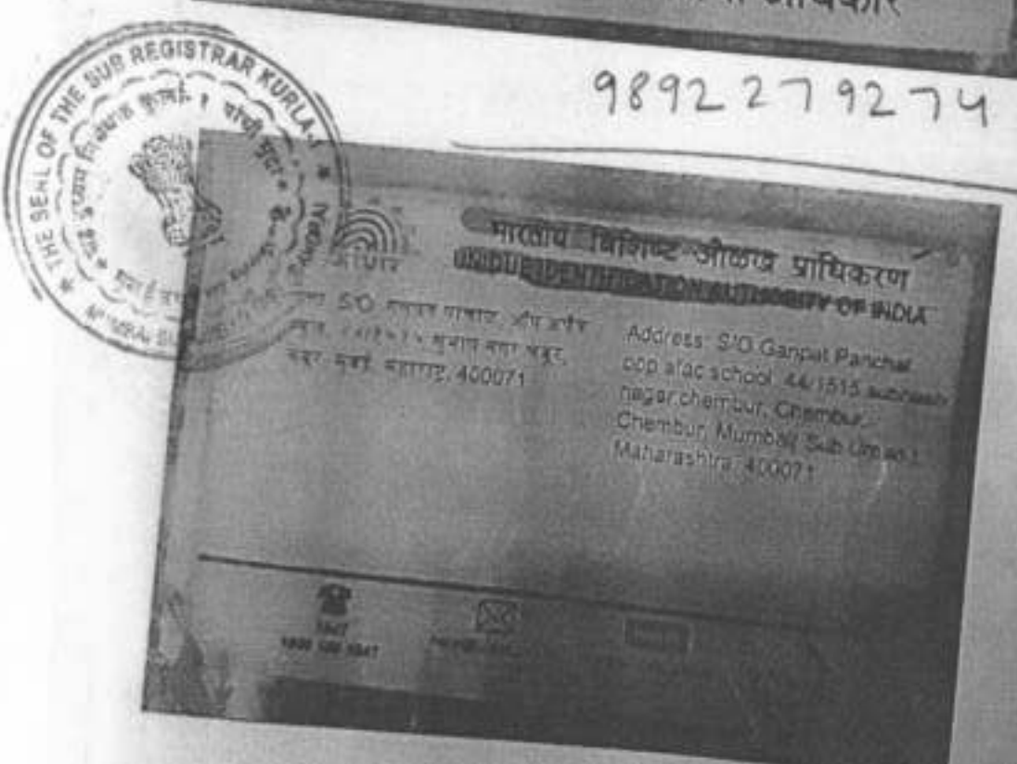
करल - १

	१२९	१२५
२०२३		



NOTARY
Rajinder Kumar
GOVT. OF INDIA


भारत सरकार
GOVERNMENT OF INDIA
Deepak Ganpat Panchal
Year of Birth : 1974
Male
2791 9942 3671
आधार – सामान्य माणसाचा अधिकार


भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Address: S/O Ganpat Panchal
opp al'ac school, 44/1515 subhash
nagar,chembur, Chembur,
Chembur, Mumbai, Sub Urban,
Maharashtra, 400071

9892779274

करल - १		
UR50	923	324
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NOTARY
GOVT. OF INDIA

करल - १		
७६८७	१२८	३५५
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घोषणापत्र

मी, दीपक गणपत पंचाळ याद्वारे घोषित करतो की, दुय्यम निबंधक कुर्ला-१ यांचे कार्यालयात विक्रसन करारनामा याशिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. जी के पंचाळ व इ. यांनी दि. 17/4/2023 रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी सदर दस्त नोंदणिस सादर केला आहे. निष्पादीत करुन कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहुन देणार यांनी कुलमुखत्यार पत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहुन देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे अंमलबजावणीस असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कुलमुखत्यारपत्र रद्द झाल्याचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे नियम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

कुलमुखत्यारपत्र धारकाचे

नांव व सही

दिनांक 19/4/2023

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

Rs. 500

महाराष्ट्र MAHARASHTRA

2022

2023 BP 124910

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८०००९८
- 7 JUN 2022

श्रीम. एस. एस. सांगळे

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I MR. **NEMINATH N. MANGALE**, Age **87** Years, an Adult, Indian Inhabitant, Aadhar Card No.**2617 5474 8979**, residing at **44/1520, CHEMBUR JYOTI NIKETAN, OPP. AFAC ENGLISH SCHOOL, SUBHASH NAGAR, CHEMBUR (EAST), MUMBAI – 400 071**, do hereby appointing my Sons **MR. SUSHIL N. MANGALE** and **MR. RAJENDRA N. MANGALE**, AND SEND GREETINGS:-

N.N.Mangale S.N.Mangale Rmgale ..2/..

with the said the concerned Authorities.

N.N.Mangale S.N.Mangale R Rmgale

जोडपत्र - २ / Annexure - II

0.063

POWER OF ATTORNEY

दस्ताचा प्रकार	
दस्त भौतिकी स्वरूपात आहेत का ?	YES / NO
मिळकतीचे वर्णन -	
मुद्रांक शिवन घेणाऱ्याचा जाब	Hemnath N. mangale-m;
दुस्यामा पक्षकाराचे जाब	Sushil N. mangale
दस्ते अंमलदार स्वाक्षरी जाब व पक्षा	Self
मुद्रांक शुल्क रुपयात	
मुद्रांक विक्री नोंद वही अनु. क्रमांक/दिनांक	
मुद्रांक शिवन घेणाऱ्याची सही	
मुद्रांक विक्रेत्याची सही	

दस्तावेज क्रमांक: ८०००१८

मुद्रांक विक्रेचे ठिकाण/पत्ता: थोर असोसिएशन ऑफ एम ए सी टी ई, हजारीमल सोमानी मार्ग, भरडा हायस्कूल व्हा समोर, पेटिट सिजेमाया पाडुला, सी.एस.टी., मुंबई - ४०० ००१.

ज्या कारणासाठी जास्तीं मुद्रांक खरेदी केला त्याची स्पष्ट कारणासह नोंद: खरेदी केल्यापासून ६ महिन्यात वापरले बंधनकारक आहे.

कारण : १

७६८७	१२६	३२५
२०२३		

- 9 JUN 2022

- 9 JUN 2022

THE SEAL OF THE SUB REGISTRAR OF URBAN-4

NOTARY
UDAI PRAKASH
Mumbai (Maharashtra)
REG. NO. 9972
Exp. Date 27/07/2023
GOVT. OF INDIA

63

WHEREAS, I am the lawful Flat Owners of :

1) **44/1520, CHEMBUR JYOTI NIKETAN, OPP. AFAC ENGLISH SCHOOL, SUBHASH NAGAR, CHEMBUR (EAST), MUMBAI – 400 071.**

2) **D/601, KAMGAR PANCHGANGA C.H.S. LTD., DAFTARY ROAD, PUSHPA PARK, MALAD (EAST), MUMBAI – 400 097.**

करल - ९
९२८७ | ३२५ | ३२५
२०२३

AND WHEREAS, now due to my health problems and old age I am not in a position to look after my **2** Flat premises at the afore stated address, hence I hereby authorized my Sons **MR. SUSHIL N. MANGALE**, an Adult, Age ____ Years, Aadhar Card No. **8509 5428 4268**, and **MR. RAJENDRA N. MANGALE**, an Adult, Age _____ Years, Aadhar Card No. **2362 2852 4044** having address of two Flat Premises situated at **44/1520, CHEMBUR JYOTI NIKETAN, OPP. AFAC ENGLISH SCHOOL, SUBHASH NAGAR, CHEMBUR (EAST), MUMBAI – 400 071** and **D/601, KAMGAR PANCHGANGA C.H.S. LTD., DAFTARY ROAD, PUSHPA PARK, MALAD (EAST), MUMBAI – 400 097,** to look after my above said **2** Flat premises.

WHEREAS, it is expedient and necessary to execute a General Power of Attorney in favour of **MR. SUSHIL N. MANGALE** and **MR. RAJENDRA N. MANGALE**, so as to empower them for the purpose generally to supervise, look after, manage and deal with the said the concerned Authorities.

N N Mangale S.N. mangale. R Mangale

NOW THEREFORE THESE PRESENTS WITNESSETH and **MR. NEMINATH N. MANGALE** above named, do hereby nominate, constitute and appoint my Sons **MR. SUSHIL N. MANGALE** and **MR. RAJENDRA N. MANGALE**, as our true and lawful attorney to do or cause to be done the all or any of the following acts, deeds, matters, and things in my name and on my behalf and pertaining to the said Room premises only.

करल - ९
१०८८७ | ७८ | ७२५
२०२३

1. To look after and maintain the said Flat premises i.e. on my name/s, my attorney/s are deem fit and proper.

2. To execute and sign necessary documents, letters and papers on my/ our name/s, my attorney/s are deem fit and proper.

3. To pay the Assessment Tax / charges, Electricity bill, Water bill & Society's Maintenance in respect of the said Flat premises my attorney/s are deem fit and proper.

4. To appear before the appropriate authorities and to lodge necessary documents, in respect of the said premises, and admit, execution thereof before the such authorities.

5. To give the said Flat premises on Leave and Licence basis and take the Security Deposit, monthly compensation charges etc. on my name/s, my attorney/s are deem fit and proper.

6. To receive all letters, communication, notice, summons etc.

S.N. mangale.

by post or hand, in respect of the said premises, my attorney/s are deem fit and proper.

करल - १		
१०८२०	१२८	३२५
२०२३		

7. To engage the services of any lawyer, advocate or pleader in case of any dispute or action in respect of the said Flat premises, in order to defend as cases, suits, petitions, if any in a competent Court of law and pay their fees and charges.

8. To give the said Flat premises **on Leave and Licence basis** to any third party and Collect the Security Deposit, Monthly Compensation charges from the said Licensee, my attorney/s are deem fit and proper.

9. To Sign necessary Leave and Licence Agreement for the said Flat premises on my name, my attorney/s are deem fit and proper.

10. **To Attend** before the **Sub-Registrar Office**, for Registering the Leave and Licence Agreement on my name, my attorney/s are deem fit and proper.

11. To attend before the concerned Society's Meeting, my attorney/s are deem fit and proper.

AND GENERALY to do or cause to be done all that is necessary for safeguarding my interest in the said premises is maintained by the concerned Authorities, shall be binding on me and I hereby undertake to ratify and confirm all that my said

S.N. mangale.

attorney shall do in respect of the said premises, as if he were done by me in person.

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IN WITNESS WHEROF, **MR. NEMINATH N. MANGALE** have signed this General Power of Attorney on this ____ day of _____, 2022.

SIGNED AND DELIVERED BY }
the withinnamed the EXECUTANTS }
MR. NEMINATH N. MANGALE }
in the presence of..... }





MR. SUSHIL N. MANGALE }

}

AND }

}

MR. RAJENDRA N. MANGALE }



Specimen Signature of my Attorney/s

Register No : 03
Serial No.. 527
Page No.: 86
Date: 15/06/2022

Identified and explained by me,

Advocate High Court.

BEFORE ME

15/6/22

ASHOK KUMAR TRIPATHI
ADVOCATE OF BOMBAY
HIGH COURT MUMBAI

BEFORE ME

15/6/2022

UDAI PRAKASH(M.A.LL.B.,)
ADVOCATE & NOTORY GOVT. OF INDIA
MUMBAI (MAHARASHTRA)
REG. NO. 9972
Room No. 10, S. No. 94, Inshwadi, Kharodi Village
Marve Road, Malad (W), Mumbai - 400 095.

करल - १		
७६८७	७३१	३२५
२०२३		

घोषणापत्र

मी, [illegible] ....याद्वारे घोषित करतो की, दुय्यम निबंधक.....सह. १.....यांचे कार्यालयात दि.१५/०६/२०२२ रोजी या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री...[illegible] नारायण [illegible].....व इ. यांनी दि.15/06/2022 रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी सदर दस्त नोंदणिस सादर केला आहे. निष्पादीत करुन कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यार पत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणास्तव कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कुलमुखत्यारपत्र बेकायदेशीर आढळून आल्यास, नोंदणी अधिनियम १९०८ चे नियम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

Pagale

कुलमुखत्यारपत्र धारकाचे

नांव व सही

दिनांक 19/04/2023