M/S Real Infrastructure CO.

JAYDEEP GROUP | GAMI GROUP

करल - १
७१०० | २७ | २१२
२०२३

| SR. NO. | DESCRIPTION | | OFFER |
|---|---|---|---|
| 6. | **CAR PARKING** | | |
| | To the existing members | : | We will provide Basement Car Park or stilt in Stack / Puzzle for 48 Members to the Society.<br><br>All the balance parking's shall belong to the Developer and Developer will have sole discretion of the allotment of the Developers share of parking. |
| 7. | **SECURITY DEPOSIT & BANK GUARANTEE** | | |
| | To the Society | : | RERA act has more than enough safeguards to protect the interest of the entire project. Hence, Bank Guarantee shall not be provided for the aforesaid reasons. |
| 8. | **SOCIETY OFFICE, GYMNASH & ANY OTHER AMENITY SPACES** | | |
| | To be provided in the proposed new building/s | : | Society office and any other amenity spaces like Fitness Centre, Roof Top Amenities shall be provided in the new building/s, subject such spaces being free of FSI, entirely at our sole discretion and as per design & planning requirements of our architects. |
| 9. | **LIEN AND OR MORTAGE** | | |
| | On the Society Plot or Society members new flat in the new building/s | : | We shall not create any lien on and/or mortgage the Society plot or any Society members new flat in the new building/s.<br><br>We shall be free to create lien on and/or mortgage the area coming to us for sale. |

We hope you would give credentials due thought and consider us as a right option.

- Further for any clarification please feel free to call – 98330 30949.

Yours Truly,

**For M/S. Real Infrastructure Company**

**Authorized Signatory**



101, RealTech Park, Plot No. 39/2, Sector-30A, Vashi, Navi Mumbai, Thane, Maharashtra - 400703.
Phone: 022-25809900/11/22/33 Email: realinfrastructure01@gmail.com

www.jaydeepgroup.in | www.gamigroup.in

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ADJ/1100901/ 179 /2023/IK
Pages 151 | 153

**Note:**

- The above proposal is applicable on utilization of full available FSI i.e. MAHADA Basic FSI, fungible, VP Quota, Pro rata FSI in any other name available on plot area.
- The above proposal is based on the new DCR 2034 norms.
- The above offer is all encompassing and supersedes all tender conditions.
- We shall bear the cost of GST, if applicable, on the construction cost of the society members' area. Any GST above & beyond the construction cost basis, if applicable, shall be borne by the respective members.
- The Stamp Duty & Registration charges on the Permanent Alternate Agreemer (Individual Agreements) for the new RERA carpet area (existing plus additional free area) of the members' who will be signing and/or be party to the Redevelopment Agreement, will be paid by our company. However, the Stamp Duty, Registration Charges and any applicable taxes on the area purchased by members, shall be borne by the respective member exclusively.
- The members who are not signing and/or be party in the Redevelopment Agreement shall bear the stamp duty, registration charges and all applicable taxes on their Permanent Alternate Agreements (Individual Agreements).
- The Development Agreement may be executed in the group company for taxation purpose. (real infra)
- The Developer will not bear any cost and expenses towards the existing building/s repair, temporary shed, maintenance, taxes, legal fees, etc. Furthermore, we will not be responsible and liable for any loss of life and/or property till the building is completely vacated & handed over to us for redevelopment.
- If any money taken from RNA builders and Gharkul then it will be deducted from corpus fund
- As Discussed on 27th Jully 2022 with the Committee Member, MHADA dues will divided on a 50-50 ratio.
- Further no changes would be accepted.



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भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता S/O: दामजी मिनात, एफ 1 डी - 4 शांति अपार्टमेंट, सेक्टर 11 नेरुळ पश्चिम, नवी मुंबई, ठाणे, नेरुळ नोड - 3, महाराष्ट्र, 400706

Address: S/O: Damji Minat, F 1 D - 4 Shanti Apartment, Sector 11 Nerul West, Navi Mumbai, Thane, Nerul Node - 3, Maharashtra, 400706

5903 3490 8056

1947
1800 300 1947



भारत सरकार
Government of India

केशवजी दामजी मिनात
Keshavji Damji Minat
जन्म वर्ष / Year of Birth : 1972
पुरुष / Male

5903 3490 8056

आधार - सामान्य माणसाचा अधिकार



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

KESHAVJI DAMJI MINAT

DAMJI MINAT

14/07/1972

Permanent Account Number
AKUPM4639F

Signature

31012013



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAVFR6219B

नाम / Name
M/S REAL INFRASTRUCTURE CO

निगमन / गठन की तारीख
Date of Incorporation/Formation
03/11/2016

करल - १
७१०० १४८ २११
२०२३



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

AMBALAL BHANJI GAMI
BHANJI PARMA GAMI

03/11/1968

Permanent Account Number
ACAPG9180B

Signature



भारत सरकार
Government of India

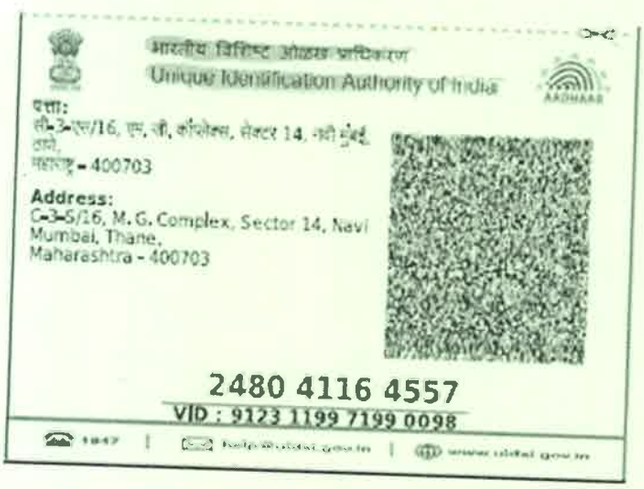
अंबालाल भंजी गामी
Ambalal Bhanji Gami
जन्म तारीख/DOB: 03/11/1968
पुरुष/ MALE

Download Date: 04/09/2020

2480 4116 4557
VID : 9123 1199 7199 0098

माझे आधार, माझी ओळख

THE SEAL OF THE SUB REGISTRAR KURLA
दुय्यम निबंधक कुर्ला १
MUMBAI SUBURBAN DIST. (MAHARASHTRA)



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

AADHAAR

पत्ता:
सी-3-एल/16, एम. जी. कॉम्प्लेक्स, सेक्टर 14, नवी मुंबई, ठाणे,
महाराष्ट्र - 400703

Address:
C-3-L/16, M. G. Complex, Sector 14, Navi Mumbai, Thane,
Maharashtra - 400703

2480 4116 4557
VID : 9123 1199 7199 0098

1947 | help@uidai.gov.in | www.uidai.gov.in

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MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202304111455236 D.P. Rev. dt. Refer Inward Number: M/W/2023/111455241 Payment Dated 04/04/2023

करल - १ ५७०० ५७० २०२३

Office of the Chief Engineer (Development Plan)
Municipal Head Office, 5th Floor,
Annex Building, Fort,
Mumbai - 400 001

DP 2034 Remarks

To,

Mr./Mrs. suresh damji patel
NAVIMUMBAI

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 826 of CHEMBUR Village situated in M/W Ward, Mumbai.

Ref : Application u/no. M/W/2023/111455241 Payment Challan No. DP34202304111455236 Dated 04/04/2023 certifying payment of charges made under Receipt no. 8696040367 Dated 04/04/2023

Gentleman/Madam,

With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue color boundary on the accompanied plan, are as follows.

| Description | Nomenclature | Remarks |
|---|---|---|
| CTS No. | 826 | |
| Village | CHEMBUR | |
| Development Plan 2034 referred to Ward | M/W | |
| Zone [as shown on plan] | Residential(R) | |
| Sanctioned Roads affecting the Land [as shown on plan] | Existing Road | Present |
| | Proposed Road | NIL |
| | Proposed Road Widening | NIL |

Sanctioned Excluded Portion:

EP-MW07
Sanctioned as proposed.
Sanctioned vide UDD Notification u/no. TPB-4321/CR-20/2021/UD-11 dtd. 12.04.2021 and published in Maharashtra Government Gazette on 16.04.2021.

EP-MW07
Sanctioned as proposed.
Sanctioned vide UDD Notification u/no. TPB-4321/CR-20/2021/UD-11 dtd. 12.04.2021 and published in Maharashtra Government Gazette on 16.04.2021.

EP-MW20
Sanctioned as proposed.
Sanctioned vide UDD Notification u/no. TPB-4321/CR-20/2021/UD-11 dtd. 12.04.2021 and published in Maharashtra Government Gazette on 16.04.2021.

EP-MW20
Sanctioned as proposed.
Sanctioned vide UDD Notification u/no. TPB-4321/CR-20/2021/UD-11 dtd. 12.04.2021 and published in Maharashtra Government Gazette on 16.04.2021.

| | |
|---|---|
| Reservation affecting the Land [as shown on plan] | NO |
| Reservation abutting the Land [as shown on plan] | NO |

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

This is electronically generated report. Hence personal signature is not required.

CHE/DP34202304111455236/DP/M/W

| | | |
|---|---|---|
| Existing amenities affecting the Land [as shown on plan] | EOS1.5(Garden/Park)(Part of larger existing amenities)(826: 2694.52 sqm) | |
| Existing amenities affecting the Land [Excluded Portion] | EP NO: EP-MW20<br>EP NO: EP-MW20 | Affected Area - 826 :2254.980 sqm<br>Affected Area - 826 :439.549 sqm |
| For description of Excuded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal. | | |
| Existing amenities abutting the Land [as shown on plan] | NO | |
| ROAD<br>ROAD | EP NO: EP-MW07<br>EP NO: EP-MW07 | Affected Area - 826 (Abutting)<br>Affected Area - 826 (Abutting) |
| For description of Excuded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal. | | |
| Whether a listed Heritage building/ site: | ~~Yes~~ / No | |
| Whether situated in a Heritage Precinct: | ~~Yes~~ / No | |
| Whether situated in the buffer zone/Vista of a listed Heritage site: | ~~Yes~~ / No | |
| Whether a listed archaeological site (ASI): | ~~Yes~~ / No | |
| Whether situated in the buffer zone/Vista of a listed archaeological site (ASI): | ~~Yes~~ / No | |

Note:

The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.

Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E.E.T&C./A.E.(Survey) as case may be.

Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmeed from the concerned Ward Office.

The DP Remarks and Plan shall be read with notification no. TPB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt 8.5.2018 & TPB.4317/629/CR-118/2017/EP/UD-11 dt.8.5.2018 before granting any development permission on the land/s. (For the Sanctioned Modification & Excluded Portion the link for notification is as under:-

Notifications:

MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034

Plans:

EP Sheets: MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034 Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government

SM Sheets: MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034 Development Plan 2034(sanctioned part) SM sheets, 8th May 2018

Additional Information

Water pipeline Remark:

Water pipeline nearest (Node No.13 meters far) has 150 mm pipe diameter.

Water supply Tunnel Remark:

No well/borewell shall be dug on the plot as this plot is affected by Water-supply Tunnel Safety band. Similarly, Excavation/Deep foundation by way of blasting shall not be permitted on the plot prior permission shall be obtained from A.E. (M/W ward) for any work or deepening of existing well/borewell on the plot.

Sewerline Remark:

Sewer Manhole near the plot (Node No. 0, 0.00 meters far) has invert level NA meters with reference to Town Hall Datum (THD).

Ground level:

The plot has minimum 28.20 meters and maximum 28.80 meters ground level with reference to Town Hall Datum (THD)

This is electronically generated report. Hence personal signature is not required.

CHE/DP34202304111455236/DP/M/W

RL Remark:

REGULAR LINE REMARKS (Traffic):
As far as Traffic department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) 826 of Village CHEMBUR in M/W ward of M.C.G.M. as shown bounded blue on accompanying plan.

REGULAR LINE REMARKS (Survey):
As far as Survey department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) 826 of Village CHEMBUR in M/W ward of M.C.G.M. as shown bounded blue on accompanying plan.

DP 2034 Remarks

कुर्ला - १
७७०० | ४५२ | २११
२०२३

Acc: As Plan

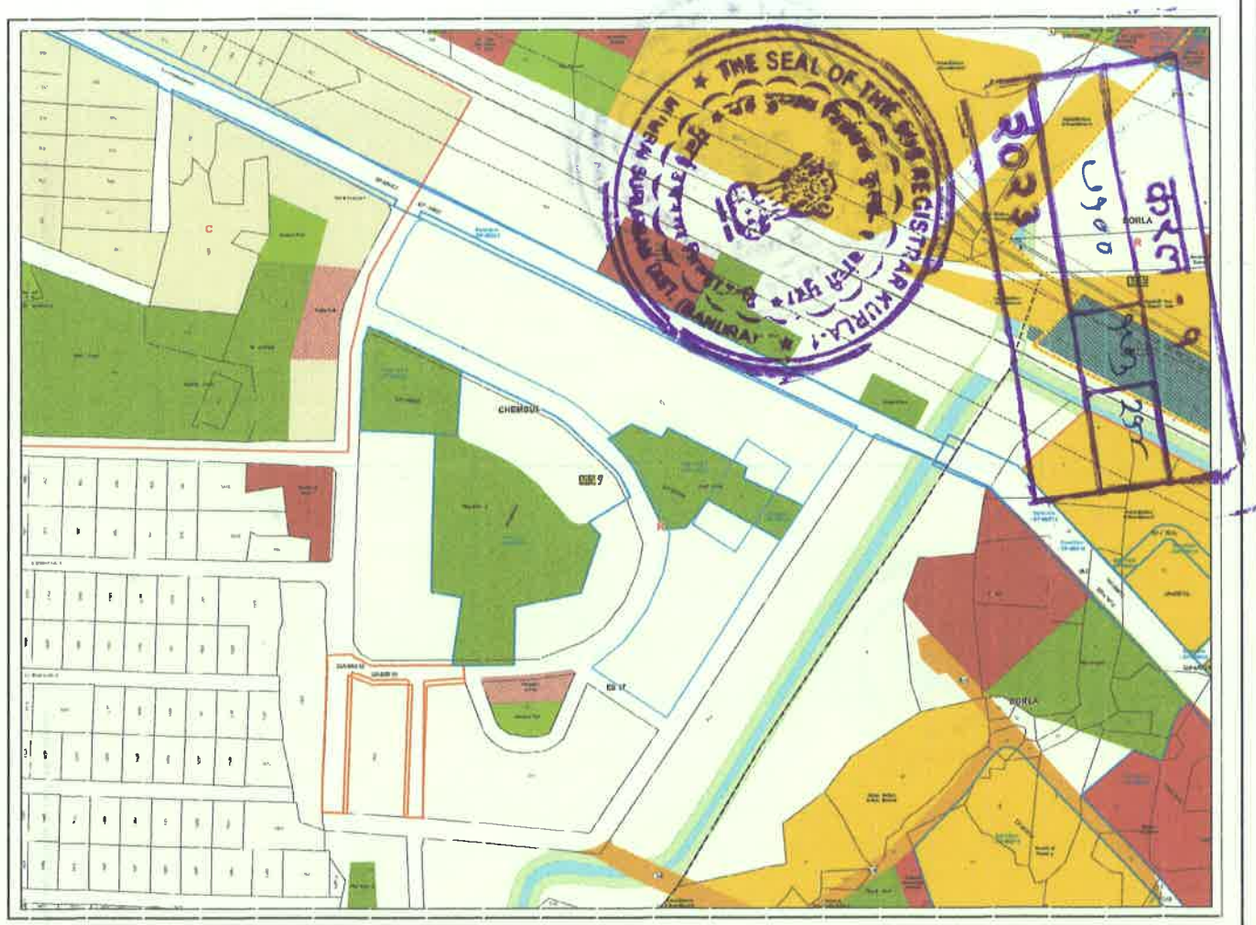
Note: The above information is as per the data received from concerned MCGM Departments.

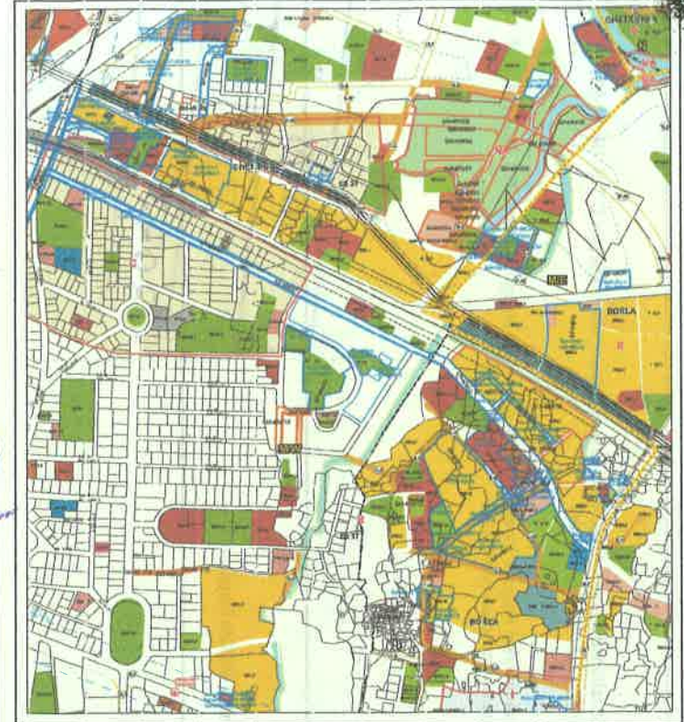
Municipal Corporation of Greater Mumbai

THE SEAL OF THE SUB REGISTRAR KURLA-1

This is electronically generated report. Hence personal signature is not required.

CHE/DP3420230411145523S/DP/M/W




N

LOCATION PLAN

Scale 1:14000

N

BLOCK PLAN

Scale 1:1000

Land Bearing C.T.S.No(s) 826 of CHEMBUR Village in M/W Ward

Note:

DP Remarks have been offered only from Zoning point of view without any reference to the existing and status of the structures on the land under reference etc.
This plan is to be read with letter under

CHE/DP34/20230411145238/DP/E3/MW

This is an electronically generated document. Hence, No signature required. Assistant Engineer (DP), M/W Ward. Dated 04/04/2023

**Brihanmumbai Municipal Corporation**
**(Development Plan Department)**

Development Plan 2034

Office of the Chief Engineer (Development Plan),

5th Floor, Annexe Building,

Municipal Head Office,

Mahapalika Marg, Fort, MUMBAI - 400 001.

520/6759
Friday,March 31 ,2023
2:35 PM

# पावती

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

पावती क्रं.: 7161 दिनांक: 31/03/2023

गावाचे नाव: **चेंबूर**
दस्तऐवजाचा अनुक्रमांक: **करल5-6759-2023**
दस्तऐवजाचा प्रकार : **कुलमुखत्यारपत्र**
सादर करणाऱ्याचे नाव: **शांभवी केशव पय्याडे**

| | |
|---|---|
| नोंदणी फी | रु. 100.00 |
| दस्त हाताळणी फी | रु. 300.00 |
| पृष्ठांची संख्या: 15 | |
| एकूण: | रु. 400.00 |

DELIVERED

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

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

1) देयकाचा प्रकार: DHC रक्कम: रु.300/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 3103202306611 दिनांक: 31/03/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH018031837202223P दिनांक: 31/03/2023
बँकेचे नाव व पत्ता:

करल - १
७५७ | २०२
२०२३

S. K. Payyade

THE SEAL OF THE SUB REGISTRAR KURLA-1

करल - ५

| | | |
|---|---|---|
| ६७५९ | ९ | ३५ |
| २०२३ | | |

**D**ocument **H**andling **C**harges
Inspector General of Registration & Stamps

## Receipt of Document Handling Charges

करल - ९

| | | | |
|---|---|---|---|
| PRN | 3103202306611 | Receipt Date | 31/03/2023 |

Received from SELF, Mobile number 9000000000, an amount of ~~Rs.300/-~~, towards Document Handling Charges for the Document to be registered on Document No. 6759 dated 31/03/2023 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.

DEFACED
₹ 300
DEFACED

## Payment Details

| | | | |
|---|---|---|---|
| Bank Name | HDFS | Payment Date | 31/03/2023 |
| Bank CIN | 10004152023033106190 | REF No. | 230904301812 |
| Deface No | 3103202306611D | Deface Date | 31/03/2023 |

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

THE SEAL OF THE SUB REGISTRAR KURLA-5 MUMBAI SUB-URBAN DISTRICT (BANDRA)

THE SEAL OF THE SUB REGISTRAR KURLA-1 MUMBAI SUB-URBAN DISTRICT (BANDRA)

करल - ५

| Department of Stamp & Registration, Maharashtra | ६७१८ | २ | ५५ |
|---|---|---|---|
| Receipt of Document Handling Charges | २०२३ | | |

| PRN | 3103202306611 | Date | 31/03/2023 |
|---|---|---|---|

Received from SELF, Mobile number 9000000000, an amount of Rs.300/-, 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.

करल - १

| ६७०० | ५५६ | २५० |
|---|---|---|

२०२३

**Payment Details**

| Bank Name | HDFS | Date | 31/03/2023 |
|---|---|---|---|
| Bank CIN | 10004152023033106190 | REF No. | 2309043011812 |

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

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

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

करल - ५
३ १
२०२३

# CHALLAN
MTR Form Number-6

| | | | |
|---|---|---|---|
| GRN MH018031837202223P | BARCODE | Date 31/03/2023-12:37:02 | 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 KRL1_JT SUB REGISTRAR KURLA NO 1 | Full Name SHAMBHAVI KESHAV PAYYADE |
| Location MUMBAI | |
| Year 2022-2023 One Time | Flat/Block No. FLAT NO. 901, 9TH FLOOR, RNA PARK VIEW |
| | Premises/Building CHS LTD |

करल - १
२०२३

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

DEFACED ₹600.00 DEFACED

| | |
|---|---|
| Road/Street | CTS NO. 1042, 4TH ROAD, CHEMBUR |
| Area/Locality | MUMBAI |
| Town/City/District | |
| PIN | 4 0 0 0 7 1 |
| Remarks (If Any) | SecondPartyName=SHRI KESHAV PAYYADE |
| Amount In Words | Six Hundred Rupees Only |

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

| Payment Details STATE BANK OF INDIA | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|
| Cheque-DD Details | Bank CIN | Ref. No. | 10000502023033105801 | |
| Cheque/DD No. | Bank Date | RBI Date | 31/03/2023-12:37:38 | 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 केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

## Challan Defaced Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | UserId | Defacement Amount |
|---|---|---|---|---|---|
| 1 | (iS)-520-6759 | 0008816036202223 | 31/03/2023-14:35:03 | IGR561 | 100.00 |



Print Date 31-03-2023 02:36:26

करल - ५

८७१९ | ७ | १५

२०२३

**GRN :** MH018037837202223P **Amount :** 600.00 **Bank :** STATE BANK OF INDIA **Date :** 31/03/2023-12:37:02

| | | | | | |
|---|---|---|---|---|---|
| 2 | (iS)-520-6759 | 0008816036202223 | 31/03/2023-14:35:03 | IGR561 | 500.00 |
| | | | **Total Defacement Amount** | | **600.00** |









**Print Date 31-03-2023 02:36:26**

# CHALLAN
## MTR Form Number-6

करल - ५

| | | | | | |
|---|---|---|---|---|---|
| GRN | MH018031837202223P | BARCODE | Date | 31/03/2023 12:37:02 | 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** KRL1_JT SUB REGISTRAR KURLA NO 1

**Location** MUMBAI

**Year** 2022-2023 One Time

**Full Name** SHAMBHAVI KESHAV PAYYADE

करल - १

**Flat/Block No.** FLAT NO. 901, 9TH FLOOR, RNA PARK VIEW

**Premises/Building** CHS LTD

२०२३

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

**Road/Street** CTS NO. 1842, 4TH ROAD, CHEMBUR

**Area/Locality** MUMBAI

**Town/City/District**

PIN 4 0 0 0 7 1

**Remarks (If Any)**

SecondPartyName=SHRINATH KESHAV PAYYADE=

**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. | 10000502023033105801 | 5396691685630 |
|---|---|---|---|---|---|
| Cheque/DD No. | | Bank Date | RBI Date | 31/03/2023 12:37:38 | 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. : 8806000000

**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 लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.



Print Date 31-03-2023 12:38:42

| करल - ५ | | |
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| ८७५८ | ६ | ५५ |
| २०२३ | | |




| करल - ९ | | |
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| ७१०० | ५० | २११ |
| २०२३ | | |




# GENERAL POWER OF ATTORNEY

**TO ALL TO WHOM THESE PRESENTS SHALL COME I, MRS. SHAMBHAVI KESHAV PAYYADE (PAN AIZPP0644C),** an adult Hindu Indian Inhabitants residing at Flat No.901, 9th Floor, in RNA Park View CHS Ltd, on CTS No.1042, 4th Road, Chembur, Mumbai – 400071; state as follows.

S.K. Payyade

| करल - ५ | | |
|---|---|---|
| ६७५६ | ७ | ११ |
| २०२३ | | |

**SEND GREETING:**

Whereas I am personally unable to attend to the managerial and other affairs with respect to my property being Tenement No.31/1106, Building No. 31, Subhash Nagar Sheetal CHS Limited, Chembur East Mumbai – 400071; (hereinafter for the sake of brevity referred to as the 'Said Premises') so I, hereby nominate and appoint my son **Mr. SHRINATH KESHAV PAYYADE (PAN AIDPP8276E)** R/o Flat No.601, 6TH Floor, in RNA Elegance, 4th Road, Chembur, Mumbai – 400071; as my true and lawful Attorney to act for and on my behalf and I authorize and empower him to do the following acts, deeds and things on my behalf:-

1. To appear and attend all meeting including meeting for redevelopment of the society.
2. To sign and execute all documents related to redevelopment of said premises with the society or the developer appointed by the society.
3. To execute and sign all documents with the Developer/Builder and receive rents, corpus and other redevelopment benefits in my name.
4. To handover the possession of the said premises to the builder / developer for redevelopment and receive possession of the new redeveloped alternate premises from the developer/builder in lieu of the said premises on completion of the redevelopment of the said premises.
5. To appear, execute and sign any document before the registration office or any other government or semi government offices.
6. To make applications, affidavits, documents etc., to the Govt. Departments and any other concerned authorities, required for the redevelopment of the aforesaid premises and to do all other acts, deeds and things in respect thereof.
7. To pay all the taxes, Municipal levies and other taxes, which may be, required to be paid.
8. To file any objections with Govt. departments or other local body of Government for any purpose related with said premises.
9. To engage any Advocate or Attorney for the purpose and or to appear for and represent our in all the courts, civil, criminal or revenue including labour tribunals, original, revisional or appellate, in any registration offices, and also to present appeals in any court, and also to accept services of all summons, notices and other processes of law in relation the said premises.
10. AND GENERALLY TO DO ALL other acts, deeds and things, which my said attorneys may deem fit and proper for the redevelopment of my said premises.
11. This power of attorney is without any consideration.

S. K Payyade

करल - ५
९७५९ | ८ | ७५
२०२३

**Provided that the said attorney shall not sell or transfer the ownership of the property to any person. Further provided that the said attorney shall keep true accounts of all activities performed by virtue of this power of attorney.**

AND

करल - १
७९०० | ५८२ | २५५
२०२३

I hereby agree and undertake to confirm and ratify all and whatsoever our said attorney shall do or purport to do by the virtue of this power of attorney.

**IN WITNESS WHEREOF**, we have set our hands on this power of Attorney at Mumbai, this day 31st of March 2023.

**SIGNED AND DELIVERED** )
by the Within named )
**MRS.SHAMBHAVI PAYYADE** )
in the presence of .....
1.

S. K. Payyade

**EXECUTOR**





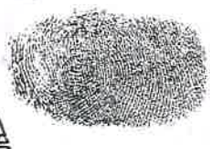
THE SUB REGISTRAR KURLA-5 MUMBAI SUBURBAN DIST. (BANDRA)

2.

**SIGNED AND DELIVERED** )
by the Within named )
**MR. SHRINATH KESHAV PAYYADE** )
in the presence of .....
1.

**CONSTITUTED ATTORNEY**





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

2.

| करल - ५ | | |
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| ७५९ | ९ | ११ |
| २०२३ | | |




| करल - १ | | |
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| २०२३ | | |

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भारत सरकार

आधार

# भारत सरकार
Unique Identification Authority of India

नोंदविण्याचा क्रमांक / Enrollment No 2017/90920/01473

To,
श्रीमती केशव पय्याडे
Shambhavi Keshav Payyade
W/O: Keshav Payyade
R N A Park View 9th Floor
Road No 4
Opp Gandhi Maidan Chembur East
Mumbai
Chembur Mumbai Mumbai
Maharashtra 400071
9322444411

08/09/2013

Ref 240 / 06K / 417264 / 417850 / P

SH478749058FT

आपला आधार क्रमांक / Your Aadhaar No. :

**3521 4303 8836**

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

श्रीमती केशव पय्याडे
Shambhavi Keshav Payyade
जन्म तारीख / DOB : 08/11/1953
स्त्री / Female

**3521 4303 8836**

आधार - सामान्य माणसाचा अधिकार

करल - ५
६०५८ | १० | २५
२०२३

करल - १
५१०० | १५२ | २१२
२०२३

S. K payyade

करेल - ५

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| ७५९ | ११ | ५५ |
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करेल - १

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| ७१०० | १८५ | २११ |
| २०२३ | | |



आधार

भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 2017/90920/01479

To,
श्रीनाथ केशव पय्याडे
Shrinath Keshav Payyade
S/O: Keshav Payyade
Sham Niwas Bangio No 7
Dr C G Road
Opp Basant Cinema Chembur
Mumbai
FCI Mumbai Mumbai
Maharashtra 400074
9322338929

16/09/2013

Ref: 58 / 271 / 51997 / 52173 / P

SH337722910FT

आपला आधार क्रमांक / Your Aadhaar No. :

**5598 7208 3538**

आधार - सामान्य माणसाचा अधिकार

श्रीनाथ केशव पय्याडे
Shrinath Keshav Payyade
जन्म तारीख / DOB : 20/02/1976
पुरुष / Male

**5598 7208 3538**

आधार - सामान्य माणसाचा अधिकार

करल - ५
६७१९ | १२ | ११
२०२३

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

करल - १
५१०० | १२ | २१८
२०२३

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



| करल - ५ | | |
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| ७७१८ | ९३ | ५५ |
| २०२३ | | |



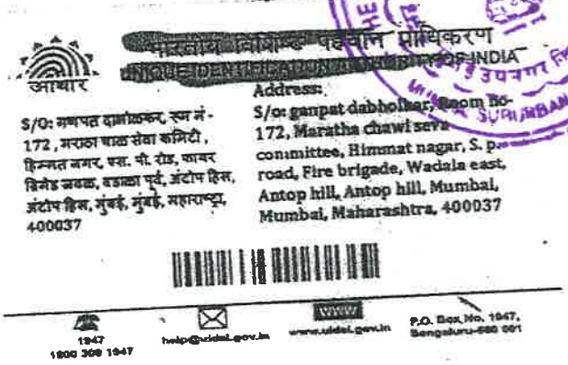












520/6759
शुक्रवार,31 मार्च 2023 2:35 म.नं.

दस्त गोषवारा भाग-1

करल5
दस्त क्रमांक: 6759/2023

करल - ५
६७५९ | ५८ | ७५
२०२३

दस्त क्रमांक: करल5 /6759/2023

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

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. करल5 यांचे कार्यालयात
अ. क्रं. 6759 वर दि.31-03-2023
रोजी 2:28 म.नं. वा. हजर केला.

S.K Pandey

दस्त हजर करणाऱ्याची सही:

पावती:7161 पावती दिनांक: 31/03/2023

सादरकरणाराचे नाव: **शांभवी केशव पय्याडे**

| | |
|---|---|
| नोंदणी फी | रु. 100.00 |
| दस्त हाताळणी फी | रु. 300.00 |

पृष्ठांची संख्या: 15

करल - १
एकूण: 400.00
७४०० | ३९९ | २१
२०२३

सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)

सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)

दस्तांचा प्रकार: कुलमुखत्यारपत्र

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

शिक्का क्रं. 1 31 / 03 / 2023 02 : 28 : 04 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 31 / 03 / 2023 02 : 29 : 11 PM ची वेळ: (फी)

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

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

# प्रतिज्ञापत्र

**"सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरदुतीनुसारच नोंदणीस** दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, **निष्पादक व्यक्ती,** साक्षीदार व सोबत जोडलेल्या कागदपत्रांची **आणि "दस्ताची** सत्यता, वैधता कायदेशीर बाबीसाठी खालील **दस्त** निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील. **तसेच,** हस्तांतरण करणारे **राज्य शासन/केन्द्र शासन यांचा कोणतीही** कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही."

| लिहून देणारे | लिहून घेणारे |
|---|---|
| १) | १) |
| २) S.K Pandey | २) |
| ३) | ३) |

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

BORKAR VASANTI RAJENDRA
SANTHAN GOPALAN
08/08/1962
Permanent Account Number
AIIPB0311M
Signature

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

DINESH DHONDU TALAWADEKAR
DHONDU PUNDALIK TALAWADEKAR
07/05/1964
Permanent Account Number
ABVPT9903D
Signature

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

CHANDRAKANT G GHATKAR
GANGARAM GHATKAR
11/06/1948
Permanent Account Number
BHBPG4875Q
Signature

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AEZPT6677F
नाम/ Name
HEMANT L TELI
पिता का नाम/ Father's Name
LAXMAN RAMA TELI
जन्म की तारीख / Date of Birth
11/10/1982
हस्ताक्षर/ Signature

THE SEAL OF THE SUB REGISTRAR KURLA-1

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AABPK8756E
नाम /NAME
RAVINDRA KONDIRAM KHUPTE
पिता का नाम /FATHER'S NAME
KONDIRAM BHIKAJI KHUPTE
जन्म तिथि /DATE OF BIRTH
09-11-1965
हस्ताक्षर /SIGNATURE
आयकर निदेशक (पद्धति)
DIRECTOR OF INCOME TAX (SYSTEMS)

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AMJPS6661C
नाम /NAME
SANJAY GOVIND SHINDE
पिता का नाम /FATHER'S NAME
GOVIND RAMJI SHINDE
जन्म तिथि /DATE OF BIRTH
04-12-1973
हस्ताक्षर /SIGNATURE
आयकर आयुक्त (कम्प्यूटर केन्द्र)
Commissioner of Income-tax (Computer Operations)

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

A S SHINDE
ASHOK NARAYAN GUNJAL
03/11/1976
Permanent Account Number
BBPPS0486K
Signature

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

YOGESH RAMESHCHANDRA VISHWAKARMA
RAMESHCHANDRA RAMPATI VISHWAKARMA
30/01/1981
Permanent Account Number
AFMPV9968F
Signature

करल - १
२०२३