करल - ५		
१८६५	३८	५००
२०२२		

करल - ५		
११६०७	७	१४
२०२२		

077, to be my/our true and lawful Attorney (hereinafter referred to as 'said Attorney'), to do, execute and perform and to do all or any of the several acts, deeds, matters and things as hereinafter recorded and to exercise all or any of the powers hereby conferred and hereunder written for me and on my behalf and in my name that is to say :

a) To sign, seal, execute, notarize, represent me and/or appear on my behalf before the concerned Joint/Sub-Registrar/s of Assurances and to lodge various documents pertaining to my immovable properties such as Leave and Licence Agreements, Tenancy Agreement/s, Agreement for Transfer of Tenancy, Sale Deeds, Agreement For Sale, Deed of Transfer, Power of Attorney/s, Rectification Deed/s, Gift Deed/s, Lease Deed/s, Agreement For Permanent Alternate Accommodation/s, Re Development Agreement/s, Consent Letter/s, and any other document/s or writing/s and to lodge the same for registration with the office of the concerned Joint/Sub-Registrar/s of Assurances and to admit the execution and registration thereof and to comply all incidental and ancillary formalities in respect thereof.

b) To apply and to receive the original / certified true copies of the above mentioned documents and writings from the office of the concerned Joint/Sub-Registrar/s of Assurances by paying requisite charges/fees in respect thereof.

R.R. Tolia K.N. Solia

करल - ५
२०२२

करल - ५
११६०७ | ८ | ७४
२०२२

e) To ratify and confirm all and whatsoever act my said Attorney shall do or purport to be done by virtue of these presents.

IN WITNESS WHEREOF I, have set and subscribed my hand at Mumbai this 31st day of March, 2022.



SIGNED AND DELIVERED by the withinnamed)

1) MRS. MRS. REKHA RAJNI TOLIA)

in the presence of)

Specimen Signatures of)

DROHANGAIKWAD

2) Manil Poladia

I accept)



MS. KAVITA RAJNI TOLIA)

"ATTORNEY")

1)

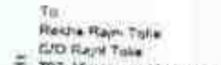
2) Manil

करल - ५		
१८६५	३८०	५०७
२०२२		

करल - ५		
१३६०७	९	१४
२०२२		



To
Rekha Rajni Tolia
C/O Rajni Tolia
702, Vimalnath 122, Dr. M.P Vidya Marg
Ghatkopar East
Mumbai
Rajawadi
Kurla Mumbai Suburban
Maharashtra 400077
9892701331





आपका आधार क्रमांक / Your Aadhaar No. :
2019 7914 3324
मेरा आधार, मेरी पहचान



Rekha Rajni Tolia
DOB : 24/05/1943
Female



2019 7914 3324
मेरा आधार, मेरी पहचान



For registration
R. R. Tolia





R. R. Tolia

करल - ५

३८६५	३५	५००

२०२२

करल - ५

११६०७	१०	१४

२०२२

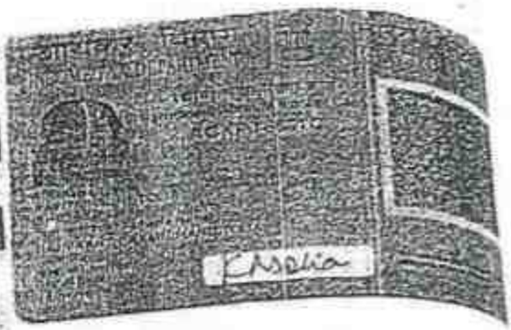
आधार

भारत सरकार

Unique Identification Authority of India

Enrollment No. 0635/10118/42927

To,
Kavita Rajni Tolia
C/O Rajni Tolia



THE SEAL OF THE ... MUMBAI

आपका आधार क्रमांक / Your Aadhaar No.

8295 1164 7503

मेरा आधार, मेरी पहचान

Kavita Rajni Tolia
DOB : 18/01/1963
Female

8295 1164 7503

मेरा आधार, मेरी पहचान

KAselia

For Registration
KAselia
25/03/2022

KAselia

करल - ५		
१८६५	३८२	५००
२०२२		

करल - ५		
११६०७	११	१४
२०२२		

Government of India

Rohan Ravindra Gaikwad
DOB: 02/03/1999
MALE

4463 3642 4733

मेरा आधार, मेरी पहचान

THE SEAL OF THE SUB REGISTRAR KURLA-5 MUMBAI SUBURBAN DIST. (BANDRA)

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH03 20150018771 DOI : 24-09-2015
Valid Till : 23-09-2035 (NT)

FORM 5 RULE 14 (1)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
MCWG	24-09-2015
LMV	24-09-2015

DOB : 23-03-1997 BG :

Name : MANIL POLADIA
S/O/W of VASANT POLADIA
Add : 21/5, DIVYA DARSHAN, GOLIBAR RD, NEAR MADHAV BAUGH HALL, JAGDUSHA NAGAR, GHATKOPAR (W), MUMBAI
PIN : 400086
Signature & ID of Issuing Authority : MH03 2015275

Signature/Thumb Impression of Holder







करल - ५		
११६०७	[illegible]	१२
२०२२		

THE SEAL OF THE SUB REGISTRAR KURLA-5 MUMBAI SUBURBAN DISTRICT (BORA)



करल - ५		
१५६५५	३८३	५५
२०२२		

करल - ५		
१५६०५	२२	५४
२०२२		







करल - ५
Summary 1 (Designated Group 1)
9LELY | 3Ber | 900
2022
5207/11607
२०२२ वेळ:09 जून 2022 9:31 म.पू.

दस्त गोषवारा भाग-1

करल5
करल - ५
११६०७ | ९३ | १४
२०२२

दस्त क्रमांक: करल5 /11607/2022

बाजार मुल्य: रु. 0/- मोबदला: रु. 0/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. करल5 यांचे कार्यालयात
अ. क्र. 11607 वर दि.09-06-2022
रोजी 9:26 म.पू. वा. हजर केला.

पावती:12226 पावती दिनांक: 09/06/2022

सादरकरणाऱ्याचे नाव: रेखा रमणी तोलिया

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 280.00
पृष्ठांची संख्या: 14	
एकूण:	380.00

R. R. Tolia
दस्त हजर करणाऱ्याची सही

सह दुय्यम निबंधक
कुर्ला-५ वर्ग-२ मुंबई उपनगर जिल्हा

Joint S.R. Kurla-5
सह दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)

मुद्रांक शुल्क व बेरजा तो प्रतिफलार्थ देण्यात आलेला असून@ त्यासुळे कोणतीही [illegible] अधिकार विक्षत असेल तेथा

09/06/2022 09 : 26 : 02 AM ची वेळ: (तात्पुरीकरण)
09/06/2022 09 : 26 : 50 AM ची वेळ: (फी)

प्रतिज्ञापत्र

मी दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेला [illegible] नुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, [illegible] व्यवती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि दस्ताची सत्यता, [illegible] साठी खालील दस्त निष्पादक व कबुलधारक है [illegible], तसेच सदर हस्तांतरण [illegible] गराही कायदा /नियम / दस्तामुळे राज्य [illegible] परिपत्रक यांचे उल्लंघन [illegible]

लिहून देणारे
१) R. R. Tolia
२)
३)

लिहून घेणारे
१) RRolia
२)
३)

करल - ५

९९६०६ | ९४ | ९४

२०२२

Summary-2

09/06/2022 9:34:07 AM

दस्त क्रमांक :करल५/11607/2022

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रेखा रजनी तोलिया पत्ता:प्लॉट नं: 702, माळा नं: , इमारतीचे नाव: दिव्यधाम, क्लॉक नं: डी. एम पी बैजा मार्ग, भाटकोपर पुर्व , पेठ नं: , महाराष्ट्र, MUMBAI. पॅन नंबर:AANPT5630N R R Tolia	कुलमुखत्यार देणार वय :-79 स्वाक्षरी:-		
2	नाव:कविता रजनी तोलिया पत्ता:प्लॉट नं: 702, माळा नं: , इमारतीचे नाव: दिव्यधाम, क्लॉक नं: डी. एम पी बैजा मार्ग, भाटकोपर पुर्व, पेठ नं: , महाराष्ट्र, MUMBAI. पॅन नंबर:ACKPT6631Q K Molia	मॉडेल ऑफ आर्म्स ईश्वर वय :-57 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार पक्षकारांनी कुलमुखत्यारपत्र या दस्त ऐवज करुन दिल्याचे कबुल केलाय.
सिद्धा क.3 ची वेळ:09 / 06 / 2022 09 : 28 : 54 AM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना ओळखतात, व त्यांची ओळख पटविली आहे.

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रोहन . गायकवाड वय:25 पत्ता:चेंबुर,मुंबई पिन कोड:400071		
2	नाव:सेजील . पोलाडिया वय:25 पत्ता:दिव्यदर्शन, भाटकोपर पश्चिम, मुंबई, पिन कोड:400086		

सिद्धा क.4 ची वेळ:09 / 06 / 2022 09 : 29 : 42 AM

सिद्धा क.5 ची वेळ:09 / 06 / 2022 09 : 29 : 54 AM ओळखी पुरावा 4 नमदे

करल - ५

९९६०६ | ९४ | ९४

२०२२

Joint S.R. Kurla-5

सह. दुय्यम निबंधक

Payment Details

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MRS REKHA RAJNI TOLIA	eChallan	02022292022032606037	MH015437138202122E	500.00	SD	0001601461202223	09/06/2022
2		DHC		2603202210447	280	RF	2603202210447D	09/06/2022
3	MRS REKHA RAJNI TOLIA	eC		MH015437138202122E	100	RF	0001601461202223	09/06/2022

प्रमाणित करण्यात येते कि या दस्तामध्ये पाने आहेत.

(SD:Stamp Duty,RF:Registration Fee,DH:Document Handling Charges) 11607/2022

करल-५/ ९९६०६ /२०२२

पुस्तक क्रमांक १ क्रमाकावर नोंदला

दिनांक 09/06/2022

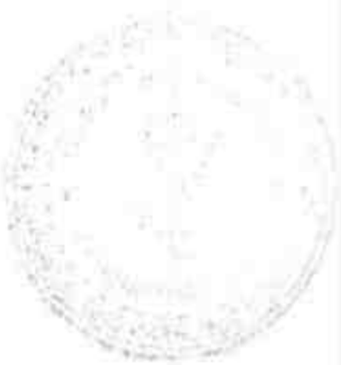
सह. दुय्यम निबंधक, कुर्ला - ५
मुंबई उपनगर जिल्हा

1. Verify Scanned Document for correctness through Verification Number (2 pages on a side) printout after scanning
2. Get print immediately after registration. For any discrepancy in this document, please write to Js at helpdesk.

6/9/2022

http://10.10.246.39/MarathiReports/HTMLreports/HtmlReportSummary2.aspx







करल - ५		
9LELY	3EE	400
२०२२		

घोषणापत्र

मी ---Kavita Rajni tolia--- याद्वारे घोषित करतो की, दुय्यम निबंधक---KRLOS

यांचे कार्यालयात---Development Agreement--- या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.श्री---Rekha Rajni tolia--- व इ. यांनी दि.---31/03/22--- रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी,सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे.सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही.सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णत: सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास,नोंदणी अधिनियम,1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक 20/09/2022

कुलमुखत्यारपत्रधारकाचे नाव
व सही

THE SEAL OF THE SUB REGISTRAR KURLA
उप-निबंधक कुर्ला-५ यांचा शिक्का
MUMBAI SUBURBAN DIST. (BANDRA)







CHALLAN

MTR Form Number-6

GRN MH007394328202223E	BARCODE	Date 06/09/2022-17:16:07	Form ID

Department	Inspector General Of Registration	Payer Details	कलम - ५
Type of Payment	Non-Judicial Stamps Purchase of Franking Code SoS Mumbai only	TAX ID / TAN (If Any)	९८६५ ३८७ ५००
		PAN No.(If Applicable)	२०२२
Office Name	GENERAL STAMP OFFICE MUMBAI	Full Name	MR HEITAL VIRMITRA YAAGNIK
Location	MUMBAI		
Year	2022-2023 One Time	Flat/Block No.	
Account Head Details	Amount In Rs.	Premises/Building	
0030045501 Amount of Tax	500.00	Road/Street	GHATKOPAR EAST
		Area/Locality	MUMBAI
		Town/City/District	
		PIN	7
		Remarks (If Any)	POWER OF ATTORNEY
		Amount In Words	Five Hundred Rupees Only
Total	500.00		

NOTARY ANSARI SHAKEEL Greater Mumbai Reg. No. 8060 GOVT. OF INDIA

THE SUB REGISTRAR KURLA-5 MUMBAI SUBURBAN DIST. (BANDRA)

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022090692825	CKU6821478
Cheque/DD No.		Bank Date	RBI Date	06/09/2022-17:24:17	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 8879783619

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Print Date 06-09-2022 05:17:45

करल - ५
१५६५ | ३८ | ५००
२०२२

Ref. No. 20274 Date 22-08-2022

Signature & Seal of Ministry of Government Services is hereby attested. The Mission does not take any responsibility for its contents.

Ontario

भारत का प्रधान कोंसलावास CONSULATE GENERAL OF INDIA CA-301 टोरंटो TORONTO

Manoj Sumrani
Consul
Consulate General of India
Toronto

MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY

I HEREBY CERTIFY AS FOLLOWS:

NIGEL PHILIP WATSON

of the Province of Ontario, whose name is subscribed to the attached Instrument, was, at the time of subscribing thereto, a **NOTARY PUBLIC** in and for the Province of Ontario, Canada, duly commissioned and duly authorized by the laws thereof to administer oaths, to take affidavits and to certify the proof of deeds and other instruments in writing to be recorded within the said Province.

I FURTHER CERTIFY THAT I have compared the signature of the said **NOTARY PUBLIC** subscribed to the attached Instrument with the specimen signature of the said **NOTARY PUBLIC** filed in this office and verily believe the said signature to be genuine; and THAT I have compared the impression of the Seal of the said **NOTARY PUBLIC** appearing on the attached Instrument with the specimen of the Seal filed in this office and verily believe the impression of the Seal to be genuine.

IN TESTIMONY WHEREOF I have hereunto set my Hand and affixed the Seal of the Ministry of Public and Business Service Delivery of the Province of Ontario at the City of Toronto in the said Province this twenty-second day of August, A.D. 2022.

for the MINISTER OF PUBLIC AND BUSINESS SERVICE DELIVERY

Leena R Vyas
22nd Aug 2022



POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME We **MR Rajnikant Girjaprasad Vyas,** and **Mrs.Leena Rajnikant Vyas** adults, presently residing at 13 Shankar Chhaya 19 M G Road, Sindhuwadi Bus stop, Rajawadi, Ghatkpar East, Mumbai 400077 Maharashtra, do hereby

SEND GREETINGS:

WHEREAS:

1. We are presently residing at the above address.
2. We are the members of Shankar Chhaya Co-operative Housing [illegible] **society'**), holding 5 shares of the face value of Rs. 50 each bearing Distinctive [illegible] to 1430 (both inclusive) as certified by Share Certificate No. 73, also holding 50 shares of face value Rs. 50 each bearing Distinctive Nos 251 To 300 (both inclusive) as certified by share certificate No 72 **('said shares')** and are entitled to Flat No. 13 admeasuring 745 sq. ft. (carpet area) **('said flat')**, situated on the First floor of the known as 'Shankar Chhaya' as more particularly described in the Schedule hereunder written (hereinafter referred to as the **"said property"**)
3. The said society has resolved to go for redevelopment of its property.
4. For the aforesaid purpose, We shall be required to sign, seal, execute, notarize, deliver and lodge for registration various documents/writings such as Development Agreement, Permanent Alternate Accommodation Agreement, Irrevocable General Power of Attorney, Term Sheets, Consent Letters, Declarations cum Indemnities, Agreement/s, Affidavits, Letters, Bonds, Possession Letter/s, Payment Receipt/s, Deed of Rectification etc. and such other allied and incidental documents and writings with the concerned Sub-Registrar of Assurances and to admit execution thereof

करल - ५

७८६५	५००	५००
२०२२		





We are desirous of appointing, nominating and constituting MR. **Heital,Virmitra Yaagnik**, to act as my duly constituted attorney to do all the aforesaid acts in our names and on my behalf in the manner hereinafter appearing.

NOW, THEREFORE, KNOW YE ALL AND THESE PRESENTS WITNESSETH that **Mr. Rajnikant Girjaprasad Vyas and Mrs. Leena Rajnikant Vyas,** do hereby appoint and nominate **MR. Heital Virmitra Yaagnik**, as my true and lawful Attorney for us and in our names and on our behalf, to do the following acts, deeds, matters and things that is to say: -

a) To sign, seal, execute, notarize, deliver and lodge for registration various documents such as Development Agreement, Permanent Alternate Accommodation Agreement, Irrevocable General Power of Attorney, Term Sheets, Consent Letters, Declarations cum Indemnities, Agreement/s, Affidavits, Letters, Bonds, Possession Letter/s, Payment Receipt/s, Deed of Rectification/s etc. and such other allied and incidental documents and writings with the concerned Sub-Registrar of Assurances and to admit execution thereof;

b) To take all necessary steps and comply with all formalities for the effective registration of the aforesaid documents with the concerned Sub-Registrar of Assurances and to receive the original/s, certified true copies thereof.

c) **AND** We hereby agree and undertake to ratify and confirm all and whatsoever my said Attorney/s shall do or caused to be done by virtue of these presents.

d) **AND** it is clarified that this Power of Attorney is given by us to the Attorney without any consideration and only in respect of our share, right, title and interest in the said property and for no other property belonging to us.

IN WITNESS WHEREOF We have hereunto set and subscribed my respective hands at Toronto this day 21rd. of August 2022.

करल
२०२२

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

Flat No. 13 admeasuring 745 sq. ft. (carpet area) (**'said flat'**), situated on the First floor of the building known as "Shankar Chhaya' standing on all that piece or parcel of land or ground admeasuring 2224 sq. yards equivalent to 1859.26 sq. meters or thereabouts and as per Property Card 745 sq. mtrs. or thereabouts, bearing Final Plot No. 19 of Town Planning Scheme III of Ghatkopar, bearing Survey No. 252 and corresponding CTS No. 59[illegible] Municipal Assessment Tax Bill No. N-84, Plot No. 19, N-84(2) 19A situate, lying and being at M.G.Road, Ghatkopar (E), Mumbai- 400 077 of Village- Ghatkopar Kirol Taluka, Kurla, in the registration district and sub-district of Mumbai City and Mumbai Suburban alongwith 5 shares of the face value of Rs. 50 each bearing Distinctive No.1426 to 1430 (both inclusive) as certified by Share Certificate No. 73. And 50 Shares of face value of Rs 50 each bearing Distinctive No. 251 to 300 (both inclusive) as certified by share certificate No 72.

SIGNED AND DELIVERED by the withinnamed **"DEPONENT"**

MR._Rajnikant Girjaprasad Vyas.
Mrs. Leena Rajnikant Vyas.



Leena R Vyas.
Signed before me on Aug 22/2022

ACCEPTED BY THE within-named **"Attorney"**
MR./MRS. _____

करल - 4		
9LECY	502	400
2022I	ACCEPT	ABOVE POWERS.

(Mr. Heital Virmitra Yaagnik)
Attorney

(LHTI)



NOTARY GOVT. OF INDIA

NOTARY Name: ANSARI SHAKEEL GOVT. OF INDIA

BEFORE ME

ANSARI SHAKEEL
NOTARY
GOVT. OF INDIA

Notarial Register No 43
Regn No 291 Date 8 SEP 2022

करल - ५		
२८६५	५०३	५००
२०२२		

घोषणापत्र

मी Heitul V. Yagnik याद्वारे घोषित करतो की, दुय्यम निबंधक KURLA यांचे कार्यालयात Development agreement या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.श्री Rajnikant G. Vyas & Ichha R. Vyas व इ. यांनी दि. 08/09/2022 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी,सदर दस्त नोंदणीस सादर केला. [illegible] करून कबुलीजबाब दिला आहे.सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणाही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रददबातल ठरलेले कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णत: सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास,नोंदणी अधिनियम,1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक 20/09/22

कुलमुखत्यारपत्रधारकाचे नाव
व सही

Receipt (pavti)

369/9951
Monday,May 30 ,2022
4:25 PM

पावती

Original/Duplicate

करल - ५
२८६५ | ५०४ | ५००
२०२२ :39म
Regn :39M

पावती क्र.: 11239 दिनांक: 30/05/2022

गावाचे नाव: घाटकोपर
दस्तऐवजाचा अनुक्रमांक: करल1-9951-2022
दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: प्रकाश प्रेमजी सोमेश्वर

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 280.00
पृष्ठांची संख्या: 14	
एकूण:	रु. 380.00

DELIVERED

आपणास मूळ दस्त ,बंधनेत्र प्रिंट,सूची-२ अंदाजे 4.41 PM ह्या वेळेस मिळेल.

(प्र) सह दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)

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

1) देयकाचा प्रकार: DHC रक्कम: रु.280/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 30052022200848 दिनांक: 30/05/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002552824202223E दिनांक: 30/05/2022
बँकेचे नाव व पत्ता:

Prakash Premji

THE SEAL OF THE SUB REGISTRAR KURLA-5 • MUMBAI SUBURBAN DIST. (BANDRA)







करल - ५
१८६५ | ४७ | ५००
२०२२

CHALLAN
MTR Form Number-6

GRN MH002552824202223E	BARCODE	Date 30/05/2022-09:43:40	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)	
Office Name	KRL5_JT SUB REGISTRAR KURLA NO 5	Full Name	PRAKASH PREMJI S[illegible]
Location	MUMBAI		
Year	2022-2023 One Time	Flat/Block No.	FLAT NO 9, NEE[illegible] PALACE
Acccunt Head Details	Amount In Rs.	Premises/Building	
0030045501 Stamp Duty	500.00	Road/Street	PLOT NO 157, GA[illegible] EAST
0030063301 Registration Fee	100.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 7 7
		Remarks (If Any)	
		SecondPartyName=PARAG KISHORE SOMESHWAR~	
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

करल - १ IV
८८५१ | १ | १४
२०२२

DEFACED
₹ 600.00
DEFACED

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	00040572[illegible] CKT[illegible]
Cheque/DD No.		Bank Date	RBI Date	30/05/20[illegible] Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA
Name of Branch		Scroll No. , Date		Not Verified with Scroll

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-369-9951	0001346754202223	30/05/2022-16:25:14	IGR197	100.00
2	(IS)-369-9951	0001346754202223	30/05/2022-16:25:14	IGR197	500.00
			Total Defacement Amount		600.00

Print Date 30-05-2022 04:26:29

करल - ५

CHALLAN

MTR Form Number-6

GRN	[redacted]	BARCODE		Date	30/05/2022-09:43:40	Form ID	48(1)

करल - ५ ९८५५ ५०८ ५००

Department	Inspector General Of Registration
२०२२	Stamp Duty
Type of Payment	Registration Fee

Office Name	KRL5_JT SUB REGISTRAR KURLA NO 5
Location	MUMBAI
Year	2022-2023 One Time

Account Head Details	Amount In Rs.
0030045501 Stamp Duty	500.00
0030063901 Registration Fee	100.00
Total	600.00

Payer Details

TAX ID / TAN (If Any)	
PAN No.(If Applicable)	
Full Name	PRAKASH PREMJI SOMESHWAR
Flat/Block No.	FLAT NO 9, NEELKANTH PALACE
Premises/Building	
Road/Street	PLOT NO 157, GARODIA NAGAR, GHATKOPAR EAST
Area/Locality	MUMBAI
Town/City/District	
PIN	4 0 0 0 7 7

Remarks (If Any)

SecondPartyName=PARAG KISHORE SOMESHWAR~

करल - १ ११५
ल्ल्य) २ ९८

Amount In Words: २०२२ Rupees Only

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No	[redacted]
Bank Date	RBI Date	30/05/2022-09:2[redacted] Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA
Scroll No. , Date		Not Verified with Scroll

Department ID :

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

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

Print Date 30-05-2022 09:44:50

करल - ५

९८८५ | ४०० | ५००

२०२२

Document Handling Charges

Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	3005202200848	Receipt Date	30/05/2022

Received from self, Mobile number 0000000000, an amount of Rs.280/-, towards Document Handling Charges for the Document to be registered on Document No. 9951 dated 30/05/2022 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

DEFACED
₹ 280
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	30/05/2022
Bank CIN	10004152022053000791	REF No.	CHJ5447508
Deface No	3005202200848D	Deface Date	30/05/2022

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

THE SUB REGISTRAR KURLA-5 MUMBAI SUBURBAN DIST. (BANDRA)

करल - १

९९५१ | ३ | ००

२०२२

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

कुरल - ५

२८६५ | २०८ | ५००

२०२२

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	3005202200848	**Date**	30/05/2022

Received from self, Mobile number 0000000000, an amount of Rs.280/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.

Payment Details

Bank Name	SBIN	**Date**	30/05/2022
Bank CIN	10004152022053000791	**REF No.**	CHJ5447506

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

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

कुरल - १

८६५ | ४ | ००

२०२२

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

करल - ५
२०२२

करल - १
२०२२





POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I, **MR. PRAKASH PREMJI SOMESHWAR,** adult, presently residing at 9, Neelkanth Palace, Plot No. 157, Garodia Nagar, Ghatkopar (East), Mumbai–400077 do hereby SEND GREETINGS:

WHEREAS:

1. I am presently residing at the above address.

2. I am a member of **Shankar Chhaya Co-operative Housing Society Ltd. ('said Society'),** holding total 110 shares (55 shares of each Shop) of the face value of Rs. 50 each bearing Distinctive Nos. 1816 to 1925 (both inclusive) as certified by Share Certificate No. 80 and Share Certificate No. 81 (**'said Shares'**) and am entitled to Shop No. 2 and Shop No. 3 admeasuring total 374 square feet (carpet area) (187 square feet carpet area of each Shop) (**'said Shops'**), situated on the ground floor of the building known as "Shankar Chhaya" as more particularly described in the Schedule hereunder written (hereinafter referred to as the **'said Society'**).

2. The said Society has resolved to go for redevelopment of its property.

4. For the aforesaid purpose, I shall be required to sign, seal, execute, notarize, deliver and lodge for registration various documents / writings such as

Prakash Premji

करल - ५

१८६५	५९०	५००

२०२२

करल - १

८८५१	६	४४

२०२२

RE-Development Agreement, Permanent Alternate Accommodation Agreement, Irrevocable General Power of Attorney, Term Sheets, Consent Letters, Declarations cum Indemnities, Agreements, Affidavits, Letters, Bonds, Possession Letters, Payment Receipts, Deed of Rectifications and such other allied and incidental documents and writings with the concerned Sub-Registrar of Assurances and to admit execution thereof.

5. I am desirous of appointing, nominating and constituting my elder brother's son **MR. PARAG KISHORE SOMESHWAR,** to act as my duly constituted Attorney to do all the aforesaid acts in my name and on my behalf in the manner hereinafter appearing.

NOW, THEREFORE, KNOW YE ALL AND THESE PRESENTS WITNESSETH that I, **MR. PRAKASH PREMJI SOMESHWAR,** do hereby appoint and nominate **MR. PARAG KISHORE SOMESHWAR,** currently residing at 303, Rameshwar, Neelkanth Valley, Ghatkopar (East), Mumbai–400077 as my true and lawful Attorney for me and in my name and on my behalf, to do the following acts, deeds, matters and things that is to say:-

a) To sign, seal, execute, notarize, deliver and lodge for registration various documents such as Development Agreement, Permanent Alternate Accommodation Agreement, Irrevocable General Power of Attorney, Term Sheets, Consent Letters, Declarations cum Indemnities, Agreements, Affidavits, Letters, Bonds, Possession Letters, Payment Receipts, Deed of Rectifications and such other allied and incidental documents and writings with the concerned Sub-Registrar of Assurances and to admit execution thereof.

करल - १

करल - ५

२०२२

b) Tc take all necessary steps and comply with all formalities for the effective registration of the aforesaid documents with the concerned Sub-Registrar of Assurances and to receive the originals, certified true copies thereof.

c) AND I hereby agree and undertake to ratify, and confirm all and whatsoever my said Attorney shall do or caused to be done by virtue of these presents.

d) AND it is clarified that this Power of Attorney is given by me to the Attorney without any consideration and only in respect of my share, right, title and interest in the said property and for no other property belonging to me / us.

Rakesh Ranji

THE SEAL OF THE SUB REGISTRAR KURLA-5 MUMBAI SUBURBAN DIST. (BANDRA)

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

करल - ५		
१८६८५	५९२	५००
२०२२		

करल - १		
९९५१	५	१०
२०२२		

IN WITNESS WHEREOF I have hereunto set and subscribed my respective hands at Ghatkopar, Mumbai, India this 30th Day of May 2022.

Prakash Premji

SCHEDULE OF THE PROPERTYABOVE REFERRED TO

Shop No. 2 and Shop No. 3 admeasuring 187 square feet (carpet area) each (i.e. total 374 square feet carpet area) (**'said Shops'**), situated on the ground floor of the building known as "Shankar Chhaya" standing on all that piece or parcel of land or ground admeasuring 2224 square yards equivalent to 1859.26 square meters or thereabouts and as per Property Card 521 square meters or thereabouts, bearing Final Plot No. 19 of Town Planning Scheme III of Ghatkopar, bearing Survey No. 252 and corresponding CTS No. 5957 and Municipal Assessment Tax Bill No. N-84, Plot No.19, N-84(2)19A situated, lying and being at M. G. Road, Ghatkopar (East), Mumbai-400077 of Village-Ghatkopar Kirol, Taluka, Kurla, in the registration district and sub-district of Mumbai City and Mumbai Suburban along with 110 shares of the face value of Rs. 50 each bearing Distinctive Nos. 1816 to 1925 (both inclusive) as certified by Share Certificate No. 80 and Share Certificate No. 81.



SIGNED AND DELIVERED by

The within named "DEPONENT"

Prakash Premji

MR. PRAKASH PREMJI SOMESHWAR



ACCEPTED BY THE within named "Attorney"

Someshwar

MR. PARAG KISHORE SOMESHWAR

In the presence of.

1) Renam

2) [signature]

करल - १		
८८५१	९	५८
२०२२		

करल - ५		
९८८५	४७३	५८०
२०२२		

आधार

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No : 0635/10118/53822

To
Prakash Premji Someshwar
S/O Premji Someshwar
NEELKANTH PALACE 157/ 09 GARODIA NAGAR
NEAR ORIENTAL BANK
Ghatkopar East
Mumbai
Maharashtra 400077
9820143481

17/08/2011
1073418960

ME673418960FH

आपका आधार क्रमांक / Your Aadhaar No. :

7023 6616 8382

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

Prakash Premji Someshwar
DOB : 03/11/1947
Male

7023 6616 8382

मेरा आधार, मेरी पहचान

/PERMANENT ACCOUNT NUMBER
AADPS4761R

/NAME
PRAKASH PREMJI SOMESHWAR

/FATHER'S NAME
PREMJI CHAPASI SOMESHWAR

/DATE OF BIRTH
03-11-1947

/SIGNATURE

आयकर निदेशक (सिस्टम्स)
DIRECTOR OF INCOME TAX (SYSTEMS)

Prakash Premji
Prakash Premji

करल - ५		
१८६५	५१०	५००
२०२२		

करल - १		
८८५१	१०	१०
२०२२		

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No 1207/00099/03280

To,
पराग किशोर सोमेश्वर
Parag Kishore Someshwar
S/C Kishore Someshwar
303, Rameshwar, Neelkamth Valley, 7th Road, Rajawadi,
Ghatkopar East
Mumbai(Sub Urban)
Maharashtra 400077
9821055199

13/100011

Ref: 446 / 20C / 527897 / 527953 / P

UE205083348IN

आपका आधार क्रमांक / Your Aadhaar No. :

8530 8348 2848

आधार – आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA

पराग किशोर सोमेश्वर
Parag Kishore Someshwar
जन्म वर्ष / Year of Birth : 1965
पुरुष / Male

8530 8348 2848

आधार – आम आदमी का अधिकार

Someshwar R.

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAFPS8589P



नाम / NAME
PARAG KISHORE SOMESHWAR

पिता का नाम / FATHER'S NAME
KISHORE PREMJI SOMESHWAR

जन्म तिथि / DATE OF BIRTH
12-05-1965

हस्ताक्षर / SIGNATURE

आयकर निदेशक (पद्धति)
DIRECTOR OF INCOME TAX (SYSTEMS)

करल - ५		
७८६५	७७५	५००
२०२२		

करल - १
६६५१	११	१०
२०२२





करल - ५		
१८६५	४१६५००	
२०२२		

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DOI : 30-05-2019

Valid Till : 29-05-2020 (NT)

30-05-2019

FORM 7
RULE 14 (2)

SUPERSTITUTION OF DRIVING WILLS AND CLASS OF VEHICLES THE BACHOUR FROM

COV : [illegible]

LMV : 30-05-2019

MCWG : 30-05-2019

DOB : 12-07-1995 BG :

Name : PARAM POLADIA
S/DW of : VASANT POLADIA
Add : 21/5 DIVYA DARSHAN GOLIBAR RD NR KIADHAV BAUG HALL JAGDUSHA NAGAR GHATKOPAR WEST
Greater Mumbai Mumbai Suburban MH
PIN : 400086

Signature & ID Of Issuing Authority : MH03

Signature/Thumb Impression of Holder

Revenue

करल - १		
९९५९	१२	१४
२०२२		

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

Government of India

Rohan Ravindra Gaikwad
जन्म DIN/DOB: 02/03/1999
पुरुष MALE

4463 3642 4733

मेरा आधार, मेरी पहचान

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









5/30/2022

Summary 1 (Dastgoshwara bhag 1)

369/9951
सोमवार,30 मे 2022 4:25 म.नं.

दस्त गोषवारा भाग-1

करल1
दस्त क्रमांक: 9951/2022

दस्त क्रमांक: करल1 /9951/2022

बाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

करल - ५		
७८६८५	५७७	५००
२०२२		

दु. नि. सह. दु. नि. करल1 यांचे कार्यालयात

अ. क्र. 9951 वर दि.30-05-2022

रोजी 4:20 म.नं. वा. हजर केला.

पावती:11239

पावती दिनांक: 30/05/2022

सादरकरणाराचे नाव: प्रकाश प्रेमजी सोमेश्वर

नोंदणी फी 100.00

दस्त हाताळणी फी 200.00

पृष्ठांची संख्या: 14

Prakash Premji

दस्त हजर करणाऱ्याची सही:

(प्र) सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)

(प्र) सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून@ त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 30 / 05 / 2022 04 : 20 : 49 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 30 / 05 / 2022 04 : 21 : 41 PM ची वेळ: (फी)

करल - १		
९९५१	१३	१०
२०२२		

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

दस्त गोषवारा भाग-2

करल1
दस्त क्रमांक:9951/2022

30/05/2022 4:27:38 PM

करल - ५
दस्त क्रमांक :करल1/9951/2022
९८८५ ५०० ५००
२०२२

पक्षकाराचे नाव व पत्ता

नाव:प्रकाश प्रेमजी सोमेश्वर
पत्ता:प्लॉट नं: 9, माळा नं: , इमारतीचे नाव: नीलकंठ पॅलेस , ब्लॉक नं: प्लॉट न 157, मरोडिया नगर, घाटकोपर पुर्व , रोड नं: , महाराष्ट्र, MUMBAI.
पिन नंबर:

पक्षकाराचा प्रकार
कुलमुखत्यार देणार
वय :-75
स्वाक्षरी:-

छायाचित्र



अंगठ्याचा ठसा



2 नाव:पराग किशोर सोमेश्वर
पत्ता:प्लॉट नं: 303, माळा नं: रामेश्वर, इमारतीचे नाव: नीलकंठ बीजी, ब्लॉक नं: घाटकोपर पुर्व , रोड नं: , महाराष्ट्र, MUMBAI.
पिन नंबर:

पॉवर ऑफ अटॉर्नी होल्डर
वय :-57
स्वाक्षरी:-





वरील दस्तऐवज करुन देणार तथाकथित मुखत्यारपत्र धारक यांनी दस्त ऐवज करुन दिल्याचे कबुल करतात.
दिनांक: वेळ:30 / 05 / 2022 04 : 23 : 22 PM

सदर दस्त हजर केल्याचे दिनांक वेळ व ठिकाण पाहून सही केली असे दस्तऐवज करुन देणा-यांनी ओळखले. व त्यांची ओळख पटविली.

पक्षकाराचे नाव व पत्ता

1 नाव:प्रकाश प्रेमजी सोमेश्वर
पत्ता:प्लॉट नं: 9, माळा नं: , इमारतीचे नाव: नीलकंठ पॅलेस , ब्लॉक नं: प्लॉट न 157, मरोडिया नगर, घाटकोपर पुर्व , रोड नं: , महाराष्ट्र, MUMBAI.
पिन कोड:400071

छायाचित्र



अंगठ्याचा ठसा



2 नाव:परम , पौनाडिया
वय:25
पत्ता:दिशादर्शन, घाटकोपर पश्चिम, मुंबई
पिन कोड:400086





शिक्का क्र.4 ची वेळ:30 / 05 / 2022 04 : 23 : 55 PM

शिक्का क्र.5 ची वेळ:30 / 05 / 2022 04 : 24 : 09 PM नोंदणी पुस्तक 4 मध्ये

(प्र) सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)

करल - १
९८५१ ११ ११
२०२२

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PRAKASH PREMJI SOMESHWAR	eChallan	00040572022053012543	MH002552824202223E	500.00	SD	0001346754202223	30/05/2022
2		DHC		3005202200848	280	RF	3005202200848D	30/05/2022
3	PRAKASH PREMJI SOMESHWAR	eChallan		MH002552824202223E	100	RF	0001346754202223	30/05/2022

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

प्रमाणित करण्यात येते कि या दस्तामध्ये
एकूण चार (४) पाने आहेत.2022

Know Your Rights as Registrant

1. Verify Scanned Document for [illegible] pages on a side) printout after scanning.
2. Get print immediately after [illegible] please write to us at feedback.iser

करल-१/ ९८५१ /२०२२
पुस्तक क्रमांक १ क्रमांकावर नोंदला
दिनांक: 30/05/२०२२

एम.एन. जाधव
(प्र) सह. दुय्यम निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा

करल - ५		
ICELY	[illegible]	400
२०२२		

घोषणापत्र

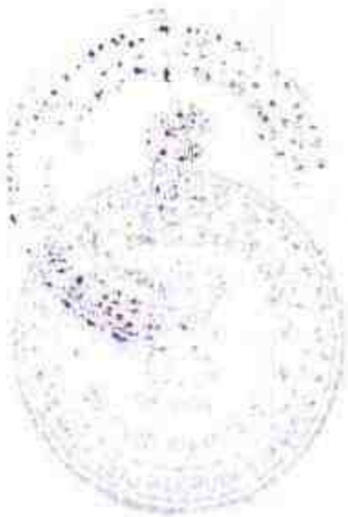
मी Parag Kishore Someshwar याद्वारे घोषित करतो की, दुय्यम निबंधक KR105 यांचे कार्यालयात Development agreement या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.श्री Prakash Premji Someshwar व इ. यांनी दि. 30/05/2022 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी,सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे.सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही.सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णत: सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास,नोंदणी अधिनियम,1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

Someshwari R.

दिनांक

कुलमुखत्यारपत्रधारकाचे नाव
व सही





करल - ५		
१८६८५	४२०	५००
२०२२		

390/16209
Monday,September 12 ,2022
5:49 PM

पावती

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

पावती क्रं.: 17278 दिनांक: 12/09/2022

गावाचे नाव: घाटकोपर
दस्तऐवजाचा अनुक्रमांक: करल3-16209-2022
दस्तऐवजाचा प्रकार : पॉवर ऑफ अॅटर्नी
सादर करणाऱ्याचे नाव: हेमलता नानजी बिसरीया

नोंदणी फी रु. 100.00
दस्त हाताळणी फी रु. 320.00
पृष्ठांची संख्या: 16

एकूण: रु. 100.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
6:03 PM ह्या वेळेस मिळेल.

सह दु.निबंधक कुर्ला - 3

सह दु. निबंधक (वर्ग-२)
कुर्ला - ३

बाजार मुल्य: रु.0.1 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.320/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1209202208297 दिनांक: 12/09/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChalian रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007811738202223E दिनांक: 12/09/2022
बँकेचे नाव व पत्ता:

हेमलता नानजी बिसरीया

मूळ दस्त मिळाला

DELIVERED

9/12/2022

:4vSXQryN4n

[illegible]



करल - ५		
१८६५	४२१	५००
२०२२		

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1209202208297	Date	12/09/2022
Received from SMT HEMLATA NANJI VISHRIYA, Mobile number 0000000000, an amount Rs.320/-, towards Document Handling Charges for the Document to be registered(ISR-4) in the Sub Registrar office Joint S.R. Kurla 3 of the District Mumbai Sub-urban District			
Payment Details			
Bank Name	SBIN	Date	12/09/2022
Bank CIN	10004152022091207418	REF No.	225558971787
This is computer generated receipt, hence no signature is required.			

करल - ३		
१६८०८	१	१६
२०२२		

करल - ५
१८६५ | ५२२ | ५००
२०२२

CHALLAN
MTR Form Number-6

GRN MH00[illegible]22239	BARCODE	Date 12/09/2022-15:09:53	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)	AFLPV2951B
Office Name KRL3_JT SUB REGISTRAR KURLA NO 3		Full Name	SMT HEMLATA NANJI VISHRIYA
Location MUMBAI			
Year [illegible]		Flat/Block No.	173/4773 , 3 RD FLOOR , NAIDU COLONY
Account Head Details	**Amount In Rs.**	Premises/Building	
0030045501 Stamp Duty	500.00	Road/Street	PANTNAGAR , GHATKOPAR EAST
0030063301 Registration Fee	100.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 7 5
		Remarks (If Any)	
		SecondPartyName=MRS MEENA DEVCHAND GOSSAR-	
		करल - ३ १६८०८ २ १६ २०२२	
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022091215608	2766345768
Cheque/DD No.		Bank Date	RBI Date	12/09/2022-15:11:35	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. : 0000000000

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 कार्यालयाच नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Print Date 12-09-2022 03:11:48

करल - ५
२०२२

CHALLAN
MTR Form Number-5

GRN MH007611738202223E	BARCODE	Date 12/09/2022-15:09:53	Form ID 48(i)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AFLPV2951B
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3	Full Name	SMT HEMLATA NANJI VISHRIYA
Location	MUMBAI		
Year	2022-2023 One Time	Flat/Block No.	170/4773 , 3 RD FLOOR KAMDU COLONY
Account Head Details	Amount In Rs.	Premises/Building	
0030045501 Stamp Duty	500.00	Road/Street	PANTNAGAR , GHATKOPAR EAST
0030063301 Registration Fee	100.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 7 5
		Remarks (If Any)	SecondPartyName=MRS MEENA DEVCHAND GOSSAR=
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

करल - ३
२०२२

DEFACED ₹600.00 DEFACED

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No	6910333202209121580 8	2756345768
Cheque/DD No.		Bank Date	RBI Date	12/09/2022-15:11:35	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. : 0000000000
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 कार्यालयास नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-390-16209	0003794415202223	12/09/2022-17:48:38	IGR199	100.00
2	(IS)-390-16209	0003794415202223	12/09/2022-17:48:38	IGR199	500.00
			Total Defacement Amount		600.00

Print Date 12-09-2022 05:52:31

करल - ५
२०२२

Document **H**andling **C**ha₹ges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1209202208297	Receipt Date	12/09/2022

Received from SMT HEMLATA NANJI VISHRIYA, Mobile number 0000000000, an amount of Rs.320/-, towards Document Handling Charges for the Document to be registered on Document No. 16209 dated 12/09/2022 at the Sub Registrar office Joint S.R. Kurla 3 of the District Mumbai Sub-urban District.

DEFACED
₹ 320
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	12/09/2022
Bank CIN	10004152022091207418	REF No.	225558971787
Deface No	1209202208297D	Deface Date	12/09/2022

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

करल - ३
२०२२





POWER OF ATTORNEY

(only for admit purpose)



TO ALL TO WHOM THESE PRESENTS SHALL COME

SMT. HEMLATA NANJI VISHRIYA (AADHAR NO 4413 0346 4571) (PAN NO. AFLPV2951B) of Mumbai, Indian Inhabitant, aged 78 years, having her address at 170/4773, 3rd floor, Naidu Colony, Pantnagar, Ghatkopar (E), Mumbai, Maharshtra - 400 075, do hereby SEND GREETINGS:

1. I am the owner / lawful tenant of several immovable properties in India in my name.
2. I am often required to sign, seal, execute, notarize, and attend the office of the concerned Joint/Sub-Registrar/s of assurances to lodge various documents pertaining to my immovable properties for registration and to admit the

Meena D. Gossain

करल - ३
१६८०८ | ६ | १६
२०२२

करल - ५
१८६५ | २२६ | ५००
२०२२

execution and registration thereof.

3. I am a senior citizen aged 78 years and I am not in a position to physically attend the office of the concerned Joint/Sub-Registrar/s of assurances to lodge documents pertaining to my immovable properties and to admit execution and registration thereof.

Accordingly, I am desirous of appointing **MRS. MEENA DEVCHAND GOSSAR** (my **relative**) as my duly constituted attorney to appear before Sub-Registrar to admit the execution of any deeds which are execute or to be executed by me pertaining to my immovable properties including **Shop No.1,Shankar Chhaya, 19 M.G. Road, Near Shankar Temple, Ghatkopar (E), Mumbai- 400 077,** for

मेनाला नानक विसरीया
Meena D. Gossar

करल -३
१६८०८ ७ १६
२०२२

करल - ५
१८६८५ ७२७ ५००
२०२२

registration on my behalf with the concerned Joint/Sub-Registrar/s of Assurances and to admit the execution and registration thereof.

NOW KNOW YE AND BY THESE PRESENTS WITNESSETH THAT I, **SMT. HEMLATA NANJI VISHRIYA**, do hereby nominate, constitute and appoint, my **relative MRS. MEENA DEVCHAND GOSSAR** of Mumbai **(PAN No.ALLPG9574F)** Indian Inhabitant, having his address at 36, Shankar Chhaya, 19 M.G. Road, Near Shankar Temple, Ghatkopar (E), Mumbai- 400 077, to be my/our true and lawful Attorney (hereinafter referred to as 'said Attorney'), to do, admit and perform and to do all or any of the several acts, deeds, matters and things as hereinafter recorded and to exercise all or any of the powers hereby conferred

हेमलता नानजी विसरिया
Meena D. Gossar

and hereunder written for me and on my behalf and in my name that is to say :

a) To admit the execution which are execute by me and my power of Attorney holder appear, attend, admit on my behalf before the concerned Joint/Sub-Registrar/s of Assurances and to lodge various documents pertaining to my immovable properties such as Leave and Licence Agreements, Tenancy Agreement, Transfer of Tenancy Agreement, Sale Deeds, Agreement For Sale, Deed of Transfer, Power of Attorney/s, Rectification Deed/s, Gift Deed/s, Lease Deed/s, Agreement For Permanent Alternate Accommodation/s, Development Agreement/s, Consent Letter/s, and any other document/s or writing/s and to lodge the same for registration with the office of the concerned Joint/Sub-Registrar/s of Assurances and to admit the and

मीना डी. गोसर

Meena D. Gossar

करल - ३
१६२०६ ६ १६
२०२२

करल - ५
१८६५ ७२६ ७००
२०२२

registration thereof and to comply all incidental and ancillary formalities in respect thereof. All documents of my immovable / movable properties documents sign and execute by the only.

b) To apply and to receive the original / certified true copies of the above mentioned documents and writings from the office of the concerned Joint/Sub'Registrar/s of Assurances by paying requisite charges/fees in respect thereof.

c) To ratify and confirm all and whatsoever act my said Attorney shall do or purport to be done by virtue of these presents.

Meena D. Gossar

करल - ३
१६२०९ | १० | १६
२०२२

करल - ७
१८६५ | ४३० | ५००
२०२२

IN WITNESS WHEREOF I, have set and subscribed my hand at Mumbai this 12th day of September, 2022.

SIGNED AND DELIVERED by)
the withinnamed Executrix)
SMT. HEMLATA NANJI VISHRIYA) हेमलता नानजी विश्रीया
in the presence of .....)



I accept



Meena D. Gossar

MRS. MEENA DEVCHAND GOSSAR

Specimen Signatures of Attorney Holder.

1) Witness:-
1) [illegible]
2) Ashwin Patel