Receipt (pavti)

369/7016
Tuesday,April 11 ,2023
4:50 PM

पावती

Original/Duplicate
नोंदणी क्र. :39म
Regn.:39M

पावती क्रं.: 7907 दिनांक: 11/04/2023

गावाचे नाव: चेंबूर

दस्तऐवजाचा अनुक्रमांक: कर्ल1-7016-2023

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: सुभाष नगर चेंबूर ट्रिनिटी को ऑप हाउसिंग सोसायटी लिमिटेड चे चेअरमन वीना हरीश

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 2000.00
पृष्ठांची संख्या: 100	
एकूण:	रु. 2100.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
5:03 PM ह्या वेळेस मिळेल.

सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)

बाजार मूल्य: रु.1 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1104202310497 दिनांक: 11/04/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000396020202324E दिनांक: 11/04/2023
बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

GRN	MH000396020202324E	BARCODE		Date	10/04/2023-17:59:55	Form ID	49(f)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	ABNAS2140N
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1	Full Name	SUBHASH NAGAR CHEMBUR TRINITY CO OP HSG SOC LTD
Location	MUMBAI		
Year	2023-2024 One Time	Flat/Block No. Premises/Building	CTS NO. 828 (PART) SUB 828/94 TO 828/117, VILLAGE CHEMBUR

Account Head Details	Amount In Rs.
0030045501 Stamp Duty	500.00
0030063301 Registration Fee	100.00
Total	600.00

Road/Street	CHEMBUR EAST
Area/Locality	MUMBAI
Town/City/District	
PIN	4 0 0 0 7 1
Remarks (If Any)	PAN2=AAICP6099F~SecondPartyName=ROHA REALTY PVT LTD~
Amount In Words	Six Hundred Rupees Only

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DEFACED ₹600.00 DEFACED

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	09103332023041111947	725313689
Cheque/DD No.		Bank Date	RBI Date	11/04/2023-13:16:38	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. : 9820901248

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

हदद खाला केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाचा दस्तासाठी लागू आहे. नोंदणी न करावयाचा दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-369-7016	00002259612023 24	11/04/2023-16:50:31	IGR197	100.00

Print Date 11-04-2023 04:51:20

GRN : MH000398020202324E Amount : 600.00 Bank : IDBI BANK Date : 10/04/2023-17:59:55

2	(IS)-365-7016	00002259612023 24	11/04/2023-16:50:31	IGR197	500.00
			Total Defacement Amount		600.00

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THE SEAL OF THE SUB REGISTRAR KURLA-1

Print Date 11-04-2023 04:51:20

CHALLAN
MTR Form Number-6

GRN	MH003960202023 24E	BARCODE	Date	10/04/2023-17:59:55	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)	ABNAS2140N
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1	Full Name	SUBHASH NAGAR CHEMBUR TRINITY CO OP HSG SOC LTD
Location	MUMBAI		
Year	2023-2024 One Time	Flat/Block No.	CTS NO. 828 (PART) SUB 828/94 TO 828/117,
		Premises/Building	VILLAGE CHEMBUR

Account Head Details	Amount In Rs.
0030045501 Stamp Duty	500.00
0030063301 Registration Fee	100.00
Total	600.00

Road/Street	CHEMBUR EAST							
Area/Locality	MUMBAI							
Town/City/District								
PIN		4	0	0	0	7	1	
Remarks (If Any)	PAN2=AAICP6099F~SecondPartyName=ROHA REALTY PVT LTD~							
Amount In Words	Six Hundred Rupees Only							

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Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023041111947	725319889
Cheque/DD No.		Bank. Date	RBI Date	11/04/2023-13:18:38	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9820901248

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

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

Print Date 11-04-2023 01:19:49

Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1104202310497	Receipt Date	11/04/2023

Received from SELF, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 7016 dated 11/04/2023 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

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₹ 2000
DEFACED

Payment Details

Bank Name	PUNB	Payment Date	11/04/2023
Bank CIN	10004152023041109849	REF No.	5114521615
Deface No	1104202310497D	Deface Date	11/04/2023

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

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THE SEAL OF THE SUB REGISTRAR KURLA-1

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1104202310497	**Date**	11/04/2023
Received from SELF, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	PUNB	**Date**	11/04/2023
Bank CIN	10004152023041109849	**REF No.**	5114521615
This is computer generated receipt, hence no signature is required.			

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THE SEAL OF THE SUB REGISTRAR KURLA-1 MUMBAI SUBURBAN DIST. (BANDRA)



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SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, **Subhash Nagar Chembur Trinity Co-operative Housing Society Limited,** a Co-operative Housing Society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, bearing Registration No. BOM/HSG/7646 year 1981 and having its address at Building No. 45, Subhash Nagar, Chembur (East), Mumbai – 400 071, hereinafter referred to as **'THE SOCIETY'**, through the hands of its authorized signatories, hereinafter referred to as 'the Society' SEND GREETINGS :

WHEREAS;

A. The **SUBHASH NAGAR CHEMBUR TRINITY CO-OPERATIVE HOUSING SOCIETY LTD.**, is the lessee of the land and is well and sufficiently entitled to piece and parcel of land bearing Survey No. 67 TO 71, CTS NO. 828 (Part) Sub 828/94 to 828/117 at Village Chembur, Subhash Nagar, Chembur (East), Mumbai – 400 071 in the registration Sub-District of Kurla, Mumbai Suburban District, admeasuring 795.94 Sq. mtrs., or thereabout (hereinafter referred to as "**the said Land**") together with structure standing thereon bearing Building No. 45 (hereinafter referred to as "**the Old Building**") and Tit bit Area of 121.22 Sq. mtrs. or thereabout (hereinafter referred to as "**the said Tit bit area**") aggregating to 917.16 sq. mtrs. The said Land, the said Tit bit area and the Old Building are hereinafter collectively referred to as "**the said Property**" and more





particularly described in the **First Schedule** hereunder written. The said Property is more particularly shown surrounded by a Red Colored boundary line on the plan thereof hereto annexed and marked as **Annexure "A"**.

B. List of tenements held by each of the existing members of the society herein in the said building along with their respective carpet areas and other relevant details are set out in **Annexure "B"** annexed hereto. The said members are hereinafter collectively referred to as **"Existing Members".**

C. Vide a Development Agreement dated **15/03/2023 ("said Development Agreement")** made and executed between the said society of the first part and **M/S. ROHA REALTY PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at A- 44, 45, JJT House, Road No. 2, MIDC Andheri (East), Mumbai – 400 093, (hereinafter referred to as the **"said Developers")** of the Second part and all the members of the society, therein referred to as "the Members" of the Third Part, and duly registered with the sub registrar of Assurances at Kurla - 1, vide Registration Serial No.5071 of 2023, the said society has granted unto the said Developers, the right to redevelop the said property by demolishing the existing building and constructing a new building on the said Property by using and/or utilizing all available FSI including the basic FSI, to purchase and load Fungible FSI, Premium FSI or compensatory of incentive FSI,FSI of layout plot and FSI in the form of Transfer of Development Rights (TDR) or any such additional Building Potential available on the said Property upon the terms and conditions more particularly specified in the said Development Agreement.

D. The said Development Agreement interalia provides that the Society therein shall grant Special Power of Attorney to **M/S. ROHA REALTY PRIVATE LIMITED**, the Developers therein to obtain necessary permissions to effectuate completion of redevelopment work of the said Property.

C. In pursuance of the said Development Agreement, the Office Bearers of the said Society have been authorized and empowered in the Special General Body Meeting held on 26/02/2023, to grant Special Power of Attorney to **1) Mr. HARSHVARDHAN S. TIBREWALA, and (2) Mr. VARUN MODI** being the designated Directors of **M/S. ROHA REALTY PRIVATE LIMITED**, authorized vide Board Resolution dated 20/02/2023 , to be the true and lawful Attorney of the said Society (hereinafter referred to as the "**said Attorneys**") to do the following acts, deeds, matters and things in relation to the development of the said Property.

D. AND WHEREAS the said Development Agreement dated **15/03/2023** has been duly stamped with the requisite stamp duty under the provisions of Article 5 (g-a) of the Bombay Stamp Act, 1958 and hence this Power of Attorney is executed on stamp paper of Rs.100/- only as per the second proviso to Article 48 (g) of the Bombay Stamp Act, 1958. Copy of the Receipt evidencing the payment of stamp duty on the said Redevelopment Agreement is annexed hereto.

NOW KNOW YE ALL MEN AND THESE PRESENTS_WITNESSTH that we **SUBHASH NAGAR CHEMBUR TRINITY CO-OPERATIVE HOUSING SOCIETY LTD.,** a Co-operative housing society registered under the provisions of the Maharashtra Co-operative Societies Act 1960 bearing Registration No. BOM/HSG/7646 year 1981 through the hands of its Office Bearers viz. (1) **Mrs. Sheena Harish** -Chairman, (2) **Mr. Ajay Harinkhede** –Secretary and (3) **Mr. Nithyanandan Ramalingam** - Treasurer, do hereby nominate, constitute and appoint **(1) Mr. HARSHVARDHAN S. TIBREWALA, and (2) Mr. VARUN MODI** being the

designated Directors of **M/S. ROHA REALTY PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at A- 44, 45, JJT House, Road No. 2, MIDC Andheri (East), Mumbai – 400 093, the Developers, to be the true and lawful attorneys for society and on the society's behalf, to do all or any of the following acts, deeds, matters and things, in connection with the Development of the said Property as under:

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1. To enter upon the said Property or any part thereof and to start, carry out and complete the evacuation and demolition of the existing building standing thereon.

2. To deal and/or correspond with the Maharashtra Housing and Area Development Authority (hereinafter referred to as "**MHADA**") and the Municipal Corporation of Greater Mumbai (hereinafter referred to as "**the MCGM**") including all its departments or officers or authorities in connection with or relating to or touching the said Property more particularly described in the Schedule hereunder written for the purpose of carrying out development work, thereon and in particular to do the following acts, deeds, matters and things namely:-

   (i) To deal, correspond and apply for and obtain sanctioned Building plans, I.O.A/ I.O.D., amendments to the plans, obtain Commencement Certificates (C.C.) and get the same revalidated, give such other applications, writings, undertakings as may be required and obtain Part Occupation Certificate (Part OC), Full Occupation Certificate (Full OC) and/or Completion Certificate in respect of the New building/buildings to be constructed and completed on the said Property.

   (ii) To deal with the Assessment Department of the MHADA or MCGM and to dispose of and deal with all matters in connection with the assessment of the said Property hereafter.

   (iii) To appear before and to deal with the development plan committee set up by the MCGM or the State of Maharashtra in connection with the transfer or removal of any reservations under the Development Plan of M.M.R.D.A. in the said Property.

   (iv) To sub-divide the said Property and/or to amalgamate the said Property with adjoining property being for Building No. 44 in such manner as the said Attorneys may deem fit and to execute and register any deeds, documents, writings as may be required in respect thereof and comply with all the necessary process and formalities in respect thereof.

   (v) To apply to the relevant officers and departments of MHADA or MCGM or any other authorities for certified copies of plan and to make applications to the office of the D.I.L.R or Superintendent of Land Records or any other Authority for measurements, demarcation of boundaries, area certificates, extracts etc.,

   (vi) To pay necessary charges, deposits, scrutiny fees, Assessments to the concerned authorities and to ask for, and apply for the refund thereof, as the said Attorneys may think fit and proper, including for refund of the fees and deposits now lying with the MHADA or MCGM and other authorities and to renew the same and give proper and effectual receipts, releases and discharges of the same for the Society and on the Society's behalf and also to transfer the said deposits and fees to any other persons.

3. To prepare, sign and submit plans in the name of the Society to the Municipal Corporation of Greater Mumbai (M.C.G.M), Maharashtra Housing and Area Development Authority

ROHA REALTY PRIVATE LIMITED MUMBAI

ROHA REALTY PRIVATE LIMITED MUMBAI

(M.H.A.D.A) or any other concerned Government Body or Authority for the purpose of demolition of existing building and construction of a new building on the said Property and to have the said plans approved and sanctioned and to apply for revalidation of plans and for otherwise howsoever to get the same approved and to make all necessary applications in connection with the construction of the said new building on the said plot and to obtain permit or permits in respect thereof and to represent the Society before the Government, M.C.G.M , MHADA, Collector of Mumbai or any other Appropriate Authority in all matters concerning the development of the said Property.

4. To prepare, sign and submit to the MHADA or MCGM and all concerned officers, departments and authorities under MHADA or MCGM, the Pollution Control Boards, Environmental and Ecological Authorities, the City Survey & Land Records Authorities, the Government of Maharashtra (in all its Ministries and Departments), including the Ministry of Environment & Forests, the Railway Ministry and Authorities, the Defense Ministry and Authorities, and the Ministry of Civil Aviation and the Civil Aviation Authorities, including the Airport Authority of India, the Collector and other Revenue Authorities and officers (including the Talathi and Tahsildar), the authorities and officers under the Maharashtra Regional and Town Planning Act, 1966, the Chief Fire Officer and other concerned Fire Brigade Authorities, Town Planning Authorities, the Competent Authorities constituted / appointed under the Urban Land (Ceiling and Regulation) Act, 1976 (since repealed), and all other development authorities, and/or any other government, semi-government, local or public bodies or authorities concerned and all its respective departments (hereinafter collectively referred to as the "**Authorities**"), the building plans, layout plans, sub-division plans, amalgamation plans, and other plans, drawings, designs and specifications for and in respect of the development of the said Property and construction of the New Building/s thereon and to have the same approved and sanctioned, and/or to apply for and obtain approvals, permissions and sanctions for amendments, revisions, modifications, alterations, rectifications, additions and/or deletions thereto/therein and/or to or in those made, issued or granted heretofore, and/or extension, renewal and revalidation thereof and/or of those made, issued or granted heretofore, and otherwise to do and perform all acts, deeds, matters and things in connection therewith, as may be deemed fit and proper by the Attorneys in accordance with the Agreement, and to apply to the MHADA or MCGM for and obtain Intimation of Disapproval /Intimation of Approval, Commencement Certificate, Part Occupancy Certificate, Full Occupancy Certificate and/or Completion Certificates, and such other certificate/s and no objection certificates which may be necessary for commencing, carrying out and completing the development of the said Property.

5. To make necessary applications and to submit all necessary plans, approvals, certificates, documents, forms, bonds, undertakings, letters, draft agreements or writings of any nature whatsoever to the Maharashtra Real Estate Regulatory Authority (MAHARERA) or any other concerned department or agency formed under the Real Estate Regulation Act 2016 for registration of the new building to be constructed on the said Property ("Project") with the said authority in the Society's name and on the Society's behalf or in the name of the Developers and to advertise the Free Sale Component of the said new building for sale to third party purchasers.

6. To deal and correspond with and to appear and represent the Society before the Authorities and/or any other person/s, and to sign, execute, give, submit and register (if required) all necessary applications, undertakings, representations, declarations, affidavits, statements,

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ROHA REALTY PRIVATE LIMITED MUMBAI

returns, forms, indemnities, and other documents, papers and writings, as may be required to be given to the Authorities and/or any other person/s for the development of the said Property and for perfecting the title of the said Society to the leasehold rights in respect of the said Property in the records of all concerned public authorities and bodies;

7. To make and prepare and /or cause to be made and prepared all such plans, specifications and designs and /or any alterations in the existing plans and/or specifications as may be necessary, required and advisable for the purpose of development of the said Property in any manner whatsoever to the competent authority and /or Government of Maharashtra and/ or local bodies and to engage the services of any architects, engineers or any other person or persons or party as may be necessary or advisable.

8. To commence , carry on and complete and /or cause to be commenced, carried out and /or completed construction work of development of the said Property in accordance with the sanctioned plans and specifications and so far as any construction work is concerned to see that all applicable rules and regulations which are made by the Government of Maharashtra and/or Town Planning Authorities and /or Municipal Authorities and /or Police Authorities and MHADA and /or any other Competent Authorities for the time being are strictly observed.

9. To appear and represent the said Society before and any all concerned authorities and parties as maybe necessary, required or advisable for or in connection with the grant of Development of the said Property and to make such agreements and arrive at such arrangements as may be necessary for carrying out and completing the construction of the New Building on the said Property.

10. To approach MHADA and /or M.C.G.M and /or State of Maharashtra and/or Town Planning Authorities and any other public body and /or authorities of and pertaining to including inter alia to follow up and deal with all matters for the purposes of development of the said Property as may be possible and /or permissible under the prevailing rules and regulations for the time being in force and/or all or any other matters of and pertaining to the construction of a New Building on the said Property and to make necessary applications for permission for any and all the purposes aforesaid to the appropriate authorities.

11. To appoint architects, engineers, RCC specialists supervisors, advocates, counsels etc. and also other persons as desired by the said Attorneys, for preparing plans and approval thereof or any other matters concerning the Development of the said Property on such terms and conditions and on payment of the fees and remuneration to them as the said Attorneys may deem fit.

12. To commence and prosecute any actions, petitions appeals suits or other proceedings in law against any person or persons in respect of Development of the said Property and to appear and defend any actions, suits or other proceedings commenced or to be commenced against the said Society, or where the said Society have been made a party and, if the said Attorneys shall think fit, to compromise, refer to arbitration, submit to judgment, discontinue or become non suited in any such actions, suits or proceedings as aforesaid and also to accept services of writ of summons, notices or other proceedings.

13. To deal with all the authorities concerned and make necessary payments and deposits in connection with the said Property and/or development thereof and/or otherwise howsoever

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in connection therewith and also to receive from the authorities concerned any such deposits or otherwise and give proper receipts and discharges for the same.

14. To carry out all the requisitions that may be made by the MHADA/ M.C.G.M. Authorities in connection with the building plans submitted and/or that may be submitted by the said Attorneys or either of them or any person/s representing them to the appropriate concerned authorities in pursuance of the said Development Agreement.

15. To make application and submit the amended or new building plans for Development of the said Property by demolition of existing building and construction of a New Building on the said Property to the MHADA and/or Municipal Corporation or any other authorities, to get the building plans sanctioned, to obtain I.O.D/I.O.A. and commencement certificate and get the same revalidated and to give such other applications, writings, undertakings as may be required for the purpose of construction to the MHADA or MCGM or any other public authority and/or to make application for water connection, electricity supply and other incidental requirements in the said Property as the Attorneys may deem fit.

16. To make and prepare and/or cause to be made and prepared all such plans, specifications, maps and designs and/or any alterations, amendments or changes or revisions in the plans and/or specifications as may be necessary required and/or advisable for the purpose of constructing building/s on the said Property and obtain approvals and sanctions and permissions of the concerned authorities in that respect and take all necessary steps incidental thereto.

17. To construct building/s on the said Property consuming therein, the entire area of FSI as may be available on the said Property whether available now or in future upto the receipt of the Full Occupation Certificate, under the current MCGM/MHADA rules and under the Development Control Regulations or otherwise, whether by payment of premium or by way of purchase of Transferable Development Rights FSI available under the Development Control Regulations or otherwise howsoever.

18. To utilize the entire area of FSI as may be available in respect of the said Property whether available now or in future upto the receipt of the Full Occupation Certificate, under the current MCGM /MHADA rules and under the Development Control Regulations or otherwise, whether by payment of premium or by way of purchase of Transferable Development Rights FSI available under the Development Control Regulations or otherwise howsoever and to sell, lease, exchange, gift, give on leave and license basis or any other transfer of the new flat premises/shops so constructed out of the Developers Component utilization of TDR FSI, except premises to be handed over to existing members as per the Development Agreement, and to acknowledge receipt of the consideration monies out of the sale of the Developers Component to any person or persons and to sign and execute Agreements with such prospective acquirers on such terms and conditions as the Attorneys may deem fit.

19. To act in the Society's name and on the Society's behalf, but at the Developer's costs to purchase and acquire and load the Transferable Development Rights FSI on the said Property, from holders of Development Rights Certificate area of FSI of other properties and utilise and load and construct the same on the said Property in accordance with the prevailing Development Control Regulations and the BMC rules and regulations and/or any amendment thereto.

ROHA REALTY PRIVATE LIMITED MUMBAI

20. To acquire and or cause to be acquired Transfer of Development Rights F.S.I. of Reserved Plot/s elsewhere and/or D.P. Road T.D.R. F.S.I. and/or any other TDR FSI comprised in D.R.C.'s, which T.D.R. F.S.I. can be consumed in the construction/development under the provisions of the prevailing Development Control Regulations on the said Property and for this purpose to sign and execute Agreements for acquisition/purchase of such T.D.R. F.S.I. comprised in D.R.C./D.R.C.'s on such terms and conditions as the Attorneys may deem fit.

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21. To enter in the Society's name and to sign and execute in the Society's behalf as the Society's Attorneys, any acts, deeds, documents including agreements incidental to the development and to be submitted to the Development Authorities and all other documents including declarations, confirmations, indemnities, affidavits, cancellations etc. in connection with the said Property on such terms and conditions as the Attorneys may deem fit.

22. To carry on correspondence in the Society's name and on the Society's behalf with all concerned authorities and bodies and to represent the Society and appear before all concerned Authorities and bodies including the MHADA, Office of the Talati, Office of the Collector and the other Revenue Offices, City Survey Office, Office of the Superintendent of Land Records, Government of Maharashtra and all its departments, the Town Planning authorities, Mantralaya and other local or governmental bodies or authorities for the rectification of the area of the said Property in the Property Register Card/s and all other relevant records of the Governmental bodies and authorities concerned and for the said purpose to sign Affidavits, forms, applications, declarations, statements and other writings and documents containing true facts and particulars and submit the same to the concerned authorities in such manner as the Attorneys may deem fit.

23. To enter upon or permit to enter upon for survey, development or to take possession or give possession of the said Property to such person/s and to sign such possession letter in this behalf and/or permit any person to enter upon the said Property.

24. To apply for and claim and receive to the maximum extent permissible in law, all rights, benefits and advantages appurtenant to and/or available in respect of the said Property, including, but not limited to, the use and consumption of the maximum development potential including the FSI, TDR FSI, fungible compensatory FSI, permissible areas etc., in consonance with the Development Agreement and its development, including under all present and future schemes upto the receipt of the Full Occupation Certificate and under all notifications, circulars, orders, laws, rules, regulations and concessions that are or may be introduced, issued or granted by any of the Authorities, and also to submit the said Property or any part/s thereof under any such schemes, notifications, circulars, orders, etc., and to do, execute and perform all required acts, deeds, matters and things in respect thereof, in terms of the said Agreement.

25. To make necessary application for water, sewerage, light and electric connection to the concerned authorities at the expenses of the Developers and to obtain necessary orders in pursuance thereof and to do all acts, to lay water sewerage and electric connection and to carry out the internal layout and to construct roads, pavements, garages, for the purpose of development of the said Property more particularly described in the scheduled hereunder written.

ROHA REALTY PRIVATE LIMITED MUMBAI

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26. To carry on correspondence and to prepare, sign and execute papers, applications and documents including affidavits, plaints, petitions, declarations, usual indemnity and undertakings etc., as may be required for the purpose of development of the said Property to MHADA, M.C.G.M. or any other Government or Semi Government Authorities.

27. To commence construction work permissible on the said Property as may be permissible under the Development Control Rules and for the purpose to do all such acts, deeds, matters and things as may be required from time to time and to use and/or consume FSI in the form of Transfer of Development Rights (TDR) for development of the said Property.

28. To avail the benefit of Transfer of Development Right, if applicable, under the provisions of Development Control Rules for the time being in force or as may be amended from time to time being in force or as may be prescribed under the same and to do all such acts, deeds, matters and things as may be required from time to time.

29. To pay all taxes, rates, charges, expenses and other outgoings in respect of the said Property.

30. To sell the Developer's Component for considerations and on terms and conditions acceptable to the Developers to the person or persons of the developer's choice without recourse to the society and to make such person or persons purchasing the premises from the Developer's the members of the existing society or the reconstructed society.

31. After the construction of the new building, to look after the maintenance thereof and for that purpose to appoint any Maintenance Agencies on behalf of the society as the Attorneys may deem fit for taking care of the day to day maintenance and upkeep of the said new building/s including cleaning and maintenance of the compound, club house and all other common areas thereof upto the receipt of the Full Occupation Certificate.

32. For the purposes of development of the said Property , subject to compliance of the conditions of the Development Control Rules and Regulations BMC and M.C.G.M. and MHADA Rules:

a. Amalgamate the said Property with the plot belonging to the adjacent societies viz. Building No. 44,
b. Construct of one or more buildings for housing and accommodating the members of the societies,
c. Shift and relocate the members to the New Building on the said Property.
d. Extinguish the membership of a member of the society by allotting him the membership of the newly formed or amalgamated or reconstructed society.

33. To declare and affirm Plaints, Written Statements, Applications, Petitions, Affidavits, Consent Terms and other necessary documents and to appear before any judge, court, judiciary and non-judiciary inquiry magistrate or other officer, empowered by law to hear any suit or proceedings or any inquiry relating to the Property and also to accept writ to summons, process, notices, sign vakalatnamas, authority letters etc.

34. To enter into and occupy the said Property and/or part thereof and commence, carry on and complete the development/ construction on the said Property consisting of residential flats in terms of the said Development Agreement dated 15/03/2023 as may be permitted by

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MHADA/M.C.G.M. and/or other statutory bodies or authorities either by themselves or through any contractor and/or sub-contractor and any other agency or any of their nominee or nominees and for that purpose to engage the services of the architects, engineers, labours, workers as the case may be and to apply for and obtain no objection certificate, building completion certificate or such other certificates and/or permissions either from MHADA/M.C.G.M. or any other statutory bodies or authorities and to obtain such certificates to make and sign such applications, forms and to do such acts, deeds, matters and things which may be necessary for the same.

35. To represent the said Society before the Registrar of Co-operative Societies and their superiors and subordinates for any of the purposes connected with the formation, incorporation, amalgamation and registration of Society/Sub-Society in the building/s to be constructed and to sign and deliver all and any papers, applications and forms, writings, undertakings and declarations which may be required to be signed by the said Society as well as in connection with any inquiry or maintenance of records, meetings, minutes or any other purposes whatsoever connected with and/or relating to the Co-operative Society in respect of the Buildings constructed on the said Property.

36. In the Society's name and on the Society's behalf, to take and adopt appropriate legal proceedings against members for vacating them from the existing buildings or any other matter in such manner as the Attorneys deem fit.

37. To sell and/or dispose off on ownership basis, being the Developer's Component, the flats and/or Garages to be constructed on the said Property to the prospective buyer/s being person/s and/or Company and/or Firm or any Third party and to enter into any Agreements including Agreement for Sale, Sale Deed, Gift Deed, Deed of Transfer or any other document with such person and/or persons and/or party on such terms and conditions as the Attorneys may think fit and proper and to receive consideration and/or payment in any manner from such person or persons either in whole or in part and to pass effectual receipts for the same without passing accounts to the society and to lodge such arrangement and/or writings and/or documents in the office of the sub registrar of assurances, Mumbai or Kurla or at such other place and to admit execution thereof before such authorities and for the purpose aforesaid to write or sign such letters applications, affidavits, declarations, writings, vouchers, forms as may be necessary and to hand over to the prospective purchasers and/or person or persons the possession of such flats as the case may be.

38. To create charge over the development rights of the said Property including new building to be constructed on the said Property except the Existing Members Premises in favour of any banks and/or financial institutions and/or any similar organizations, including any mutual funds for raising any loans or finance for redevelopment of the said Property. Provided however, the Developer shall alone be responsible to repay the said loans or finance, and that the society shall have nothing to do with the said loan repayment.

39. To do all necessary acts, application and sign all requisite deed, documents, writings, papers/agreements to comply with all the requirements of the Developer for raising finance for redevelopment of the said Property, as agreed under clause No.12.1 (k) of the said Development Agreement.

40. To commence, prosecute, institute, defend, oppose, negotiate for settlement and settle and appear and represent the Society against the Third Parties in all actions and legal proceedings and also to represent the Society in appeal and revision proceedings whether civil original or appellate and in all applications or petitions in court of law and as also in proceedings before Revenue Authorities and/or in proceedings before

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Municipal, Housing, Police, Revenue, Stamps, Public Works, Postal and/or Registration Authorities and also before all officers and to issue or accept service of writs process or summons and to do all acts, and things as may be necessary and also if thought fit, to refer to arbitration, abandon, execute and submit to judgment, or decree or become non-suited in any action or proceedings and without prejudice to the generality of the foregoing to appear in all court proceedings, and attend all meetings before Officers of Court or other Government or Semi-Government Authorities.

41. To appoint Advocates, Lawyers, Solicitors, counsels and pleaders and to terminate their appointments and to sign and execute vakalatnamas for representing the Society in any courts of law.

42. To appear act and represent the Society against the Third Parties in all Courts, Civil, Criminal or the Co-operative Court or any Tribunal specially constituted under any law, either to defend or prosecute any action pertaining to the development of the said Property or the assignment therein and to do all things required to be done in that behalf.

43. To prefer appeal or appeals make revision applications, petitions from the orders which may be made by the Competent Authority or other authorities under ULC Act or by other Officers and authorities under other Acts, Rules, Regulations as the said Attorneys may require or be advised, and to do all acts, deeds, matters and things, and for instituting and filing such appeals, revisions, petitions and for the purpose to sign and declare all petitions, memo of Appeal, Affidavits, Plaints and all other proceedings as may be required for the said purpose.

44. To settle, adjust, compound, submit to arbitration or compromise all actions, suits, accounts, reckonings, claims and demands whatsoever between the Society and any person or persons whomsoever at the risk and cost of the Developers and in any way connected with the said Property, the sale of flats/premises in the said building/s, the development of the said Leasehold Property and the assignment thereof in such manner and in all respects as the said Attorneys shall think fit.

45. And also for the better and more effectually doing effecting and performing the several matters and things aforesaid to appoint from time to time or generally such person or persons as the Attorneys may think fit as his/their substitute or substitutes to do execute and perform all or any such matters and things as aforesaid and any such substitute or substitutes at pleasure to remove and to appoint another or others in his or their place and the Society hereby agree at all times to ratify and confirm whatsoever the said Attorneys or any such substitute or substitutes shall lawfully do or cause to be done in or about the said Property.

46. AND WE HEREBY CLARIFY, AGREE, CONFIRM AND DECLARE THAT:-

(a) The powers, authorities and discretions hereby given, conferred and granted shall not be limited or restricted to such acts, deeds, things, matters and transactions as are herein expressly mentioned, but the same are intended to extend and shall in all cases extend to all other acts, deeds, things, matters and transactions not herein precisely or specifically mentioned or defined, which in the course of the development of the said Property and/or in the course of any matter and/or transaction relating, incidental and/or concerning thereto and/or in the course of exercising or availing of their rights, entitlements, interests and/or benefits under, incidental and/or pursuant to the

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Agreement and/or their powers, authorities and discretions herein given, granted and conferred, may by the Attorneys be deemed to be requisite or expedient to be done, executed or performed;

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(b) All and whatsoever that shall be lawfully done, executed and/or performed by the Attorneys under or by virtue of or for the purposes of these presents, shall be as good and effectual to all intents and purposes whatsoever, as if the same had been done, executed and/or performed by the said Society;

(c) All costs, charges and expenses of and incidental to any act, deed, matter or thing done or caused to be done by the Attorneys in or about the exercise of any of the powers, authorities and/or discretions herein contained, shall be borne, paid and discharged by the Developers alone and the Society shall not be responsible or liable for the same and the Developers shall indemnify and keep the Society and/or its Members indemnified from and against the payment of the aforesaid costs, charges and expenses, and from and against any claims, demands, damages, suits, actions and proceedings, that the Society and/or its Members may have to bear, incur or suffer, or which may be levied or imposed upon the said Society and/or its Members or caused to the Society and/or its Members by reason or virtue of the Attorneys and/or the Substitutes doing or causing to be done any act, deed, matter or thing by virtue of these presents;

(d) These presents shall be binding upon the Society successors in title, heirs, executors and administrators;

(e) All the powers, authorities and discretions hereby given and granted to and conferred upon the Attorneys, shall be exercised by them subject to and in accordance with the provisions of law in force for the time being and from time to time;

(f) In this Power of Attorney, wherever the words "develop", "development" and "developing" appear, they shall also mean and include and be deemed to mean and include "redevelop", "redevelopment" and "redeveloping" respectively;

(g) The stamp duty and registration fees in respect of these presents shall be borne and paid by the Developers alone, and the Society shall not be liable or responsible for the same; and,

47. And the Society Hereby Agree And Undertake to ratify and confirm all and whatsoever that the Attorneys and their substitutes and agents shall lawfully do or purport to do or cause to be done by virtue of these presents, and the same shall be binding upon the Society in the same manner as if the same was done by the said Society.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land or admeasuring about **795.94** sq. meters, having Survey No. 67 to 71 (part) and having CTS No. 828 (part) Sub-828/94 to 828/117, along with the building thereon housing 36 tenements, known as Subhash Nagar Chembur Trinity Co-operative Housing Society Limited, a Co-operative Housing Society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, bearing Registration No. BOM/HSG/7646 year 1981 and having its address at Building No. 45, Subhash Nagar, Chembur (East), Mumbai – 400 071, and bounded as follows:

That is to say:

ROHA REALTY PRIVATE LIMITED MUMBAI

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On and towards the North by: Building no. 46.

On and towards the South by: Building no. 44 and Tit Bit area 1119.63. of the MHADA.

On and towards the East by: Proposed 100.0 Nalla Diversion and

On and towards the West by: 30'.00 wide Road.

IN WITNESS WHEREOF the said Society through (operating through the hands of its (1) **Mrs. Sheena Harish** -Chairman, (2) **Mr. Ajay Harinkhede** –Secretary and (3) Ms. **Mr. Nithyanandan Ramalingam** - Treasurer, do hereby nominate, constitute and appoint **(1) Mr. HARSHVARDHAN S. TIBREWALA, and (2) Mr. VARUN MODI** being the designated Directors of **M/S. ROHA REALTY PRIVATE LIMITED**,have hereunto set and subscribed respective hands and seals at Mumbai this ..11th..day of April 2023

COMMON SEAL and SIGN of the)
within named Subhash Nagar Chembur Trinity)
Co-operative Housing Society Limited,)
Through its)

1) Mrs. Sheena Harish (Chairman))



2) Mr. Ajay Harinkhede (Secretary))



3)Mr. Nithyanandan Ramalingam (Treasurer))



who have been Authorized by Special General)

Meeting of the society held on 26/02/2023)

In the presence of)

)

1.

2.)

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COMMON SEAL and SIGN OF THE)

within named "ATTORNEYS")

Mr. HARSHVARDHAN S. TIBREWALA,)

For ROHA REALTY PRIVATE LIMITED

Director



Mr. VARUN MODI)

Being the Designated Directors of)

M/s ROHA REALTY PRIVATE LIMITED)
Duly authorized vide Board Resolution dated 20/02/2023)



In the presence of...

For ROHA REALTY PRIVATE LIMITED

Director

1.)

2.)

THE SEAL OF THE SUB REGISTRAR KURLA-1

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****

Mumbai dated this 11th day of April 2023

****

From:

Mr. ....

THE SEAL OF THE SUB REGISTRAR KURLA-1 MUMBAI SUBURBAN DIST (BANDRA)

To:

Mr. ....

SPECIAL POWER OF ATTORNEY

सूची क्र.2

दस्त क्रमांक : 5071/2023

नोंदणी :

Regn 6 kn

गावाचे नाव : चेंबूर

विलेखाचा प्रकार

164109000

102054500

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1) पार्किंग नाव:Mumbai Ma.na.pa. [illegible] मोजमापन, पोटहिस्सा व घारकपार(असल्यास)

[illegible] मौजे चेंबूर,सि टी एस न 828(पार्ट),गाव 828/94 ते 828/117,गावे न 67 ते 71(पार्ट) [illegible] + लिज खिर क्षेत्र 121.22 चौ मी,एकूण क्षेत्र 917.16 चौ मी;व्यावसायिक वापरासाठी मुंबई नगर [illegible] हाउसिंग सोसायटी लिमिटेड,बिल्डींग न 45,सुभाष नगर,चेंबूर पूर्व,मुंबई- 400071,सदर दस्त मुद्रांक [illegible] दुसरा पक्षकार कार्यालयात अभिनिर्णयाकरीता दिनांक 28/02/2023 रोजीचे [illegible] क्रमांक: एसडी/1100901/101/2023/प्र/206 दिनांक 13/03/2023 अभिनिर्णीत शासकीय मालमत्ता [illegible] रु. 16,41,09,000/-,बाजारभाव रु. 10,20,54,500/- नुसार येणारे मुद्रांक शुल्क रु. 82,05,450/- [illegible] फरक शुल्क रु. 1,13,60,000/- नुसार येणारे मुद्रांक शुल्क रु. 34,080/-,एकूण मुद्रांक शुल्क रु. 82,39,530/- [illegible] दिनांक 13/03/2023 रोजी दस्त अभिनिर्णीत केला आहे व दस्त नोंदणीसाठी सादर केला आहे व दस्तास [illegible] करारप्रमाणे.((C.T.S. Number : 828 (पार्ट),गाव 828/94 ते 828/117 ;))

1) 917.16 चौ.मीटर

[illegible]

1): नाव:-सुभाष नगर चेंबूर हिल्डिंगी को ऑप हाउसिंग सोसायटी लिमिटेड चे [illegible] प्लॉट नं: ऑफिस , माळा नं: -, इमारतीचे नाव: बिल्डींग न 45 ,सुभाष नगर चेंबूर [illegible] लिमिटेड , प्लॉट नं: चेंबूर पूर्व, मुंबई, , गाव: सुभाष नगर , महाराष्ट्र, MUMBAI. [illegible] ABNAS2140N

2): नाव:-सुभाष नगर चेंबूर हिल्डिंगी को ऑप हाउसिंग सोसायटी लिमिटेड चे चेअरमन [illegible] पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: बिल्डींग न 45 ,सुभाष नगर चेंबूर [illegible] सोसायटी लिमिटेड, प्लॉट नं: चेंबूर पूर्व, मुंबई, , गाव: सुभाष नगर , महाराष्ट्र, MUMBAI. [illegible] न:-ABNAS2140N

3): नाव:-सुभाष नगर चेंबूर हिल्डिंगी को ऑप हाउसिंग सोसायटी लिमिटेड चे [illegible] गाळाधिकृत कब:-48, पत्ता:-प्लॉट नं: ऑफिस , माळा नं: -, इमारतीचे नाव: सुभाष नगर चेंबूर हिल्डिंगी को ऑप हाउसिंग सोसायटी लिमिटेड, प्लॉट नं: चेंबूर पूर्व, मुंबई, , गाव: सुभाष नगर , महाराष्ट्र, MUMBAI. [illegible] पिन कोड:-400071 पॅन नं:-ABNAS2140N

4): नाव:-सायबन्ना इरापा- सुभाष नगर चेंबूर हिल्डिंगी को ऑप हाउसिंग सोसायटी लिमिटेड चे सभासद [illegible] मिळकत धारक म्हणून नोंदविलेले सी. सिट कब:-46, पत्ता:-प्लॉट नं: रूम/गाळा नं: 1531 , माळा नं: -, इमारतीचे नाव: बिल्डींग न 45,सुभाष नगर चेंबूर हिल्डिंगी को ऑप हाउसिंग सोसायटी लिमिटेड, प्लॉट नं: चेंबूर पूर्व, मुंबई, , गाव: सुभाष नगर , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ABNAS2140N

5): नाव:-सायबन्ना इरापा- सुभाष नगर चेंबूर हिल्डिंगी को ऑप हाउसिंग सोसायटी लिमिटेड चे सभासद [illegible] मिळकत धारक कब:-62, पत्ता:-प्लॉट नं: रूम/गाळा नं: 1532, माळा नं: -, इमारतीचे नाव: बिल्डींग न 45,सुभाष नगर चेंबूर हिल्डिंगी को ऑप हाउसिंग सोसायटी लिमिटेड, प्लॉट नं: चेंबूर पूर्व, मुंबई, , गाव: सुभाष नगर , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ABNAS2140N

6): नाव:-सायबन्ना इरापा- सुभाष नगर चेंबूर हिल्डिंगी को ऑप हाउसिंग सोसायटी लिमिटेड चे सभासद [illegible] मिळकत धारक कब:-71, पत्ता:-प्लॉट नं: रूम/गाळा नं: 1533 , माळा नं: -, इमारतीचे नाव: बिल्डींग न 45,सुभाष नगर चेंबूर हिल्डिंगी को ऑप हाउसिंग सोसायटी लिमिटेड, प्लॉट नं: चेंबूर पूर्व, मुंबई, , गाव: सुभाष नगर , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ABNAS2140N

7): नाव:-सायबन्ना इरापा- सुभाष नगर चेंबूर हिल्डिंगी को ऑप हाउसिंग सोसायटी लिमिटेड चे सभासद [illegible] मिळकत धारक कब:-54, पत्ता:-प्लॉट नं: रूम/गाळा नं: 1534 , माळा नं: -, इमारतीचे नाव: बिल्डींग न 45,सुभाष नगर चेंबूर हिल्डिंगी को ऑप हाउसिंग सोसायटी लिमिटेड, प्लॉट नं: चेंबूर पूर्व, मुंबई, , गाव: सुभाष नगर , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ABNAS2140N

8): नाव:-सायबन्ना इरापा- सुभाष नगर चेंबूर हिल्डिंगी को ऑप हाउसिंग सोसायटी लिमिटेड चे सभासद [illegible] मिळकत धारक कब:-64, पत्ता:-प्लॉट नं: रूम/गाळा नं: 1535 , माळा नं: -, इमारतीचे नाव: बिल्डींग न 45,सुभाष नगर चेंबूर हिल्डिंगी को ऑप हाउसिंग सोसायटी लिमिटेड, प्लॉट नं: चेंबूर पूर्व, मुंबई, , गाव: सुभाष नगर , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ABNAS2140N

9): नाव:-सायबन्ना इरापा- सुभाष नगर चेंबूर हिल्डिंगी को ऑप हाउसिंग सोसायटी लिमिटेड चे सभासद [illegible] मिळकत धारक कब:-86, पत्ता:-प्लॉट नं: रूम/गाळा नं: 1536 , माळा नं: -, इमारतीचे नाव: बिल्डींग न 45,सुभाष नगर चेंबूर हिल्डिंगी को ऑप हाउसिंग सोसायटी लिमिटेड, प्लॉट नं: चेंबूर पूर्व, मुंबई, , गाव: सुभाष नगर , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ABNAS2140N

10): नाव:-सायबन्ना इरापा- सुभाष नगर चेंबूर हिल्डिंगी को ऑप हाउसिंग सोसायटी लिमिटेड चे सभासद [illegible] मिळकत धारक कब:-89, पत्ता:-प्लॉट नं: रूम/गाळा नं: 1538 , माळा नं: -, इमारतीचे नाव: बिल्डींग न 45,सुभाष नगर चेंबूर हिल्डिंगी को ऑप हाउसिंग सोसायटी लिमिटेड, प्लॉट नं: चेंबूर पूर्व, मुंबई, , गाव: सुभाष नगर , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ABNAS2140N

11): नाव:-सायबन्ना इरापा- सुभाष नगर चेंबूर हिल्डिंगी को ऑप हाउसिंग सोसायटी लिमिटेड चे सभासद [illegible] मिळकत धारक कब:-47, पत्ता:-प्लॉट नं: रूम/गाळा नं: 1540 , माळा नं:

इमारतीचे नाव: बिल्डिंग न 45,गुलाब नगर चेंबूर ट्रिम्बे को ऑप हाउसिंग सोसायटी लिमिटेड, सर्वेक्ष न: चेंबूर पूर्व मुंबई,, गाव मे: गुलाब नगर , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन न:-ABNAS2140N

12): नाव:-मालकचा तपशील- गुलाब नगर चेंबूर ट्रिम्बे को ऑप हाउसिंग सोसायटी लिमिटेड च चेंबूर डेपोट को नंबर बंगला नं:-40, पत्ता:-प्लॉट नं: बगा/इमारत नं-1541 , मारुती नं: -, इमारतीचे नाव: बिल्डिंग न 45,गुलाब नगर चेंबूर ट्रिम्बे को ऑप हाउसिंग सोसायटी लिमिटेड, सर्वेक्ष न: चेंबूर पूर्व, मुंबई,, गाव मे: गुलाब नगर , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन न:-ABNAS2140N

13): नाव:-मालकचा तपशील- गुलाब नगर चेंबूर ट्रिम्बे को ऑप हाउसिंग सोसायटी लिमिटेड च चेंबूर डेपोट मुंबई पासे ए ब महसूल जाहीर केला बंगला नं:-35, पत्ता:-प्लॉट नं: बगा/इमारत नं -1542 , मारुती नं: -, इमारतीचे नाव: बिल्डिंग न 45,गुलाब नगर चेंबूर ट्रिम्बे को ऑप हाउसिंग सोसायटी लिमिटेड, सर्वेक्ष न: चेंबूर पूर्व, मुंबई,, गाव मे: गुलाब नगर , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन न:-ABNAS2140N

14): नाव:-मालकचा तपशील- गुलाब नगर चेंबूर ट्रिम्बे को ऑप हाउसिंग सोसायटी लिमिटेड च चेंबूर डेपोट [illegible] पासे ए ब महसूल जाहीर केला, खानोलकर बंगला नं:-48, पत्ता:-प्लॉट नं: बगा/इमारत नं -1543 , मारुती नं: -, इमारतीचे नाव: बिल्डिंग न 45,गुलाब नगर चेंबूर ट्रिम्बे को ऑप हाउसिंग सोसायटी लिमिटेड, सर्वेक्ष न: चेंबूर पूर्व, मुंबई,, गाव मे: गुलाब नगर , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन न:-ABNAS2140N

15): नाव:-मालकचा तपशील- गुलाब नगर चेंबूर ट्रिम्बे को ऑप हाउसिंग सोसायटी लिमिटेड च चेंबूर डेपोट मुंबई पासे ए ब महसूल जाहीर केला खानोलकर बंगला नं:-48, पत्ता:-प्लॉट नं: बगा/इमारत नं -1543 , मारुती नं: -, इमारतीचे नाव: बिल्डिंग न 45,गुलाब नगर चेंबूर ट्रिम्बे को ऑप हाउसिंग सोसायटी लिमिटेड, सर्वेक्ष न: चेंबूर पूर्व, मुंबई,, गाव मे: गुलाब नगर , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन न:-ABNAS2140N

16): नाव:-मालकचा तपशील- गुलाब नगर चेंबूर ट्रिम्बे को ऑप हाउसिंग सोसायटी लिमिटेड च चेंबूर डेपोट मुंबई पासे ए ब महसूल जाहीर केला खानोलकर बंगला नं:-78, पत्ता:-प्लॉट नं: बगा/इमारत नं -1544 , मारुती नं: -, इमारतीचे नाव: बिल्डिंग न 45,गुलाब नगर चेंबूर ट्रिम्बे को ऑप हाउसिंग सोसायटी लिमिटेड, सर्वेक्ष न: चेंबूर पूर्व, मुंबई,, गाव मे: गुलाब नगर , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन न:-ABNAS2140N

17): नाव:-मालकचा तपशील- गुलाब नगर चेंबूर ट्रिम्बे को ऑप हाउसिंग सोसायटी लिमिटेड च चेंबूर डेपोट [illegible] बंगला नं:-48, पत्ता:-प्लॉट नं: बगा/इमारत नं - 1545 , मारुती नं: -, इमारतीचे नाव: बिल्डिंग न 45,गुलाब नगर चेंबूर ट्रिम्बे को ऑप हाउसिंग सोसायटी लिमिटेड, सर्वेक्ष न: चेंबूर पूर्व, मुंबई,, गाव मे: गुलाब नगर , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन न:-ABNAS2140N

18): नाव:-मालकचा तपशील- गुलाब नगर चेंबूर ट्रिम्बे को ऑप हाउसिंग सोसायटी लिमिटेड च चेंबूर डेपोट [illegible] पत्ता:-प्लॉट नं: बगा/इमारत नं -1546 , मारुती नं: -, इमारतीचे नाव: बिल्डिंग न 45,गुलाब नगर चेंबूर ट्रिम्बे को ऑप हाउसिंग सोसायटी लिमिटेड, सर्वेक्ष न: चेंबूर पूर्व, मुंबई,, गाव मे: गुलाब नगर , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन न:-ABNAS2140N

19): नाव:-मालकचा तपशील- गुलाब नगर चेंबूर ट्रिम्बे को ऑप हाउसिंग सोसायटी लिमिटेड च चेंबूर डेपोट [illegible] पासे ए ब महसूल जाहीर केला खानोलकर बंगला नं:-49, पत्ता:-प्लॉट नं: बगा/इमारत नं -1547 , मारुती नं: -, इमारतीचे नाव: बिल्डिंग न 45,गुलाब नगर चेंबूर ट्रिम्बे को ऑप हाउसिंग सोसायटी लिमिटेड, सर्वेक्ष न: चेंबूर पूर्व, मुंबई,, गाव मे: गुलाब नगर , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन न:-ABNAS2140N

20): नाव:-मालकचा तपशील- गुलाब नगर चेंबूर ट्रिम्बे को ऑप हाउसिंग सोसायटी लिमिटेड च चेंबूर डेपोट [illegible] पासे ए ब महसूल अवर सुपरवाय खाते बंगला नं:-47, पत्ता:-प्लॉट नं: बगा/इमारत नं -1548 , मारुती नं: -, इमारतीचे नाव: बिल्डिंग न 45,गुलाब नगर चेंबूर ट्रिम्बे को ऑप हाउसिंग सोसायटी लिमिटेड, सर्वेक्ष न: चेंबूर पूर्व, मुंबई,, गाव मे: गुलाब नगर , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन न:-ABNAS2140N

21): नाव:-मालकचा तपशील- गुलाब नगर चेंबूर ट्रिम्बे को ऑप हाउसिंग सोसायटी लिमिटेड च चेंबूर डेपोट [illegible] बंगला नं:-61, पत्ता:-प्लॉट नं: बगा/इमारत नं -1549 , मारुती नं: -, इमारतीचे नाव: बिल्डिंग न 45,गुलाब नगर चेंबूर ट्रिम्बे को ऑप हाउसिंग सोसायटी लिमिटेड, सर्वेक्ष न: चेंबूर पूर्व, मुंबई,, गाव मे: गुलाब नगर , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन न:-ABNAS2140N

22): नाव:-मालकचा तपशील- गुलाब नगर चेंबूर ट्रिम्बे को ऑप हाउसिंग सोसायटी लिमिटेड च चेंबूर डेपोट [illegible] बंगला नं:-47, पत्ता:-प्लॉट नं: बगा/इमारत नं-1551 , मारुती नं: -, इमारतीचे नाव: बिल्डिंग न 45,गुलाब नगर चेंबूर ट्रिम्बे को ऑप हाउसिंग सोसायटी लिमिटेड, सर्वेक्ष न: चेंबूर पूर्व, मुंबई,, गाव मे: गुलाब नगर , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन न:-ABNAS2140N

23): नाव:-मालकचा तपशील- गुलाब नगर चेंबूर ट्रिम्बे को ऑप हाउसिंग सोसायटी लिमिटेड च चेंबूर डेपोट [illegible] बंगला नं:-57, पत्ता:-प्लॉट नं: बगा/इमारत नं -1552 , मारुती नं: -, इमारतीचे नाव: बिल्डिंग न 45,गुलाब नगर चेंबूर ट्रिम्बे को ऑप हाउसिंग सोसायटी लिमिटेड, सर्वेक्ष न: चेंबूर पूर्व, मुंबई,, गाव मे: गुलाब नगर , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन न:-ABNAS2140N

24): नाव:-मालकचा तपशील- गुलाब नगर चेंबूर ट्रिम्बे को ऑप हाउसिंग सोसायटी लिमिटेड च चेंबूर डेपोट [illegible] बंगला नं:-68, पत्ता:-प्लॉट नं: बगा/इमारत नं -1553 , मारुती नं: -, इमारतीचे नाव: बिल्डिंग न 45,गुलाब नगर चेंबूर ट्रिम्बे को ऑप हाउसिंग सोसायटी लिमिटेड, सर्वेक्ष न: चेंबूर पूर्व, मुंबई,, गाव मे: गुलाब नगर , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन न:-ABNAS2140N

25): नाव:-मालकचा तपशील- गुलाब नगर चेंबूर ट्रिम्बे को ऑप हाउसिंग सोसायटी लिमिटेड च चेंबूर डेपोट [illegible] बंगला नं:-53, पत्ता:-प्लॉट नं: बगा/इमारत नं -1554 , मारुती नं: -, इमारतीचे नाव: बिल्डिंग न 45,गुलाब नगर चेंबूर ट्रिम्बे को ऑप हाउसिंग सोसायटी लिमिटेड, सर्वेक्ष न: चेंबूर पूर्व, मुंबई,, गाव मे: गुलाब नगर , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन न:-ABNAS2140N

26): नाव:-मालकचा तपशील- गुलाब नगर चेंबूर ट्रिम्बे को ऑप हाउसिंग सोसायटी लिमिटेड च चेंबूर डेपोट [illegible] बंगला नं:-66, पत्ता:-प्लॉट नं: बगा/इमारत नं -1555 , मारुती नं: -, इमारतीचे नाव: बिल्डिंग न 45,गुलाब नगर चेंबूर ट्रिम्बे को ऑप हाउसिंग सोसायटी लिमिटेड, सर्वेक्ष न: चेंबूर पूर्व, मुंबई,, गाव मे: गुलाब नगर , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन न:-ABNAS2140N

27): नाव:-मालकचा तपशील- गुलाब नगर चेंबूर ट्रिम्बे को ऑप हाउसिंग सोसायटी लिमिटेड च चेंबूर डेपोट [illegible] बंगला नं:-66, पत्ता:-प्लॉट नं: बगा/इमारत नं-1556 , मारुती नं: -, इमारतीचे नाव: बिल्डिंग न 45,गुलाब नगर चेंबूर ट्रिम्बे को ऑप हाउसिंग सोसायटी लिमिटेड, सर्वेक्ष न: चेंबूर पूर्व, मुंबई,, गाव मे: गुलाब नगर , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन न:-ABNAS2140N

28): नाव:-मालकचा तपशील- गुलाब नगर चेंबूर ट्रिम्बे को ऑप हाउसिंग सोसायटी लिमिटेड च चेंबूर डेपोट [illegible] बंगला नं:-59, पत्ता:-प्लॉट नं: बगा/इमारत नं -1556 , मारुती नं: -, इमारतीचे नाव: बिल्डिंग न 45,गुलाब नगर चेंबूर ट्रिम्बे को ऑप हाउसिंग सोसायटी लिमिटेड, सर्वेक्ष न: चेंबूर पूर्व, मुंबई,, गाव मे: गुलाब नगर , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन न:-ABNAS2140N

29): नाव:-मालकचा तपशील- गुलाब नगर चेंबूर ट्रिम्बे को ऑप हाउसिंग सोसायटी लिमिटेड च चेंबूर डेपोट [illegible]

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[illegible] वय:-46; पत्ता:-प्लॉट नं: रूम/ईमारत नं -1557 , माळा नं: -, इमारतीचे नाव: बिल्डिंग नं 45,सुभाष नगर नेहरू ट्रिनिटी को ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: चेंबूर पूर्व, मुंबई, , रोड नं: सुभाष नगर , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ABNAS2140N

30): नाव:-मान्यता देणार- सुभाष नगर नेहरू ट्रिनिटी को ऑप हाऊसिंग सोसायटी लिमिटेड चे सभासद [illegible] वय:-40; पत्ता:-प्लॉट नं: रूम/ईमारत नं-1558 , माळा नं: -, इमारतीचे नाव: बिल्डिंग नं 45,सुभाष नगर नेहरू ट्रिनिटी को ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: चेंबूर पूर्व, मुंबई, , रोड नं: सुभाष नगर , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ABNAS2140N

31): नाव:-मान्यता देणार- सुभाष नगर नेहरू ट्रिनिटी को ऑप हाऊसिंग सोसायटी लिमिटेड चे सभासद [illegible] वय:-60; पत्ता:-प्लॉट नं: रूम/ईमारत नं -1559 , माळा नं: -, इमारतीचे नाव: बिल्डिंग नं 45,सुभाष नगर नेहरू ट्रिनिटी को ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: चेंबूर पूर्व, मुंबई, , रोड नं: सुभाष नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ABNAS2140N

32): नाव:-मान्यता देणार- सुभाष नगर नेहरू ट्रिनिटी को ऑप हाऊसिंग सोसायटी लिमिटेड चे सभासद [illegible] वय:-52; पत्ता:-प्लॉट नं: रूम/ईमारत नं -1561 , माळा नं: -, इमारतीचे नाव: बिल्डिंग नं 45,सुभाष नगर नेहरू ट्रिनिटी को ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: चेंबूर पूर्व, मुंबई, , रोड नं: सुभाष नगर , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ABNAS2140N

33): नाव:-मान्यता देणार- सुभाष नगर नेहरू ट्रिनिटी को ऑप हाऊसिंग सोसायटी [illegible] वय:-47; पत्ता:-प्लॉट नं: रूम/ईमारत नं-1562 , माळा नं: - [illegible] ट्रिनिटी को ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: चेंबूर पूर्व, मुंबई, , रोड नं: सुभाष नगर , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ABNAS2140N

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34): नाव:-मान्यता देणार- सुभाष नगर नेहरू ट्रिनिटी को ऑप हाऊसिंग सोसायटी लिमिटेड चे सभासद [illegible] वय:-57; पत्ता:-प्लॉट नं: रूम/ईमारत नं -1562 , माळा नं: -, इमारतीचे नाव: बिल्डिंग नं 45,सुभाष नगर नेहरू ट्रिनिटी को ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: चेंबूर पूर्व, मुंबई, , रोड नं: सुभाष नगर , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ABNAS2140N

35): नाव:-मान्यता देणार- सुभाष नगर नेहरू ट्रिनिटी को ऑप हाऊसिंग सोसायटी लिमिटेड चे सभासद [illegible] वय:-47; पत्ता:-प्लॉट नं: रूम/ईमारत नं -1563 , माळा नं: -, इमारतीचे नाव: बिल्डिंग नं 45,सुभाष नगर नेहरू ट्रिनिटी को ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: चेंबूर पूर्व, मुंबई, , रोड नं: सुभाष नगर , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ABNAS2140N

36): नाव:-मान्यता देणार- सुभाष नगर नेहरू ट्रिनिटी को ऑप हाऊसिंग सोसायटी लिमिटेड चे सभासद [illegible] वय:-45; पत्ता:-प्लॉट नं: रूम/ईमारत नं-1564 , माळा नं: -, इमारतीचे नाव: [illegible] नेहरू ट्रिनिटी को ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: चेंबूर पूर्व, मुंबई, , [illegible] MUMBAI. पिन कोड:-400071 पॅन नं:-ABNAS2140N

37): नाव:-मान्यता देणार- सुभाष नगर नेहरू ट्रिनिटी को ऑप हाऊसिंग सोसायटी [illegible] वय:-48; पत्ता:-प्लॉट नं: रूम/ईमारत नं-1565 , माळा नं: - , [illegible] नेहरू ट्रिनिटी को ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: चेंबूर पूर्व, मुंबई, , [illegible] MUMBAI. पिन कोड:-400071 पॅन नं:-ABNAS2140N

38): नाव:-मान्यता देणार- सुभाष नगर नेहरू ट्रिनिटी को ऑप हाऊसिंग सोसायटी [illegible] वय:-63; पत्ता:-प्लॉट नं: रूम/ईमारत नं -1566 , माळा नं: -, इमारतीचे नाव: [illegible] ट्रिनिटी को ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: चेंबूर पूर्व, मुंबई, , रोड नं: सुभाष [illegible] MUMBAI. पिन कोड:-400071 पॅन नं:-ABNAS2140N

39): नाव:-मान्यता देणार- सुभाष नगर नेहरू ट्रिनिटी को ऑप हाऊसिंग सोसायटी लिमिटेड चे सभासद [illegible] वय:-51; पत्ता:-प्लॉट नं: रूम/ईमारत नं - 1553 , माळा नं: -, इमारतीचे नाव: बिल्डिंग नं 45,सुभाष नगर नेहरू ट्रिनिटी को ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: चेंबूर पूर्व, मुंबई, रोड नं: सुभाष नगर , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ABNAS2140N

40): नाव:-मान्यता देणार- सुभाष नगर नेहरू ट्रिनिटी को ऑप हाऊसिंग सोसायटी लिमिटेड चे सभासद [illegible] वय:-45; पत्ता:-प्लॉट नं: रूम/ईमारत नं- 1553 , माळा नं: -, इमारतीचे नाव: बिल्डिंग नं 45,सुभाष नगर नेहरू ट्रिनिटी को ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: चेंबूर पूर्व, मुंबई, रोड नं: सुभाष नगर , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ABNAS2140N

41): नाव:-मान्यता देणार- सुभाष नगर नेहरू ट्रिनिटी को ऑप हाऊसिंग सोसायटी लिमिटेड चे सभासद [illegible] वय:-56; पत्ता:-प्लॉट नं: रूम/ईमारत नं -1561 , माळा नं: -, इमारतीचे नाव: बिल्डिंग नं 45,सुभाष नगर नेहरू ट्रिनिटी को ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: चेंबूर पूर्व, मुंबई, रोड नं: सुभाष नगर , महाराष्ट्र, मुंबई. पिन कोड:-400071 पॅन नं:-ABNAS2140N

[illegible]	1): नाव:-[illegible] लिमिटेड चे [illegible] वय:-42; पत्ता:-प्लॉट नं: ऑफिस नं ##-44,45, माळा नं: -, इमारतीचे नाव: [illegible] ब्लॉक नं: [illegible] पूर्व, मुंबई, रोड नं: रोड नं 2,[illegible] , महाराष्ट्र, MUMBAI. पिन कोड:-400093 पॅन नं:-AAICP0000F
[illegible]	15/03/2023
[illegible]	20/03/2023
[illegible]	5071/2023
[illegible]	8239530
[illegible]	30000
[illegible]	

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

THE SEAL OF THE SUB REGISTRAR KURLA-1 MUMBAI SUBURBAN DIST. (BANDRA)

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJNO/1100901/101/23/K/206	-	8239530	SD		
2		eChallan		MH016759660202223E	30000	RF	0008356604202223	15/02/2023
3		DHC		1503202305037	300	RF	1503202305037D	15/03/2023
4		DHC		1503202301694	2000	RF	1503202301694D	15/03/2023
5		DHC		1503202301622	2000	RF	1503202301622D	15/03/2023
6		DHC		1503202304974	2000	RF	1503202304974D	15/03/2023
7		DHC		1503202304910	2000	RF	1503202304910D	15/03/2023

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

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THE SEAL OF THE SUB REGISTRAR KURLA-I
MUMBAI SUBURBAN DIST. (MAHARASHTRA)

Rs.20

THE SEAL OF THE SUB REGISTRAR KURLA-I
MUMBAI SUBURBAN DIST. (MAHARASHTRA)

खरी प्रत

सह. दुय्यम निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा.

ROHA REALTY

करल - १ IX
१०० ₹

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 buildings 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")**.

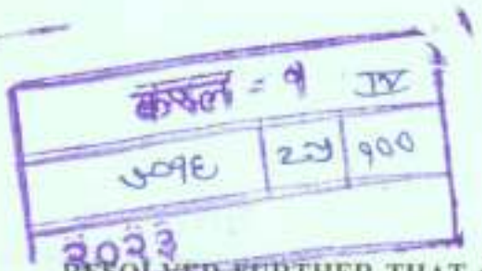
The Chairman informed the Board that for the purposes of the aforesaid transaction, execution and registration of Development Agreement, Power of Attorney, Permanent Alternate Accommodation Agreement, declaration, indemnity bond, Deed of Confirmation, consent letters, Undertakings, Addendums, forms and 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.

ROHA REALTY



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.

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 Surendranagar Property and for effectuating necessary changes in revenue records for conveyance of the said Surendranagar Property in favour of the Company.



CERTIFIED TRUE EXTRACTS.

For ROHA REALTY PRIVATE LIMITED



HARSHVARDHAN SHRIKANT TIBREWALA
DIRECTOR
DIN: 02277040.

VARUN MODI
DIRECTOR
DIN: 06579369.

करल - 9 IX

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

ANNUAL / SPECIAL GENERAL 2023

वार्षिक / विशेष सर्वसाधारण

Meeting No./सभा क्र. • Date/तारीख 26/02/2023

RESOLUTION NO. ठराव न.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा
	Special General Body Meeting:	
	Dt-20/02/2023	
	We would like to call a special General Body meeting (SGBM) on 26/02/2023, (Sunday) at Bulding No 4F Terrace at 10:30 A.M and Agenda For the meeting ar under, —	
	AGENDA	
	01, Reading and Confirming MOM of Previous SGBM,	
	02, To discuss and Finalise the Development Agreement.	
	03, To discuss and Finalise the Specific P.O.A. to be executed From the members those who are unable to attend For Development Registration,	
	04, Any other matter with the permission of Chairman.	
	If there in no quorum at 10:30 A.M. then the meeting will be adjurned to 11:00 A.M. on the same date and place.	
	For. Trinity CH.S. CTD.	
	For Shubhkamna Nagar Chembur Trinity CHS. Ltd. Secretary Chairman Treasurer	

THE SEAL OF THE SUB REGISTRAR KURLA-1 MUMBAI SUBURBAN DIST. (MAHARASHTRA)

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

MEL

रजिस्टर मिनट बुक

Meeting No./सभा नं.

SUBHASH HSG. SOC. LTD. HSG/7646

दिनांक/तारीख 26/02/2023

RESOLUTION No.	PRESENT MEMBERS AND RESOLUTIONS हाजर सभासद व ठराव	REMARKS शेरा
S.No. Room No.		
01 1531	Singham	
02 1532	हिंदी मीडी	
03 1533	C.N. Hegde	
04 1534	Surinder Kaur	
05 1535		
06 1536	માલતીબેન ગાંધી	
07 1537		
08 1538	M.K. Murthy	
09 1539		
10 1540		
11 1541		
12 1542		
13 1543		
14 1544		
15 1545		
16 1546		
17 1547		
18 1548		
19 1549		
20 1550		
21 1551		
22 1552		
23 1553		
24 1554		
25 1555		
26 1556		
27 1557		
28 1558		
29 1559		

SUB REGISTRAR KURLA

करल - १

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ANNUAL / SPECIAL GENERAL

वार्षिक / विशेष सर्वसाधारण

Meeting No. / सभा नं.

Date / तारीख 26/02/2023

RESOLUTION NO. उराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व उराव		REMARKS शेरा
Sr No	Room No	Sign	
30	1560	—	
31	1561	— V.V. Pawar	
32	1562	—	
33	1563	—	
34	1564	—	
35	1565	— Khanolkar	
36	1566	— K. R. Shetty	

SUBHASH NAGAR CHEMBUR TRINITY CO-OP HSG SOC LTD. Reg No. BOM/HSG/ 7645

THE SEAL OF THE SUB REGISTRAR KURLA-1 MUMBAI SUBURBAN DIST. (MAHARASHTRA)

MEETING MINUTE BOOK

समेत मिनिट बुक

ekal

Meeting No./सभा क्रमांक IX

RESOLUTION NO. ठराव नं. 09E 2023

PRESENT MEMBERS AND RESOLUTIONS
हजर सभासद व ठराव

REMARKS
शेरा

दिनांक/तारीख 26/02/2023

Minutes of SGM Meeting of Trinity CHS Ltd. dt. 26/02/2023 Sunday, held at Subhashnagar Chembur Trinity CHS Mumbai 400071 (Bldg. 45) Terrace at 11 am.

The Secretary Mr. Ajay Harinkhede, The Chairman Mrs. Sheena Harish and the Treasurer Mr. Nithyanand Ramalingam were present on the Dias & greated all members present in Special General Body Meeting, whose attendance list shown on the prior page of this book.

1. To read & confirm the minutes of the last SGBM held on 27/11/22 and 4/12/22
Mr Ajay read out the last SGBM minutes dt 27/11/22 and 4/12/22 to the members and members unanimously approved it.
2. To discuss final Development Agreement (DA) draft
Mr. Ajay explained that DA draft was circulated in Trinity members whatup group on 14/12/22, 19/12/2022 & 20/2/23 on every major modifications, corrections and new insertion in DA after discussing with the concern persons, such as Society Advocate, Rohas Advocate, Committee members & Director of Roha Realty Developers.
Mr Ajay requested Mrs. Doble B. to explain entire DA draft & some of the important paragraphs of DA are discussed

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ANNUAL / SPECIAL / GENERAL

वार्षिक / विशेष सर्वसाधारण

Meeting No. [illegible]

Date / तारीख 26/02/2023

RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा

in detail with explanation to the members as under;

Para 2(e) Reimbursing amount of ₹ 6,25,000/- (Rupees Six Lakh Twenty Five Thousand), the amt. incurred by the society during the course of Self Redevelopment of the society. Out of which ₹ 6,25,000/- (Rupees Six Lakh Twenty Five Thousand) will be paid by the developer at the time of vacating the Bldg. by the society for the redevelopment.

Para 3(d) Obtaining of IOA/IOD within 6 months from DA Registration day and RCC work of super structure of the new bldg. within 24 month from the date of Plinth CC with grace period 12 months beyond the expiry of aforesaid period of 24 months.

Para 3(a) New constructed building will be Residential cum Commercial and Commercial may be projected from Ground, First & Second Floor. With restrictive negative list specified in the para was discussed and explained to the members.

Para 8.1 (b) While measuring the newly constructed flat if it is found to be less or more than 3% from the flat area then that area to be compensated by the current market

price by the developer and if the area is over 3% of the agreed area then the same shall price by the developer and if the area is over 3% of the agreed area then the same shall not be compensated by the members to the developers This is in accordance to RERA.

Para 8.1 (c) Permanent Alternate Accommodation Agreement (PAAA) Registration for the existing members by the Developers within 90 days from vacating the bldg. by the members for the redevelopment.

Para 8.2 (b) All 18 cars parking to be in society's possession and will be allotted to the members/tenants or new members by the society on merit basis on every A.G.M

Para 9.1 (a) (iii) The developer shall deduct ₹ 25000/- from the members corpus and deposited in the society's account and equal amount of ₹ 25000/- will be deposited by the new member while enrolling them as our members in Trinity CHS (as specified in para 20.6)

Para 12 (h) The developers shall be entitled to amalgamate the said property with adjoining property i.e Bldg. 14 to develop the said property jointly as joint development

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ANNUAL / SPECIAL / GENERAL

वार्षिक / विशेष सर्वसाधारण

Date / तारीख 26/02/2024

Meeting No.

RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMA शेरा

and load available FSI/TDR. In the event of any additional benefits & Joint amenities facilities on the common area such as Podium, Open Terrace Amenities and society party hall arrangements by the developers to the members of the other society (Bldg 45) then the same shall be provided to the members of our society (Bldg 45) and same shall be recorded by the way of supplementary deed.

Para 13.6(b) In the event, other than force majeure, if there is a delay in obtaining the OC and handover of the existing members premises within a period of 36 months from the date of Plinth CC, the developer shall be liable to pay to the society liquidated damages to the tune of ₹ 1,00,000/- (Rupees One lac) per month till the receipt of the OC to the new bldg. without discontinuing the members transit rent.

Para 23.2 If any of the existing members refuses to hand over the empty, vacate possession of their flats to the developer for redevelopment of the said bldg. within the stipulated time & developer and/or the society have to adopt legal proceeding against such dissenting members and such member shall be required to pay a penalty of

सभेचे मिनिट पुस्तक
Meeting No./ सभा नं. 33 900
RESOLUTION NO. 2023
ठराव नं.

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

ekal

दिनांक / तारीख 26/02/2023

PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा

₹ 10,000/- per day as liquidated damages and also the equal cost of the legal proceedings as may be incurred by the developers and developer shall deduct the same from the corpus of the respective members

THE SEAL OF THE SUB REGISTRAR KURLA-1

Para 28. Event of default list is also discussed and para 29 a security flat admeasuring 600 sq.ft is kept in the societys possession and upon obtaining the OC the said security flat shall stand released as security flat once OC is received to the newly constructed Bldg.

Para 36. All govt. levies such as stamp duty, registration charges & GST if any shall be borne by the developer for registration of DA, POA and PAAA.

Amenities lists provided by the developers was also discussed in detail. As committed by the developer the Bldg. plan will be shown to the members on DA is registered. DA registration date will be conveyed to the members atleast 7 days before upon developers written commitment is received for the same. Mr. Ajay thanked Mrs Doble B. and requested those members who are given the Power (POA) to execute the DA registration on their ~~both~~ behalf, such documents to be registered in the registration office well in advance.

SUBHASH NAGAR CHEMBUR TRINITY CO-OP HSG SOC. LTD. REG. NO. BOM/HSG/ 7646

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वार्षिक / विशेष सर्वसाधारण

Meeting दिनांक 26/02/2023

RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS उपस्थित सभासद व ठराव	REMARKS शेरा

Mrs Kusuma Shetty asked committee to request the developer to vacate the building before this monsoon and whether he gets JOA/JOD with in that time. Our building condition is dilapidated and it will be difficult to continue living in this condition and 60% to 70% flats are vacant. All members agreed to this suggestion & Mr. Ajay said we will discuss about this topic with the Developer once the Development Agreement is Executed.

After Detail discussion Mr. Ajay asked all the members to vote to pass the resolution, so we can start further process by Approving this Development Agreement circulated to members on 20th February 2023 and we will ask developer to register Development Agreement as soon as possible. All members agreed to it and voted in favor of the Development Agreement & its been resolved & unanimously passed by all the members to go ahead & register Development Agreement circulated by Committee on 20th February 2023.

Proposed by
Mrs Indu R Udupa
Flat No 1562

seconded by
Mr Tapas Roy
Flat No 1558

THE SEAL OF THE SUB REGISTRAR KURLA-1

TRINITY CO-OP HSG SOC LTD
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MEETING MINUTE BOOK

सभेचे मिनिट बुक

Meeting No. सभा नं.

Reg. No. BOM/HSG/ 7646

ekal

दिनांक 26/02/2021

RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा

Late Mr Ajay Requested Members to grant Authority to committee members & its office bearer to execute Development Agreement and other documents related to redevelopment of our society. To this request Mr. Manohar Mayekar stood up and explained members that its important to grant authority so work will be not be delayed order every time we have to call SGM. He also suggested to keep anyone member as standby in case of any office bearer is not available to sign redevelopment related documents Mr Ajay asked all the present members to vote to pass above discussed resolution to implement the discussion.

So its been resolved & resolution is passed by All the members agreeing to this suggestion & voted in favor of granting Authority to committee & its office bearers to sign All redevelopment related documents. In the event of absence of any office bearer any one member from existing elected committee can sign as members & necessary changes will be done in society stamp according.

Proposed by
Mr. Manohar Mayekar
Flat No 1538

second by
Mr Atul Kagi
Flat No 1564

Chairman Mrs. Sheena Harish thanked all members present in the meeting.

For Subhash Nagar Chembur Trinity CHS. Ltd.
Chairman Treasurer Secretary

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CHALLAN
MTR Form Number-6

GRN MH016602140202223E	BARCODE	Date 13/03/2023-15:31:50	Form Number 6

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AAICP6009F
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	
0030045601 Stamp Duty	500.00	Road/Street	ANDHERI EAST
0030063201 Registration Fee	100.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0
		Remarks (If Any)	PAN2=AAXPB5775A~SecondPartyName=MITESH BHATIA~
Total	600.00	Amount In Words	Six Hundred Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	6810333202303131422S	7240957S
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. : 7045686608

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

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Page 1/1 Print Date 13-03-2023 05:10:11

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THE SEAL OF THE SUB REGISTRAR KURLA-1 MUMBAI SUBURBAN DIST. (MAHARASHTRA)

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CHALLAN
MTR Form Number-6

GRN	MH001492140202223E	BARCODE	Date	13/03/2023-19:31:50	Form ID	46(f)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AAICR0668F
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	
		Remarks (If Any)	
		PAN2=AAXPS5775A~SecondPartyName=M/S	
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

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DEFACED ₹ 600.00 DEFACED

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No	6910333202303121422S	724035725
Cheque/DD No.		Bank Date	RBI Date	13/03/2023-17:10:05	Not Verified with RBI
Name of Bank		Bank Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		100 , 14/03/2023	

Department ID : Mobile No. : 7045669608

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

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Sr. No.	Remarks	Defacement No.	Defacement Date	User id	Defacement Amount
1	(6)-323-2651	00083391802022223	14/03/2023-17:18:27	IGR187	100.00
2	(5)-323-2651	00083391802022223	14/03/2023-17:18:27	IGR187	500.00
			Total Defacement Amount		600.00

Print Date 14-03-2023 06:19:45

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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 Suburban District.

Payment Details

Bank Name	PUNB	Date	13/03/2023
Bank CIN	10004162023031311131	REF No.	5111389301

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

THE SEAL OF THE SUB REGISTRAR KURLA-1 MUMBAI SUBURBAN DIST. (MAHARASHTRA)

THE SEAL OF THE SUB REGISTRAR KURLA-1 MUMBAI SUBURBAN DIST. (MAHARASHTRA)

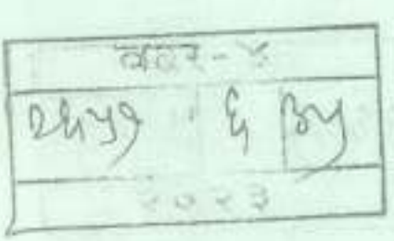
THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 2 MUMBAI SUBURBAN DIST. (MAHARASHTRA)

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THE SEAL OF THE SUB REGISTRAR KURLA-I
MUMBAI SUBURBAN DIST. (MAHARASHTRA)


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Document Handling Charges
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 [illegible] registered on Document No. 2651 dated 14/03/2023 at the Sub Registrar office of S.R. Andheri 2 of the District Mumbai Sub-urban District

DEFACED
₹ 700
DEFACED

THE SEAL OF THE SUB REGISTRAR KURLA-1 ... MUMBAI SUBURBAN DIST. (MAHARASHTRA)

Payment Details

Bank Name	PUNB	Payment Date	13/03/2023
Bank CIN	10004152023031311131	REF No.	5111389301
Deface No	1303202312037D	Deface Date	14/03/2023

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

THE SEAL OF THE SUB REGISTRAR ... MUMBAI SUBURBAN DIST. (MAHARASHTRA)

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 2 ... MUMBAI SUBURBAN DIST. (MAHARASHTRA)

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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;

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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

AND WHEREAS the Company proposes to demolish the buildings/ constructures 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, Agreement, 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 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.

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.

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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.

बदर - ४

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SIGNED AND DELIVERED
By the within named ATTORNEYS.
(1) MR. MITESH BHATIA

x Mitesh M. Bhatia



(2) MR. MITESH MORE

x



In the presence of
1. Name: VIKASH KUMAR SHARMA
Address: Post - Sonardih Dhanbad (Jharkhand)
Dist - Dhanbad

Signature:

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

Signature:

ROHA REALTY

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५१०७ | ७०३ | ७१

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.

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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 unit/s 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 letter, 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.

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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