



369/7105

पावती

Original/Duplicate

Wednesday, April 12, 2023

नोंदणी क्र. :39म

4:33 PM

Regn.:39M

पावती क्र.: 8013 दिनांक: 12/04/2023

गावाचे नाव: चेंबूर

दस्तऐवजाचा अनुक्रमांक: करल1-7105-2023

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: सुभाष नगर शीतल को-ऑप. हौसिंग सोसायटी लिमिटेड तर्फे चेअरमन गिरीश कृष्णन

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

DELIVERED

एकूण:

रु. 700.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

4:46 PM ह्या वेळेस मिळेल.


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

बाजार मुल्य: रु.1 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1204202304410 दिनांक: 12/04/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH00048869202324P दिनांक: 12/04/2023

बँकेचे नाव व पत्ता:



202

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Scem

DELIVERED



CHALLAN
MTR Form Number-6



GRN	MH000488669202324P	BARCODE			Date	12/04/2023-11:29:54	Form ID	48(f)
Department		Inspector General Of Registration						
Type of Payment		Stamp Duty Registration Fee						
Office Name		KRL1_JT SUB REGISTRAR KURLA NO 1		Full Name		SUBHASH NAGAR SHEETAL CHS LTD		
Location		MUMBAI		Flat/Block No.		Survey No. 67 to 71, CTS No. 826 (Part), Village		
Year		2023-2024 One Time		Premises/Building		Chembur		
Account Head Details		Amount In Rs.		Road/Street		Building No. 31, Subhash Nagar, N. G. Acharya Marg, Chembur (East)		
0030045501 Stamp Duty		500.00		Area/Locality		Mumbai		
0030063301 Registration Fee		100.00		Town/City/District				
				PIN		4 0 0 0 7 1		
				Remarks (If Any)		SecondPartyName=REAL INFRASTRUCTURE COMPANY~		
Total		600.00		Amount In		Six Hundred Rupees Only		
				Words				
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN		Ref. No.		10000502023041201649		9208994429340
Cheque/DD No.		Bank Date		RBI Date		12/04/2023-11:30:21		Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date		Not Verified with Scroll				

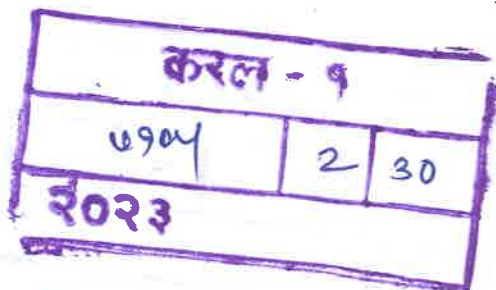
Department ID : Mobile No. : 9800000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-369-7105	0000265640202324	12/04/2023-16:33:10	IGR197	100.00

GRN : MH000488669202324P Amount : 600.00 Bank : STATE BANK OF INDIA Date : 12/04/2023-11:29:54

2	(IS)-369-7105	0000265640202324	12/04/2023-16:33:10	IGR197	500.00
Total Defacement Amount					600.00





CHALLAN
MTR Form Number-6



GRN	MH000488669202324P	BARCODE			Date	12/04/2023-11:29:54		Form ID	48(f)				
Department					Inspector General Of Registration								
Type of Payment					Stamp Duty Registration Fee								
Office Name					KRL1_JT SUB REGISTRAR KURLA NO 1		Full Name				SUBHASH NAGAR SHEETAL CHS LTD		
Location					MUMBAI		Flat/Block No.				Survey No. 67 to 71, CTS No. 826 (Part), Village		
Year					2023-2024 One Time		Premises/Building				Chembur		
Account Head Details					Amount In Rs.		Road/Street					Building No. 31, Subhash Nagar, N. G. Acharya Marg, Chembur (East)	
0030045501 Stamp Duty					500.00		Area/Locality					Mumbai	
0030063301 Registration Fee					100.00		Town/City/District						
							PIN					4 0 0 0 7 1	
							Remarks (If Any)					SecondPartyName=REAL INFRASTRUCTURE COMPANY~	
							<div>करल - 9</div> <div>6904</div> <div>330</div> <div>2023</div> <div>Six Hundred Rupees Only</div>						
Total					600.00		Amount In Words					Six Hundred Rupees Only	
Payment Details					STATE BANK OF INDIA		FOR USE IN RECEIVING BANK						
Cheque-DD Details					Bank CIN		Ref. No.		10000502023041201649		9208994429340		
Cheque/DD No.					Bank Date		RBI Date		12/04/2023-11:30:21		Not Verified with RBI		
Name of Bank					Bank-Branch		STATE BANK OF INDIA						
Name of Branch					Scroll No. , Date		Not Verified with Scroll						

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

Mobile No. : 9800000000





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

Receipt of Document Handling Charges

PRN 1204202304410

Receipt Date 12/04/2023

Received from self, Mobile number 9000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 7105 dated 12/04/2023 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

DEFACED

₹ 600

DEFACED

Payment Details

Bank Name HDFS

Payment Date 12/04/2023

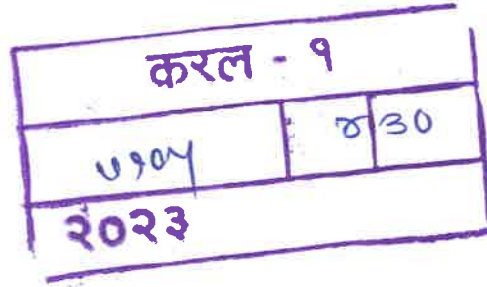
Bank CIN 10004152023041204048

REF No. 231023261836

Deface No 1204202304410D

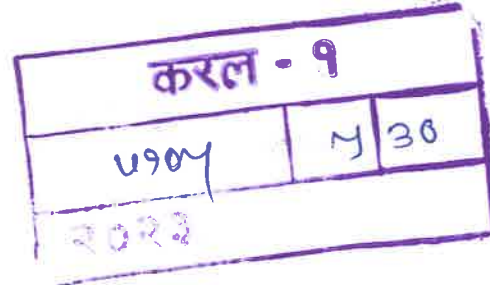
Deface Date 12/04/2023

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





Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1204202304410	Date 12/04/2023
Received from self, Mobile number 9000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name HDFC	Date 12/04/2023
Bank CIN 10004152023041204048	REF No. 231023261836
This is computer generated receipt, hence no signature is required.	



Department of Stamp & Registration Ministry	
Record of Document - Pending Charges	
Form	1/1/2020
<p>Received from Mr. [Name] an amount of Rs. 100000/- towards [Purpose] for the Document No. [Number] in the Sub-Registrar Office, [Location] of the District of [District].</p>	
Payment Details	
Bank Name	100000/-
Bank Code	100000/-
Bank City	100000/-
This is computer generated record, hence signature is not required.	

100000/-
 100000/-
 100000/-



POWER OF ATTORNEY

करल - १		
७९०५	६	३०
२०२३		

TO ALL TO WHOM ALL THESE PRESENTS SHALL COME,
WE, SHEETAL CO-OPERATIVE HOUSING SOCIETY LIMITED, a Co-operative Society duly registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM/HSR/7618 of 1981, having its Office at Building No. 31, Subhash Nagar, N. G. Acharya Marg, Chembur (East), Mumbai- 400 071 ("the **SOCIETY**") (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the member or members for the time being of the said Society and its successor or successors),
SEND GREETINGS:

WHEREAS due to dilapidated condition of the existing building on the property, after following due process, by a Development Agreement (for short "for short "the **Agreement**") of even date registered with the Sub-Registrar of Assurances at Chembur/Kurla/Ghatkoper (**PL.CHECK**), we with the confirmation of our members have appointed "**REAL INFRASTRUCTURE COMPANY**", a Partnership Firm registered under the Partnership Act 1932, having its Office at 101, Real Tech Park, Post No. 39/2, Sector- 30A, Vashi, Navi Mumbai-400 703 (PAN No. **AAVFR6219B**), (for short "**the Developers**") to carry out re-development of our property being ALL THAT piece and parcel of land underneath and appurtenant to Building No.31 admeasuring 1230.74 sq. mtrs. bearing C.T.S. Nos. 826 (pt) bearing Survey No. 67 to 71 together with the Building No.31 consisting of Ground + Two Upper Floors for short "**the said existing building**"), with a right to demolish the existing building and more particularly described in **Schedule** hereunder written (for short "**the Property**"); at or for the consideration and subject to the terms and conditions recorded therein.

AND WHEREAS in part discharge of our obligations and as contemplated in the said Agreement, we have agreed to authorize, appoint and nominate the Developers to do and perform certain acts, deeds, things and matters including to apply for and obtain requisite permissions, orders, approvals, sanctions, certificates as also to avail all the development potentiality including allotment of Tit Bit area, additional development potential, V. P. Quota, Premium FSI etc. from the Concerned Authorities of Government, Semi - Government, public or local bodies including MHADA/MCGM to carry out and complete the development work on the property, subject however, to the terms of the said Agreement, by executing these presents, as hereinafter appearing.

AND WHEREAS at the request of the said Developers, we are desirous of nominating, appointing and constituting (1)_____ and (2)_____, being two of the Partners of the Developers, to be our true and lawful Attorneys to represent us and appear on our behalf before various persons, authority or authorities and to do and perform certain acts, deeds, things and matters including to represent us before various authorities of Government, Semi-Government, Land Revenue Authority, City Survey Authorities, MCGM. MHADA, etc. and apply for and obtain various permissions, orders, approvals, sanctions, certificates, N.O.C. etc. for the purpose of carrying out smooth and effectual re-development of the said property by demolishing the existing building and construction new building/s thereon and hereinafter appearing.



[Handwritten signature]

[Handwritten signature]

SUBHASH NAGAR SHEETAL CO-OP. HSG. SOCIETY LTD.
[Handwritten signature] Chairman
[Handwritten signature] Secretary
[Handwritten signature] Treasurer
[Handwritten signature] Committee Member



NOW KNOW YE ALL MEN THESE PRESENT WITNESSETH,
WE, SHEETAL CO-OPERATIVE HOUSING SOCIETY LIMITED,
through its Office Bearers (1) Girish Krishnan Chairman, (2) Rajan Namdeo
Bhondave Hon. Secretary and (3) Mangesh Ramchandra Zanjad Treasurer
(4) Sanjay Govind Shinde Committee Member, duly authorized by a
Resolution dated 23/01/2022 passed in our General Body Meeting held on
18th December 2022, do hereby nominate, constitute and appoint (1)
SHRI. and (2) SHRI., being two

of the Partners of the Developers, i.e. "REAL INFRASTRUCUTRE
COMPANY, a Partnership Firm registered under the Partnership Act 1932,
having its having its Office at 101, Real Tech Park, Plot No. 39/2, Sector-
30A, Vashi, Navi Mumbai - 400 703 (PAN No. AAVFR6219B) (for
brevity's sake hereinafter referred to as "the **said Attorneys**") to jointly or
severally do and perform certain acts, deeds, things and matters and to
represent us, appear on our behalf and apply for and obtain various
permissions, orders, approvals, sanctions, etc. from the Concerned
Authorities of Government, Semi-Government, public or local bodies as
may be hereinafter appearing:-

1. To make sign, submit and appear before the Concerned Registration
Authority to admit execution of declarations, affidavits, undertakings,
rectifications, bonds, etc. as may be required by the Concerned Authority of
Government (State/Central) Semi-Government Public or Local Bodies
including MCGM/MHADA, City Survey, Collector, SDO, etc. for issuance
of requisite permissions, Letter of Intent, Letter of Offer, approvals,
sanctions, certificates, NOC, Orders, etc. as also to apply for, avail and
obtain allotment of Tit Bit area and other development potential by
whatever name called and in all forms and use, utilize, consume and exploit
for effectual development /redevelopment of the property and to use, utilize,
consume and exploit the full development potential by whatever name
called and in all forms. For the said purpose to bear, pay and discharge,
deposit and various charges and do and perform all other acts, deeds, things
and matter as our said attorneys may deem fit and proper.

2. To represent us and appear before all the Concerned Government,
Semi- Government, public or local Authorities and Departments including
of MHADA/MCGM so as to apply for, claim, demand and receive all the
development potential including additional buildable area, premium FSI,
road width FSI, V.P. Quota and other benefits under the provisions of
DCPR 2034 and as may be permitted and bear, pay and discharge all the
premium, charges, etc. For the said purpose to make sign and submit all
applications, forms, representations, etc. and do and perform various acts,
deeds, things and matters as our said attorneys may deem fit and proper.

3. To represent us and appear on our behalf before the Concerned
Authorities and Officers including of MHADA/MCGM so as to claim and
receive Tit Bit area as may be permissible under the policy of the
MHADA/MCGM and other Concerned Authorities and to sign, execute or
caused to be signed and executed writings, allotment, documents, etc. and
bear, pay and discharge premium as may be required to be paid to the
Concerned Authorities of MHADA/MCGM. For the said purpose to do and
perform various acts, deeds, things and matters as our said attorneys may
deem fit and proper.



SUBHASH NAGAR SHEETAL CO-OP. HSG. SOCIETY LTD.

Chairman Secretary Treasurer Committee Member

4. To represent us and appear on our behalf before the Concerned Government, Semi- Government, public or local Authorities and Department of MHADA/MCGM and ask for, claim and receive all benefits of development potential including additional buildable area, V.P. Quota, road width benefits premises FSI, Fungible FSI, compensatory area, road width FSI as also other development potential as may be permissible and granted by the Concerned Authorities including MCGM/MHADA under the provisions of MHADA, rules, regulations, circulars, notifications issued thereunder as also under the applicable regulation of DCPR 2034 and bear, pay and deposit all amount of premium, charges as may be required in respect thereof.

5. To represent us and appear on our behalf before the Concerned Development Authority including MCGM/MHADA and apply for and obtain additional development potential available in respect of existing premises/rooms as may be permissible and use, utilize and consume the same the development of the property.

6. To make sign and submit all applications, representations, etc. before the Concerned Authorities including to MHADA/MCGM so as to apply for and obtain Letter of Intent/Allotment, NOC and other communications as may be required for availing all the benefits of development potential for development of the said property and for the said purpose to make sign and submit all applications, forms, representations, etc. and do and perform various acts, deeds, things and matters as our said attorneys may deem fit and proper.

7. To represent us and appear on our behalf before the concerned Forum/Court of Law in the event if M/s. Gharkul Buildcon Infrastructure LLP (for short "the said GBIL") or M/s. G. A. Builders Pvt. Ltd., (RNA Corp. Group Company) initiate any proceedings against us and to defend the said proceedings or prosecute all further and other proceedings as may be required to be prosecuted, and/or make sign, sworn, affirm, declare all the proceedings, affidavits, appeals, revisions, reviews, statement of defense and appear before the Concerned Forum/Court of Law or Court of Law in the said proceedings or any other proceedings which may be filed or initiated by the said GBIL against us and for the said purpose to appoint any Advocate, Counsel, etc. and bear, pay and discharge their professional fees as may be required from time to time.

8. To sign, execute and appear before the Concerned Registration and other Authorities, if so required and our attorneys/the Developers may deem fit, to admit execution of any documents, writings, deeds including Deed of Cancellation if so required and claimed by the said GBIL and for the said purpose to do and perform various acts, deeds, things and matters as our said attorneys may deem fit and proper.

9. To represent us and appear on our behalf before any other person, claimant or otherwise and prosecute/defend at our costs all the proceedings, etc. as may be required by the said Developers for effectual development of the property and for the said purpose to do and perform various acts, deeds, things and matters as our said attorneys may deem fit and proper.



For SUBHASH NAGAR SHEETAL CO-OP. HSG. SOCIETY LTD.

[Signature]
Chairman

[Signature]
Secretary

[Signature]
Treasurer

[Signature]
Committee Member

[Handwritten mark]

10. To represent us and appear on our behalf before the Concerned Development Authorities including MCGM/MHADA and to make, sign and submit all such applications, forms, writings, representations, plans, schemes, etc. as may be required for the purpose of obtaining requisite permission, Letter of Offer, Letter of Allotment of Tit-Bit area, allotment under V. P. Quota, etc. sanction of plan, issue of I.O.D., Commencement Certificate, Occupation Certificate, Completion Certificate, etc. and such other permissions, sanctions, approvals, etc. as may be required for smooth development of the said property and for construction of buildings thereon.

11. To represent us and appear on our behalf before the Concerned Authorities including MCGM/MHADA so as to apply for and obtain necessary permission, order, approval, sanction for the purpose of demolition of the existing structures/buildings, removal of debris, trees, if any, and for the said purposes to make sign and submit applications, forms, representations as may be required by the said Developers and to pay and/or deposit all amounts, deposits, charges as may be required.

12. To represent us and appear on our behalf before the said Concerned Authorities including MCGM/MHADA for the purpose of modifications, amendments, etc. in the sanctioned plan as may be approved by us and other permissions as may have been issued/granted/given in pursuance of the said Re-Development Agreement including revisions, review, Corrigendum, extension, etc. of such permissions, sanctions, etc., as our said attorneys may deem fit and proper.

13. To represent us and appear on our behalf before Concerned Authorities of City Survey Authorities, Town Planning Authorities, DILR, Collector, etc. so as to get the said property sub-divided, surveyed, demarcated and apply for and obtain necessary orders including Order of sub-division, approval, sanction, survey report, demarcation, correction in the area of the property, issue of necessary records, P.R. Cards, Certificates, corrected/rectified area of the said property.

14. To deposit and pay amounts as may be required with the MCGM/MHADA, so as to get release/withdrawn from the earlier undertaking if given for construction the existing building as also amalgamation, merger, Division/sub-Division effected earlier and for the said propose to make sign and submit all applications, forms, representations, objections, submissions, etc. and do and perform various acts, deeds, things and matters as our said attorneys may deem fit and proper.

15. To deposit and pay amounts as may be required with the MCGM/MHADA, City Survey, Revenue Authorities, Collector, DILR, Development Authority and/or any other Authority in connection with the said property or the development thereof and to apply for and receive refund of any deposits so made by the said attorneys and to sign and give all effectual and valid receipts and discharge for the same.

16. To represent us and appear on our behalf before the Concerned Authority (State and/or Central) and make sign and submit applications, representations, submissions, etc. and apply for and obtain necessary permissions, approvals, sanctions, NOC, etc. for development of the said property.



SUBHASH NAGAR SHEETAL CO-OP. HSG. SOCIETY LTD.
Chairman Secretary Treasurer Committee Member

17. To represent us and appear on our behalf and make sign and submit applications, forms, representations, etc. and submit the same to the Concerned Environmental/Pollution Authorities, Fire Brigade Authorities, MOAF Authority, Tree Cutting Authorities, Police Authorities, Traffic Authorities, Costal Zone permissions if need be and apply for and obtain all requisite permissions, orders, as may be required for effectual commencement and completion of development of the said property.

करत - १		
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१२०२३		

18. To represent us and appear on our behalf before the Concerned Authorities appointed under the provisions of Maharashtra Co-operative Societies Act and make sign and submit applications, forms, representations, etc. and apply for and obtain all necessary permissions, NOC, approvals as may be required under the said Act for effectual commencement and completion of re-development of the said property.

19. To surrender and hand over the existing electricity connection, meter and electricity supply to the Concerned Electricity Authorities and apply for and obtained temporary and/or permanent connections as may be required for re-development of the said property and thereafter for the new building and the premises therein as also for construction/installation of Electric Sub-Station, Transformer and other connection/facility. For the said purpose to pay and/or deposit all amount or amounts of charges, deposits, etc. and ask for, claim, recover and receive all amount of deposit from the said authorities and give due acknowledgement thereof.

20. To represent us and appear on our behalf before the Concerned Authorities including of Government, Semi-Government, public or local bodies, Development Authorities including MCGM/MHADA and to make sign and submit all such applications, forms, writings, representations, affidavits, plans, schemes, etc. as may be required for the purpose of obtaining various sanction of plan, issue of I.O.D./I.O.A., Commencement Certificate, Occupation Certificate, etc. and such other permissions, sanctions, approvals, etc. as may be required for smooth re-development of the said property and for construction of building thereon. For the said purpose to do and perform various acts, deeds, things and matters as our said attorneys may desire.



21. To represent us and appear on our behalf before the Concerned Authorities including MCGM/MHADA so as to apply for and obtain necessary permission, order, approval, sanction for the purpose of demolition of the existing structure/building, removal of trees, etc. and for the purpose of redevelopment of the said property by constructing building/s thereon as may be permitted by the Concerned Authorities.

22. To represent us and appear on our behalf before the said Concerned Authorities including MCGM/MHADA for the purpose of modifications, amendments, etc. in the sanctioned plan and other permissions so far granted/given or which may hereafter be granted/given or issued by the said authorities, subject however, without affecting in any manner the plans, specifications and area of the premises in the proposed building to be provided to our members and further subject to terms and conditions of the said Agreement.



For SUBHASH NAGAR SHEETAL CO-OP. HSG. SOCIETY LTD.

[Signature] Chairman
[Signature] Secretary
[Signature] Treasurer
[Signature] Committee Member



23. To submit applications, representations, etc. before the Concerned Development Authorities and other Public Authorities so as to apply for and obtain necessary permissions, order, approval, as also plans for construction of building/s and other structures to be constructed on the said property and for revalidation, approval, consent or sanction and/or to be further modified and/or for further revision of the plans so submitted or to submit fresh plans, schemes and other documents to the MCGM, MHADA, Development Authorities, Revenue, City Survey and/or such other Authorities or bodies as required under the Law and sign such plans, applications, documents, Affidavits, declarations, authority letters, writings, papers as may be required and to pay all fees, deposits and other amounts and to receive the said deposits.

24. To commence and complete construction work on the said property/plot or any part thereof as also on the Tit Bit area on being allotted by MHADA pursuant to the said Agreement.

25. To act for us and appear and represent us before all the Officers of Development Authority, City Survey, Government Authorities, Municipal Corporation of Greater Mumbai, Tahsildar or other Revenue Officers and/or Public and Local Authorities including Town Planning, SRA and other Authorities in connection with the said property.

26. To deposit and pay amounts as may be required with the MCGM, MHADA, City Survey, Revenue Authorities, Collector, DILR, Development Authority and/or any other Authority in connection with the said property or the development thereof also to avail full development potential including Tit Bit area, additional buildable area, V. P. Quota etc. and to apply for and receive refund of any deposits so made by the said attorneys and to sign and give all effectual and valid receipts and discharge for the same.

27. To attend and appear before the Concerned Registration Authorities including Sub-Registrar of Assurances at Chembur/Kurla and such other officers to lodge and present for registration and admit execution of affidavits, declarations, assurances, writing required to be submitted to MCGM/MHADA and other Concerned Authority for obtaining sanction, permission, approvals and certificate for development on our said property, as we as the Owners could do in our own proper person.

28. To apply for and obtain all such further and other permissions, orders, approvals, sanctions including for construction of temporary shed, go-down, site office, watchmen cabins, water connection, sewerage connection, drainage, etc. from the Concerned Authorities of Government, (State and/or Central) Semi-Government, Public or local bodies as may be required from time to time for the purpose of effectual commencement and completion of the construction of buildings and for the said purpose to do and perform all acts, deeds, things and matters, sign and execute all such deeds, documents, writings, applications, forms, undertakings, affidavits, etc. and to bear pay and discharge deposit and all such amount or amounts as may be payable for the said purposes and as our said attorneys may deem fit and proper.



For SUBHASH NAGAR SHEETAL CO-OP. HSG. SOCIETY LTD.

[Signature] Chairman
[Signature] Secretary
[Signature] Treasurer
[Signature] Committee Member

[Handwritten marks]

29. To make application to the Authorities and obtain permits for cement, steel and other building materials and/or water connection and/or apply for electricity connection, gas connection, telephone connection, water, sewerage, drainage, light, etc. in relation to the said property and to give undertaking or guarantee as may be required in all respects as may be thought necessary or convenient or proper by our said Attorneys for the aforesaid purpose.

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30. To acquire and purchase in the name of the Society the benefit of TDR/buildable area by whatever name called in all the forms including slum, garden, D.P. Road, FSI of Tit Bit area, fungible FSI, premium FSI, V. P. Quota, road Width benefits, benefit of old age of existing building, premium FSI, compensatory area or any other potential as may be permitted or available under the provisions of Concerned Statute including DCPR 2034 or any other reservation from MCGM/MHADA and/or intending seller thereof and enter into such agreements, arrangements or transaction for purchase thereof in the name of the Society.

31. To represent us and our interest before the Concerned Development Authorities and acquire the benefits of Fungible FSI, compensatory area and such FSI and development potentiality, with or without premium as may be available for constructions on the said property. For the said purpose to make, sign and submit such applications, forms, etc. and pay such deposits, premium, etc. as may be demanded by the Concerned Authorities and as our said attorneys may deem fit and proper.



32. To sign and execute and submit all the applications, forms, utilization forms, representation, agreement, plans, schemes, representations, etc. for the purpose of obtaining sanction of plan, modification of sanctioned plans and all other permissions, orders, approvals, certificates, etc. for the purpose of use, utilization and consumption of the benefit of TDR/additional buildable area/Tit Bit area, Fungible and premium FSI, V.P. Quota for development/construction and to be obtained from the Concerned Authorities, as our said attorneys may deem fit and proper.

33. In the event of refund/return of any deposit, premium charges, etc from the Concerned Authorities including MCGM/MHADA, to apply for and obtain all such approvals, sanctions, orders, etc of the concerned authority and ask for claim recover, receive and demand all such amount, deposit in the name of the Developers and give due acknowledgement thereof.

34. To represent us before the Concerned Registration Authority to admit execution of individual Agreement for Permanent Alternate Accommodation, Supplementary Agreement, Deed of Rectification to be executed with the Members and as may have been signed and executed by us or our authorized representative and get such documents duly registered.

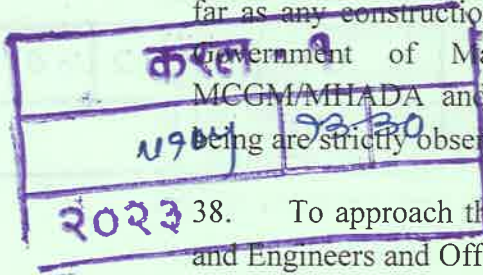
35. To take various steps, to do and perform acts, deeds, things and matters for the purpose of compliance of various terms conditions and covenants as may be imposed by the Concerned Development Authorities, MAGM/MHADA or allowing development of the said property.

36. To construct all the amenities and make provisions of recreation, overhead and underground tanks, drainage, sewerage, pump room, watchmen cabin, gates, garage, compound wall, etc. so as to provide the same to the occupiers of the building.

For SUBHASH NAGAR SHEETAL CO-OP HSG SOCIETY LTD.
Chairman
Secretary
Treasurer
Committee Member



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



38. To approach the Hydraulic Engineer, City Engineer and authorities and Engineers and Officers of the MCGM/MHADA, Chief Fire Authorities, Gas Supply Authorities, Electricity Authority, Police Authorities for the purpose of obtaining various permissions and service, connections including water connection in respect of the said property and structures to be constructed on the said property and to make necessary applications for water, sewerage, electricity, Gas connection, etc. with the Concerned Authorities at the expenses of our said attorneys and to obtain necessary orders pursuant thereof and to do all acts, deeds and things and to carry out and lay the water, sewerage and electric connections and other service lines.

39. To represent us and appear on our behalf before the owners of the adjoining plots as regards removal/construction of boundry wall and or for availing the benefit of excess to the plot if so required and execute and get registered such documents, deeds, writings as may be required by the Developers and appear before the concerned registration Authority to admit execution of such documents.



40. To sign and execute necessary Letters of Authorities for appointment of Architects, Engineers, Surveyors, R.C.C. Consultants, etc. for the purpose of submission and approval of any plans, for specifications and order for the purpose of construction, repair, renovation, extension, modifications, alterations, additions to the existing structures and/or for development of the said property but at the sole costs, charges and expenses of the said attorneys only.

41. In the event of the Developers is desires of any finance/construction finance to the project, to make sign and submit declarations, confirmations including with regard to our title to the property and as may be required for availing such finance. For the said purpose to do and perform to do and perform various acts, deeds, things and matters as our said attorneys may desire.

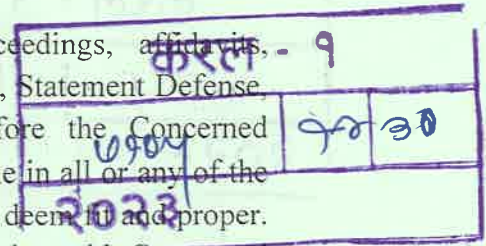
42. To commence, prosecute and defend all proceedings Civil and/or Criminal, Arbitration proceedings by or against any person, claimant, authorities, etc. before all the Concerned Forum including Arbitral Tribunal, High Court of Bombay, City Civil Court, Co-operative Court, Session Court, Hon'ble Supreme Court of India and other judicial/Quasi - Judicial Authorities appoint ted under the Concerned applicable Law including Concerned Ministry of State-Government, Central Government, etc. with regard to any of the affairs of the said property as also for effectual commencement and completion of development thereof and for utilization of all the development potential any whatever name called and in all forms as our said attorneys and/or Developers may deem fit and proper.



For SUBHASH NAGAR SHEETAL CO-OP. HSG. SOCIETY LTD.

Chairman Secretary Treasurer Committee Member

43. To sign, execute, declare, affirm all proceedings, affidavits, statement of Claim, Written Statement, Plaint, Petition, Statement Defense, appeals, revisions, review petition and appear before the Concerned Authority/Court of Law/Forum and file/submit the same in all or any of the proceedings by or against us as our said attorneys may deem fit and proper. Our said attorneys are also entitled appear before the said Concerned Authorities, Tribunals/Court of Laws to submit documents, evidence and give/make necessary statement/evidence, documents etc. as our said attorneys may deem fit and proper.



44. In the event of any settlement or compromise with any claimant, etc. to sign, execute and submit Consent Terms, Deed of Compromise and other documents as our said attorneys may deem fit and proper and to withdraw such proceedings in terms thereof as our said attorneys may desire.

45. To represent and appear on our behalf and also to make sign and submit necessary applications, representation, affidavit, declarations, etc before the concerned appropriate authorities appointed under the provisions of Real Estate Act, 2016 and Regulatory authority under MahaRERA so as to get the project registered with such authorities.

46. We hereby clarify that this Power of Attorney shall be co-extensive with the said Agreement and we will not revoke or cancel the same. All costs, charges, and expenses including payment of any amount by way of fees, premium or deposits shall be always paid by the said Developers and all acts, deeds, things and matters done by our said Attorneys shall be at their own costs, risk, charges and expenses unless otherwise recorded in the said Agreement.



47. AND we hereby for ourselves, on behalf of our said Society and our successor in title agree and undertake to ratify and confirm all and whatsoever by our said attorneys.

48. AND that this Power of Attorney has been executed by us simultaneously on the said attorneys having indemnified and kept us indemnified by executing simultaneous Deed of Indemnity in our favour.

49. Since the said Agreement is duly stamped being the principal instruments and this being incidental/supplemental thereto no stamp duty except Rs.100/- is payable under these presents as per provisions of Sanction 4 of the Maharashtra Stamp Act as amended.

IN WITNESS WHEREOF, WE, SHEETAL CO-OPERATIVE HOUSING SOCIETY LIMITED, through its Office Bearers (1) GIRISH KRISHNAN, Chairman, (2) RAJAN NAMDEO BHONDAVE, Hon. Secretary and (3) MANGESH RAMCHANDRA ZANJAD, Treasurer (4) Sanjay Govind Shinde Committee Member, duly authorized by a Resolution dated _____ passed in our General Body Meeting held on _____, hereto have hereunto set and subscribed our respective hands and seal into this writing on this 12th day of April 2023.



For SUBHASH NAGAR SHEETAL CO-OP. HSG. SOCIETY LTD.
Chairman Secretary Treasurer Committee Member

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THE SCHEDULE ABOVE REFERRED TO

(Description of "the said Property")

ALL THAT piece and parcel of land underneath and appurtenant to Building No.31 admeasuring 1230.74 sq.mtrs. bearing C.T.S. Nos. 826 (pt) bearing Survey No. 67 to 71 together with the Building No.31 consists of Ground + Two Upper Floors having comprising of 48 (Forty Eight) rooms/tenements/flats having an aggregate area of **180** sq.ft. (carpet area) situate, lying and being at Subhash Nagar, in the Revenue Village Chembur, Taluka Kurla, in the Registration District of Mumbai Suburban District and bounded as follows:-

On or towards East : By
On or towards West : By
On or towards South : By
On or towards North : By



COMMON SEAL OF the
With in named "SOCIETY"
**SHEETAL CO-OPERATIVE HOUSING
SOCIETY LIMITED**
has been affixed pursuant to the resolution
passed to that effect in its Special General
Body Meeting held on 12/04/23 and the
same has been affixed in the presence of
1. SHRI. Girish Krishnan
Chairman.
2. SHRI. Rajan Namdeo Bhondave
Secretary.
3. SHRI. Mangesh Ramchandra Zanjad
Treasurer.
4. SHRI. Sanjay Govind Shinde
Committee Member.
in the presence



Identified by me,

Advocate, High Court,
Bombay.

WE ACCEPTED:



1. SHRI KESHAVJI DAMJI MINAT

2. SHRI AMBALAL BHANJI GAMI,

being two of the Partners of the Developers,
i.e. "REAL INFRASTRUCUTRE COMPANY"

Witness

For SUBHASH NAGAR SHEETAL CO-OP. HSG. SOCIETY LTD.

Chairman Secretary Treasurer Committee Member

