SN:18698 पावती Original/Duplicate
Tuesday,September 20 ,2022 नोंदणी क्र. :39म
9:36 AM Regn.:39M

पावती क्र.. 19747 दिनांक: 20/09/2022

गावाचे नाव: घाटकोपर
दस्तऐवजाचा अनुक्रमांक: करल5-18698-2022
दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: शंकर छाया को ऑप ही सो लिमिटेड तर्फे सेक्रेटरी विपुल हंसराज पटेल

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 800.00
पृष्ठांची संख्या: 40	
एकूण:	रु. 900.00

DELIVERED

Joint S.R. Kurla-5

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

सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)

1) देयकाचा प्रकार: DHC रक्कम: रु.800/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1909202210336 दिनांक: 20/09/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007395878202223E दिनांक: 20/09/2022
बँकेचे नाव व पत्ता:

Vipul Patel.

20-09-2022

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

Receipt of Document Handling Charges

PRN	1909202210336	Receipt Date	20/09/2022

Received from SELF, Mobile number 0000000000, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 18698 dated 20/09/2022 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.

DEFACED
₹ 800
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	19/09/2022
Bank CIN	10004152022091908856	REF No.	CHK4778017
Deface No	1909202210336D	Deface Date	20/09/2022

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

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

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1909202210336	Date	19/09/2022
Received from SELF, Mobile number 0000000000, an amount of Rs.800/-, 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	19/09/2022
Bank CIN	10004152022091908856	REF No.	CHK4778017
This is computer generated receipt, hence no signature is required.			

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





CHALLAN
MTR Form Number-6

GRN MH007396878202223E	BARCODE	Date 06/09/2022-17:32:58	Form ID 1660

कलम - ५
Payer Details
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Department	Inspector General Of Registration		
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	KRLS_JT SUB REGISTRAR KURLA NO 5	Full Name	SHANKAR CHHAYA CHS LTD
Location	MUMBAI		
Year	2022-2023 One Time	Flat/Block No.	OFFICE AT MG ROAD
Account Head Details	Amount In Rs.	Premises/Building	
0030045501 Stamp Duty	500.00	Road/Street	SINDHUWADI RAJAWADI, GHATKOPAR EAST
0070063301 Registration Fee	100.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 7 7
		Remarks (If Any)	SecondPartyName=SHREE SAI REALTORS~
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

DEFACED ₹600.00 DEFACED

THE SEAL OF THE SUB REGISTRAR KURLA-5 MUMBAI SUBURBAN

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No	00040572022090693993	CKU6825597
Cheque/DD No.		Bank Date	RBI Date	06/09/2022-05:34:20	07/09/2022
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. Date		250 , 07/09/2022	

Mobile No. : 0000000000

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

Signature Not Verified
Digitally signed by DS VIRTUAL TREASURY MUMBAI 03
Date: 2022.09.20 09:37:10 IST
Reason: GRAS Secure Document
Location: India

Challan Defaced Details

Sr. No.		Defacement No.	Defacement Date	Userid	Defacement Amount
1	0030045501	00039642462022 23	20/09/2022-09:33:49	IGR561	100.00
2	0070063301	00039642462022 23	20/09/2022-09:33:49	IGR561	500.00
			Total Defacement Amount		600.00

Print Date 20-09-2022 09:37:10



CHALLAN
MTR Form Number-6

GRN MH007395878202223E	BARCODE	Date 06/09/2022-17:32:34	Form No. 48(f)
Department Inspector General Of Registration		Payee 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	SHANKAR CHHAYA CHS LTD
Location MUMBAI			
Year 2022-2023 One Time		Flat/Block No.	OFFICE AT MG ROAD
Account Head Details	Amount In Rs.	Premises/Building	
0030045501 Stamp Duty	500.00	Road/Street	SINDHUWADI, RAJAWADI, GHATKOPAR EAST
0030063001 Registration Fee	100.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 7 7
		Remarks (If Any)	SecondPartyName=SHREE SAI REALTORS~
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022090693863	CKU5825597
Cheque/DD No.		Bank Date	RBI Date	06/09/2022-17:24:34	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. : 0000000000

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 दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Print Date 06-09-2022 05:34:26





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



IRREVOCABLE GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME We, (1) **Mr.Vipul Hansraj Patel, (Hon. Secretary), (2) Mr/.Bharat Ranjit Thakkar, (Hon. Chairman), (3) Ms.Kavita Rajni Tolia, (Hon. Treasurer)**, all Indian Inhabitants, Authorized Office Bearers of Shankar Chhaya Co-op. Housing Society Ltd (**'Society'**), having its Registered Office at M.G Road, Sindhu Wadi, Rajawadi Ghatkopar – East, Mumbai-400 077 (which expression shall unless it be repugnant to the context or the meaning thereof be deemed to include the Office Bearers of the Society and/or elected Managing Committee of the Society, all members of the said Society from time to time and all its successors and assigns), do hereby **SEND GREETINGS:**

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WHEREAS by a Development Agreement dated 20/09/2022 registered with the Joint/Sub-Registrar of assurances, KRL - 05, under Serial No. 18685/2022 on 20/09/2022 entered into between the Society, therein also referred to as **'the Society'** of the First Part and the Members of the Society therein referred to as **'Members'** of the Second Part and **M/s. SHREE SAI REALTORS,** a Partnership firm registered under the provisions of Indian Partnership Act, 1932 **[Firm Registration No. NA-103392]** having its registered office at 201, Sai Plaza, Jawahar Road, Opp. Ghatkopar Railway Station, Ghatkopar (E), Mumbai- 400077, therein and hereinafter referred to as **'the Developers'** of the Third Part, the Society has with the confirmation of the Members agreed to allow the Developers to redevelop the society's Property viz. 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 1985 sq. mtrs. or thereabouts, (without the entry of set-back area of 240 sq. meters already surrendered by the Society to MCGM as per the property card available with Society and submitted to the Developers leaving the balance Plot area as 1745 sq. meters.) 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 of Village- Ghatkopar Kirol, Taluka, Kurla, (hereinafter referred to as **'said land'**) alongwith 2 buildings known as 'Shankar Chhaya' standing thereon, building no.1 comprising of ground plus 3 upper floors having 29 residential flats and 7 shops/office and building no.2 comprising of ground plus two upper floors having 3 residential flats (hereinafter referred to as **'said buildings'**), situate, lying and being at M.G.Road,

Nipul. Patel.

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Ghatkopar (E), Mumbai- 400 077 in the registration district and sub-district of Mumbai City and Mumbai Suburban. The said Land and the said buildings are more particularly described in the Schedule hereunder written and for the sake of brevity are collectively hereinafter referred to as '**the said Property**'.

AND WHEREAS as per the provisions contained in the said agreement, the Society through us is required to execute an Irrevocable General Power of Attorney in favour of the said Developers or their partners/nominees

AND WHEREAS the said Developers have requested us to execute this Irrevocable General Power of Attorney to redevelop the said property in favour of their partners/nominees to which we have agreed in the manner stated hereinafter;

NOW KNOW YE ALL MEN BY THESE PRESENTS We, the said (1) Mr **Vipul Hansraj Patel,** (Hon. Secretary), (2) Mr. Bharat Ranjit Thakkar (Hon.Chairman), (3) Ms. Kavita Rajni Tolia (Hon. Treasurer) Authorized Office Bearers of Shankar Chhaya Co-op. Housing Society Ltd, do hereby irrevocably **APPOINT, NOMINATE AND CONSTITUTE (1) MR. SREEDHARAN K. MUTHATHAYAN, (2) MR. LEEBIN SREEDHARAN MUTHATHAYAN,** both Indian Inhabitants, partners of the said M/s. Shree Sai Realtors, having their office at 201, Sai Plaza, Jawahar Road, Opp. Ghatkopar Railway Station, Ghatkopar (E), Mumbai- 400077, as our true and lawful Attorney's (hereinafter for the sake of brevity to be referred to as the '**said Attorney's**') jointly and/or severally for the

Vipul. Patel.

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Society, in the Society's name and on Society's behalf to do the following acts, deeds and things, that is to say:

1. To deal and correspond with the Municipal Corporation of Greater Mumbai (MCGM) or Slum Rehabilitation Authority (SRA) (including all its departments and offices) or any other officer, authority or authorities in connection with or relating to or touching the said Property and in particular the following :

a) to apply for and obtain sanction of plans or the revision of the plans to be sanctioned with such alterations, additions as the said Attorneys may require under Regulation 33(11) of the DCPR, 2034 by arranging the Permanent Transit Camps (PTC's) as per the Developers discretion under regulation 33(10) of DCPR, 2034;

b) to apply for and obtain the Intimation of Approval (IOA) Commencement Certificate (CC), Occupation Certificate (OC) and/or Building Completion Certificate (BCC) in respect of the new building or buildings to be constructed and completed on the said Property described in the Schedule hereunder written;

c) to deal with the assessment department of the MCGM or SRA and to dispose of and deal with all matters in connection with the assessment of the said property hereafter and

d) generally to do all other acts and matters in connection with or relating to or touching the construction and completion of the new building/s on the said Property described in the Schedule hereunder written.

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2. For any of the purposes mentioned hereinabove, to sign all applications, papers, undertakings, terms and conditions, etc. as may from time to time be required by the MCGM or SRA or to be thought necessary or as may be required by the authorities concerned.

3. To deal with and correspond with Reliance Energy Ltd./Reliance Infrastructure Ltd, Adani Electricity, Tata Power Ltd and/or other bodies or authorities for obtaining electric connection (including making or putting up of a sub-station), with the concerned authorities to apply and obtain water connection, Mahanagar Gas connection and all other required utility connections for and/or in respect of or relating to the building to be constructed on the said Property described in the Schedule hereunder written and for that purpose to sign all letters, applications, undertakings, terms and conditions, etc. as may from time to time be thought necessary or as may be required by the concerned authorities.

4. To appoint Architects and other professionals as may from time to time be found necessary to carry out and/or implement any of the provisions herein contained.

5. To deposit and apply for and receive refund of deposits made or to be made with the MCGM/SRA and or Collector/ and or any departments of Government of Maharashtra and/or Reliance Energy Ltd./Reliance Infrastructure Ltd. Adani Electricity, Tata Power Ltd and/or any other concerned authorities or companies and to receive the said refund.

6. To redevelop the said Property including constructing boundary walls and to comply with all the terms of the building plans,

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I.O./B.P./I.O.A., Commencement Certificate, etc. and for that purpose, if required, to hand over and/or surrender and/or transfer a portion of the said Property, if falling in the set-back area or under reservation, to the M.C.G.M. or to any other authorities concerned and to apply for and obtain in lieu thereof compensation and/or F.S.I. in order to consume the said F.S.I. on the said Property by constructing a building thereon.

7. To represent the society and appear on its behalf before any or all authorities including but not limited to the revenue authorities such as the Collector, City Survey Office, Land Records Office, Land Revenue Office, Tahsildar, Talati, Mamlatdar and/or any other authorities or authority in respect of the matters connected with the said Property including but not limited to the transfer thereof and amalgamation thereof with the adjoining land belonging to Kailas Kiran No.2 CHSL.

8. To appear on behalf of the society and in its name and to represent its interest before the Collector of Mumbai or Collector of Land Revenue and Assessor of Municipal Rates and Taxes, Commissioner of Police, Municipal Officers and any other Authority for the renewal or grant of licence or permit or for any other purpose as may be necessary under any local Act or Rules and Regulations and also to appear before any Public or Government Officer or other authorities whomsoever.

9. To appear and to act on behalf of the society before various authorities such as MCGM/SRA, High Power Committee/Apex Grievance Redressal Committee for Redevelopment and Government of Maharashtra and all its departments and before all its officers concerned for development of the said Property and to take all steps and to do all things necessary and to sign, present and file any and all forms,

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statements, returns, applications, declarations, representations, writings, memorandums, appeals, revisions, reviews, etc. as the said Attorney's may deem fit and expedient.

10. To represent the society and appear on its behalf before the State Government, Mantralaya, Sachivalaya and the concerned ministries/authorities for the purpose of removing the reservations viz. school, D.P. Road, P.G., etc. on the said Property and for the said purpose to make the necessary applications and representations to the concerned authority and also to sign and execute on behalf of the society the necessary deeds or documents including Affidavits, Declarations, Indemnity Bonds, Agreements, Undertakings, etc.

11. To represent the society before the Ministry of Revenue, Government of Maharashtra and/or any other appropriate Ministry or Government Departments or Authority for the purpose of acquiring title to the said Property in the names of the said Society including to sign, execute and deliver all applications, writings, petitions, affidavits, undertakings etc. and to take all other steps for the said purpose.

12. To appear and represent the society before Town Planning authorities and obtain permission and sanction for development of the said Property as the said Attorneys may think fit and proper.

13. To deal and enter into correspondence with the Civil Aviation Authorities and all its departments and offices for obtaining the N.O.C./requisite permission as may be required for development of the said Property and to sign all forms, declarations, affidavits, etc. which may be required for the said purpose and also to make payment of fees

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for such permissions and to obtain the necessary receipts for such payments.

14. To apply for any permissions, sanctions, No Objection Certificate, etc. to all authorities concerned which may be required or necessary whether under any rules, regulations, bye-laws, statutes or otherwise for the purposes mentioned in these presents and to obtain the same and for that purpose to do all acts, deeds, things and matters and to sign, execute and deliver any deed, document, writing, undertakings, declarations, affidavit, bond, etc. and get the same registered with the concerned sub-registry.

15. To avail, load and arrange Permanent Transit Camps (PTC's) as per the Developers discretion under regulation 33(10) of DCPR, 2034, Transferable Development Rights (TDR) as well as Fungible FSI as well as any incentive FSI in respect of the said Property or any part thereof and/or to make use of TDR of any other property onto the said Property and for the said purpose to sign and execute on behalf of the society the necessary application, affidavit and documents and submit the same to the MCGM or SRA or other concerned authorities and to make the necessary payments, if any, towards the deposits, premium, etc. and also to execute such documents on society's behalf in favour of the MCGM or SRA as to the Transferable Development Rights (TDR), Fungible FSI, Premium FSI or any other incentive FSI in respect of the said Property and/or to accept compensation in the name of the society from the MCGM or SRA or any other authority/authorities against the transfer of the said TDR.

16. To get the said Property surveyed by all authorities including by Surveyors, Architects or District Inspector of Land Records or S.L.R.

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Authorities and to represent the society before those authorities and upon such survey being done to execute Deed of Rectification, Supplemental Agreements or any other writing or writings confirming the variation of the area, if any, of the said land and to do all necessary acts, deeds, and matters including presenting and getting such documents registered with the authorities concerned and to get the area accordingly altered in all records with all authorities including Municipal Revenue etc.

17. To carry out all the requisitions that may be made by all the authorities concerned including by the Maharashtra Housing & Area Development Authority, MMRDA, MCGM or SRA, High Power Committee, Apex Grievance Redressal Committee for Redevelopment and Government of Maharashtra and all its departments, Mumbai Metropolitan Regional Development Authority and all the officers of such authorities.

18. To make applications to the Fire Brigade Authorities and all other necessary authorities for the purpose of obtaining the No Objection Certificate from the aforesaid authorities or any of them for construction of the building and structures on the said Property and for the purpose aforesaid to sign and execute all applications, plans, deeds, documents, writings and undertakings as may be required by any of the authorities.

19. To make and prepare and/or cause to be made and prepared all plans, specifications, maps, designs, including for layout, amalgamation with adjoining land, sub-division, construction, reconstruction, additions, alterations, repair, renovation, modification, amendments variation and/or to submit the same to appropriate authorities including the Collector, Maharashtra Housing & Area Development Authority,

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MCGM or SRA, High Power Committee for Redevelopment and the Government of Maharashtra and all its departments, Town Planning Departments, MMRDA and to get the same sanctioned from such authorities and for that purpose to do all acts, deeds, things and matters and sign and execute all papers, documents, deeds, declarations, undertakings, assurances, etc. and intimate to society

20. To make application and submit the amended or new building plans to all authorities concerned including the MCGM or SRA, High Power Committee for Redevelopment and the Government of Maharashtra and all its departments, etc. and to get the building plans sanctioned, obtain Intimation of Approval and/or Commencement Certificate whether in part or in full by whatever name it may be called and get the same revalidated from time to time and/or get the period stipulated therein extended and to make sign and give such other applications, writings, undertakings, indemnities, declarations, Affidavits etc. as may be required or necessary.

21. To sign and file all declarations, undertakings, etc. as may be necessary with/ to the MCGM/SRA/MMRDA and/or to such other appropriate authorities and to do such further acts, deeds and things as may be deemed necessary or required to be done for the purpose of effectually carrying out the purposes and intents of this Power of Attorney.

22. To obtain all services to the proposed new building including water connection, drainage connection, electricity supply, electric transformer, internet, telephone cables, gas supply, etc. and other incidental requirements which may be required inter alia for the purpose of or after the redevelopment of the aforesaid property and for the said

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purposes or any of them to give such facilities to the authorities concerned on the said Property as may be necessary or required to lay and install all the connections.

23. To make necessary applications for procuring permits and quotas for cement, steel and other building materials and for the purpose to sign and execute such applications, affidavits, undertakings, indemnities, bonds and such documents etc. as may be required and to represent before the concerned authorities and to receive the same and make payments for such permits, quotas, etc.

24. To carry out all the terms and conditions of layout, Intimation of Approval, Commencement Certificate and any other order and scheme passed by any authorities concerned including Maharashtra Regional Development Authorities, handing over any portion of the said Property required to be handed over at any time to the authorities concerned on such terms and conditions as may be required by such authorities to construct roads, gardens and to take compensation or benefit of any nature available in respect of or in lieu thereof as may be permitted by the authorities concerned for the benefit of the Society, and for that purpose to do all acts, deeds, things and matters and to sign, execute, deliver any undertaking, declaration, affidavit, bond, deeds, documents etc. as may be required by the Authorities concerned and get the same registered with the concerned Sub-Registrar.

25. To commence, file and prosecute any action, petition/appeal or suit or other proceedings to be commenced or commenced as per law against any person or persons in respect of any matter of or relating to the said Property and to appear and defend any actions, suits or proceedings relating to the said Property commenced or to be

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commenced against the society or where under the society shall be a party and also as our said Attorneys shall think fit to do, compromise or refer to arbitration subject to judgment or discontinue or become non-suited in such actions, suits or proceedings as aforesaid at the cost of Developer and subject to confirmation from the Society in writing.

26. To declare and confirm all claims, plaints, written statements, applications, petitions, affidavits, undertakings and other necessary documents after due intimation to the Office bearers of the society in respect of the said Property and to appear before any Judge, Magistrate or any other officer empowered by law to hear any suit or proceedings or any other enquiry with regard to any matters relating to the said Property.

27. To appear in Court or Courts or before any other authorities including the MCGM/SRA/MMRDA and any other Government, Semi-Government Officer, Collector, Mamlatdar or any other authorities.

28. In connection with or relating to the said Property described in the Schedule hereunder written to represent the society in any court or courts of law and to sign all applications, plaints, written statements, affidavits and all other proceedings as may from time to time be found necessary, proper or advisable and to settle or compromise such proceedings or to refer the same to arbitration or to otherwise deal with the same as effectively to all intents and purposes as we on behalf of the society would act personally at the cost of Developer and subject to confirmation from the Society in writing.

Vipul. Patel

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29. To execute the deed of indemnity (for all legal purposes), or other assurances in one or more sets in respect of the said property described in the schedule here under written in favour of Government/Semi-Government- State or Central or Local Municipality (MCGM), SRA and to take all steps for effective registration of all such documents including to make an application under the provision of income tax act 1961, if it becomes necessary at any time in the future.

30. To submit necessary applications writings undertakings and declarations as may be required and to appear and represent before the registrar or other authorities or courts/tribunal under the Maharashtra Cooperative Societies Act, 1960.

31. To appoint and remove at pleasure any substitute or substitutes or agent or agents for or under the said Attorney's in respect of all or any of the matters aforesaid upon such terms and conditions as the said Attorney's shall deem fit in respect of the society's interest in the said Property.

32. This Power of Attorney shall continue be in force until the said attorneys sell, transfer and dispose of all the flats forming a part of their entitlement under the registered Development Agreement or until Occupation Certificate of the new building is obtained from the competent statutory authorities, whichever is earlier;

33. To pay all taxes, rates, charges, expenses and other outgoings in respect of the said property and /or user thereof to the concerned authorities and departments.

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34. To approach the Collector and all other concerned revenue officers and to apply for and obtain the Non-Agricultural (N.A.) use permission in respect of the said property to sign all applications, papers, undertakings, terms and conditions, etc. as may from time to time be required by the authorities concerned.

35. Generally to act as the Society's Attorney in relation to the matters aforesaid and all other matters in respect of the said property in which the Society may be interested or concerned and to do all acts, deeds and things touching to the subject matter of the said property described in the Schedule hereunder written which we can do ourselves, in capacity of office bearers, if personally present.

36. All powers and authorities hereby conferred upon the Attorney shall be exercised by the Developers entirely at their own costs and our Attorney shall indemnify us and keep us indemnified, our Estate and effects from and against the payment of all costs, charges and expenses or losses and damages caused to us by reason of our Attorney doing or causing to be done any act, deeds, matters and things by virtue of these presents.

37. It is specifically clarified that this Power of Attorney document is a secondary and incidental document to the said Development Agreement, which is a Principal document. The Attorneys shall exercise their powers, strictly within framework of the terms and conditions incorporated in the said Development Agreement dated 20 /09/2022. This Power of Attorney shall not be revoked by the Society PROVIDED no breaches of the said Development Agreement are committed by the Developers/Attorneys as this Power of Attorney is in co-existence and co-terminus with the said Development Agreement

Vipul. Patel.

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and shall cease to have effect on the completion of the redevelopment work as envisaged therein or on termination of the development agreement.

AND GENERALLY to do, execute all acts, deeds, matters and thing relating to or touching or concerning the redevelopment of the said Property described in the Schedule hereunder written and the existing structures now standing or to be constructed thereon as fully and effectually as we on behalf of the society would effectively do.

AND WE HEREBY AGREE AND UNDERTAKE to ratify and confirm all legal acts, and whatsoever the said Attorney's or any substitute or substitutes or agent or agents appointed by the said Attorney's under the powers in that behalf hereinbefore contained shall do or purport to do by virtue of this Deed.

THIS POWER OF ATTORNEY IS IRREVOCABLE.

SCHEDULE OF THE SAID PROPERTY ABOVE REFERRED:

All that piece or parcel of land or ground bearing Final Plot No. 19 admeasuring as per present Property Card as 1985.00 sq. mtrs. or thereabouts (without the entry of set-back area of 240 sq. meters already surrendered by the Society to MCGM as per the property card available with the Society and submitted to the Developers) leaving the balance Plot area as 1745 sq. meters, of Town Planning Scheme III of Ghatkopar, and Municipal Assessment Tax Bill No. N-84, Plot No. 19, N-84(2) 19A of Village- Ghatkopar Kirol, Taluka, Kurla, alongwith 2 buildings known as 'Shankar Chhaya' standing thereon building no.1 comprising of ground plus 3 upper floors having 29 residential flats and

Vipul. Patel.

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7 shops/office and building no.2 comprising of ground plus two upper floors having 3 residential flats, situate, lying and being at M.G.Road, Ghatkopar (E), Mumbai- 400 077 in the registration district and sub-district of Mumbai City and Mumbai Suburban and bounded as follows:

On or towards North	: By property of Vireshwar Mahadev Temple
On Or towards East	: By Plot No 20
On or towards South	: By Plot No 18
On or towards West	: By M.G. Road

IN WITNESS WHEREOF, We, the said **(1) Mr. Vipul Hansraj Patel, (Hon. Secretary), (2) Mr. Bharat Ranjit Thakkar (Hon.Chairman), (3) Ms. Kavita Rajni Tolia (Hon. Treasurer)**, all Indian Inhabitants, Authorized Office Bearers of Shankar Chhaya Co-op. Housing Society Ltd, have set and subscribed our respective hands and seals at Mumbai this 20th day of Sept 2022.

SIGNED AND DELIVERED by the)
withinnamed)



(1) Mr. Vipul Hansraj Patel,)
(Hon. Secretary),) Vipul. Patel



(2) Mr. Bharat Ranjit Thakkar)
(Hon. Chairman),)

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(3) Ms. Kavita Rajni Tolia)
(Hon. Treasurer).)
Authorized Office Bearers of)
Shankar Chhaya Co-Op. Housing Society Ltd)
Authorized vide resolution dated 20/03/22)
Passed in the S.G.B Meeting of the)
Society)
in the presence of .....)



1) Manil Poladia
2) ROHAN GAIKWAD



Specimen Signatures of)
"ATTORNEYS")
(1) MR. SREEDHARAN K.)
MUTHATHYAN)

(2) LEEBIN SREEDHARAN)
MUTHATHYAN)
all Partners of M/s. Shree Sai Realtors)



1) Manil
2)





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SHANKAR CHHAYA CO-OPERATIVE HOUSING SOCIETY LTD

(Registered under Registration No. BOM/HSG/969 Dt. 11/06/1965.
(Under Maharashtra Co-operative Society Act, 1960)

NOTICE

Notice is hereby given that a Special General Body Meeting of Shankar Chhaya Co-operative Housing Society Ltd. having address at Plot no. 19, Mahatma Gandhi Road, Ghatkopar East, Mumbai: 400 077 ,will be conveyed on 20/03/2022 at 10:30 A.M at above registered society's premises. The said meeting will be attended by Authorized Officer from the office of the Deputy Registrar of Co-operative Societies, 'N' Ward Office and the proceedings of the said meeting shall be video recorded to transact the following:

AGENDA

1. To consider comparative information in respect of tenders of redevelopment.
2. To approve terms and conditions of one of the developer and finalize and select the said tenders.
3. To authorize the Secretary, Chairman and the Treasurer of the society to enter into Redevelopment Agreement and Power of Attorney in respect of redevelopment of the society's property on behalf of the society with the selected developer.

Place: Mumbai

For Shankar Chhayya Co-op Housing Society Ltd.

Date : 06/03/2022

Hon. Secretary

NOTE: Quorum for the special General Meeting shall be 3/4 of the total numbers of members of the society. If there is no quorum the said meeting shall stand adjourned for eight days and the adjourned Meeting shall be convened accordingly. If there is no quorum at the adjourned special General Meeting it shall stand dissolved assuming that members are not interested in the redevelopment of the society's building.

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Shop No. 23

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1 [illegible]

2 [illegible] 2/3/22

3 [illegible] 2/3/22

4 [illegible]

5 [illegible]

6 [illegible]

7 [illegible]

Flat No. 8 [illegible]

9 [illegible]

10 [illegible]

11 CPM

12 [illegible]

13 [illegible] 7/3/22

14 [illegible]

15 R.Y. mehta.

16

17 [illegible]

18 Snehlata mughal.

19

20

21 R.R.Roli

22

23 } BK Neeta

24

25 [illegible] 8/3/22

26

27 R.B. Joshi

Flat No. 28 R.B. Joshi

29 [illegible]

30 R.B. Joshi

31 [illegible]

32 [illegible]

33 Divya

34 [illegible]

35 [illegible]

36 [illegible]

Bldg No 2.

A1 [illegible]

A2 [illegible]

B1 } [illegible] 4/3/22

B2.

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SHANKAR CHHAYA CO-OPERATIVE HOUSING SOCIETY LTD.

(Regd. No. Bom/H.S.G. 969 of 11-5-1965)

Plot No.:19, MAHATMA GANDHI ROAD, GHATKOPAR (EAST), MUMBAI – 400 077

Proceedings and Minutes of the Special General Body Meeting of the SHANKAR CHAYYA CO-OP. HOUSING SOCIETY LTD., registered under registration no. BOM/HSG/969 dated 11/05/1965 having address at Plot no.19, Mahatma Gandhi Road, Ghatkopar East, Mumbai: 400 077, bearing C.T.S no. 5957, of Village Ghatkopar-Kirol, Taluka Kurla, held on 20/03/2022 at 10:30 A.M Proceeding of the said meeting were video recorded and the said meeting was attended by Shri. Atul More, Authorised Officer from the office of the Deputy Registrar Co-Operative Societies, N ward Office.

All 39 Members were present.

Mr. Vipul Patel the Secretary of the society welcomed the member present.

Mr. Bharat Thakkar, the Chairman of the society presided over as the Chairman of the meeting.

Taking the first point on the agenda which was to consider comparative information in respect to the tender/quotation received for the redevelopment of the society's property for which the secretary informed the members present that is all two tender/ quotation were received of i.e 1) Damji Shamji Group and 2) M/s. Shree Sai Realtors The rates, benefits etc. of all the said tenders/ Quotations were disclosed amongst the members present and the members were satisfied with the same as such approved the information given.

The next point on the agenda was to approve terms and conditions of one of the developers and finalize and select the same the secretary had already given the information about the quotation and the terms and conditions of each of the developers. The comparative statement given by the Project Management Consultant /architect Shri. Sanjai Udhan given all the comparative statements of tenders received was placed before the members present, there was discussion and debate over all the same and then all the members present found the terms and conditions and the offer of M/s Shree Sai Realtors in order and then the secretary asked the members present to vote in favour or against for the same for which all the members of the society who were present the 100% raised their hands and voted for M/s. Shree Sai Realtors as the Developers of the society for the redevelopment of the society's property and it was resolved as under:

"RESLOVED THAT M/s. Shree Sai Realtors be and is hereby selected as the Developers of the society for the redevelopment of the society's property and the offer tender given by them be and is hereby accepted and approved"

Proposed by: Yogesh Mehta (Flat no. 15)

Seconded by: Rajnikant G Vyas (Flat no. 13)

Carried out unanimously

Shankar Chhaya Co-op. Housing Society Plot No. 19, Ghatkopar (E), Mumbai - 77.

The next point on the agenda was to authorize the Secretary, Chairman and Treasurer of the society to enter into the Redevelopment agreement and Power of Attorney in respect of Redevelopment of the Society's property on behalf of the society with the selected developer, all the member present in the meeting agreed for the same and authorized the Secretary, Chairman and the Treasurer of the society for the same and it was resolved as under:

Vipul. Patel

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"RESLOVED THAT the Secretary Mr. Vipul Patel, Mr. Bharat Thakkar, the Chairman, Miss. Rekha Tolia, the Treasurer be and are hereby authorized to enter into/execute and register the redevelopment agreement and Power of attorney for the redevelopment of the society's property bearing CTS No. 5957 of Village Ghatkopar-Kirol, Taluka Kurla in the Mumbai Suburban District on behalf of the society."

"FURTHER RESLOVE THAT the said office bearer be and are hereby authorized also attend the office of the Sub registrar of Assurance at Mumbai and admit execution for the same on behalf of the society and complete all the required formalities thereto."

Proposed by. G. G. Shah (Flat no. 16)

Seconded by: Jayesh Gandhi (Flat no. 25)

Carried out unanimously

There being no other matter to be discussed the meeting terminated with a vote of thanks to the chair and the entire member present.

Vipul. Patel.

Mr. Vipul Patel
(Secretary)

Shri. Atul More
(Authorised Officer of N Ward Deputy Registrar Co-op Societies)

Mr. Bharat Thakkar
(Chairman)

Shankar Chhaya Co-op. Housing Society
Plot No. 19, Ghatkopar (E), Mumbai - 77.

20/09/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5
दस्त क्रमांक : 18885/2022
नोंदणी :
Regn:63m

गावाचे नाव : घाटकोपर

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(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	272344000
(3) बाजारभाव(भाडेपटट्याच्या आकलितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	232067000
(4) भू-मापन,पोटहिस्सा व नरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन ., इतर माहिती: विकसन करारनामा,जमीन व बिल्डिंग,मौजे घाटकोपर किरोळ,सी. टी .एस.नं. 5957 फायनल प्लॉट नं. 19 टीपीएस 3,या वरील इमारत प्लॉट नं 19,शंकर छाया को.ऑप.हौ .सो .लिमिटेड,एम. जी. रोड,घाटकोपर पूर्व,मुंबई 400077,अभिनिर्णित क्रमांक.एडीजे/1100901/548//2022/के/593/2022 अन्वये बाजारभाव रु.232067000/-,सिक्युरिटी फ्लॅट व्हॅल्यू रु 2000000/- मोबदला रु.272344000/- त्यावर भरलेले मुद्रांक शुल्क रु.13627200/-दिनांक 05/09/2022 दस्तात नमूद केल्याप्रमाणे((C.T.S. Number : 5957, final Plot no. 19 TPS III ;))
(5) क्षेत्रफळ	1) 1985 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-शंकर छाया को ऑप हौ सो लिमिटेड तर्फे सेक्रेटरी विपुल हंसराज पटेल वय:-42; पत्ता:-प्लॉट नं: बिल्डिंग नं 1 , माळा नं: ., इमारतीचे नाव: शंकर छाया को ऑप हौ सो लिमिटेड , ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व , रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAKAS6904N 2): नाव:-शंकर छाया को ऑप हौ सो लिमिटेड तर्फे चेअरमन भरत रणजीत ठक्कर वय:-60; पत्ता:-प्लॉट नं: बिल्डिंग नं 1 , माळा नं: ., इमारतीचे नाव: शंकर छाया को ऑप हौ सो लिमिटेड , ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व , रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAKAS6904N 3): नाव:-शंकर छाया को ऑप हौ सो लिमिटेड तर्फे ट्रेझरर कविता रजनी तोलिया वय:-57, पत्ता:-प्लॉट नं: बिल्डिंग नं 1 , माळा नं: ., इमारतीचे नाव: शंकर छाया को ऑप हौ सो लिमिटेड , ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व , रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAKAS6904N 4): नाव:-मान्यता देणारे हेमलता नानजी विशरिया तर्फे मुखत्यार मीना देवचंद गोसर वय:-45; पत्ता:-प्लॉट नं: शॉप नं 1 , माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप हौ सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AFLPV2951B 5): नाव:-मान्यता देणारे प्रकाश प्रेमजी सोमेश्वर तर्फे मुखत्यार पराग किशोर सोमेश्वर वय:-57; पत्ता:-प्लॉट नं: शॉप नं 2 , माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप हौ सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AADPS4761R 6): नाव:-मान्यता देणारे प्रकाश प्रेमजी सोमेश्वर तर्फे मुखत्यार पराग किशोर सोमेश्वर वय:-57; पत्ता:-प्लॉट नं: शॉप नं 3 , माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप हौ सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AADPS4761R 7): नाव:-मान्यता देणारे पुर्णिमा मनोज हिंडोचा . वय:-50; पत्ता:-प्लॉट नं: शॉप नं 4 , माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप हौ सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ABHPH7829N 8): नाव:-मान्यता देणारे शंकर अँड को. तर्फे भागीदार पी.व्ही. नारायणन वय:-80; पत्ता:-प्लॉट नं: शॉप नं 5 , माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप हौ सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAAFS7352P 9): नाव:-मान्यता देणारे शंकर अँड को. तर्फे भागीदार वाणी शंकर वय:-55; पत्ता:-प्लॉट नं: शॉप नं 5 , माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप हौ सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAAFS7352P 10): नाव:-मान्यता देणारे भारती चेतन चोलेरा . वय:-54; पत्ता:-प्लॉट नं: शॉप नं 6 , माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप हौ सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ACQPC1249R 11): नाव:-मान्यता देणारे सेजल कुशल धरत . वय:-36; पत्ता:-प्लॉट नं: शॉप नं 7 , माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप हौ सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AETPT7651M 12): नाव:-मान्यता देणारे कुशल विनय धरत . वय:-36; पत्ता:-प्लॉट नं: शॉप नं 7 , माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप हौ सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-APHPG2752F 13): नाव:-मान्यता देणारे देवेंद्र गोरधनदास ठक्कर . वय:-75; पत्ता:-प्लॉट नं: फ्लॅट नं. 8, माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप हौ सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AANPT5660N 14): नाव:-मान्यता देणारे वीणा देवेंद्र ठक्कर . वय:-73, पत्ता:-प्लॉट नं: फ्लॅट नं. 8, माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप हौ सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI पिन कोड:-400077 पॅन नं:-AAZPT2830N 15): नाव:-मान्यता देणारे पंकज नानजी हरिया . वय:-60; पत्ता:-प्लॉट नं: फ्लॅट नं. 9, माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप हौ सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAAPH4827Q 16): नाव:-मान्यता देणारे हेमाबेन दिनेश शाह . वय:-69; पत्ता:-प्लॉट नं: फ्लॅट नं. 10, माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप हौ सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-BNTPS8846M 17): नाव:-मान्यता देणारे केतल दिनेश शाह . वय:-43; पत्ता:-प्लॉट नं: फ्लॅट नं. 10, माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप हौ सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-BBTPS7187M 18): नाव:-मान्यता देणारे चारू मजमुदार . वय:-70; पत्ता:-प्लॉट नं: फ्लॅट नं. 11, माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप हौ सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ANZPM0769N 19): नाव:-मान्यता देणारे भावेश चमनलाल वोरा . वय:-57; पत्ता:-प्लॉट नं: फ्लॅट नं. 11, माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप हौ सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ABAPV1883B

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

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

20): नाव:-मान्यता देसारे रायची मावेश बेरा , वय:-56; पत्ता:-प्लॉट नं. फ्लॅट न 11, माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं. एम.जी. रोड, घाटकोपर पुर्व रोड नं: ., महाराष्ट्र. MUMBAI. पिन कोड:-400077 पॅन नं:-AAYPV3172A

21): नाव:-मान्यता देसारे जय जितेंद्र पटेल , वय:-26; पत्ता:-प्लॉट नं. फ्लॅट नं. 12, माळा नं: बिल्डिंग न 1, इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-DHDPP4996K

22): नाव:-मान्यता देसारे विजय भारतभाई पटेल , वय:-53, पत्ता:-प्लॉट नं: फ्लॅट न. 12, माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड न: . महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ADCPP5872F

23): नाव:-मान्यता देसारे रजनीकांत शिवप्रसाद व्यास तर्फे मुखत्यार हेतल व्ही वाघेला वय:-48; पत्ता:-प्लॉट नं: फ्लॅट नं. 13, माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक न: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAAPV7882P

24): नाव:-मान्यता देसारे जीना रजनीकांत व्यास तर्फे मुखत्यार हेतल व्ही वाघेला वय:-46; पत्ता:-प्लॉट नं: फ्लॅट नं. 13, माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AADPV7722R

25): नाव:-मान्यता देसारे सुशिला शांतीलाल गडा , वय:-67; पत्ता:-प्लॉट नं: फ्लॅट नं. 14, माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AFCPG1580N

26): नाव:-मान्यता देसारे हार्दिक योगेश मेहता , वय:-42; पत्ता:-प्लॉट नं: फ्लॅट नं. 15, माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र. MUMBAI. पिन कोड:-400077 पॅन नं:-AJSPM8065E

27): नाव:-मान्यता देसारे गुणवंत गुलाबचंद शाह , वय:-76; पत्ता:-प्लॉट नं: फ्लॅट नं. 16, माळा नं: बिल्डिंग न 1, इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र. MUMBAI. पिन कोड:-400077 पॅन नं:-AAFPS7298N

28): नाव:-मान्यता देसारे भारती गुणवंत शाह , वय:-68; पत्ता:-प्लॉट नं: फ्लॅट नं. 16, माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व. रोड नं: ., महाराष्ट्र. MUMBAI. पिन कोड:-400077 पॅन नं:-AAJPS8344J

29): नाव:-मान्यता देसारे विपुल एच. पटेल , वय:-43; पत्ता:-प्लॉट न; फ्लॅट नं. 17, माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व रोड नं: ., महाराष्ट्र. MUMBAI. पिन कोड:-400077 पॅन नं:-APUPP7750H

30): नाव:-मान्यता देसारे दिगंत हंसराज पटेल , वय:-39; पत्ता:-प्लॉट नं: फ्लॅट नं. 17, माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व रोड नं: ., महाराष्ट्र. MUMBAI. पिन कोड:-400077 पॅन नं:-AYKPP5114C

31): नाव:-मान्यता देसारे स्नेहलता महेंद्र शाह , वय:-82; पत्ता:-प्लॉट नं: फ्लॅट नं. 18, माळा नं. बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व. रोड नं: ., महाराष्ट्र. MUMBAI. पिन कोड:-400077 पॅन नं:-ABDPS8456N

32): नाव:-मान्यता देसारे स्मनी चेतन गांधी तर्फे मुखत्यार वर्षा दिपक गांधी वय:-62; पत्ता:-प्लॉट नं: फ्लॅट नं. 19, माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक न: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-BXDPG8510L

33): नाव:-मान्यता देसारे अमित विनोद कोठारी , वय:-43; पत्ता:-प्लॉट नं: फ्लॅट नं. 20, माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र. MUMBAI पिन कोड:-400077 पॅन नं:-ADMPK6108N

34): नाव:-मान्यता देसारे रेखा रजनी तोलिया तर्फे मुखत्यार कविता रजनी तोलिया वय:-57; पत्ता:-प्लॉट नं: फ्लॅट नं. 21, माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक न. एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AANPT5630N

35): नाव:-मान्यता देसारे कविता रजनी तोलिया , वय:-57; पत्ता:-प्लॉट नं: फ्लॅट नं. 21, माळा नं: बिल्डिंग न 1, इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व. रोड नं: ., महाराष्ट्र. MUMBAI. पिन कोड:-400077 पॅन नं:-ADKPT5631Q

36): नाव:-मान्यता देसारे वर्ल्ड रिनेवल स्पिरिटूल ट्रस्ट तर्फे ट्रस्टी प्रदीप डी नाथानी वय:-61, पत्ता:-प्लॉट न. फ्लॅट नं. 22, माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं. एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAATW0307N

37): नाव:-मान्यता देसारे वर्ल्ड रिनेवल स्पिरिटूल ट्रस्ट तर्फे ट्रस्टी प्रदीप डी नाथानी वय:-61; पत्ता:-प्लॉट नं: फ्लॅट नं. 23, माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAATW0307N

38): नाव:-मान्यता देसारे ब्रह्माकुमारी नलिनी तर्फे मुखत्यार प्रदीप दयालाल नाथानी वय:-61; पत्ता:-प्लॉट नं फ्लॅट नं. 24, माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-BJNPJ6369N

39): नाव:-मान्यता देसारे जयेश दलीचंद गांधी वय:-69; पत्ता:-प्लॉट नं: फ्लॅट नं. 25, माळा नं: बिल्डिंग न 1, इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड न: . महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ACJPG0711C

40): नाव: मान्यता देसारे भुजाता जयेश गांधी , वय:-67; पत्ता:-प्लॉट नं: फ्लॅट न 25, माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAEPG3793N

41): नाव:-मान्यता देसारे एकता युपीन गाला , वय:-31; पत्ता:-प्लॉट नं: फ्लॅट नं. 26, माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AQSPG8251D

42): नाव:-मान्यता देसारे मीता जयेश गोधर , वय:-54; पत्ता:-प्लॉट नं: फ्लॅट नं. 26, माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AEUPG1251R

43): नाव:-मान्यता देसारे निखिल दिनेश हरिया , वय:-45. पत्ता:-प्लॉट नं: फ्लॅट नं. 27, माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAAPH9573M

44): नाव:-मान्यता देसारे रिटा भरत जोशी , वय:-58; पत्ता:-प्लॉट नं: फ्लॅट नं. 28, माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र. MUMBAI. पिन कोड:-400077 पॅन नं:-AKLPJ7186M

45): नाव:-मान्यता देसारे ऐशा मिहीर छाडवा , वय:-32; पत्ता:-प्लॉट नं: फ्लॅट नं. 29, माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-APCPD2743L.

46): नाव:-मान्यता देसारे दिनेश प्रेमजी हरिया , वय:-69; पत्ता:-प्लॉट नं: फ्लॅट नं. 30, माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI पिन कोड:-400077 पॅन नं:-AABPH6882G

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47): नाव:-मान्यता देणारे राजेश प्रेमजीभाई पटेल . वय:-66; पत्ता:-प्लॉट नं: फ्लॅट नं. 31, माळा नं: बिल्डिंग नं 1 . इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAHPP7284Q

48): नाव:-मान्यता देणारे मीना राजेश पटेल . वय:-63; पत्ता:-प्लॉट नं: फ्लॅट नं. [illegible] बिल्डिंग नं 1 , इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI पिन कोड:-400077 पॅन नं -AHFPP2082D

49): नाव:-मान्यता देणारे फाल्गुन जे. नेगांधी . वय:-50; पत्ता:-प्लॉट नं: फ्लॅट नं. 32, माळा नं: बिल्डिंग नं 1 , इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AABPN1985A

50): नाव:-मान्यता देणारे प्रथमेश जे. नेगांधी तर्फे मुखत्यार फाल्गुन जे नेगांधी वय:-50; पत्ता:-प्लॉट नं: फ्लॅट नं. 32, माळा नं: बिल्डिंग नं 1 , इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ACUPN6313P

51): नाव:-मान्यता देणारे भरत ठक्कर . वय:-60; पत्ता:-प्लॉट नं: फ्लॅट नं. 33, माळा नं: बिल्डिंग नं 1 , इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAAPT6261G

52): नाव:-मान्यता देणारे दिव्या भरत ठक्कर . वय:-55; पत्ता:-प्लॉट नं: फ्लॅट नं. 33, माळा नं: बिल्डिंग नं 1 , इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ACIPT2257Q

53): नाव:-मान्यता देणारे अमरेंद्र कुमार वर्मा एच यु एफ तर्फे कर्ता अमरेंद्र कुमार वर्मा . वय:-85; पत्ता:-प्लॉट नं: फ्लॅट नं. 34, माळा नं: बिल्डिंग नं 1 , इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAAHA3735J

54): नाव:-मान्यता देणारे चेतन शाह . वय:-55; पत्ता:-प्लॉट नं: फ्लॅट नं. 35, माळा नं: बिल्डिंग नं 1 , इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI पिन कोड:-400077 पॅन नं:-AAVPS1289E

55): नाव:-मान्यता देणारे प्रभाबेन देवचंद गोशर . वय:-63; पत्ता:-प्लॉट नं: फ्लॅट नं. 36, माळा नं: बिल्डिंग नं 1 . इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: , महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AABPG1041L

56): नाव:-मान्यता देणारे चिराग राजेंद्र शाह . वय:-49; पत्ता:-प्लॉट नं: फ्लॅट नं. ए1 अँड ए2 , माळा नं: बिल्डिंग नं 2 , इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AMZPS3879G

57): नाव:-मान्यता देणारे समीर राजेंद्र शाह . वय:-46; पत्ता:-प्लॉट नं: फ्लॅट नं. ए1 अँड ए2, माळा नं: बिल्डिंग नं 2 , इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAVPS0403J

58): नाव:-मान्यता देणारे चंद्रिका सूर्यसिंह कोठारी . वय:-79; पत्ता:-प्लॉट नं: फ्लॅट नं. बी 1, माळा नं: बिल्डिंग नं 2 . इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AGGPK4207R

59): नाव:-मान्यता देणारे चैताली निमेश चंदन तर्फे मुखत्यार वैशाली कुणाल शाह वय:-39; पत्ता:-प्लॉट नं: फ्लॅट नं. बी2, माळा नं: बिल्डिंग नं 2 , इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ADMPC6212D

60): नाव:-मान्यता देणारे वैशाली कुणाल शाह . वय:-39; पत्ता:-प्लॉट नं: फ्लॅट नं. बी2, माळा नं: बिल्डिंग नं 2 , इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AICPK4353L

61): नाव:-मान्यता देणारे कुणाल भरत शाह . वय:-39; पत्ता:-प्लॉट नं: फ्लॅट नं. बी2, माळा नं: बिल्डिंग नं 2 , इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AXCPS5198C

62): नाव:-मान्यता देणारे चेतन गोपालदास चोलेरा . वय:-56; पत्ता:-प्लॉट नं: शॉप नं 6 , माळा नं: बिल्डिंग नं 1 . इमारतीचे नाव: शंकर छाया को ऑप ही सो लिमिटेड, ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AABPC4105D

(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स श्री साई रिअल्टर्स तर्फे भागीदार श्रीधरन के. सुधाध्यन वय:-64; पत्ता:-प्लॉट नं: ऑफिस नं.201, माळा नं: ., इमारतीचे नाव: साई प्लाझा, जवाहर रोड,, ब्लॉक नं: घाटकोपर रेल्वे स्टेशन समोर, रोड नं: घाटकोपर (पुर्व), मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400077 पॅन नं:-ABRFS0440G 2): नाव:-मेसर्स श्री साई रिअल्टर्स तर्फे भागीदार श्रीबीन श्रीधरन सुधाध्यन वय:-36; पत्ता:-प्लॉट नं: ऑफिस नं.201, माळा नं: ., इमारतीचे नाव: साई प्लाझा, जवाहर रोड, ब्लॉक नं: घाटकोपर रेल्वे स्टेशन समोर, रोड नं: घाटकोपर (पुर्व), मुंबई, , महाराष्ट्र, मुम्बई. पिन कोड:-400077 पॅन नं:-ABRFS0440G
(9) दस्तऐवज करुन दिल्याचा दिनांक	20/09/2022
(10)दस्त नोंदणी केल्याचा दिनांक	20/09/2022
(11)अनुक्रमांक,खंड व पृष्ठ	16685/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	13827200
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5		DHC		1909202202830	2000	RF	1909202202830D	20/09/2022
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THE SEAL OF THE SUB REGISTRAR KURLA-5 MUMBAI SUBURBAN DIST. (BANDRA)

करल - ५		
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भारत सरकार
GOVT. OF INDIA
LEEBIN S MUTHATHYAN
SREEDHARAN KRISHNAN MUTHATHYAN
14/06/1985
Permanent Account Number
ANMPM4461G
Signature

करल - ५

२०२२

39

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHANKAR CHHAYA CO-OPERATIVE
HOUSING SOCIETY LIMITED

11/05/1965

Permanent Account Number

AAKAS6904N

25032014

Vipul. Patel.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



ACKPT6531G

Kasolia

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VIPUL H PATEL

HANSARAJ KANJI PATEL

31/12/1979

Permanent Account Number





APUPP7760H

Vipul. Patel.

Signature

Vipul. Patel.

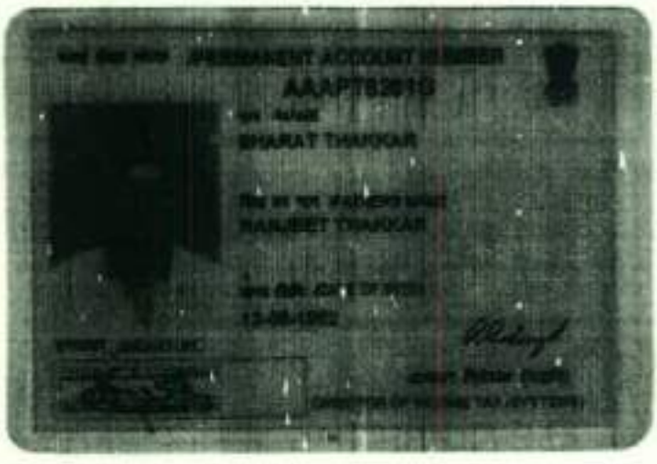
PERMANENT ACCOUNT NUMBER

AAAPT6261G

SHARAT THAKKAR

RANJEET THAKKAR

13-08-1962



करल - ५		
-१८६८	[illegible]	४०
२०२२	३२	













करल - ५

9L6EL	33	00

२०२२



करल - ५

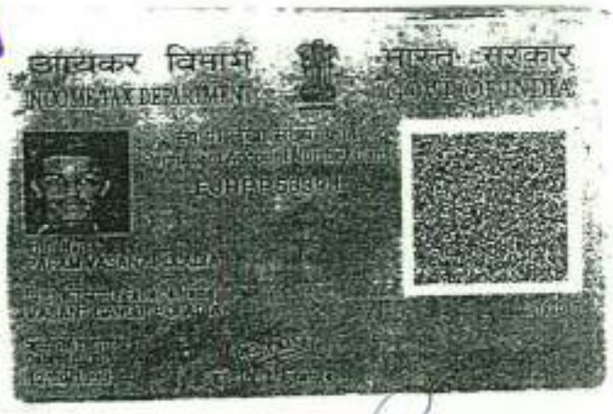
२०२२

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

Param

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







[redacted]

Government of India



रोहन रविंद्र गायकवाड
Rohan Ravindra Gaikwad
जन्म तिथि/DOB: 02/03/1990
पुरुष/ MALE

4463 3642 4733

VID: 9127 0958 8089 7368

मेरा आधार, मेरी पहचान

कॉस्ल - ५		
SLEEL	34	20
२०२२		

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



520 18698
मंगळवार 20 सप्टेंबर 2022 9:36 म.पू.

दस्त गोषवारा भाग-1

करल5
दस्त क्रमांक 18698/2022

करल - ५
१८६९८ | ३६ | ४०
२०२२

दस्त क्रमांक: करल5 /18698/2022

बाजार मूल्य रु. 01/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. करल5 यांचे कार्यालयात
अ. क्र. 18698 वर दि.20-09-2022
रोजी 9.27 म.पू. वा. हजर केला

Vipul. Patel.

पावती:19747 पावती दिनांक: 20/09/2022

सादरकरणाऱ्याचे नाव: शंकर छाया को ऑप हौ सो लिमिटेड तर्फे सेक्रेटरी विपुल हनराज पटेल

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 800.00
पृष्ठांची संख्या: 40	
एकूण	900.00

दस्त हजर करणाऱ्याची सही

सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)

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

दस्ताचा प्रकार: कुलमुखत्यारपत्र

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

शिक्का क्र. 1 20 / 09 / 2022 09 : 27 : 22 AM ची वेळ (सादरीकरण)

शिक्का क्र. 2 20 / 09 / 2022 09 : 28 : 12 AM ची वेळ (फी)

प्रतिज्ञापत्र

"सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीस नोंदणीस पात्र केलेला आहे. दस्तातीत संपूर्ण [illegible] जोडलेल्या कागदपत्रांची [illegible] बाबीसाठी खालील [illegible] जबाबदार राहतील. [illegible] शासन यांचा [illegible] यांचे उल्लंघन होत नाही."

लिहून देणार
१) Vipul. Patel.
२) [signature]
३) [signature]

लिहून घेणारे
१) [signature]
२) [signature]
३)

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



Summary-2

22/09/2022 9:36:27 AM

दस्त क्रमांक :18698/2022

नोंदणी प्रकार :-दस्तऐवजाचा प्रकार

करल - ५

२८६८ | ३० | ००

२०२२

दस्त नमुना भाग-2

दस्त क्रमांक:18698/2022

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:शंकर छाया को ऑप हौ सो लिमिटेड तर्फे भागीदार :तीर्थन श्रीधरन मुखोपाध्याय पत्ता:प्लॉट नं: ऑफिस नं. 201, माळा नं: , इमारतीचे नाव: साई प्लाझा, ब्लॉक नं: आर. बी मेहता रोड, घाटकोपर पूर्व , रोड नं: , महाराष्ट्र, MUMBAI. पिन नंबर:AAKAS6904N	कुलमुखत्यार देणार वय :-42 स्वाक्षरी:-		
2	नाव:शंकर छाया को ऑप हौ सो लिमिटेड तर्फे भागीदार अनिल रामजीवन यादव पत्ता:प्लॉट नं: ऑफिस नं. 201, माळा नं: , इमारतीचे नाव: साई प्लाझा, ब्लॉक नं: आर. बी मेहता रोड, घाटकोपर पूर्व , रोड नं: , महाराष्ट्र, MUMBAI. पिन नंबर:AAKAS6904N	कुलमुखत्यार देणार वय :-60 स्वाक्षरी:-		
3	नाव:शंकर छाया को ऑप हौ सो लिमिटेड तर्फे भागीदार कविता रामजीवन यादव पत्ता:प्लॉट नं: ऑफिस नं. 201, माळा नं: , इमारतीचे नाव: साई प्लाझा, ब्लॉक नं: आर. बी मेहता रोड, घाटकोपर पूर्व , रोड नं: , महाराष्ट्र, MUMBAI पिन नंबर:AAKAS6904N	कुलमुखत्यार देणार वय :-57 स्वाक्षरी:-		
4	नाव:श्री मार्क कि अल्स तर्फे भागीदार श्रीधरन के नायर पत्ता:प्लॉट नं: ऑफिस नं. 201, माळा नं: , इमारतीचे नाव: साई प्लाझा, ब्लॉक नं: आर. बी मेहता रोड, घाटकोपर पूर्व, रोड नं: , महाराष्ट्र, मुंबई पिन नंबर:ABRFS0440G	पॉवर ऑफ अटर्नी होल्डर वय :-64 स्वाक्षरी:-		

कुलमुखत्यारपत्र करून देणार स्वाक्षरीचा कुलमुखत्यारपत्र धारक दस्त ऐवज करून देत असल्याबाबत मजकूर वाचून

करून

दस्तात नमूद केलेल्या मजकुराची मी ती ओळखणार करून देणारा यांनी, ओळखले, व स्वाक्षरी अंगठ्याचे ठसे दिले

अनु क्र	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विपुल पटेल वय:25 पत्ता:घर नं: वसई, वसई, पालघर. पिन कोड:401207	स्वाक्षरी	
2	नाव:अनिल पांचरतिया वय:29 पत्ता:216, दिव्य दर्शन, घाटकोपर पश्चिम, मुंबई पिन कोड:400086	स्वाक्षरी	

ओळख पटविणाऱ्याची मजकूर ऐकल्याची साक्षी.

अनु क्र पक्षकाराचे नाव व पत्ता

1 मेसर्स शंकर साई रिअल्टर्स तर्फे भागीदार :तीर्थन श्रीधरन मुखोपाध्याय
प्लॉट नं: ऑफिस नं. 201, माळा नं: , इमारतीचे नाव: साई प्लाझा, ब्लॉक नं: आर. बी मेहता रोड, घाटकोपर पूर्व , रोड नं: , महाराष्ट्र, MUMBAI.
ABRFS0440G

Joint S.R. Mumbai

सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)

Payment Details

Sr.	Purchaser	Type	Verification ID/Bank/Bill	GRN/Licence	Amount	Used As	Deface Number	Deface Date
1	SHANKAR CHHAYA CHS LTD	eChallan	0[illegible]2022090693083	MH00[illegible]395878202223E	500.00	SD	0003964246202223	20/09/2022
2		DHC		190920221[illegible]10336	300	RF	190920221[illegible]10336U	20/09/2022
3	SHANKAR CHHAYA CHS LTD	eChallan	[illegible]	[illegible]395878202223E	100	RF	0003964246202223	20/09/2022

(SD.Stamp Duty) [RF Registration Fee] [DHC [illegible]ment Handling Charges]

18698 /2022

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करल - ५		
[illegible]	३८	४०
२०२२		

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



Summary-2

27/09/2022 11:24:19 AM

दस्त क्रमांक: करल5/18698/2022

दस्त नोंदणी प्रकार: फुलमुखत्यारपत्र

करल - ५

2022

करण5
दस्त क्रमांक:18698/2022

पक्षकाराचे प्रकार

(१) पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा

1 नाव:मेसर्स लोढा का अॅण्ड डी डी सी लिमिटेड तर्फे मे.मुखत्यार श्री. कैलाश विठ्ठल हरजाल पत्ता:प्लॉट नं: बिल्डिंग नं 1, माळा नं: , इमारतीचे नाव: मेसर्स लोढा का अॅण्ड डी डी सी लिमिटेड, ब्लॉक नं: एम.डी. रोड, पार्कसाईट पूर्व , रोड नं: , महाराष्ट्र, MUMBAI. पिन नंबर:AAKAS6904N

पक्षकाराचे प्रकार: फुलमुखत्यार देणार
वय :-42
स्वाक्षरी:-

2 नाव:मेसर्स लोढा का अॅण्ड डी डी सी लिमिटेड तर्फे मे.मुखत्यार श्री. कैलाश विठ्ठल हरजाल पत्ता:प्लॉट नं: बिल्डिंग नं 1, माळा नं: , इमारतीचे नाव: मेसर्स लोढा का अॅण्ड डी डी सी लिमिटेड, ब्लॉक नं: एम.डी. रोड, पार्कसाईट पूर्व , रोड नं: , महाराष्ट्र, MUMBAI पिन नंबर:AAKAS6904N

फुलमुखत्यार देणार
वय :-60
स्वाक्षरी :-

3 नाव:मेसर्स लोढा का अॅण्ड डी डी सी लिमिटेड तर्फे मे.मुखत्यार श्रीमती कविता मनीष लोढा पत्ता:प्लॉट नं: बिल्डिंग नं 1, माळा नं: , इमारतीचे नाव: मेसर्स लोढा का अॅण्ड डी डी सी लिमिटेड, ब्लॉक नं: एम.डी. रोड, पार्कसाईट पूर्व , रोड नं: , महाराष्ट्र, MUMBAI पिन नंबर:AAKAS6904N

फुलमुखत्यार देणार
वय :-57
स्वाक्षरी :-

4 नाव:मेसर्स श्री साई डिव्हलपर्स तर्फे भागीदार वीरेन्द्र के. इसरानी पत्ता:प्लॉट नं: ऑफिस नं 201, माळा नं: , इमारतीचे नाव: साई व्हिलास, ब्लॉक नं: आर.बी. कदम रोड, पार्कसाईट पूर्व, रोड नं: , महाराष्ट्र, मुलुंड पिन नंबर:ABRFS0440G

पॉवर ऑफ अटर्नी होल्डर
वय : 64
स्वाक्षरी -

5 नाव:मेसर्स श्री साई डिव्हलपर्स तर्फे भागीदार वीरेन्द्र वीरजी शेठिया वय:-36 पत्ता:प्लॉट नं: ऑफिस नं 201, माळा नं: , इमारतीचे नाव: साई व्हिलास, ब्लॉक नं: आर.बी. कदम रोड, पार्कसाईट पूर्व, रोड नं: , महाराष्ट्र, MUMBAI पिन नंबर:ABRFS0440G

पॉवर ऑफ अटर्नी होल्डर
वय :-36
स्वाक्षरी:-

वरील दस्तऐवज करुन देणार यांनी दस्तऐवज करुन दिल्याचे कबुल केलाचा दिनांक: 27 / 09 / 2022 11 : 16 : 15 AM

ओळख :

पावेल प्रेमल अॅंड असोसिएट्स तर्फे दस्तऐवज करुन देणा-यांना ओळखतो व त्यांची ओळख पटविली आहे.

(२) पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा

1 नाव:रोहन रामकवाड
वय 25
पत्ता:प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: , महाराष्ट्र, MUMBAI. पिन कोड 400071

स्वाक्षरी

2 नाव:रमेश पोपटराव
वय 23
पत्ता:प्लॉट नं: 2105, विंग ए, रोड नं: , पार्कसाईट पश्चिम, मुंबई पिन कोड 400086

स्वाक्षरी

दिनांक 27 / 09 / 2022 11 : 17 : 40 AM

दस्त क्रमांक करल5/18698/2022 ची नोंदणी पुस्तक 1 मध्ये दिनांक 27 / 09 / 2022 11 : 18 : 04 AM ला अनुक्रमांक 1 ने नोंदणी केली.

सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)

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

Payment Details

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHANKAR CHHAYA CHS LTD	eChallan	00040572022090693983	MH007395878202223E	500.00	SD	0003964246202223	20/09/2022
2		DHC		1909202210336	800	RF	19092022103360	20/09/2022
3	SHANKAR CHHAYA CHS LTD	eChallan		MH007395878202223E	100	RF	0003964246202223	20/09/2022

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

18698 /2022

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करल - ५

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२०२२		

प्रमाणित करण्यात येते कि या दस्तामध्ये
एकूण (.....४०.....) पाने आहेत.
करल-५/ ९८६९८ /२०२२
पुस्तक क्रमांक १ क्रमांकावर
नोंदला
दिनांक २७/०९/२०२२

सह. दुय्यम निबंधक, कुर्ला - ५
मुंबई उपनगर जिल्हा

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