The power of service

स्वच्छाग्रह

Join us at www.swachhagraha.org to be part of our cleanliness drive

Scan code to pay your bill via UPI
Use any Bank/ UPI App

adani Electricity

BILL OF SUPPLY | RESIDENTIAL

TAPAS BHADRANATH ROY

45 1558 SUBHASH NAGAR
GOVT HOU SCHEME CHEMBUR

MUMBAI 400071

Mobile No. 88******72

Email Id

Connected Load in kW 0.30

To update your email id and mobile no., call us on 19122

24x7 Powerline

19122 We're listening.

For power interruption, complaint or restoration status

SMS POWER <9 digit account no.> to 7065315050 from any mobile no.

Give us a missed call on 1800 532 9999 from your registered mobile no.

Whatsapp POWER <9 digit account no.> to 9594519122 from any mobile number

CUSTOMER CARE CENTRE /CORRESPONDENCE ADDRESS / INTERNAL GRIEVANCE REDRESSAL CELL (IGRC)

Tilak Nagar, Road No.3, Chembur, Mumbai - 400 089

www.adanielectricity.com
helpdesk.mumbaielectricity@adani.com

Join us on

करल - १

Bill No. 100399605566 Bill Date 03-04-2021 Type of Supply SINGLE PHASE

Bill Distribution No. Chembur/Chembur Anik/12/121/02/002/028 Cycle No. 12

4009 9093 224

YOUR CURRENT CONSUMPTION

Tariff	Meter number	Multiplying Factor (MF)	Present reading	Previous reading	Consumption (Unit kWh)	Energy charge (₹)	Fixed charge (₹)
LT I (B)	8947766	1	1077.00	853.00	224.00		
TOTAL					224.00	852.40	110.00

ACCOUNT NO.
152948550

BILL MONTH
Mar-21

DUE DATE*
24-04-2021

Electric Smiles

SMILES EARNED ##
0

DUE AMOUNT

₹3740.00*

TRACK YOUR CONSUMPTION (UNITS)

Billing Month	Last year Units	Last year Amount	This year Units	This year Amount
Mar			224	1563
Feb			180	1009
Jan			152	1073
Dec			156	1104
Nov			143	1004
Oct			80	408

Refer Important Message Section

IMPORTANT MESSAGE

- Tentative meter reading date for your April-2021 bill is 29-04-2021
- In view of MERC order in case no. 325 of 2019, cash payment limit towards electricity bills is fixed at Rs.5,000/- per account per month. For payment of amount greater than Rs.5,000 please use convenient digital channels / online / cheque modes.
- To Serve you better, your billing cycle has been reorganized, please note the new cycle number on your bill. For this month, your bill is for 36 days and slab benefit has been provided as applicable.
- New Tariff effective from 01.04.2021,as per MERC order dated 30.03.2020 in Case No. 325 of 2019. (Applied tariffs and FAC will be applied accordingly.)
- Your consumption shows an increase in

This electricity bill neither reflects a title nor is to be used as a proof of ownership of any property or premises.

SUMMER IS ON

And so are your cooling appliances! Be mindful of your energy consumption during this season as increased usage leads to higher electricity bills.

DISCOUNTED BILL AMOUNT

Round sum bill payable(after discount of ₹13.14) on or before discount date 10-04-2021 ₹3720.00

LATE PAYMENT BILL AMOUNT

Round sum bill payable (including DPC of ₹ 19.78) after due date 24-04-2021 ₹ 3760.00#

*Refers only to current bill amount.
Previous balance is payable immediately.
#Payable until one month after due date, thereafter interest applicable as per MERC tariff order.
##1 Electric Smile equals 1 reward point credited to your account.

MAHESH ANDHARI
Division Head
(Chembur Division)

360 DEGREE ADVERTISING SOLUTIONS FOR YOUR BRANDS

Exclusive Sole Marketing Rights of Adani Electricity Bill

AIRLINE MEDIA | PERSONAL MEDIA | OUTDOOR MEDIA
CREATIVE STRATEGY | DIGITAL MARKETING

SCOM

To Advertise here, Email: marketing@scommedia.com • www.scommedia.com

/scommediapvtltd @/scommedia

If paying by cheque, please remember:
- Cheque should be Account Payee of local clearing and not post-dated
- Always attach payment slip. Do not staple.
- Make cheque payable to Adani Electricity Mumbai Ltd. A/C No. : 152948550
- Mention A/c No. and respective amount on back of the cheque, when making multiple bill payments by single cheque.

7000/508/7071-121/02

D5134/A5134/B50/523/R5134

01529485501000037402404202100003760000003720100420 21

S/T (₹) : 2144.88

Mar-21 152948550 /V

Round sum payable : ₹3740.00
Due date : 24-04-2021

Discounted amount : ₹ 3720.00
Discount date 10-04-2021

Amount after due date : ₹3760.00

Tapas Roy

7071-121/50-366

PAY AT BILL DESK OR CHEQUE DROP

फरल - 9

No. 29

THE TRINITY CO-OPERATIVE HOU...
SOCIETY LIMITED
(Registered under M. C. S. Act, 1960) (Registration No. and Date 30.6.81)
Reg. No. BOM/H.S.G./7646

No. 29

Authorised Share Capital Rs. 20000 Divided into 400 Shares each of Rs. 50/- only

Member's Register No. _____

THIS IS TO CERTIFY that Shri / Smt. Benedict Theodas Amanna

45/1559 Subhash nagar Chembur Bombay 400071

of Chembur is the Registered Holder of Shares [Five] from No. One Hundred Forty five to One Hundred Forty five of Rupees Two Hundred Fifty only [Rs 250/-]

in THE TRINITY CO-OPERATIVE HOUSING SOCIETY LTD. subject to the Bye-laws of the said Society and that upon each of Chembur such Shares the sum of Rupees Fifty has been paid

GIVEN under the Common Seal of the said Society at Chembur this _____

date of _____ 198

SUBHASH NAGAR, CHEMBUR
Trinty Co-op. Society Ltd. Reg. No. Bom. Hsg /7646.
Chembur, Bombay-71

_____ Chairman

_____ Hon. Secretary

_____ Member of the Committee

P. T. O.

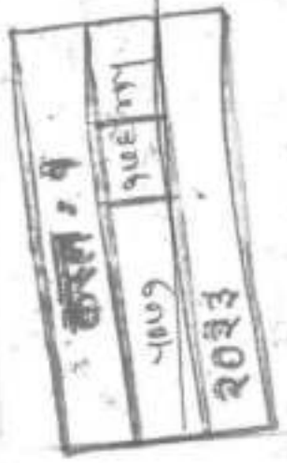
MEMORANDUM OF THE TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Share Regr. No. (Old)	To Whom Transfered	Share Regr. No. (New)
			Mrs. Annet D'Souza	

M. K. Menon 15/8/2002 — Chairman

S. Fraser 15/8/02 — General Secretary

SUBHASH NAGAR, CHEMBUR TRINITY
CO-OP. HSG SOC. LTD.
45, Subhash Nagar,
Chembur, Bombay-400 071.





Committee Member

कलम - १

मालमत्ता पत्रक

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Share Certificate

[redacted] TRINITY CO-OPERATIVE HOUSING SOCIETY LTD.

CHEMBUR MUMBAI 400071

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 20,000 Divided into 400 Shares of Rs. 50 each

Registration No. Reg. No.: BOM/H.S.G./7646 Date 30/06/1981

This is to certify that Shri/ Smt. /M/s VIDDYA, RAMCHANDRA, KAMBLE

45/1561 Subhash Nagar Chembur is the Registered Holder of FIVE fully paid up shares

of Rs. FIFTY each numbered from 151 to 155 both inclusive, in

SUBHASH NAGAR, CHEMBUR TRINITY, CO-OPERATIVE HSG. SOCIETY LTD., Chembur

Subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society at SUBHASH NAGAR, CHEMBUR TRINITY, MUMBAI 400089

this 29 day of September 2017

SUBHASH NAGAR CHEMBUR TRINITY CO-OP. HSG. SOCIETY LTD. REG. NO. BOM/H.S.G. 7646

Authorised Signatory

Secretary

Chairman

18/04/2022	11	31	Mr. Ranjan. R. Kamble
10/04/2022	21	31	Mrs. KAVITA SUHAS BHALERAO NEE KAVITA RAMCHANDRA KAMBLE
29/06/2022	31	31	Mr. Vikas Vinayak Pawar Mrs Vrushali Vikas Pawar







1562

THE TRINITY CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under M. C. S. Act, 1960) (Registration No. and Date 30.6.81)

No. 32 **Reg. No. BOM/H.S.G./7646**

Authorised Share Capital Rs. 20000 Divided into 400 Shares each of Rs. 50/- only

करल - १

Member's Register No.

THIS IS TO CERTIFY that Shri / Smt. Louis Victor Lobo

45/1562 Subhash nagar Chembur Bombay 400071

of Chembur is the Registered Holder of Shares [Five] from No. One Hundred to One Hundred Sixty-six of Rupees Two Hundred Fifty only [Rs 250/-]

in THE TRINITY CO-OPERATIVE HOUSING SOCIETY LTD.

Chembur subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at Chembur this

date of 15-2- 1985.

Trinity Co-op. Society Ltd. Reg. No. Bom. Hsg./7646. 45, Subhash Nagar, Chembur, Bombay 71.

Chairman

Hon. Secretary

Member of the Committee

P. T. O.

Jondeh

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. Transfe
29/10/2019	4045	320 to 351	Mr. Shailendra S. Bhasekar.	
2023		32	For SUBHASH NAGAR CHEMBUR TRINITY CO-OP. HSG. SOC. LTD. Authorised M. C. Member Chairman Secretary Treasurer	
		Reg. No. BOM/HSG/ 7646	Authorised M. C. Member Chairman	Secretary
23/03/2020		32,	Smt. INDU RAGHAVENDRA UDUPA, Mr. K. G. RAGHAVENDRA UDUPA.	
		Reg. No. BOM/HSG/ 7646	For SUBHASH NAGAR CHEMBUR TRINITY CO-OP. HSG. SOC. LTD. Authorised M. C. Member Chairman Secretary Treasurer	
			(Ajay Harinarkhede,	
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary

1563

THE TRINITY CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under M. C. S. Act, 1960) (Registered No. and Date 30-6-81)

No. 33 Reg. No. BOM/H.S.G./7646

Authorised Share Capital Rs. 20000 Divided into Shares each of Rs. 50/- only

Member's Register No.

THIS IS TO CERTIFY that Shri / Smt. Pramila Sudhakar Sawant

A5/152 Subhashnagar Chembur Bombay 400071

of Chembur is the Registered Holder of Shares [Five] from No. one Hundred one hundred and fifty five to Two Hundred Fifty only [Rs 250/-] of Rupees

in THE TRINITY CO-OPERATIVE HOUSING SOCIETY LTD.

Chembur subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at Chembur this

date of 15-2- 1985.

SUBHASH NAGAR, CHEMBUR. Trinity Co-op. Society Ltd. Reg No Bom. 7646. Nr. Subhash Nagar, Chembur, Bombay 71.

Chairman

Hon. Secretary

Member of the Committee

P. T. O.

MEMORANDUM OF THE TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Share Regr. No. (Old)	To Whom Transfered	Share Regr. No. (New)
2.11.03			Transferred to N.Nyanandan.R. M.K.Nayeem Chairman — K. Shamsu General Secretary	

Chairman

Committee Member

1564

करल - ९ | ४०५१ | २०२३

Share Certificate No. 18 Member's Register Folio No. ____ No. of Shares FIVE

Share Certificate

SUBHASH NAGAR, CHEMBUR TRINITY CO-OPERATIVE HOUSING SOCIETY LTD.

Subhash Nagar Chembur Mumbai - 400071

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 20000 Divided into 400 Shares of Rs. 50 each

Registration No. Reg-No-Bom/H.S.g./7646 Date 30-06-1981

This is to certify that Shri/ Smt. /M/s. ATUL PRAVINCHANDRA GOGRI

is the Registered Holder of FIVE fully paid up shares of Rs. FIFTY each numbered from 166 to 170 both inclusive, in SUBHASH NAGAR CHEMBUR TRINITY CO-OPERATIVE HSG. SOCIETY LTD., CHEMBUR Subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society at CHEMBUR- MUMBAI -400071 this TUESDAY day of 19-01 2021

SUBHASH NAGAR CHEMBUR TRINITY CO-OP. HSG. SOC. LTD. Reg. No. BOM/HSG/ 7646

Authorised M.C. Member

Secretary (Ajay Harinkhede)

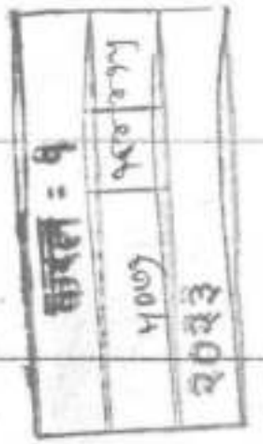
Chairman

P.T.O.

1564

Atul

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES				
Date of Transfer	Transfer No.	Page No. of Transferor	To Whom Transferred	Page No. of Transferee
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member	
			Authorised M. C. Member	Secretary
			Authorised M. C. Member Chairman	Secretary



Share Certificate No. 13 Member's Regn. No. B5 Thirty Five No. of Shares FIVE

Share Certificate

SUBHASH NAGAR, CHEMBUR TRINITY, CO-OPERATIVE HOUSING SOCIETY LTD.
CHEMBUR MUMBAI 400071

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 20,000 Divided into 400 Shares of Rs. 50 each

Registration No. Reg. No.: BOM/H.S.G./7646 Date 30/06/1981

This is to certify that ~~Shri~~/ Smt. /~~M/s.~~ PRARTHANA.V. KHANOLKAR
45/1565
is the Registered Holder of FIVE fully paid up shares
of Rs. FIFTY each numbered from 171 to 175 both inclusive, in
SUBHASH NAGAR, CHEMBUR TRINITY, CO-OPERATIVE HSG. SOCIETY LTD.,
Subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society at SUBHASH NAGAR, CHEMBUR TRINITY, CHEMBUR MUMBAI-400071
this March day of 04 2018

P.T.O.

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES				
Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
			Authorised Chairman M. C. Member	Secretary
			Authorised Chairman M. C. Member	Secretary
			Authorised Chairman M. C. Member	Secretary
			Authorised Chairman M. C. Member	Secretary
			Authorised M. C. Member	Secretary





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THE TRINITY CHS LTD CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under M. C. S. Act, 1960) (Registration No. and Date Reg. No. BOM/H.S.G./7[illegible]

No. 42

Authorised Share Capital Rs. 2,00,000 Divided into 4000 Shares each of Rs. 50/- only

Member's Register No. _____

THIS IS TO CERTIFY that Shri / Smt. KUSUMA·R·SHETTY

H5/1566 Subhash Nagar, Chembur, Mumbai 400071

of Chembur is the Registered Holder of Shares [_____] from No. 176

to 180 of Rupees Two Hundred and Fifty only [Rs.250/-]

in THE TRINITY CO-OPERATIVE HOUSING SOCIETY LTD.

CHEMBUR subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at CHEMBUR this

date of 16·03 ~~198~~ 2005

M K Mayekar Chairman

[signature] by Manager Hon. Secretary

Member of the Committee

P. T. O.

Trinity Co-op. Society Ltd. Reg. No. Bom. Hsg./7648.

K. R. Shetty

MEMORANDUM OF THE TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Share Regr. No.	To Whom Transfered	Share Regr. No. (New)

Chairman | Hon. Secretary | Committee Member

CHALLAN
MTR Form Number-6

GRN	MH016802140202223E	BARCODE		Date	13/03/2023-15:31:50	Form ID	48(f)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AAICR5099F
Office Name	BDR4__JT SUB REGISTRAR ANDHERI 2	Full Name	ROHA REALTY PVT LTD
Location	MUMBAI		
Year	2022-2023 One Time	Flat/Block No.	OFFICE A-44/45, JJT HOUSE
Account Head Details	Amount In Rs.	Premises/Building	
0030045501 Stamp Duty	500.00	Road/Street	ANDHERI EAST
0030063301 Registration Fee	100.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 9 3
		Remarks (If Any)	PAN2=AAXPB5775A~SecondPartyName=MITESH BHATIA~
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	691033320230313142 25	724095725
Cheque/DD No.		Bank Date	RBI Date	13/03/2023-17:10:00	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No, , Date		Not Verified with Scroll	

Department ID : Mobile No. : 7045688608

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

कुरल - १
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बदर-४
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Print Date 13-03-2023 05:10:11



कस्ल : १		
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२०२३		



बदर - ४		
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	२०२३	

CHALLAN
MTR Form Number-6

GRN	MH016692140202223E	BARCODE		Date	13/03/2023-15:31:50	Form ID	48(f)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AACPG1[illegible]F
Office Name	BDR4__JT SUB REGISTRAR ANDHERI 2	Full Name	ROHA REALTY PVT LTD
Location	MUMBAI		
Year	2022-2023 One Time	Flat/Block No.	OFFICE A-44/45, JJT HOUSE
Account Head Details	Amount In Rs.	Premises/Building	
0030045501 Stamp Duty	500.00	Road/Street	ANDHERI EAST
0030063301 Registration Fee	100.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 9 3
		Remarks (If Any)	PAN2=AAXPB5775A~SecondPartyName=SITESH BHATIA~
Total	600.00	Amount In Words	Six Hundred Rupees Only

करल - १
१०१७३ २०१ ३१
२०२३

DEFACED ₹ 600.00 DEFACED

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No	69103332023031314225	724035725
Cheque/DD No.		Bank Date	RBI Date	13/03/2023-17:10:00	Not Verified with RBI
Name of Bank		Bank Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		100 , 14/03/2023	

Mobile No. : 7045686608

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

बदर-४
२५१७ | २ | २०२३

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-323-2651	00083391802022 23	14/03/2023-17:18:27	IGR187	100.00
2	(IS)-323-2651	00083391802022 23	14/03/2023-17:18:27	IGR187	500.00
			Total Defacement Amount		600.00

Print Date 14-03-2023 05:19:45

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4043	1ea	291
2023		



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2149	8	34
2023		

करल - १

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Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	1303202312037	Date	13/03/2023

Received from ROHA REALTY PRIVATE LIMITED, Mobile number 9769940490, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office Joint S.R. Andheri 2 of the District Mumbai Sub-urban District.

Payment Details

Bank Name	PUNB	Date	13/03/2023
Bank CIN	10004152023031311131	REF No.	5111389301

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

THE SEAL OF THE SUB REGISTRAR MUMBAI

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

बदर-४

२६५१ | ५ | ३५

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करल - १		
५०७७	२८०	२५५
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अदर - ४		
२५५१	६	४५
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करल - १		
५०७१	४८५	७९५
२०२३		

D ocument H andling C harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1303202312037	Receipt Date	14/03/2023

Received from ROHA REALTY PRIVATE LIMITED, Mobile number 9769940490, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered on Document No. 2651 dated 14/03/2023 at the Sub Registrar office Joint S.R. Andheri 2 of the District Mumbai Sub-urban District

DEFACED
₹ 700
DEFACED

Payment Details

Bank Name	PUNB	Payment Date	13/03/2023
Bank CIN	10004152023031311131	REF No.	5111389801
Deface No	1303202312037D	Deface Date	14/03/2023

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

बदर-४		
२५५१	५	३५
२०२३		

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2023		



वदर-४		
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2023		

करल - १		
५०७१	१८४	९५
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POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I, **MR. HARSHVARDHAN SHRIKANT TIBREWALA**, age about 31 years Director of **M/S. ROHA REALTY PRIVATE LIMITED**, a company incorporated under the provision of the companies act, 1956, CIN U70109MH2016PTC281339, having its registered office at A-44/45, JJT House, Road No. 2, MIDC, Andheri (East), Mumbai-400093, do **HEREBY SEND GREETINGS:**

WHEREAS M/S. ROHA REALTY PVT LTD. (hereinafter referred to as **"the said Company"**) is in the process of the redevelopment of **CHEMBUR JYOTI NIKETAN CO-OPERATIVE HOUSING SOCIETY LIMITED (BUILDING NO. 44)** (hereinafter referred to as **"the said Society No. 1")** which comprise of piece and parcel of land admeasuring **838.95 Sq. Mtrs. or thereabouts**, bearing **Survey No. 67 to 71 (Part)** and **C.T.S. No. 828 (Part), 828/94 to 828/117** of Village Chembur (East), Taluka -Kurla, District- Mumbai Suburban together with the Building No. 44 standing thereon, situated at Subhash Nagar, Chembur (East), Mumbai-400 071, hereinafter referred to as **"the said Property No. 1"**, more particularly described **Firstly** in the schedule of the property hereunder written;

बदर - ४		
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AND WHEREAS the Company is also in the process of the redevelopment of **SUBHASH NAGAR CHEMBUR TRINITY CO-OPERATIVE HOUSING SOCIETY LIMITED (BUILDING NO. 45)** (hereinafter referred to as **"the said Society No. 2"**) which comprise of piece and parcel of land admeasuring **795.94 Sq. Mtrs.** or thereabouts, bearing **Survey No. 67 to 71** and **C.T.S. No. 828 (Part) Sub 828/94 to 828/117** of Village Chembur (East), Taluka -Kurla, District- Mumbai Suburban together with Building No. 45 standing thereon, situated at Subhash Nagar, Chembur (East), Mumbai-400 071, hereinafter referred to as **"the said Property No. 2"**, more particularly described **Secondly** in the schedule of the property hereunder written;

AND WHEREAS the said Property No. 1 and the said Property No. 2 collectively be referred to as **"the said Property"** and the said Society No. 1 and the said Society No. 2 collectively be referred to as **"the said Societies"**.

AND WHEREASE the Company intends enter to necessary agreements and writing with respect to redevelopment of the said Property with the said Societies and their respective members, including but not limited to Development Agreement, Power of Attorney, Permanent Alternate Accommodation Agreement (PAAA) and so on;

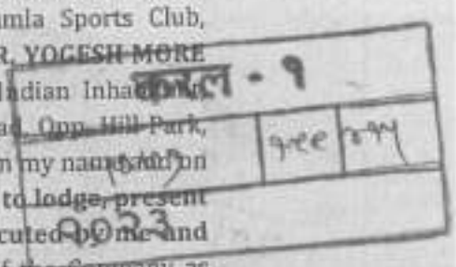
AND WHEREASE the Company proposes to demolish the buildings/ structures standing on the said Property and construct thereon new building/s which will comprise rehab component units for rehabilitating the members of the said Societies and sale component units / parking spaces (Flats, Units, Offices, shops, apartments, garages, parking space etc.) which will be available for sale transfer, lease, mortgage or to let on Leave and license basis to the prospective Purchaser/ Transferees / Lessee/ Licensee.

AND WHEREASE the Company may avail finance, loan or financial assistance from any bank, financial institution, authorities and /or any third party for development of the said Property;

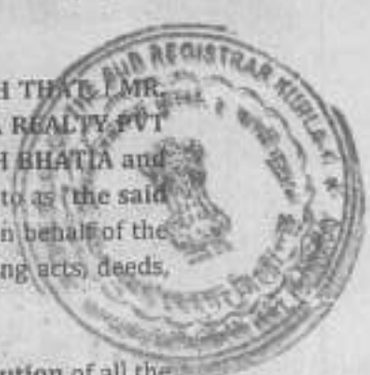
AND WHEREAS the Company, for the purposes referred above and for ay matters related to development of the said Property, requires to execute and register various deeds and documents including but not limited to Development Agreement, Power of Attorney, Permanent Alternate Accommodation Agreement (PAAA), Agreement for Sale, Sale Deed, Deed of Assignments, Deed of Conveyance, Supplementary Deeds, Rectification / Modification Deed, Deed of Cancelations, Loan Agreement, Mortgage Deed or any finance related agreements, deeds and documents, sale /allotments of Flats, Shops, Offices, Units, Galas, Open / Close / Stilt / Basement / Podium / Stack Car Parking Spaces, etc. constructed by the company on the said Property under the re-development project, which are required to be registered with the office of the Sub-Registrar of Assurance at Kurla Taluka or at any other relevant places.



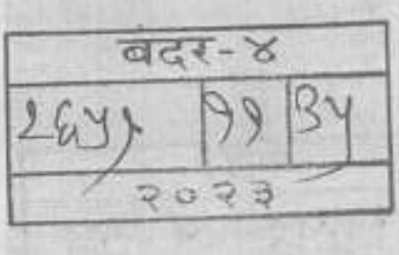
AND WHEREAS due to exigencies of work, I am not in a position to be personally present and register the documents before the sub-registrar of assurances and therefore, I am desirous of appointing, **(1) MR. MITESH BHATIA**, age about 54 years, having designation – administrator, Indian Inhabitant having his address at "Raj Residency-2", "C" Wing, 109, Mahavir Nagar, Behind Kamla Sports Club, Dahanukarwadi, Kandivali (West), Mumbai:-400067, AND **(2) MR. YOGESH MORE** age about 42 years, having designation- Liasioning Manager Indian Inhabitant, having his address at A/501, Dhairya Laxmi Chs Ltd, Jivdani Road, Opp. Hill Park, Virar (East), Palghar - 401305, as my true and lawful **Attorneys,** in my name and on behalf of our company, **jointly and/or severally,** to enable them **to lodge, present for registration and admit execution of the documents executed by me and complete registration process**, on my behalf and on behalf of the Company as hereinafter appearing:



NOW KNOW WE ALL AND THESE PRESENTS WITNESSETH THAT I MR. HARSHVARDHAN SHRIKANT TIBREWALA, Director of **M/S. ROHA REALTY PVT LTD.** does hereby nominate, constitute, and appoint **(1) MR. MITESH BHATIA** and **(2) MR. YOGESH MORE** (hereinafter for the sake of brevity referred to as "**the said Attorneys**") as true and lawful Attorneys, for me in my name and on behalf of the company, to do and perform, **jointly and/or severally**, the following acts, deeds, matters, and things in respect of the said Property, that is to say:



1. **To lodge and to present for registration and to admit execution** of all the documents such as Development Agreement, Power of Attorney, Permanent Alternate Accommodation Agreement (PAAA), Agreement for Sale, Sale Deed, Deed of Transfer, Individual Member Agreement, Tripartite Agreement, Deed of Surrender, Deed of Declaration, Deed of Confirmation, Deed of Rectification / Modification, Deed of Cancellation, Supplementary Deed, Deed of Conveyance, Loan Agreement, Mortgage Deed or any finance related agreements, deeds and documents, Indemnity Bonds, Affidavits, Undertakings or any other deeds or documents already executed or to be executed by me on behalf of the company, in respect of the sale / allotments of Flats, Shops, Offices, Units, Galas, Open / Close / Stilt / Basement / Podium / Stack Car Parking Spaces, etc. to be constructed on the said Property, more particularly described in the schedule hereunder written, before the Sub-Registrar of Assurance, Kurla Taluka or any other registering authority appointed under the Act for the time being in force in India for registration of the documents and deeds and other instruments and to do all other acts, deeds, matters and things as may be necessary for effectuating and completing the registration thereof in accordance with law.



2. AND GENERALLY, to do and perform all necessary, requisite, or concerning or touching acts for the purposes aforesaid as fully and effectually as if I am personally present and have done, admitted, and performed the same for myself, for and on behalf of the Company.

3. AND I DO HEREBY AGREE TO RATIFY AND CONFIRM all that the said Attorneys shall lawfully do or cause to be done in relation to the aforesaid documents.

4. To sign and deliver necessary forms, applications undertakings and writing as may be required for the registering the above mentioned documents before the Sub Registrar of Assurances at Kurla Taluka and / or at Mumbai or any other relevant places and before any other registration authority as and when require.

5. The said Attorneys are only consultants providing services for the registration of executed documents and completing the registration process and are in no way concerned with any of the administration of the Company.

6. This Power of Attorney will remain valid and subsisting till the same is revoked or cancelled by me or the Company.

IN WITNESS WHEREOF I have set and subscribed my hands to this writing on this 14th day of February 2023.

THE SCHEDULE OF THE PROPERTIES ABOVE REFERRED TO

Firstly:

All that piece and parcel of land, admeasuring **838.95 Sq. Mtrs. or thereabouts**, bearing **Survey No. 67 to 71 (Part)** and **C.T.S. No. 828 (Part), 828/94 to 828/117** of Village Chembur (East), Taluka -Kurla, District - Mumbai Suburban together with Building No. 44 standing thereon, situated at Subhash Nagar, Chembur (East), Mumbai - 400 071.

Secondly:

All that piece and parcel of land, admeasuring **795.94 Sq. Mtrs. or thereabouts**, bearing **Survey No. 67 to 71** and **C.T.S. No. 828 (Part), 828/94 to 828/117** at Village Chembur (East), Taluka - Kurla, District- Mumbai Suburban together with Building No. 45 standing thereon, situated at Building No. 45, Subhash Nagar, Chembur (East), Mumbai - 400 071.

बदर - ४

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करल - १		
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SIGNED AND DELIVERED

By the within named EXECUTANT,

M/S. ROHA REALTY PVT. LTD.

Through its DIRECTOR

(1) MR. HARSHVARDHAN TIBREWALA



For ROHA REALTY PRIVATE LIMITED

Director

In the presence of

1.

2.

बेदर - ४		
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करल - १

५०७३ | २०२ | २०२५

SIGNED AND DELIVERED

By the within named ATTORNEYS.

(1) MR. MITESH BHATIA

x Mitesh N. Bhatia



(2) MR. YOGESH MORE

x



In the presence of

1. Name: VIKASH KUMAR SHARMA
   Address: Post - Sonardih Dhanbad (Jharkhand)
   Dist - Dhanbad
   Signature:

2. Name: Anju Gawai
   Address: B/105, Mukund Anant Apt. Old Viva colleged, Virar (W), 401303
   Signature:

बदर - ४

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ROHA REALTY

करल - १

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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 **Subhash Nagar Chembur Trinity Co-operative Housing Society Limited** having address at Building No. 45, 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 unsold 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 is** hereby 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 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 is hereby authorized to, appear before any concerned Sub-Registrar of Assurance or any other Officer of the Registering Authorities and any other superior/lower authority and to represent and /or lodge the said above referred documents for registration and admit execution and register the document/s, writing in the name and on behalf of the company.

बदर-४		
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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

करल - १		
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ROHA REALTY

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2023		

RESOLVED FURTHER THAT said **Mr. Harshvardhan Tibrewala** is hereby authorized to appoint any other person of hi choice as his Attorney for admission and registration of the said documents, before any concerned Sub-Registrar of Assurances or any other Officer of the Registering Authorities, as may have been executed by **Mr. Harshvardhan Tibrewala** and for that purpose to register the said Power of Attorney before any concern Sub-registrar Authorities.

For ROHA REALTY PRIVATE LIMITED

V.S.mab

DIRECTOR

ROHA REALTY PRIVATE LIMITED MUMBAI

THE SEAL OF THE SUB REGISTRAR

THE SEAL OF THE JOINT SUB-REGISTRAR

बदर-४		
१५५	१७	४५
2023		

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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सत्यमेव जयते

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies
Everest, 100 Marine Drive, Mumbai, Maharashtra, India, 400002

करल - १
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Certificate of Incorporation pursuant to change of name
[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]

Corporate Identification Number (CIN): U70109MH2016PTC281339

I hereby certify that the name of the company has been changed from PRIMA TERRA REALTY PRIVATE LIMITED to ROHA REALTY PRIVATE LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name PRIMA TERRA REALTY PRIVATE LIMITED.

Given under my hand at Mumbai this Sixth day of February two thousand twenty.

DS Ministry of Corporate Affairs 23

V T SAJEEVAN

Registrar of Companies
RoC - Mumbai

Mailing Address as per record available in Registrar of Companies office:
ROHA REALTY PRIVATE LIMITED

Plot A 44/45, MIDC Marol, Andheri East, Mumbai, Mumbai City, Maharashtra, India, 400093

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(Amended)

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Government of India
Form GST REG-06
[See Rule 10(1)]

Registration Certificate

Registration Number :27AAICP6099F1ZY

1.	Legal Name	ROHA REALTY PRIVATE LIMITED			
2.	Trade Name, if any				
3.	Constitution of Business	Private Limited Company			
4.	Address of Principal Place of Business	PLOT A 44/45, MIDC MAROL, ANDHERI EAST, Mumbai Suburban, Maharashtra, 400093			
5.	Date of Liability				
6.	Date of Validity	From	04/12/2020	To	Not Applicable
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority	Centre Goods and Services Tax Act, 2017			
Signature					
Name		PRAVEEN KUMAR			
Designation		Superintendent			
Jurisdictional Office		ANDHERI-EAST_701			
9. Date of issue of Certificate		04/01/2022			
Note: The registration certificate is required to be prominently displayed at all places of Business/Office(s) in the State.					

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 04/01/2022 by the jurisdictional authority.

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Annexure A

Details of Additional Place of Business(s)

GSTIN	27AAICP6099F1ZY
Legal Name	ROHA REALTY PRIVATE LIMITED
Trade Name, if any	

Total Number of Additional Places of Business(s) in the State 0

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Annexure B

GSTIN	27AAICP6099F1ZY
Legal Name	ROHA REALTY PRIVATE LIMITED
Trade Name, if any	

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Details of Managing / Whole-time Directors and Key Managerial Persons

1

Name	HARSHVARDHAN TIBREWALA
Designation/Status	Director
Resident of State	Maharashtra

2

Name	VARUN SURESH MODI
Designation/Status	DIRECTOR
Resident of State	Maharashtra

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बदर - ४		
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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

Signature valid

Digitally signed by Income Tax PAN Services Unit, NSDL e-Gov
Date: 19-05-2023 21:21:15 IST
Reason: Verification of Digital Signature
Location: India

- Permanent Account Number (PAN) facilitate Income Tax Department linkage of various documents, including pa[illegible] demand tax arrears, updating of information and easy maintenance & retrieval of electronic information etc. relating [illegible] स्थायी लेखा संख्या (पैन) एक अनूठा है जिसे विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सक्षम होता है, जिसमें चाहे के भुगतान, [illegible] मिलान और इलेक्ट्रॉनिक जानकारी को आसान रखरखाव व बाद की प्राप्ति भी शामिल है।
- Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114 of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत विशिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उद्धरण अब अनिवार्य है (आयकर नियम, 1962 के नियम 114A का संदर्भ लें)।
- Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000/-. एक से अधिक स्थायी लेखा संख्या (पैन) का धारण या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड [illegible]
- The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile [illegible] App on Google Play Store is " Enhanced QR Code Reader for PAN Card.
संलग्न पैन कार्ड में उन्नत क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल फोन द्वारा पठनीय है। Google Play [illegible] "Enhanced QR Code Reader for PAN Card" है।

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 (6) of Section 139A of Income Tax Act, 1961 and sub-rule (4) of Rule 114 of the Income Tax Rules, 1962. For more details, click here

करल - १
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THE SUB REGISTRAR MUMBAI

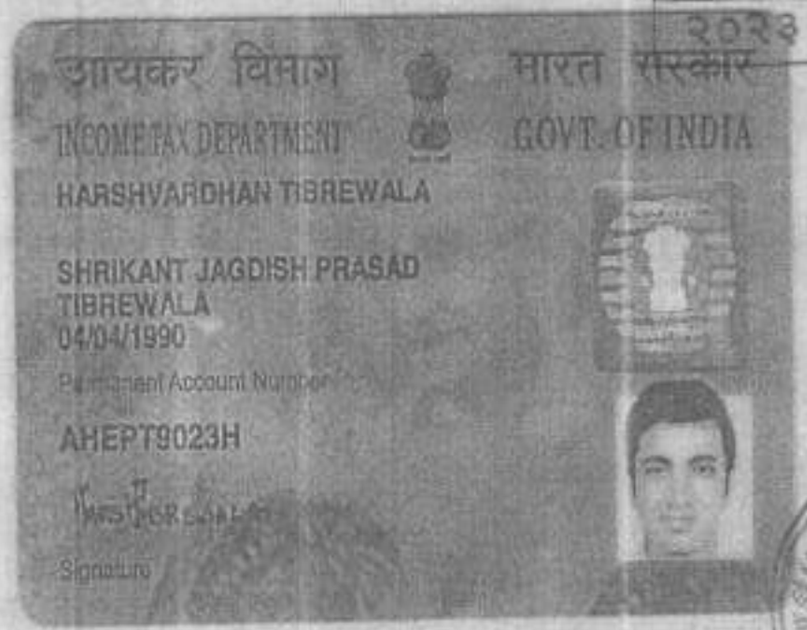
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करल - १		
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बदर - ४		
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आधार

भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 2821/27132/01370

To
हर्षवर्धन श्रीकांत टिबरेवाला
Harshvardhan Shrikant Tibrewala
C/O: Shrikant Tibrewala
Lodha World One - 6001 E/W 60th Floor
Senapati Bapat Marg
Near Kamala Mills
Upper Worli Lower Parel West
Mumbai
Mumbai City Maharashtra - 400013
9769940490



आपला आधार क्रमांक / Your Aadhaar No. :
9391 8504 0574
VID : 9112 7653 6306 1237
माझे आधार, माझी ओळख



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

9391 8504 0574
VID : 9112 7653 6306 1237
माझे आधार, माझी ओळख

AADHAAR

माहिती

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही.
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणीकरण वापरून ओळख स्थापित करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देशभरात वैध आहे
- आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करते
- आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अद्ययावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
हर्षवर्धन श्रीकांत टिबरेवाला, लोढा वर्ल्ड वन - 6001 ई/डब्ल्यू 60 मजला, सेनापती बापट मार्ग, कमला मिल्स जवळ, अप्पर वरळी लोअर परेल वेस्ट, मुंबई, मुंबई, महाराष्ट्र - 400013

Address:
C/O: Shrikant Tibrewala, Lodha World One - 6001 E/W 60th Floor, Senapati Bapat Marg, Near Kamala Mills, Upper Worli Lower Parel West, Mumbai, Mumbai City, Maharashtra - 400013

9391 8504 0574
VID : 9112 7653 6306 1237
1947 | help@uidai.gov.in | www.uidai.gov.in

बदर-४

2649	21	84
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