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CHALLAN
MTR Form Number-6

GRN	MH017849756202223P	BARCODE		Date	29/03/2023-17:35:38	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	BRL6_JT SUB REGISTRAR BORIVALI 6	Full Name	pearl infra
Location	MUMBAI		
Year	2022-2023 One Time	Flat/Block No.	cts 97a 27
		Premises/Building	
		Road/Street	upper govind nagar malad east
		Area/Locality	mumbai
		Town/City/District	
		PIN	4 0 0 0 9 7
		Remarks (If Any)	SecondPartyName=ashiyana chsl~
		Amount In Words	Six Hundred Rupees Only

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

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 6 ★ MUMBAI SUBURBAN DIST. (BANDRA) ★ निबंधक बोरीवली ६

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502023032912475	1905869829540
Cheque/DD No.		Bank Date	RBI Date	29/03/2023-17:35:53	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. : 9967131230

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 नोदणी करावयाच्या दस्तासाठी लागु आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Print Date 29-03-2023 05:39:20

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CHALLAN
MTR Form Number-6

GRN	MH017849756202223P	BARCODE		Date	29/03/2023-17:35:38	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	BRL6_JT SUB REGISTRAR BORIVALI 6	**Full Name**	pearl infra
Location	MUMBAI		
Year	2022-2023 One Time	**Flat/Block No.**	cts 97a 27
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030045501 Stamp Duty	500.00	**Road/Street**	upper govind nagar malad east
0030063301 Registration Fee	100.00	**Area/Locality**	mumbai
		Town/City/District	
		PIN	4 0 0 0 9 7
		Remarks (If Any)	SecondPartyName=ashiyana chsl~
Total	600.00	**Amount In Words**	Six Hundred Rupees Only

DEFACED ₹600.00 DEFACED

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 6 ★ MUMBAI SUBURBAN DIST (BANDRA) ★

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502023032912475	1905869829540
Cheque/DD No.		Bank Date	RBI Date	29/03/2023-17:35:53	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. : 9967131230

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.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-389-6323	0008755596202223	29/03/2023-19:48:54	IGR195	100.00
2	(iS)-389-6323	0008755596202223	29/03/2023-19:48:54	IGR195	500.00
			Total Defacement Amount		**600.00**

Print Date 29-03-2023 10:04:17

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Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2903202322235	**Receipt Date**	29/03/2023

Received from pearl infra, Mobile number 9967131230, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered on Document No. 6323 dated 29/03/2023 at the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District.

DEFACED
₹ 700
DEFACED

Payment Details

Bank Name	SBIN	**Payment Date**	29/03/2023
Bank CIN	10004152023032920790	**REF No.**	308819023689
Deface No	2903202322235D	**Deface Date**	29/03/2023

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

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 6
MUMBAI SUBURBAN DIST. (BANDRA)

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THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 6 MUMBAI SUBURBAN DIST. (BANDRA)

Ashiyana Apartment Co-op. Hsg. Soc. Ltd. Malad (E), Bombay-97. R. C. (TC) 4169/88-89.

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME We, **ASHIYANA APARTMENT CO-OPERATIVE HOUSING SOCIETY LTD. (IT PAN: AAALA2194F),** a Co-operative Housing Society registered under the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. BOM/(WP)/HSG/(TS)/4169/88-89 dated 4th March, 1989, situated on piece and Parcel of Land bearing Plot No. 39, admeasuring 919.40 sq. mtrs, forming a part of Survey No. 47 (Part) , C.T.S. No. 97/A/27 of Village : Chincholi, Taluka : Borivali in the Registration District of Mumbai City and Mumbai Suburban District lying and being situated at Plot No. 39 Upper Govind Nagar, Malad (East), Mumbai 400 097, through its (1)**Mr. GIRDHARI P. AGARWAL** The Chairman,(IT PAN : AAAPA5946R), (2) Mr. **MUKESH A. CHADHA** The Secretary, (IT PAN : AFSPC7576E) and

PEARL INFRA MUMBAI 67

(3) Mr. **CHANDRAKANT D. JAIN**, The Treasurer, ,(IT PAN :ADCPJ2306F) (who represent the Society and all its members), do hereby jointly and severally SEND GREETINGS:-

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WHEREAS:

A. At all material times One MRS. KASARBAI Widow of CHHABILDAS LALLUBHAI was the absolute owner, well seized and sufficiently entitled to all that piece and parcel of land admeasuring 154 acres or thereabouts situated at Village: Chincholi (hereinafter referred to as "the Larger Property")

B. Vide the Deed of Conveyance dated 17th December, 1945 registered with the Sub Registrar of Assurances at Bombay, under Serial No. 129 at page no.53 made and entered into between the said MRS. KASARBAI widow of CHABILDAS LALLUBHAI, called "THE VENDOR" of the ONE PART, D.K. PARKER, therein called "THE PARTY OF THE SECOND PART' and MAKHANLAL GORDHANDAS SEKSARIA therein called "THE PURCHASER" OF THE THIRD PART, whereby the said "THE VENDOR" sold transferred, assigned and conveyed the above referred larger property being all that piece and parcel at land admeasuring 154 acres or thereabouts situated at Village : Chincholi, together with all rights, titles, interest, benefits, appurtenant, etc. unto and in favour of the said "THE PURCHASER" at the consideration amount and on the terms, conditions and covenants contained therein.

C. By a Deed of Transfer dated 6th September, 1949 registered with the Sub Registrar of Assurances at Bassein (Vasai) in Volume No. II, Serial No.

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27, Page No. 27 made and entered into between the said P.B.SEKSARIA, the constituted Attorney of MAKHANLAL GORDHANDAS SEKSARIA, therein called "THE TRANSFEROR" of the ONE PART; and ESTATE INVESTMENT COMPANY PVT. LTD. therein called "THE TRANSFEREE" of the OTHER PART; whereby the said "THE TRANSFEROR" sold, transferred, assigned and conveyed the above referred Larger Property being all that piece and parcel of land admeasuring 154 acres or thereabouts situated at Village Chincholi together with all rights, title, interest, benefits, appurtenant, etc. unto and in favour of the said "THE TRANSFEREE" at the consideration amount and on the terms, conditions and covenants contained therein.

D. By an Agreement dated 22nd February, 1951 ESTATE INVESTMENT COMPANY PVT. LTD. had agreed to sell KAILASHPURI CO-OPERATIVE HOUSING SOCIETY LIMITED, a Portion of the above said Larger Property being all that piece and parcel of the land admeasuring about 21 acres equivalent to 1,01,640 square yards for a total consideration amount of Rs. 2,03,280/- and on terms, conditions and covenants contained therein.

E. That the said KAILASHPURI CO-OPERATIVE HOUSING SOCIETY LIMITED failed to pay the total consideration amount of Rs.2,03,280/- under the above referred Agreement dated 22nd February, 1951.

F. By an order dated 1st December, 1956 passed by Assistant Registrar Co-operative Societies B.D. Bombay under Section 47 of the Bombay Co-operative Societies Act, 1926, the affairs of the said KAILASHPURI CO-OPERATIVE HOUSING SOCIETY LIMITED were ordered to be wound

up and 1) A.H. KULKARNI, 2) GIRDHARI TULSIYAN and 3) PRAVINCHANDRA ARJULAL were appointed as the Liquidators of the said Society under Section 55 of the Bombay Co-operative Societies Act, 1926.

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G. By an Agreement dated 6th September, 1961 made and entered between Liquidators of the said KAILASHPURI CO-OPERATIVE HOUSING SCOIETY LIMITED, ESTATE INVESTMENT COMPANY PVT. LDT. of the ONE PART and intending PURCHASER namely SEKSARIA SUGAR MILLS PRIVATE LIMIITED of the OTHER PART; whereby the said intending Purchaser SEKSARIA SUGAR MILLS PRIVATE LIMITED agreed to take all the liabilities and the assets of the said KAILASHPURI CO-OPERATIVE HOUSING SCOIETY LIMITED including the above referred portion of the larger property being all that piece and parcel of land admeasuring about 21 acres equivalent to 1,01,640 square yards situated at Village: Chincholi, Malad, along with hereditaments, premises and Bungalows standing thereon.

H. The Divisional Joint Registrar of Co-operative Societies recorded its sanction to the Liquidators of the said KAILASHPURI CO-OPERATIVE HOUSING SOCIETY LIMITED to surrender and deliver possession of the above referred Portion of the Larger Property being all that piece and parcel of land admeasuring about 21 acres equivalent to 1,01,640 square yards situated at Village : Chincholi, Malad, along with hereditaments, premises and Bungalows (complete or incomplete) standing thereon to SEKSARIA SUGAR MILLS PRIVATE LIMITED.

I. By a Deed of Conveyance dated 26th September, 1962/3 registered with

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Sub Registrar of Assurances at Bandra under Serial No. BND/2256/13 made and entered into between ESTATE INVESTMENT COMPANY PVT. LTD., KAILASHPURI CO-OPERATIVE HOUSING SOCIETY LIMITED, 1) A.H. KULKARNI, 2) GIRDHARI TULSIYAN and 3) PRAVINCHANDRA ARJULAL being Liquidators appointed of the said KAILASHPURI CO-OPERATIVE HOUSING SOCIETY LIMITED of the ONE PART and SEKSARIA SUGAR MILLS PRIVATE LIMITED the purchasers of the OTHER PART; whereby the said THE VENDOR and the said KAILASHPURI CO-OPERATIVE HOUSING SOCIETY LIMITED conveyed the above referred Portion of the Larger Property being all piece and parcel of land admeasuring about 21 acres equivalent to 1,01,640 squares yards situated at Village: Chincholi, Malad, along with hereditaments, premises and Bungalows (complete or incomplete) standing thereon unto and in favour of the said SEKSARIA SUGAR MILLS PRIVATE LIMITED at the consideration amount and on the terms, conditions and covenants contained therein.

J. That the said SEKSARIA SUGAR MILLS PRIVATE LIMITED prepared a Scheme under which the above referred portion of the Larger Property being all that piece and parcel of land admeasuring about 21 acres equivalent to 1,01,640 square yards situated at Village: Chincholi was divided into several Plots with necessary amenities required under the Municipal Rules for the Sub Plots. The Bombay Municipal Corporation gave its sanction to a Scheme prepared by SEKSARIA SUGAR MILLS PRIVATE LIMITED under No. LOP/66/BP-II of 26.09.1973. One of the Plot bearing Sub Plot No.39 is made up of area admeasuring 919.40 sq. mtrs. (Hereinafter referred to as "the said Plot of Land").

K. By Deed of Conveyance dated 30th December, 1947 registered with the Sub Registrar of Assurances at Bombay under Serial No. 652/75 made and entered into between SEKSARIA SUGAR MILLS PRIVATED LIMITED, therein, called "THE VENDORS" of the ONE PART; and M/s. STANDARD BATTERIES EMPLOYEES CO-OPERATIVE HOUSING SOCIETY LTD. therein called "THE PURCHASERS" of the "OTHER PART; whereby the said "THE VENDORS" sold, transferred and conveyed the above referred Plot of Land being all that piece and parcel of Land bearing Plot No. 39 , admeasuring 919.40 sq. mtrs. forming part of Survey No. 47 (Part), C.T.S No. 97/A/27 of Village Chincholi and more particularly described in the Schedule hereunder written (hereinafter after referred to as "the said Property") together with all rights, title, interest, benefits, appurtenant, hereditaments, etc. unto and in favour of M/s. STANDARD BATTERIES EMPLOYEES CO-OPERATIVE HOUSING SOCIETY LTD. at the consideration amount and on the terms conditions and covenants contained therein.

L. M/S. STANDARD BATTERIES EMPLOYEES CO-OPERATIVE HOUSING SOCIETY LTD. being a Society registered under the Maharashtra Cooperative Societies Act, 1960 was exempted from the provisions of the Urban Land (Ceiling and Regulation), Act, 1976.

M. M/S. STANDARD BATTERIES EMPLOYEES CO-OPERATIVE HOUSING SOCIETY LTD. applied for and obtained sanction of plans i.e., Intimation of Disapproval bearing No. EB/CE/2590/BS/II/L/P/S dated 5th January, 1982 from Municipal Corporation of Greater Bombay for redevelopment of the above said Property which was revalidated up to 5th

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January, 1988.

N. By an Articles of Agreement dated 1st August, 1986 made and entered into between M/s. STANDARD BATTERIES EMPLOYEES CO-OPERATIVE SOCIETY LTD., therein referred to as 'THE OWNER' of the ONE PART; and MESSERS ASHIRWAS ENTERPRISES (Regd.) a partnership firm (later being a Proprietary Concern of MR. VIRENDRA AMRUTLAL SHAH), having its principal place of business at 168/12, Jawahar Nagar Goregaon (West), Bombay (now Mumbai) 400 062, therein referred to as the "THE DEVELOPERS" of the OTHER PART, whereby the said OWNERS sold their rights in respect of the above referred Plot of Land being all that piece and parcel of Land bearing Plot No.39 , admeasuring 919.40 sq. mtrs. forming part of Survey No.47 (Part), C.T.S. NO. 97/A/27 of Village: Chincholi and more particularly described in the Schedule hereunder written together with all rights, title, interest, benefits, appurtenant, etc. including the Development rights thereof unto in favour of MESSERS ASHIRWAD ENTERPRISES at the consideration amount and on the terms and condition and covenants contained therein.

O. That the above said Articles of Agreement dated 1st August 1986 was lodged for registration with Joint Sub Registrar No. IV, Mumbai (Bandra) under Document Serial No.4457-86 on 06.08.1986 and was indexed on 17.10.2019.

P. Under the above referred Agreement dated 1st August, 1986, MESSERS ASHIRWAD ENTERPRISES, became owners and were granted absolute rights to enter into agreements for sale or otherwise dispose off and/ or allot Flats, Tenements and other premises to the prospective purchasers, in

the building to be constructed on the above referred Plot of Land and to receive the sale proceeds in respect thereof.

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Q. That a Commencement Certificate dated 24th May, 1982 was issued by the concerned authorities in pursuance of the Application made for the same by the said M/S. STANDARD BATTERIES EMPLOYEES COOPERATIVE HOUSING SOCIETY LTD.

R. That the M/S. S. ASHWINKUMAR AND CO., Advocates and Solicitors, Bombay had investigated the title to the said Plot of Land and issued a Title Certificate dated 2nd March, 1987.

S. That the said MESSRS. ASHIRWAD ENTERPRISES duly constructed the said Building name "Ashiyana Apartment" consisting of Ground plus 3 (three) Upper Floors having 23 residential Flats plus 2 (Two) covered garages standing thereon (hereinafter referred to as the "Existing Building") as per the approved plans and allotted/sold various Flats to the various Tenants/purchasers and entered into a standard agreement with them for the sale/allotment of the various Flats.

T. Thereafter, the instant executing society herein viz., "Ashiyana Apartment Co-operative Society Ltd." (For short "**the said society**") was formed in the said Building "Ashiyana Apartment" and registered under the provision of Maharashtra Co-operative Societies Act,1960 under Registration No. BOM/(W-P)/HSG/(TC)/416/88-89 Dated 04.03.1989

U. That the necessary Permission to Occupy (O.C) dated 26th June, 1989 was granted by the Municipal Corporation of Greater Mumbai in respect of the above said Building and consequently, the said MESSRS. ASHIRWAD ENTERPRISES delivered sold and delivered possession of the said flats to

the respective tenants/purchaser thereof, who are now the members of the said Society i.e., ASHIYANA APARTMENT CO-OPERATIVE HOUSING SOCIETY LTD.

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V. That the said MESSRS. ASHIRWAD ENTERPRISES have also fulfilled all the terms and conditions stipulated in the above referred Agreement dated 1st August, 1986 made and entered into between M/S. STANDARD BATTERIES EMPLOYEES CO-OPERATIVE HOUSING SOCIETY LTD. and themselves, inter se.

W. Hereinafter the above referred Plots of Land all that piece and Parcel of Land bearing Plot No. 39, admeasuring 919.40 sq. mtrs. along with the said Existing Building named ASHIYANA APARTMENT Co-operative Housing Society Ltd" standing thereon forming a part of Survey No. 47 (Part), C.T.S. No. 97/A/27 of Village: Chincholi, Taluka: Borivali in the Registration District of Mumbai City and Mumbai Suburban District lying and being situated at Plot No. 39 Upper Govind Nagar, Malad (East), Mumbai 400 097 and more particularly described herein above is referred to as "the said property".

X. Vide a Deed of Conveyance dated 3rd June, 2020 executed by and between the said MESSRS. ASHIRWAD ENTERPRISES and the said Society i.e. ASHIYANA APARTMENT CO-OPERATIVE HOUSING SOCIETY LTD. duly registered with the office of Jt. Sub-Registrar Borivali No.9, Mumbai Suburban District (Bandra) on 23rd June, 2020 bearing registration no. BRL-9/3771/2020 (hereinafter referred to as "THE SAID CONVEYANCE DEED"), the said property, including all right, title and interest therein was sold, assigned and delivered unto the said Society,

as more particularly described in the Schedule thereunder written at and for the consideration and in the manner therein contained.

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Y. In the circumstances mentioned above, the Society is seized and possessed of or otherwise well and sufficiently entitled to the said Property.

Z. Each of the 23 no's (Twenty three) of Existing Society Members ("Existing Members") had been allotted their respective flats on what is popularly known as "ownership basis" in the said Existing Building and it is specifically agreed by and between the parties hereto, that the said Society shall be responsible to receive, distribute and pay the compensation to other members of the society and to get the vacant and peaceful possession of their respective premises from them and shall handover the same to the developer within a period of 30 days from the date of Intimidation of Disapproval (IOD) and/or receiving a letter to vacate from the developer to the Society. It is specifically agreed between the parties hereto, that none of the 23 no's (Twenty-Three) members i.e., the confirming party under the Second Part, shall have direct conversation and / or correspondence with the Developer on the above issue and they shall approach the managing committee of the said Society and the said committee / society shall bring those facts to the notice of the developer for appropriate resolution thereof.

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. ★ MUMBAI SUBURBAN DIST. (BANDRA) ★

Ashiyana Apartment Co-op. Hsg. Soc. Ltd. R. C. (TC) 4169/88-89. Malad (E), Bombay-97.

AA. That the said Building is being assessed by the "P" South Ward, Assessment Department of Municipal Corporation of Greater Mumbai under **SAC No. PS2115221140000 bearing Property No. 00238969.**

PEARL INFRA MUMBAI 67

BB. Since the Existing Building was constructed in the year 1989, it is presently in a deteriorated & a dilapidated condition and the Society

considers it desirable to demolish the same and reconstruct new building/s in place thereof;

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CC. The Society, being desirous of entrusting the work of development of the said Property to a willing developer, with the intention that the entire building would be demolished and reconstructed at the cost of the developer and the Existing Members would be entitled to a new flat along with the additional area against their present respective flats, free of cost.

DD. The Society appointed TASKA Consultancy, as its Project Management Consultant ('PMC') who submitted a Feasibility Report to the Society for the redevelopment of the said Property. The Feasibility Report was accepted by the Society in the Special General Meeting held on 21-01-2021 Thereafter, acting under instructions from the Society, the said PMC via an Invited Tender, invited offers from willing developers;

EE. The Society received offer dated 21-01-2022 from the Developer herein, along with offers from other interested developers, within the specified time frame set out for submission of offers by the PMC acting under instructions from the Society. All offers were received in sealed envelopes and were opened simultaneously by authorized members of the Society/Managing Committee in the presence of the PMC. Thereafter, the PMC was requested to submit a comparative statement of all offers received along with its recommendation. Upon receiving said comparative statement and recommendation from the PMC the Society's Managing Committee carried out exhaustive negotiations with the shortlisted developers. After conclusion of the said negotiations with the shortlisted developers, the Developer herein submitted to the Society final revised

offer dated 15-03-2022 containing all its terms & conditions of redevelopment.

FF. The Society vide its letter dated 29-03-2022, requested the Dy. Registrar of Co-Operative Housing Societies (P/South Ward) to depute its authorized representative to attend Special General Body Meeting to be video recorded for final appointment of the Developer for the Society's redevelopment work. Vide its letter dated 05-04-2022 the Deputy Registrar authorized Shri S. B. ROKADE (Co-operative Officer Class -II) to attend the meeting as the authorized officer. The Society circulated notice dated 26-03-2022 for Special General Body Meeting to be held on 10-04-2022 and also circulated detailed agenda along with explanatory notes for the meeting informing all members that the meeting shall be held in order to finalize appointment of the Developer for the Society's redevelopment work and also that the meeting shall take place in presence of the authorized officer deputed by the Dy. Registrar, Cooperative Societies, P/South ward and also that the said meeting shall be video recorded. All members were apprised of terms & conditions of all offers received by the Society and also of all steps taken by the Society in the matter of redevelopment.

GG. The Special General Body Meeting of the Society was held on 10-04-2022 and declared in presence of Shri. S. B. ROKADE (Cooperative Officer Class - II) and the said meeting was recorded on video. 16 NOS **(Sixteen Number of members attended the meeting)** of total 23 Nos **(Twenty-Three members)** of the Society attended the meeting. The general body by a majority vote, appointed the Developer herein as the Developer for

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the Society's redevelopment work in acceptance of the Developer's final offer dated 15-03-2022 and all its terms and conditions. Thereafter, the society via letter dated 11-04-2022 requested the developer to revise the offer as a goodwill gesture, considering the same developer revised offer via letter dated 12-04-2022.

HH. Accordingly, the Dy. Registrar, Co-operative Societies "P/South" Ward granted to the Society, its NOC dated 19-04-2022 stating that the Society has carried out the entire process for appointment of the Developer, in accordance with provisions U/s (79A) of the Maharashtra Cooperative Societies Act, 1960 and that the Society has appointed the Developer, to redevelop the said Property by requisite majority.

II. The Society in its Special General Body Meeting dated _____ has approved the draft of this POA and authorized (1) The Chairman, **MR. GIRDHARI P. AGARWAL**, (2) The Secretary **MR. MUKESH A. CHADHA** and (3) The Treasurer, **Mr. CHANDRAKANT D. JAIN** to execute this POA on behalf of the Society and its members and to carry out all procedure required for its registration.

JJ. In the circumstances aforesaid, the Society has granted development rights to the Developer to redevelop the said Property by exploiting, consuming and utilizing the full and maximum Development Potential of the said Property by way of all permissible Floor Space Index ("FSI") on account of the entire plot of land and building standing thereon as well as all available FSI permissible under law from time to time, including but not limited to premium FSI available on payment of premium and /or incentive FSI and/or FSI by way of transfer Development Rights ("TDR") whether

free or to be availed on payment and/or Fungible FSI and/or FSI available on account of areas of staircase/s, lifts, lift shafts, common passages, etc. and/or FSI in any other manner permissible under law from time to time whether to be availed free or by way of payment of premium to authorities or to be purchased from the market at the cost of the Developer in accordance with the applicable laws, and that the Society further undertakes to execute and/or issue all requisite documents and No-Objection Certificates from time to time, required for utilization and sharing of the aforesaid FSI, additional FSI provided under Regulation 33 (7) B of the Development Control and Promotion Regulation – 2034 or under any other statute, as required under law;

KK. To enable the said Developer, **M/S. PEARL INFRA**, to develop the said property in terms of the Development Agreement executed by and between the said society and the said developer *inter se*, we are executing the present Power of Attorney in favour of **(1) Mr. Saleem S. Shaikh,** the partner of the said developer **(IT PAN: AGTPS3058B),** and **(2) Mr. Sameer S. Lad,** the partner of the said developer **(IT PAN: ABDPL2930J)**, to act for and on our behalf and in our name to do all acts and things relating to the said property:-

NOW KNOW WE ALL AND THESE PRESENTS WITNESSETH that we, the said **ASHIYANA APARTMENT CO-OPERATIVE HOUSING SOCIETY LTD.** through its (1) **Mr. GIRDHARI P. AGARWAL,** The Chairman, (2) Mr. **MUKESH A. CHADHA,** The Secretary, and (3) Mr. **CHANDRAKANT D. JAIN,** The Treasurer, **hereby jointly and severally** nominate, constitute and appoint **(1) Mr. Saleem S. Shaikh, and (2) Mr.**

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Sameer S. Lad, both being partners of the said developer, as our true and lawful Attorneys to jointly and severally act for us and in our names and do all necessary acts, deeds and things in connection with the "said property" that is to say:-

1. To deal with and correspond with the Municipal Corporation of Greater Mumbai **[MCGM]**, Mumbai Metropolitan Region and Development Authority, Mumbai Housing and Area Development Authority and all other officers and local authorities and/or the State Government and/or Central Government and its departments:



   (a) To apply for and obtain sanction of building plans or the revalidation and/or revision of the plans sanctioned or to be sanctioned with alterations and additions, as the Attorney may desire from time to time in their sole and absolute discretion.

   (b) To apply for and obtain commencement certificate and/or occupancy certificate and/or completion certificate and/or all other relevant certificates for commencing, carrying on and completing the development and construction as per the approved plans and in all aspects thereof.

   (c) To deal with and correspond with the Assessment Department of the Municipal Corporation of Greater Mumbai or any other concerned Authority or Department in connection with the assessment or any part thereof and ascertaining the ratable value thereof.

   (d) To appear and represent us before all Concerned Authorities and parties as may be necessary in connection; and



   (e) Generally, to do all other acts and matters in connection with or relating to or touching the development, construction, completion and occupation of the flats / shops / premises /garages comprised in the proposed building/s to be built;



To enter upon either alone or together with Architects, Engineers, Structural Designers, contractors, sub-contractors, labourers, workers, Suppliers, Vendors, Surveyors, Geologists, Land Scape Designers,

Horticulturists, Interior Designers, Experts in Vaastu Shastra and Feng Shui along with others for the purpose of commencing continuing and completing the construction activities as per the approved plans.

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3. To sign all applications, forms, papers, undertakings, registered undertakings, indemnities, documents containing various relevant authorities terms and conditions pertaining to the construction and development activities or any aspect which is incidental thereto as well as pay all fees, deposits, charges, premiums, penalties, fines all other amounts demanded under whatsoever heads to any of the concerned Authorities/ Departments and to receive back the refundable amounts and to give valid discharge by issuing official stamped receipts and to take and give oral and written statements before any such authorities or persons whosoever, as may from time to time be required by the authorities concerned.

4. To apply for and obtain and receive refund of moneys paid and/or deposit or which may be deposited with the relevant authorities/corporation and to sign receipt for the purpose.

5. To deal with and correspond with the Adani Electricity/ Tata Power/ Mahanagar Gas Ltd (MGL) and/or other authorities and/or officers for obtaining necessary quantum of electric connections/ LPG domestic or commercial gas connections/ electric power of adequate capacity for the purposes of construction activities as well as for supplying the same to each flat/shop/office/premises/garages and also to erect a sub-station for and/or in respect of; to sign all letters, applications, undertakings, indemnities, documents containing various relevant authorities terms and conditions etc., as may be required by the authorities concerned.

6. To appoint, remove and re-appoint at the cost and expenses of the said Attorney the Architects, R.C.C. Consultants, Engineers and other professionals as may from time to time be found necessary to carry out and/or implement any of the provisions herein contained and to substitute them or any of them.

For and on our behalf and in our names to accept service of any Writ of Summons or other legal process and to appear in any court and before all

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Courts, Magistrates or Judicial or other Officers whatsoever as by the said Attorney shall be thought advisable and to commence any action or other proceedings in any Court of Justice or Authority and the same action or proceedings to prosecute or discontinue or become non-suited therein and to settle, compromise or refer to Arbitration any suit, action or proceedings as the said Attorney shall think fit and if the said Attorney shall see cause and also to take such other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which shall by the said Attorney be conceived to be due owing, belonging or payable to us or any of us by any person firm or body corporate and also to appoint any Solicitor and/or Advocate or Lawyers or Counsels to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in our names or in the name/s of the said Attorney jointly or severally.

8. To sign, verify and execute Plaints, Written Statements, Counter-Claims, Appeals, Reviews, Applications, Affidavits, Authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever in any Court of Law or Equity whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful Authority and to do all acts and appearances and applications in any such Court or Courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer Judgments or Decrees to be had given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute Decrees as the said Attorney shall be advised and to sign, verify and execute any applications, affidavits, agreements or other documents.

9. To demolish, pull down, construct, reconstruct, repair, improve upon or otherwise develop any part or portion thereof in accordance with the prevailing rules and regulations in such manner as Attorney may deem fit. To sell flats/Garages/stilt parking's/open parking spaces/ Mechanized Parking's etc. to third parties and for those purposes to sign and execute all necessary assurances, writings, letters, agreements etc. thereof. To obtain Permissible TDR/DRC and to utilize the same by constructing premises

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thereon.

10. To make and sign an application under the various relevant Sections of the Urban Land (Ceiling and Regulation) Act, 1976 or under any other provisions of any other relevant law, if and when required, for obtaining permissions in writing of the Competent Authority to hold and/or develop our properties and also to apply for the amendments of such permission and to apply under Section 22 and/or any other Sections of the said Act and to do all other acts, deeds, matters and things and to sign all other forms and applications for effectively obtaining the requisite permissions as they may direct or as may be required under the said Act.

11. To execute from time to time all the writings, agreements, memorandum of understandings, deeds, instruments, documents, deed of rectification, confirmation, undertakings, declarations, indemnities and such other papers in relation to our property or development/constructions to be carried thereon or in relation to the various parking spaces, garages, flats, units and/or any other premises in any manner whatsoever to be constructed thereon.

12. To take all necessary steps for the registration of the co-operative society, if required and for that purpose to sign and execute all necessary applications, papers and writings and represent any person before the Registrar, Co-operative Societies as and when required to do so.

13. From time to time to appear before the concerned Sub-Registrar of Assurances for and on our behalf and in our names to lodge all the documents, writings etc. referred to in these presents and/or generally in respect of our Property and the building/s standing thereon and to admit the execution thereof as well as to do all such acts, matters, deeds and things as are required to be done for the purpose of registration of all such documents, writings etc. as may be deemed fit and proper by the said Attorney or required by the concerned Authorities.

14. To commence, prosecute, institute, defend, oppose, negotiate for settlement and settle and appear on our behalf and represent us in Suit, appeal or revision proceeding whether civil, criminal, original or appellate and in all

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applications or petitions in any Court of Law or Tribunal as also in proceedings before Revenue Authorities and/or in proceedings before police, Revenue, Stamp, Public works Postal and/or Registration Authorities, Slum Rehabilitation Authority, Competent Authority under Maharashtra Slum Areas Improvements Clearance and Redevelopment Act, 1971 (hereinafter referred to as Slum Act) and also before all Magistrates, Judicial, Municipal and Revenue Officers and the Sub-Registrar of Assurances and other Officer or Officers and to issue or accept service of writs, processes or summons, notice and to do all acts, and things as may be necessary and also if thought fit to refer to arbitration, abandon, execute and submit to judgment or decree or become non-suited in any action or proceedings and without prejudice to the generality of the foregoing in respect of the said Properties before Officers of Court or other Government or Semi-Government Authorities.

15. To sign, certify, apply, present and declare plaints, petitions, written statements, replies, affidavits, declarations, memorandum of appeal, applications, complaints, representations and other necessary papers or arguments for all or any of the purposes aforesaid.

16. To appoint or engage Advocates, Solicitors and Legal Advisors and to remove them or any of them, to appoint in their place other Advocates, Solicitors and Legal Advisors and to pay them such fees and remuneration as our Attorney shall deem fit and for that purpose to sign, execute, deliver and file necessary Vakalatnama, warrants to act or any other papers or any other necessary authorities.

17. To enter up and to manage and develop the same by use of existing F.S.I. of the plot, set back and permissible T.D.R. by submitting plans and utilizing the full potential which may be permissible as per the D.C. Regulation and other policies which may be in force and to do all other acts, deeds, matters and things in connection therewith.

18. In case of acquisition of our property or any part thereof to represent us in the proceedings before the authorities concerned and put before such authority any claim to receive the compensation or to claim the F.S.I. in

respect thereof and also to receive the compensation and give receipts for money received or to obtain or to oppose the acquisition proceedings, to prefer appeal against the orders of acquiring authority as our Attorney may deem fit.

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19. To nominate, appoint, engage and authorize the Architect, Surveyors, Engineers, R.C.C. Consultants or any other consultants and professional agents in connection with the development of our property and construction of residential building thereon and to sign and give them such authorities as may be necessary from time to time to revoke their appointments and pay their remuneration including special fees and charges.

20. To submit in our names and on our behalf the plans, layout, specifications etc. in respect of the development of our property and construction of the residential building to the Municipal Corporation, Collector, Divisional Commissioner, Western Railway, Civil Aviation Authority, and the Competent Authority under the Urban land (Ceiling and Regulation) Act, 1976 under Income Tax Act, under Slum Act, Government of Maharashtra, Central Government and all other concerned authorities for the purpose of obtaining their approval and sanction to such Building plans, layouts and specification or any amendments thereto and for the purpose aforesaid to sign and execute in our names and on our behalf all plans, specifications, applications, undertakings and other papers required by the aforesaid authorities or any of them in relation to all things or matters for or concerning the sanctioning or approving the plans for development of our property, construction of Building/s and providing of the amenities on the said plots or to the Building/s to be constructed thereon.

To make applications to Municipal Commissioner/ Municipal Corporation Building Proposal Department/ Municipal Corporation Ward offices/ Chief Fire Officer (CFO)/ Mumbai Suburban District Collector/ Tehsildar/ Talathi, and other MCGM departments for the purpose of obtaining Necessary Concessions/ Approvals/ NOC's/ Tax Clearance Certificates/ Orders/ I.O.D./ Commencement Certificate for commencing/ construction of buildings and also to obtain the occupation certificate and/or completion

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certificate (BCC) and/or any other required approvals.

22. To pay to the Municipal Corporation and other concerned authorities the deposits, charges and other amounts required to be paid in relation to the development of our property and construction of building in our names and ask for the refund of the same and to apply for and obtain from the Municipal Corporation or any other concerned authorities necessary permission or no objection certificate for drainage connection, water connection, drainage completion certificate and other such connection certificate for the purpose aforesaid and to sign and execute in our names and on our behalf all necessary plans, applications, undertakings, affidavits, documents and papers as may be required.

23. To grant permanent or temporary right of way as the said Attorney may desire and to do and carry out all acts, deeds, matters and things in pursuance thereof as the said Attorney may desire.

24. To warn off and prohibit and proceed against in due form of law either before or after such warning off or prohibition, any person who shall at any time be found to be trespassing upon or any part or parts thereof.

25. To make application to the BEST, Maharashtra State Electricity Board, Adani Electricity, Tata Power or other concerned authorities for obtaining the light and power connection during the course of construction (Temporary Connection for Construction) and permanent connection upon completion of Building including erection and installation of sub-stations if required on any portion of our property and for the purpose aforesaid to sign and execute in our names and on our behalf all plans, papers, applications, specifications, undertakings, writings and documents in favour of BEST, Maharashtra State Electricity Board, Adani Electricity, Tata Power and/or any other concerned authorities for such portion of the said property on which the electric sub-station is to be erected or installed and Electric supply (Temporary or permeant) is required.

To make applications to the Controller of cement and steel authorities and other concerned authorities for the purpose of obtaining quotas, permits and delivery orders for supply of cement and steel and other Building

material as and when required for the construction and completion of Building and development of our property and for the purpose aforesaid to sign and execute in our names and on our behalf the necessary applications, documents, papers, writings, plans, undertakings etc. as may be required by the Controller of cement and steel authorities or any other concerned authorities and on issuance of such permits, delivery orders etc. to sign, pass and issue receipts and release orders and delivery papers in our names or on our behalf.

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27. To deal and correspond with the Municipal Corporation (including all its departments and officers), Town Planning Authorities, Revenue Authorities, District Inspector of Land Records, City Survey Officer, Tahsildar, Talathi, or any other authorities or bodies, Western Railway SRA, including the State Government and/or Central Government in all their departments for any matter in connection with or relating to or touching to our property.

28. To represent us and to appear before the Collector, Divisional Commissioner, Mamlatdar, Tahsildar, Municipal Corporation, Talathi, Revenue Authorities, SRA , Western Railway, Civil Aviation Authority, or any other authority in connection with any matter relating to the said property or in connection with the taxes or the assessment payable in respect of our property including filing of any complaint appeal etc. and settlement thereof or in connection with declaration of slum and development of such slum.

29. To appear on our behalf and represent us before all concerned authorities and parties, to sign and execute all applications, forms, appeals, indemnities, declarations, and undertakings and to make such Agreements and to arrive at such arrangement with the authorities concerned as may be necessary, required or advisable for or in connection with the development of our property or construction of Building thereon.

30. To pay all taxes, rates, charges, expenses and other outgoings in respect of our property on our behalf.

31. To make, sign and submit applications, petitions, letters and other writings

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to appropriate Government, local or municipal authorities, Collector, Western Railway, Civil Aviation Authority, Municipal Corporation, the Competent Authority under the Urban Land (Ceiling and Regulations) Act, 1976 and under Income Tax Act or any other law for the license, permission, sanction, approval, consent or order required by any law or otherwise in connection with the management, improvement, development of our property.

32. If necessary to make application to the Competent Authorities for exemption of our property or any part thereof under Urban Land (Ceiling and Regulations) Act, 1976 or for carving out of separating the portion thereof which may be an excess vacant land or for any other purpose under the said Act and to pursue such application and to obtain the exemption order or permission as the case may be under the said Act.

33. To apply for and obtain water connection from MCGM/ Upper Govind Nagar Welfare Association or any other concerned authority to lay down drainage line and sewerage line and to connect the same to main drainage / sewerage line and for that purpose to apply for and obtain permission from MCGM or other local authority.

34. To make applications to the Municipal Corporation, the Mamlatdar, Tahsildar, Collector, Divisional Commissioner, The City Survey Officer, District Inspector of Land Records, SRA, Western Railway and other departments, authorities or officers for the purpose of surveying our property for correction of Land Records and for the purpose aforesaid to sign and execute in our names and on our behalf the necessary applications, documents, writings, forms and papers as may be required.

35. In case of any reservations to make any applications or representations to the authorities concerned for total or partly removal or shifting of the reservation of our property and for that purpose if necessary to give undertaking or even surrender such portion of our property as may be necessary or in exchange of any other property as our said Attorney in their absolute discretion may think fit and proper.

36. In case of requisition and/or acquisition of the Larger Property or any part thereof or otherwise for whatsoever reason or as a result of enforcement of any Town Planning Scheme in the area then in happening of that event to represent us before the concerned authority in the proceedings and receive compensation and/or final plots allotted to us in any such scheme.

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37. And to do everything whatsoever which may be deemed necessary, proper or expedient and which we could do ourselves if personally present and as if this power had not been executed.

38. And generally, to do and cause to be done all acts, deeds, matters and things as our said Attorney shall think fit and proper for the purpose of development of our property as amply and effectually as we ourselves could have personally done.

39. To further better and more effectually doing, effecting, executing and performing of the several matters and things aforesaid we hereby give and grant unto our said Attorney full power and absolute authority from time to time to appoint one or more substitutes in their place at pleasure to remove them or any of them and to appoint another or other or others in her/his/their place and to confer upon them the power herein contained or limited power as our Attorney shall deem fit and proper.

40. And we do hereby agree to confirm and ratify all and whatsoever our said Attorney or their substitutes shall lawfully do by virtue of this presents.

41. This Power of Attorney shall be binding upon us and or our respective heirs, legal representatives and executors and that our heirs shall not be entitled to change any acts, deeds, matters and things done by our said Attorney and/or substitute pursuant to this Power of Attorney in respect of our property is covered under this Power of Attorney and all the above clauses are applicable only in respect of our property redevelopment.

42. In general, to do all acts, things, deeds etc. in respect of our property as also the development thereof and/or rights, authorities, benefits directly and/or indirectly attached to our premises and which we could do

ourselves.

43. AND WE HEREBY DECLARE that this Power of Attorney is given in favour of the said Attorney's and accordingly the said Attorney's shall be entitled to exercise independently without requiring take our prior consent or subsequent ratification or making any reference to us or on this behalf.

44. WE further clarify that the entire development of the said property will be done by the said Attorney's at their own cost, risk, and expenses.

45. This Power of Attorney will be used for the purposes related to and incidental to Buildings Re-Development in line with the Development Agreement.

46. AND WE HEREBY unconditionally AGREE to ratify and confirm whatsoever the said Attorney's shall do in the premises by virtue of these presents.

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Ashwara Apartment Co-op. Hsg. Soc. Ltd. Bombay-97.

THIS power of attorney is given in pursunance of Development agreement Registered Before the Joint Sub Registrar Borivali - 6 Document NO - BRL-6/6320/2023 Dated 29th March 2023.

IN WITNESS WHEREOF we have hereunto set out our hands at this 29th day of March Two Thousand Twenty-~~Two.~~ Three




SIGNED ~~SEALED~~ AND DELIVERED)
by the ~~within named~~)
ASHIYANA APARTMENT CO-OPERATIVE)
HOUSING SOCIETY LTD. through its)
(1) ~~Mr.~~ **GIRDHARI P. AGARWAL**, The Chairman)




(2) Mr. **MUKESH A. CHADHA**, The Secretary)
(3) Mr. **CHANDRAKANT D. JAIN**, The Treasurer.)
Identified by,




Before me,

Advocate, High Court

WE ACCEPT

Left Hand Thumb impression, signature and photograph of MR. Saleem S. Shaikh, Partner of M/s. Pearl Infra.




Left Hand Thumb impression, signature and photograph of MR. Sameer S. Lad, Partner of M/s. Pearl Infra




in the presence of)

1. Deepak Parnekar)
2. Yusuf Selot)

30/03/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 6
दस्त क्रमांक : 6320/2023
नोदंणी :
Regn:63m

गावाचे नाव : चिंचवली

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	72037000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	62408000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :, इतर माहिती: जमीन प्लॉट नं 39 आशियाना अपार्टमेंट को ऑप हौ सो लि अप्पर गोविंद नगर मालाड पूर्व मुंबई 400097. अभिनिर्णीत दस्त क्र.ADJ/IGR/242/283/2023((C.T.S. Number : 97 A / 27 ;))
(5) क्षेत्रफळ	1) 919.40 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-आशियाना अपार्टमेंट को ऑप हौ सो लि चे अध्यक्ष गिरधारी फुलचंद अग्रवाल - वय:-79; पत्ता:-प्लॉट नं: प्लॉट नं 39 , माळा नं: -, इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि , ब्लॉक नं: मालाड पूर्व , मुंबई, रोड नं: हाजी बापू रोड, अप्पर गोविंद नगर , महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AAALA2194F 2): नाव:-आशियाना अपार्टमेंट को ऑप हौ सो लि चे सचिव मुकेश अयोध्याप्रकाश चड्ढा - वय:-64; पत्ता:-प्लॉट नं: प्लॉट नं 39 , माळा नं: -, इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि , ब्लॉक नं: मालाड पूर्व , मुंबई, रोड नं: हाजी बापू रोड, अप्पर गोविंद नगर , महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AAALA2194F 3): नाव:-आशियाना अपार्टमेंट को ऑप हौ सो लि चे खजिनदार चंद्रकांत दिपचंद जैन वय:-72; पत्ता:-प्लॉट नं: प्लॉट नं 39 , माळा नं: -, इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि , ब्लॉक नं: मालाड पूर्व , मुंबई, रोड नं: हाजी बापू रोड, अप्पर गोविंद नगर , महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AAALA2194F 4): नाव:-(मान्यता देणार) गिरधारी फुलचंद अग्रवाल - वय:-79; पत्ता:-प्लॉट नं: फ्लॅट नं ए / 1, माळा नं: तळ मजला , इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि , ब्लॉक नं: अप्पर गोविंद नगर, मालाड पूर्व, मुंबई, रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AAAPA5946R 5): नाव:-(मान्यता देणार) लक्ष्मीकांत गिरधारी अग्रवाल - वय:-45; पत्ता:-प्लॉट नं: फ्लॅट नं ए / 1, माळा नं: तळ मजला , इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि , ब्लॉक नं: अप्पर गोविंद नगर, मालाड पूर्व, मुंबई, रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AADPA1576A 6): नाव:-(मान्यता देणार) सुरेश भाईचंददास चौव्हाण - वय:-69; पत्ता:-प्लॉट नं: फ्लॅट नं ए / 3, माळा नं: तळ मजला , इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि , ब्लॉक नं: अप्पर गोविंद नगर, मालाड पूर्व, मुंबई, रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-ATGPC6291C 7): नाव:-(मान्यता देणार) राजेश सीताराम शर्मा - वय:-51; पत्ता:-प्लॉट नं: फ्लॅट नं ए / 4, माळा नं: पहिला मजला , इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि , ब्लॉक नं: अप्पर गोविंद नगर, मालाड पूर्व, मुंबई, रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AGDPS7689A 8): नाव:-(मान्यता देणार) संदीप दामोदर रेवाळे - वय:-49; पत्ता:-प्लॉट नं: फ्लॅट नं ए / 5, माळा नं: 1 मजला , इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि , ब्लॉक नं: अप्पर गोविंद नगर, मालाड पूर्व, मुंबई, रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-ADQPR2677F 9): नाव:-(मान्यता देणार) उदय चंद्रदेव महतो - वय:-40; पत्ता:-प्लॉट नं: फ्लॅट नं ए / 3, माळा नं: पहिला मजला , इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि , ब्लॉक नं: अप्पर गोविंद नगर, मालाड पूर्व, मुंबई, रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AQZPM9986A 10): नाव:-(मान्यता देणार) अनिशादेवी उदय महतो - वय:-33; पत्ता:-प्लॉट नं: फ्लॅट नं ए / 6, माळा नं: पहिला मजला , इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि , ब्लॉक नं: अप्पर गोविंद नगर, मालाड पूर्व, मुंबई, रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-BNQPM5107G 11): नाव:-(मान्यता देणार) ओमप्रकाश घनश्यामदास हेडा - वय:-63; पत्ता:-प्लॉट नं: फ्लॅट नं ए / 7, माळा नं: दुसरा मजला , इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि , ब्लॉक नं: अप्पर गोविंद नगर, मालाड पूर्व, मुंबई, रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AAAPH5815N 12): नाव:-(मान्यता देणार) गीता राजमन यादव - वय:-47; पत्ता:-प्लॉट नं: फ्लॅट नं ए / 8, माळा नं: दुसरा मजला , इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि , ब्लॉक नं: अप्पर गोविंद नगर, मालाड पूर्व, मुंबई, रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AAPPY3732Q 13): नाव:-(मान्यता देणार) मुकेश अयोध्याप्रकाश चड्ढा - वय:-64; पत्ता:-प्लॉट नं: फ्लॅट नं ए / 9, माळा नं: दुसरा मजला , इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि , ब्लॉक नं: अप्पर गोविंद नगर,

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मालाड पूर्व, मुंबई, रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AFSPC7576E

14): नाव:-(मान्यता देणार) नीता सुकेश चड्ढा - वय:-63; पत्ता:-प्लॉट नं: फ्लॅट नं ए / 9, माळा नं: दुसरा मजला , इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि , ब्लॉक नं: अप्पर गोविंद नगर, मालाड पूर्व, मुंबई, रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-ASEPC0137E

15): नाव:-(मान्यता देणार) कृष्णाकुमार माधवलाल नायक - वय:-73; पत्ता:-प्लॉट नं: फ्लॅट नं ए / 11, माळा नं: तिसरा मजला , इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि , ब्लॉक नं: अप्पर गोविंद नगर, मालाड पूर्व, मुंबई, रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-ADTPN0015G

16): नाव:-(मान्यता देणार) जिग्नेश कृष्णाकुमार नायक - वय:-43; पत्ता:-प्लॉट नं: फ्लॅट नं ए / 11, माळा नं: तिसरा मजला , इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि , ब्लॉक नं: अप्पर गोविंद नगर, मालाड पूर्व, मुंबई, रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AHGPN0836J

17): नाव:-(मान्यता देणार) भावेश कृष्णाकुमार नायक - वय:-41; पत्ता:-प्लॉट नं: फ्लॅट नं ए / 11, माळा नं: तिसरा मजला , इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि , ब्लॉक नं: अप्पर गोविंद नगर, मालाड पूर्व, मुंबई, रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AHGPN0838G

18): नाव:-(मान्यता देणार) शर्मिष्ठा कृष्णाकुमार नायक - वय:-65; पत्ता:-प्लॉट नं: फ्लॅट नं ए / 12, माळा नं: तिसरा मजला , इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि , ब्लॉक नं: अप्पर गोविंद नगर, मालाड पूर्व, मुंबई, रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AXQPN9912P

19): नाव:-(मान्यता देणार) कृष्णाकुमार माधवलाल नायक - वय:-73; पत्ता:-प्लॉट नं: फ्लॅट नं ए / 12, माळा नं: तिसरा मजला , इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि , ब्लॉक नं: अप्पर गोविंद नगर, मालाड पूर्व, मुंबई, रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-ADTPN0015G

20): नाव:-(मान्यता देणार) जिग्नेश कृष्णाकुमार नायक - वय:-43; पत्ता:-प्लॉट नं: फ्लॅट नं ए / 12, माळा नं: तिसरा मजला , इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि , ब्लॉक नं: अप्पर गोविंद नगर, मालाड पूर्व, मुंबई, रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AHGPN0836J

21): नाव:-(मान्यता देणार) भावेश कृष्णाकुमार नायक - वय:-41; पत्ता:-प्लॉट नं: फ्लॅट नं ए / 12, माळा नं: तिसरा मजला , इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि , ब्लॉक नं: अप्पर गोविंद नगर, मालाड पूर्व, मुंबई, रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AHGPN0838G

22): नाव:-(मान्यता देणार) हेन्री सीबेस्टीअन डिसोझा - वय:-87; पत्ता:-प्लॉट नं: फ्लॅट नं बी / 01, माळा नं: तळ मजला, इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि, ब्लॉक नं: अप्पर गोविंद नगर, मालाड पूर्व, मुंबई, रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AOPPD2684G

23): नाव:-(मान्यता देणार) क्रीस्तीन हेन्री डिसोझा - वय:-85; पत्ता:-प्लॉट नं: फ्लॅट नं बी / 01, माळा नं: तळ मजला , इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि, ब्लॉक नं: अप्पर गोविंद नगर, मालाड पूर्व, मुंबई, रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AOPPD2685H

24): नाव:-(मान्यता देणार) व्यंकटेश गिरधारी अग्रवाल - वय:-49; पत्ता:-प्लॉट नं: फ्लॅट नं बी / 02, माळा नं: तळ मजला, इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि, ब्लॉक नं: अप्पर गोविंद नगर, मालाड पूर्व, मुंबई, रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AACPA6918K

25): नाव:-(मान्यता देणार) मेधा विलास कुलकर्णी - वय:-76; पत्ता:-प्लॉट नं: फ्लॅट नं बी / 03, माळा नं: तळ मजला , इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि, ब्लॉक नं: अप्पर गोविंद नगर, मालाड पूर्व, मुंबई, रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-BEWPK7981M

26): नाव:-(मान्यता देणार) सुधीर चिमणलाल ठाकर - वय:-66; पत्ता:-प्लॉट नं: फ्लॅट नं बी / 04, माळा नं: पहिला मजला, इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि, ब्लॉक नं: अप्पर गोविंद नगर, मालाड पूर्व, मुंबई, रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AAAPT9923B

27): नाव:-(मान्यता देणार) सुधीर चिमणलाल ठाकर - वय:-66; पत्ता:-प्लॉट नं: फ्लॅट नं बी / 05, माळा नं: पहिला मजला , इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि, ब्लॉक नं: अप्पर गोविंद नगर, मालाड पूर्व, मुंबई, रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AAAPT9923B

28): नाव:-(मान्यता देणार) इंदिरा गोविंदलाल मुंधडा - वय:-71; पत्ता:-प्लॉट नं: फ्लॅट नं बी / 06, माळा नं: पहिला मजला, इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि, ब्लॉक नं: अप्पर गोविंद नगर, मालाड पूर्व, मुंबई, रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AQGPM1947G

29): नाव:-(मान्यता देणार) मनोज गोविंदलाल मुंधडा - वय:-52; पत्ता:-प्लॉट नं: फ्लॅट नं बी / 06, माळा नं: पहिला मजला, इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि, ब्लॉक नं: अप्पर गोविंद नगर, मालाड पूर्व, मुंबई, रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AIFPM2082F

30): नाव:-(मान्यता देणार) शरद गोविंदलाल मुंधडा - वय:-47; पत्ता:-प्लॉट नं: फ्लॅट नं बी / 06, माळा नं: पहिला मजला, इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि, ब्लॉक नं: अप्पर गोविंद नगर, मालाड पूर्व, मुंबई, रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AFFPM5908P

31): नाव:-(मान्यता देणार) हरेंद्र रामनिरंजन नेमाणी - वय:-56; पत्ता:-प्लॉट नं: फ्लॅट नं बी / 07, माळा नं: दुसरा मजला, इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि, ब्लॉक नं:-अप्पर गोविंद नगर, मालाड पूर्व, मुंबई, रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AACPN4143M

32): नाव:-(मान्यता देणार) दिनेश रामनिरंजन नेमाणी - वय:-52; पत्ता:-प्लॉट नं: फ्लॅट नं बी / 08, माळा नं: दुसरा मजला, इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि, ब्लॉक नं: अप्पर गोविंद नगर, मालाड पूर्व, मुंबई, रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AACPN3927D

33): नाव:-(मान्यता देणार) चंद्रकांत दिपचंद जैन - वय:-72; पत्ता:-प्लॉट नं: फ्लॅट नं बी / 09, माळा नं: दुसरा मजला, इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि, ब्लॉक नं: अप्पर गोविंद नगर, मालाड पूर्व, मुंबई, रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-ADCPJ2306F

34): नाव:-(मान्यता देणार) नयना चंद्रकांत जैन - वय:-66; पत्ता:-प्लॉट नं: फ्लॅट नं बी / 09, माळा नं: तिसरा मजला, इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि, ब्लॉक नं: अप्पर गोविंद नगर, मालाड पूर्व, मुंबई, रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-ADBPJ7610B

35): नाव:-(मान्यता देणार) विना शिवचरण यादव - वय:-46; पत्ता:-प्लॉट नं: फ्लॅट नं बी / 3 ए , माळा नं: तळ मजला, इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि, ब्लॉक नं: अप्पर गोविंद नगर, मालाड पूर्व, मुंबई, रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-ACEPY8065B

36): नाव:-(मान्यता देणार) प्रेमसुख लादुदास भाकल . वय:-61; पत्ता:-प्लॉट नं: फ्लॅट नं ए / 10, माळा नं: 3 मजला , इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि , ब्लॉक नं: अप्पर गोविंद नगर, मालाड पूर्व, मुंबई, रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AEQPB8548E

37): नाव:-(मान्यता देणार) जसोदा प्रेमसुख भाकल . वय:-57; पत्ता:-प्लॉट नं: फ्लॅट नं ए / 10, माळा नं: 3 मजला , इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि , ब्लॉक नं: अप्पर गोविंद नगर, मालाड पूर्व, मुंबई, रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-ANCPB3182F

(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स पर्ल इन्फ्रा चे भागीदार सलीम सलाम शेख वय:-47; पत्ता:-प्लॉट नं: एफ - 48, माळा नं: -, इमारतीचे नाव: प्रॉफिट सेंटर, ब्लॉक नं: महावीर नगर , कांदिवली पश्चिम, मुंबई, रोड नं: 90 फिट रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-ABAFP0181E 2): नाव:-मेसर्स पर्ल इन्फ्रा चे भागीदार समीर सुरेश लाड वय:-49; पत्ता:-प्लॉट नं: एफ - 48, माळा नं: -, इमारतीचे नाव: प्रॉफिट सेंटर, ब्लॉक नं: महावीर नगर , कांदिवली पश्चिम, मुंबई, रोड नं: 90 फिट रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-ABAFP0181E 3): नाव:-मेसर्स पर्ल इन्फ्रा चे भागीदार महेश रामनीरंजन चमडिया वय:-[illegible]; पत्ता:-प्लॉट नं: एफ - 48, माळा नं: -, इमारतीचे नाव: प्रॉफिट सेंटर, ब्लॉक नं: महावीर नगर , कांदिवली पश्चिम, मुंबई, रोड नं: 90 फिट रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-ABAFP0181E
(9) दस्तऐवज करुन दिल्याचा दिनांक	29/03/2023
(10)दस्त नोंदणी केल्याचा दिनांक	30/03/2023
(11)अनुक्रमांक,खंड व पृष्ठ	6320/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3601850
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

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Payment Details		

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Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/IGR242/283/2023 4/556	IGR242	3601850	SD		
2		DHC		2903202322171	200	RF	2903202322171D	29/03/2023
3		DHC		2903202322098	2000	RF	2903202322098D	29/03/2023
4		DHC		2903202321664	2000	RF	2903202321664D	29/03/2023
5		eChallan		MH017746941202223P	30000	RF	0008755242202223	29/03/2023

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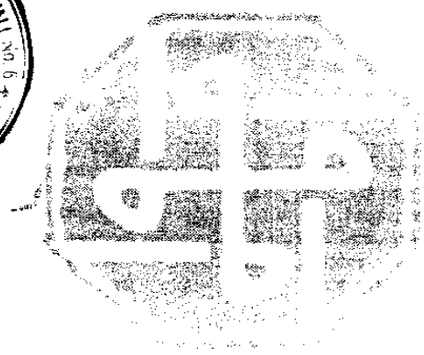

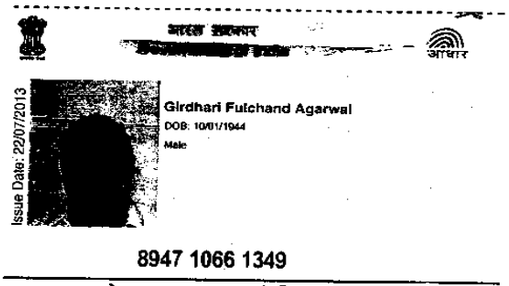

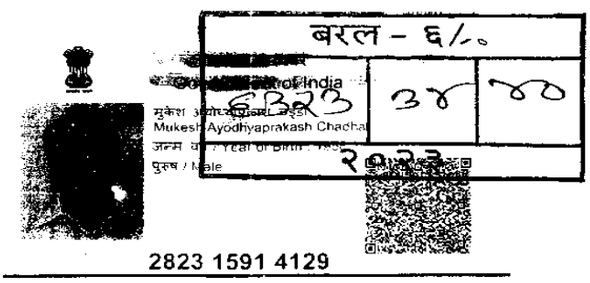

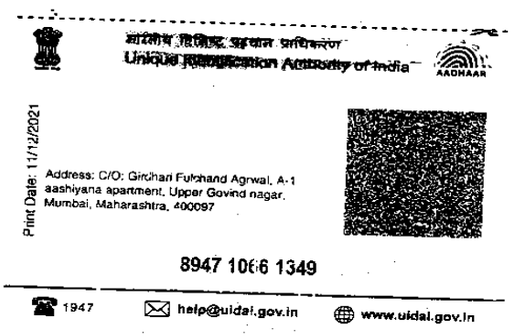

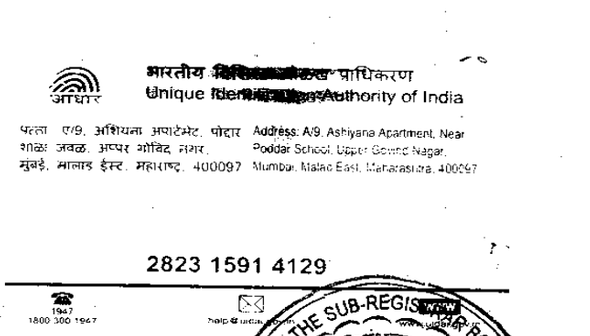

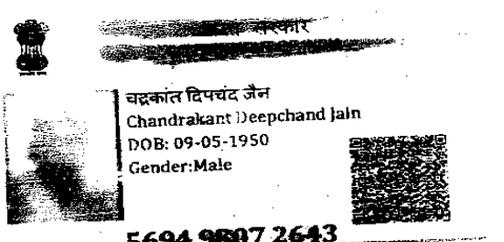

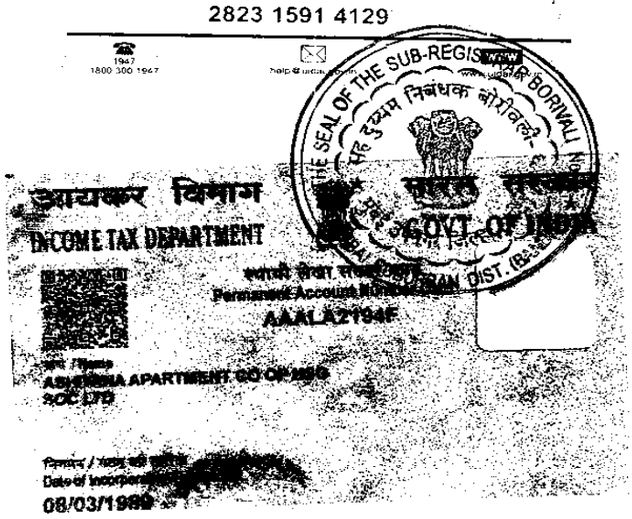

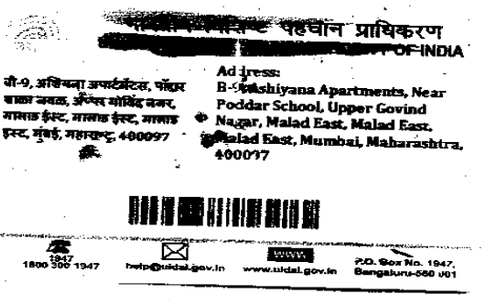

बरल - ६/-

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Issue Date: 22/07/2013

Girdhari Fulchand Agarwal
DOB: 10/01/1944
Male

8947 1066 1349

मेरा आधार, मेरी पहचान

Mukesh Ayodhyaprakash Chadha
जन्म वर्ष / Year of Birth
पुरुष / Male

2823 1591 4129

आधार - सामान्य माणसाचा अधिकार

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2823 1591 4129

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चंद्रकांत दिपचंद जैन
Chandrakant Deepchand Jain
DOB: 09-05-1950
Gender:Male

5694 9807 2643

- आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या
Permanent Account Number
AAALA2194F

ASHIYANA APARTMENT CO OP HSG SOC LTD

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Date of Incorporation
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THE SEAL OF THE SUB-REGISTRAR BORIVALI NO. 1 सह दुय्यम निबंधक बोरीवली - १ मुंबई उपनगर जिल्हा MUMBAI SUBURBAN DIST. (B.S.)

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AABPC9175H

नाम/ Name
MAHESH RAMNIRANJAN CHAMARIA

पिता का नाम/ Father's Name
RAMNIRANJAN JWALAPRASAD CHAMARIA

जन्म की तारीख
Date of Birth
03/02/1969

Chamaria M.R.

बरल - ६/

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAMEER SURESH LAD

SURESH HARISHCHANDRA LAD

27/12/1973

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SALEEM SALAM SHAIKH

SALAM SHAIKH

04/12/1975

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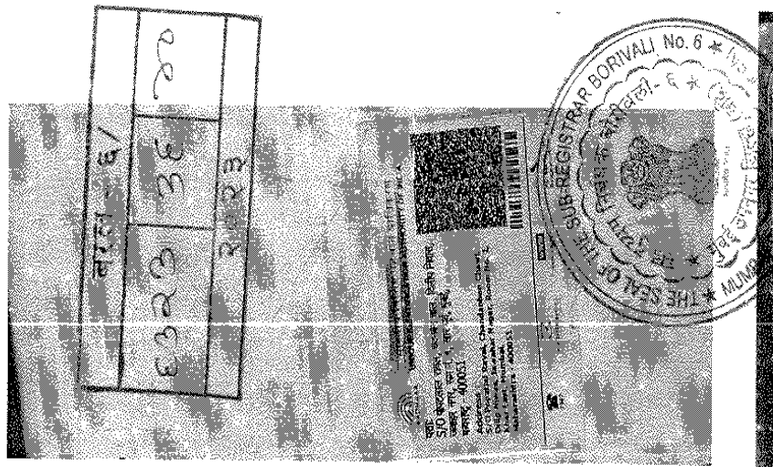
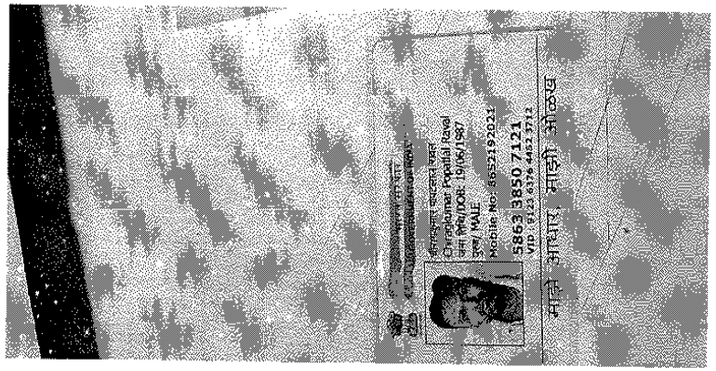

SUB-REGISTRAR BORIVALI No. 6
THE SEAL OF THE SUB-REGISTRAR OF THE URBAN DISTRICT MUMBAI


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
पता:
आत्मज मोहम्मद याकूब सेलोट, 1/5, स्वीपर्स क्वार्टर्स, सिद्धार्थ नगर, विवेक कॉलेज के पास, गोरेगांव वेस्ट, मुंबई, मुंबई सुबर्बन, महाराष्ट्र - 400104
Address
S/O: Mohammed Yakub Selot, 1/5, Sweepers Quarters, Siddharth Nagar, Near Vivek College, Goregaon West, Mumbai, Mumbai Suburban, Maharashtra - 400104


भारत सरकार
GOVERNMENT OF INDIA
युसुफ मोहम्मद सेलोट
Yusuf Mohammed Selot
जन्म तिथि/ DOB: 03/04/1980
पुरुष / MALE
6778 6110 3855
माझे आधार, माझी ओळख


माझे आधार, माझी ओळख
5863 3850 7121
VID : 9123 6376 4452 3712
Mobile No: 8652192022
जन्म वर्ष/DOB: 19/06/1987
पुरुष/ MALE

बरल - ६/

६३२३	३७	८०

Document **H**andling **C**harges २०२३

Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	3003202310281	**Receipt Date**	30/03/2023

Received from DHC, Mobile number 0000000000, an amount of Rs.100/-, towards Document Handling Charges for the Document to be registered on Document No. 0 dated 30/03/2023 at the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District.

DEFACED
₹ 100
DEFACED

Payment Details

Bank Name	SBIN	**Payment Date**	30/03/2023
Bank CIN	10004152023033009516	**REF No.**	308956648188
Deface No	3003202310281D	**Deface Date**	30/03/2023

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

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 6
सह दुय्यम निबंधक बोरिवली - ६
मुंबई उपनगर जिल्हा (बोरिवली)
MUMBAI SUBURBAN DIST. (BANDRA)

389/6323
बुधवार,29 मार्च 2023 7:49 म.नं.

दस्त गोषवारा भाग-1

बरल-6
दस्त क्रमांक: 6323/2023

दस्त क्रमांक: बरल-6 /6323/2023

बाजार मुल्य: रु. 01/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. बरल-6 यांचे कार्यालयात

अ. क्रं. 6323 वर दि.29-03-2023

रोजी 7:41 म.नं. वा. हजर केला.

पावती:7172 पावती दिनांक: 29/03/2023

सादरकरणाराचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि चे अध्यक्ष गिरधारी फुलचंद अग्रवाल -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 700.00
पृष्ठांची संख्या: 35	
कमी पडलेली पाने फी रू.900/- इतर पावती क्र.0234 दि. 30-3-23 अन्वये वसुल केली	एकुण: 800.00

दस्त हजर करणाऱ्याची सही:

सह. दुय्यम निबंधक, बोरीवली क्र. ६, मुंबई उपनगर जिल्हा.

सह. दुय्यम निबंधक, बोरीवली क्र. ६, मुंबई उपनगर जिल्हा.

सह. दुय्यम निबंधक, बोरीवली क्र. ६, मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-अ) जेव्हा एकाच संव्यवहाराच्या संबंधात एका किंवा अधिक दस्तऐवजांची नोंदणी करण्याऱ्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज निष्पादित केल्याचे कबूल करण्यासाठी केला असेल तेव्हा

शिक्का क्रं. 1 29 / 03 / 2023 07 : 41 : 48 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 29 / 03 / 2023 07 : 43 : 10 PM ची वेळ: (फी)

बरल - ६/

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प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा - १९०८ अंतर्गत असलेल्या तरतूदीनुसारच नोंदणीस दाखल केलेला आहे. सदर दस्तऐवजातील मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडण्यात आलेल्या कागदपत्रांवर केलेल्या स्वाक्षऱ्या आहेत. दस्ताची सत्यता, वैधता कायद्यानुसार असल्याची पूर्ण जबाबदारी माझी/आमची आहे. दस्तातील मजकुरीबाबत काही तक्रार उद्भवल्यास त्याची पूर्ण जबाबदारी माझी/आमची राहील.

लिहुन देणारे :

लिहुन देणारे :

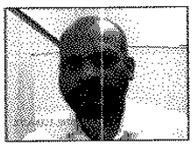
THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 6 सह दुय्यम निबंधक बोरीवली - ६ मुंबई उपनगर जिल्हा (बांद्रा) MUMBAI SUBURBAN DIST. (BANDRA)

29/03/2023 8 11:38 PM

दस्त गोषवारा भाग-2

बरल-6
दस्त क्रमांक:6323/2023

दस्त क्रमांक :बरल-6/6323/2023
दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मेसर्स पर्ल इन्फ्रा चे भागीदार सलीम सलाम शेख - पत्ता:प्लॉट नं: एफ 48 , माळा नं: -, इमारतीचे नाव: प्रॉफिट सेंटर, ब्लॉक नं: महावीर नगर कांदिवली पश्चिम मुंबई , रोड नं: 90 फिट रोड, महाराष्ट्र, मुम्बई. पॅन नंबर:ABAFP0181E	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-47 स्वाक्षरी:-		
2	नाव:मेसर्स पर्ल इन्फ्रा चे भागीदार समीर सुरेश लाड - पत्ता:प्लॉट नं: एफ 48 , माळा नं: -, इमारतीचे नाव: प्रॉफिट सेंटर, ब्लॉक नं: महावीर नगर कांदिवली पश्चिम मुंबई , रोड नं: 90 फिट रोड, महाराष्ट्र, मुम्बई. पॅन नंबर:ABAFP0181E	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-49 स्वाक्षरी:-		
3	नाव:आशियाना अपार्टमेंट को ऑप हौ सो लि चे अध्यक्ष गिरधारी फुलचंद अग्रवाल - पत्ता:प्लॉट नं: प्लॉट नं 39, माळा नं: -, इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि, ब्लॉक नं: अप्पर गोविंद नगर मालाड पूर्व मुंबई , रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, मुम्बई. पॅन नंबर:AAALA2194F	कुलमुखत्यार देणार वय :-79 स्वाक्षरी:-		
4	नाव:आशियाना अपार्टमेंट को ऑप हौ सो लि चे सचिव मुकेश अयोध्याप्रकाश चड्डा - पत्ता:प्लॉट नं: प्लॉट नं 39, माळा नं: -, इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि, ब्लॉक नं: अप्पर गोविंद नगर मालाड पूर्व मुंबई, रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, मुम्बई. पॅन नंबर:AAALA2194F	कुलमुखत्यार देणार वय :-64 स्वाक्षरी:-		
5	नाव:आशियाना अपार्टमेंट को ऑप हौ सो लि चे खजिनदार चंद्रकांत दिपचंद जैन - पत्ता:प्लॉट नं: प्लॉट नं 39, माळा नं: -, इमारतीचे नाव: आशियाना अपार्टमेंट को ऑप हौ सो लि, ब्लॉक नं: अप्पर गोविंद नगर मालाड पूर्व मुंबई, रोड नं: हाजी बापू रोड , पोद्दार शाळे मागे, महाराष्ट्र, मुम्बई. पॅन नंबर:AAALA2194F	कुलमुखत्यार देणार वय :-72 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:29 / 03 / 2023 08 : 05 : 22 PM

बरल - ६/
६३२३ | ३९ | ४०
२०२३

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणाऱ्या व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:चीराग रावल - वय:32 पत्ता:मानखुर्द पश्चिम मुंबई पिन कोड:400043	स्वाक्षरी		
2	नाव:युसूफ सेलोट - वय:42 पत्ता:१/५ सिद्धार्थ नगर गोरेगाव पश्चिम मुंबई पिन कोड:400104	स्वाक्षरी		

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 6 सह दुय्यम निबंधक बोरीवली-६ मुंबई उपनगर जिल्हा (बांद्रे) MUMBAI SUBURBAN DIST. (BANDRA)

शिक्का क्र.4 ची वेळ:29 / 03 / 2023 08 : 05 : 55 PM

सह.दु.नि.बोरीवली 6

सह दुय्यम निबंधक, बोरीवली क्र. ६,
मुंबई उपनगर जिल्हा.

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	pearl infra	eChallan	10000502023032912475	MH017849756202223P	500.00	SD	0008755596202223	29/03/2023
2		DHC		2903202322235	700	RF	2903202322235D	29/03/2023
3	pearl infra	eChallan		MH017849756202223P	100	RF	0008755596202223	29/03/2023

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

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2. Get print immediately after registration.

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बरल - ६/		
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२०२३		



प्रमाणित करणेत येते की, या
दस्तामध्ये एकूण ४० पाने जोडेत.
पुस्तक क्र. ६/बरल-६/ ६३२३ २०२३
वर नोंदला, दिनांक 30 MAR 2023

सह. दु[illegible]धक, बोरीवली क्र. ६,
मुंबई उपनगर जिल्हा.