

Power Of Attorney

Of

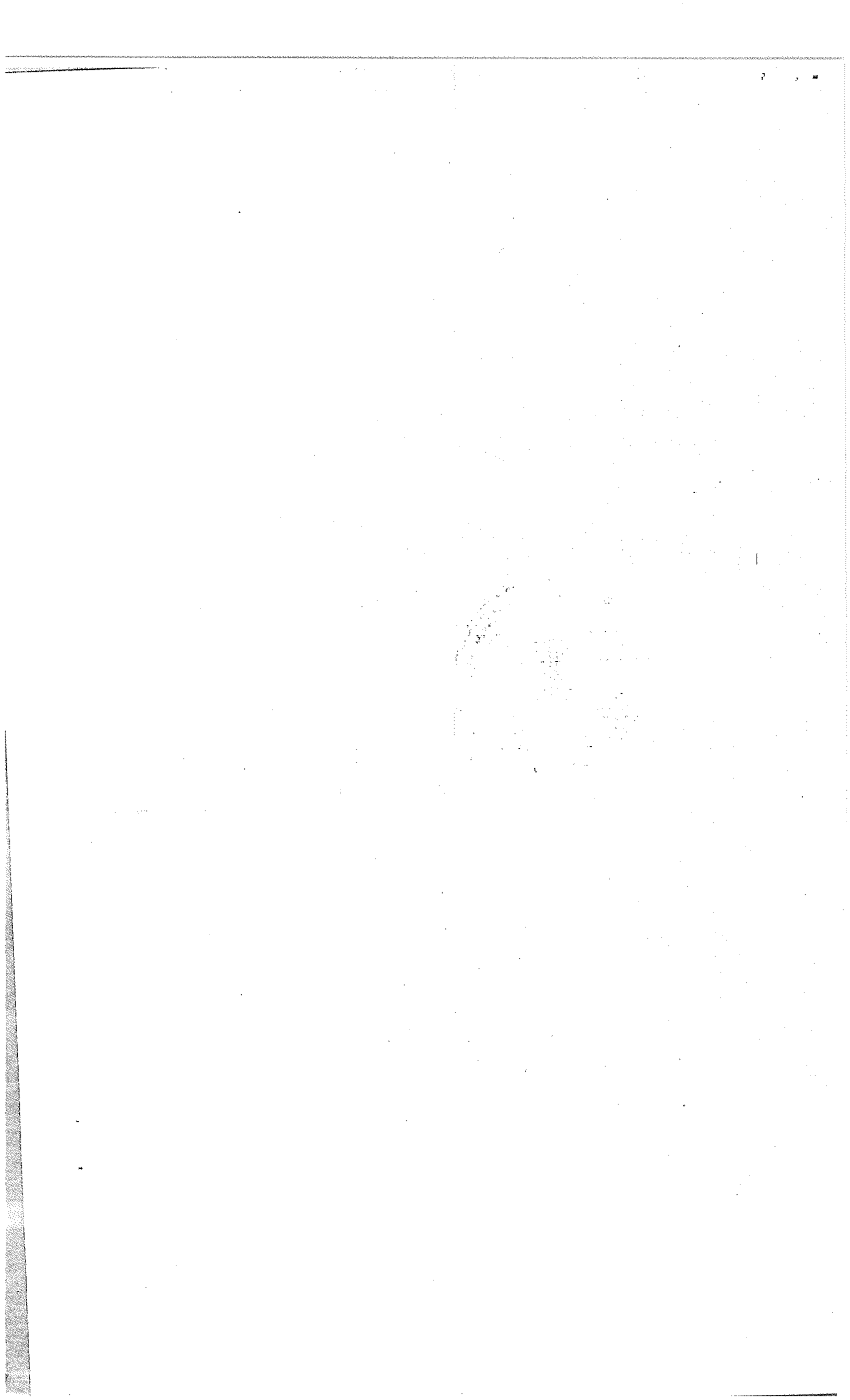
**LALIT PRAKASH CO-OPERATIVE HOUSING
SOCIETY LIMITED,**

("Society")

In Favour of

M/S. S RAHEJA LOFTS LLP

("Developer")



Receipt (pavti)

323/11360

पावती

Original/Duplicate

Thursday, December 09, 2021

नोंदणी क्र. :39म

4:07 PM

Regn.:39M

पावती क्र.: 12654

दिनांक: 09/12/2021

गावाचे नाव: वांद्रा

दस्तऐवजाचा अनुक्रमांक: वदर4-11360-2021

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: ललित प्रकाश को ऑ हौ सो लि. चे चेअरमन सुरली केसवानी -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 700.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

4:27 PM ह्या वेळेस मिळेल.

वाजार मूल्य: रु.1/-

मोवदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

DELIVERED

सह दुय्यम निबंधक, अंधेरी-2

सह. दुय्यम निबंधक, अंधेरी क्र.-२,
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0912202108096 दिनांक: 09/12/2021

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009871871202122E दिनांक: 09/12/2021

बँकेचे नाव व पत्ता:

Handwritten signature





CHALLAN
MTR Form Number-6



GRN	MH009871871202122E	BARCODE			Date	08/12/2021-21:53:14	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	BDR4__JT SUB REGISTRAR ANDHERI 2			Full Name	S Raheja Lofts LLP			
Location	MUMBAI			Flat/Block No.	as per agreemen			
Year	2021-2022 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street				
0030045501 Stamp Duty		500.00		Area/Locality				
0030063301 Registration Fee		100.00		Town/City/District				
				PIN	4	0	0	0
				PIN			5	2
				Remarks (If Any)	SecondPartyName=Lalit Prakash CHSL~			
				Amount In	Six Hundred Rupees Only			
		600.00		Words	बदर - ४ ११३६० ७ ३० २०२१			
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103332021120910630	2717440784			
Cheque/DD No.		Bank Date	RBI Date	08/12/2021-21:54:40	Not Verified with RBI			
Name of Bank		Bank-Branch	IDBI BANK					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					

Department ID :

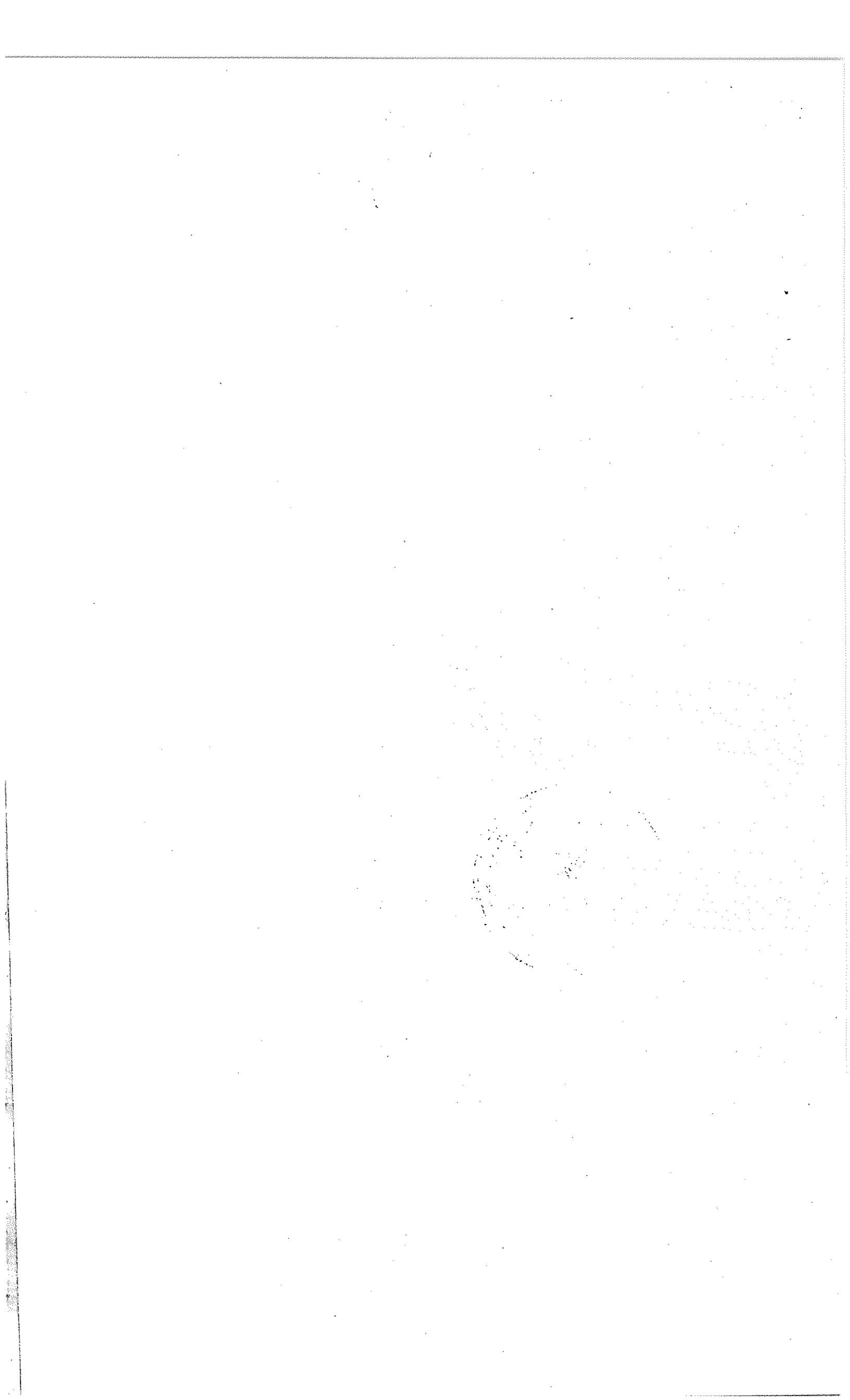
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 0000000000

सदर चहान केवल दुसरा निबधक कार्यालय नोदणी कसवयाच्या दस्तांसाठी लागू आहे. नोदणी न कसवयाच्या दस्तांसाठी सदर चहान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-323-11360	0004709295202122	09/12/2021-16:07:16	IGR187	100.00
2	(IS)-323-11360	0004709295202122	09/12/2021-16:07:16	IGR187	500.00
Total Defacement Amount					600.00





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

Receipt of Document Handling Charges

PRN 0912202108096

Receipt Date 09/12/2021

Received from agreement, Mobile number 0000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 11360 dated 09/12/2021 at the Sub Registrar office Joint S.R. Andheri 2 of the District Mumbai Sub-urban District.

DEFACED

₹ 600

DEFACED

Payment Details

Bank Name IBKL

Payment Date 09/12/2021

Bank CIN 10004152021120905644

REF No. 2730045378

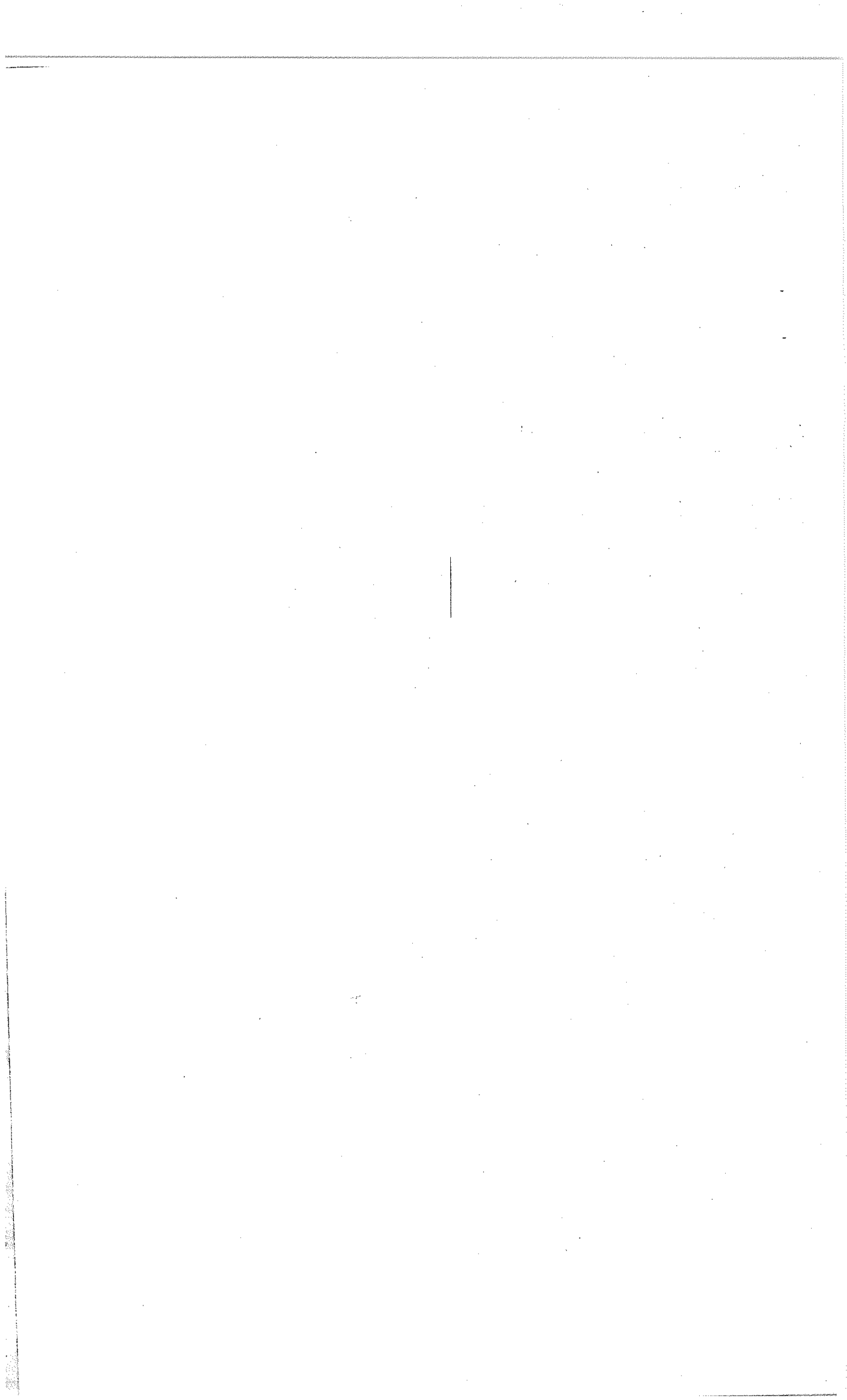
Deface No 0912202108096D

Deface Date 09/12/2021

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



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CHALLAN
MTR Form Number-6

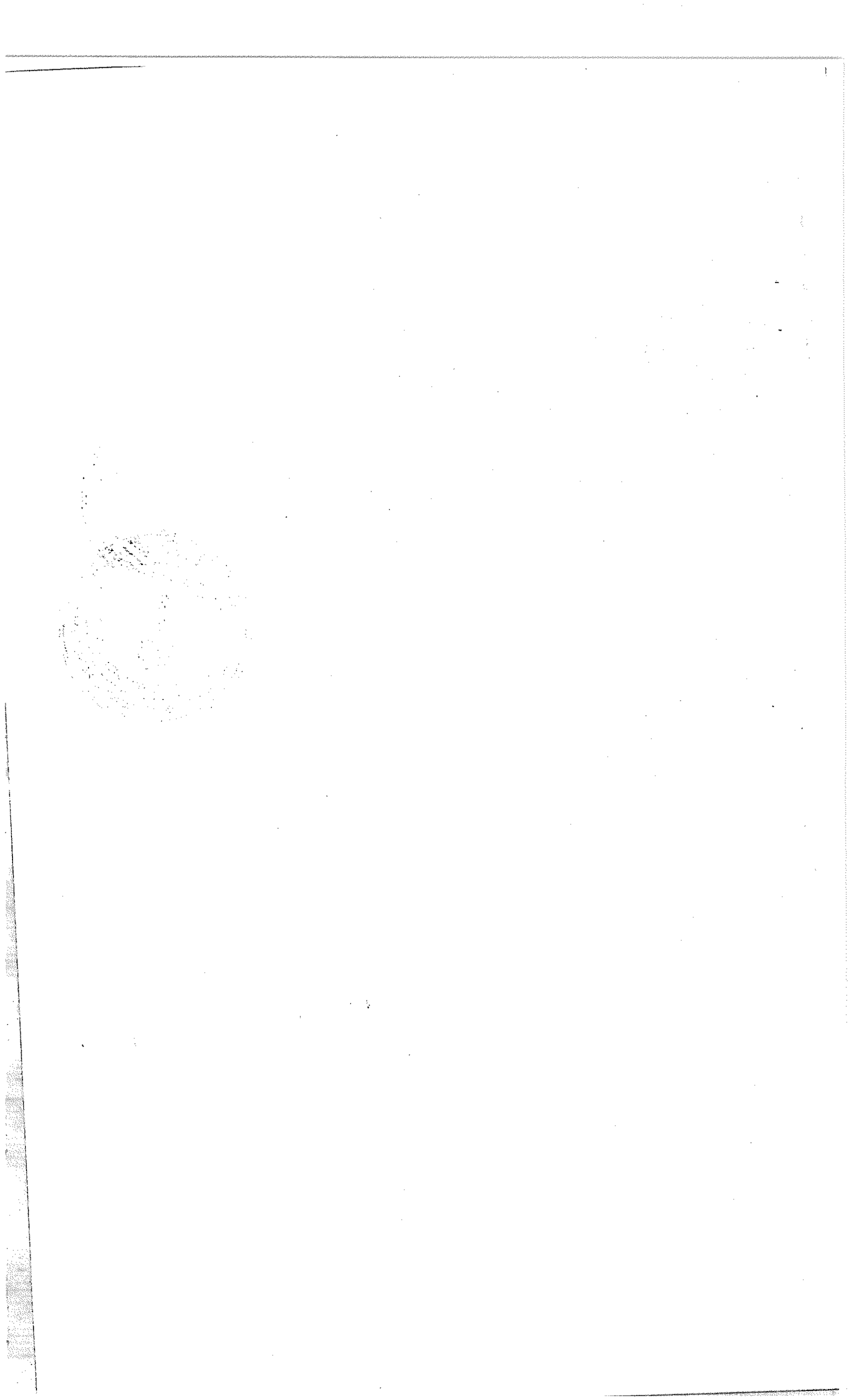


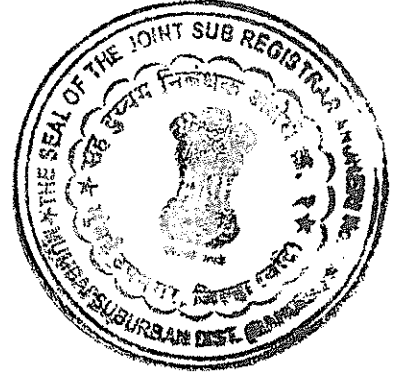
GRN	MH009871871202122E	BARCODE			Date	08/12/2021-21:53:14	Form ID	48(f)
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	BDR4__JT SUB REGISTRAR ANDHERI 2			PAN No.(If Applicable)				
Location	MUMBAI			Full Name	S Raheja Lofts LLP			
Year	2021-2022 One Time			Flat/Block No.	as per agreemen			
Account Head Details		Amount In Rs.		Premises/Building				
0030045501	Stamp Duty	500.00		Road/Street				
0030063301	Registration Fee	100.00		Area/Locality				
				Town/City/District				
				PIN	4 0 0 0 5 2			
				Remarks (If Any)	SecondPartyName=Lalit Prakash CHS			
				Amount In	Six Hundred Rupees Only			
Total			600.00	Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332021120910630	2717440784	
Cheque/DD No.				Bank Date	RBI Date	08/12/2021-21:54:40	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
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. Mobile No. : 0000000000
सदर चढलन केवल दुरयन नलबधक करयलतयलत नलदणी करलवयलच्या दस्तलसलली ललगु आढे. नलदणी न करलवयलच्या दस्तलसलली सदर चढलन ललगु ललदी.

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POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, LALIT PRAKASH CO-OPERATIVE HOUSING SOCIETY LIMITED, a society registered under the provisions of the Maharashtra Co-operative Societies Act 1960 under No. BOM/HSG/1268 of 1966, having its registered office at 5A, Perry Road, Bandra (West), Mumbai 400 050 (hereinafter referred to as the "Society"), acting through the authorized Managing Committee members viz. (1) Dr. Murli Keswani, Hon. Chairman, (2) Mr. Ashish Talreja, Hon. Secretary, and (4) Mr. Jean Fernandes, Treasurer, do hereby **SEND GREETINGS:**

WHEREAS:

- A. The Society is the owner of a freehold plot of land bearing Plot No. 20 in Suburban Scheme No. VI, bearing C.T.S Nos. (i) C/332 admeasuring 778.9 square meters, (ii) C/333 admeasuring 213.3 square meters, (iii) C/334 admeasuring 44.3 square meters and (iv) C/335 admeasuring 23 square meters, admeasuring in the aggregate 1059.5 square meters or thereabouts (as recorded in the Property Register Cards thereof), situated at Perry Cross Road, Bandra (West), Mumbai 400 050 (hereinafter referred to as the "Plot"), with (i) the old building named "Lalit Prakash", comprising of a ground floor and four upper floors in which there are seventeen residential flats and (ii) ancillary structures including a pump room, etc., standing on the Plot (hereinafter referred to as the "Old Building"). Herein, where required, the Plot with the Old Building are collectively referred to as the "Property" and is more particularly described in the Schedule hereunder written;

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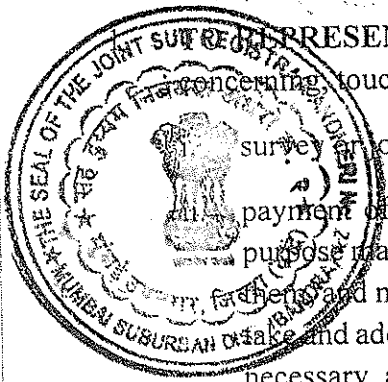
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- B. By a Development Agreement dated 9th December 2021 (hereinafter referred to as the "Development Agreement"), executed by and between the Society, the Members therein and S RAHEJA LOFTS LLP, (a partnership firm registered under the provisions of the Limited Liability Partnership Act 2008 having its registered address at Rahejas, Plot No. 61, S.V. Road, Khar, Mumbai 400 052, therein and hereinafter referred to as the "Developer") and lodged for registration/ registered with the office of the Sub-Registrar of Assurances under Serial No. BDR-4/11359/2021, the Society, for itself and its members, has granted development rights in respect of the Property to the Developer and re-develop the same as per the plans as may be sanctioned/ approved by the Mumbai Municipal Corporation of Greater Mumbai ("MCGM");
- C. The Society is required to execute a Power of Attorney in favour of the Developer (being these presents), to enable it to deal with and carry out the redevelopment of the Property as contemplated in the Development Agreement;
- D. The Society has, by a resolution passed at its Special General meeting held on 05.12.2021, authorized its Managing Committee members to execute this Power of Attorney on behalf of the Society.

NOW KNOW YE AND THESE PRESENTS WITNESSETH that the Society, through its afore-said Managing Committee members do hereby nominate, constitute and appoint (1) MR. RAMKRISHNA S. RAHEJA, and (2) MR. SHYAM G. RAHEJA, Indian Inhabitants, having their address at Rahejas, Plot No. 61, S.V. Road, Khar, Mumbai 400 052, the Designated Partners of M/s Raheja Lofts LLP, (hereinafter referred to as the "Attorneys"), whose acceptance and specimen signatures are appended below, to do and execute, jointly and/or severally, in the name of and on behalf of the Society, the following acts, deeds, matters and things and exercise all powers and authorities hereinafter conferred, in relation to the Property and its proposed redevelopment in terms of the Development Agreement that is to say:

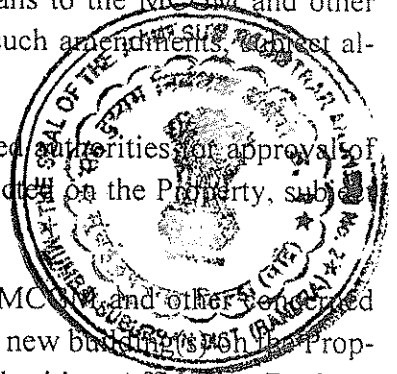


1. TO REPRESENT the Society before the concerned local and other authorities in all matters concerning, touching or affecting the Property including –
- survey or joint survey thereof and fixation of its boundaries; and
- payment of assessment dues in respect thereof, and in the said context and for the said purpose make necessary applications/ proposals to the concerned authorities, appear before them and make and give statements, information, declarations, etc. and file documents and adopt all necessary steps and proceedings as the Attorneys may think proper and/or necessary, and to diligently prosecute such proceedings.
2. TO APPLY and to submit proposals to the concerned local authorities, Town Planning Authority, Municipal Corporation of Greater Mumbai (MCGM) and other authorities, for the sanction of building plans for construction of the proposed building(s) on the Property and/or to apply for and obtain approvals, permissions and sanctions for amendments, revisions, modifications, alterations, rectifications, additions and/or deletions thereto/therein, and/or to or in those made, issued or granted heretofore, and/or extension, renewal and revalidation thereof, and/or of those made, issued or granted heretofore, and comply with the terms and conditions which may be stipulated by them, apply for and obtain the relevant Intimation of Disapproval (IOD), Commencement Certificate (CC), Occupation Certificate (OC), Building Completion Certificate (BCC) etc. in respect of such construction work and/or get the same revalidated and for the said purpose represent the Society and appear on its behalf before the concerned authorities, and make, execute and submit proposals, information, declarations, letters, affidavits, deeds, docu-

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ments, writings, undertakings, etc. as such authorities may require and comply with the requisitions of such authorities and obtain approvals and sanctions for construction of the proposed new building(s) on the Property.

3. **TO CONSTRUCT** building(s) on the Property, as per the sanctioned/ approved plans and according to specifications and other requirements of MCGM and for that purpose to employ Contractors, Architects, Structural Engineers, RCC Consultant and other professionals, as may be required for the construction of the proposed new building(s).
4. **TO ENTER** into and sign contracts with contractors for construction as well as contractors for labour and sign such agreements.
5. **TO REPRESENT** the Society before the Arbitrator or other concerned authorities appointed in respect of the Town Planning Scheme of which the Property is a part, and in proceedings before them and make and submit applications, petitions, etc. to them, appear and represent the Society before them in all related matters, file objections, pay betterment charges, receive compensation and/or take possession of any additional area available on revision of the said Scheme, subject always to the provisions of the Development Agreement.
6. **TO PREPARE** plans for development (including layout and building plans) for construction of the proposed new building(s) on the Property, and to submit the same to the MCGM and other concerned Authorities after getting written consent thereto of the Society and to submit proposals from time to time for the amendments of building plans to the MCGM and other concerned Authorities for the purpose of obtaining approval to such amendments, subject always to the provisions of the Development Agreement.
9. **TO APPLY** from time to time to the MCGM and other concerned authorities for approval of the modifications of the plans of the building plans to be constructed on the Property, subject always to the provisions of the Development Agreement.
10. **TO OBTAIN** approval/ sanction by way of IOD and CC from MCGM and other concerned Authorities in respect of the building plans for construction of the new building(s) on the Property and to sign and submit to MCGM and other concerned Authorities, Affidavits, Declarations, Undertakings etc., as may be required to obtain from time to time approval to the amendments to such building plans.
11. **TO ENTER** upon the Property for the purpose of commencing construction work thereon and erecting new building(s) as per the approved and sanctioned plans by the MCGM.
12. **TO APPEAR** before and carry on correspondence with all the concerned authorities and bodies including the Government of Maharashtra and all its departments, MCGM and/or Town Planning Department, the Ministry of Civil Aviation and the Civil Aviation Authorities, including the Airports Authority of India, National Airports Division, Mumbai Airport, and the Airports Authority of India, Safdarjung Airport, New Delhi), the International Civil Aviation Organization, the Chief Fire Officer and other concerned Fire Brigade Authorities, City Survey Office, Collector, Mamlatdar, Tahsildar, Revenue Authorities and all other public and semi-public authorities and to obtain permissions/ No Objection Certificates/ Exemption Orders etc. in connection with the Property and its redevelopment.
13. **TO APPEAR** and represent the Society before all the concerned authorities and parties as may be necessary in connection with the Property and its redevelopment as aforesaid.



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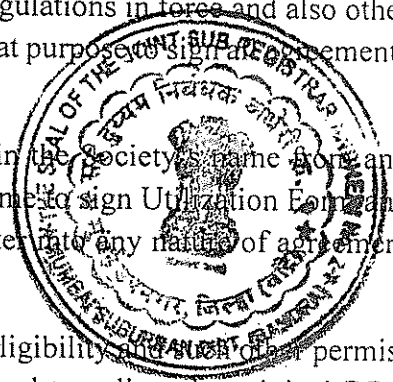
14. **TO APPOINT** from time to time Architects, RCC Consultants, Contractors and other personnel and workmen for carrying out the redevelopment of the Property by constructing a new building(s) thereon and to pay their fees, consideration moneys, salaries and/ or wages.
15. **TO PAY** various deposits to MCGM, Reliance Infrastructure Limited/Adani Electricity Mumbai Ltd/Tata Power Company Limited and other concerned authorities/ persons as may be necessary for the purpose of carrying out the redevelopment work on the Property and construction of the new building(s) thereon and to claim refund of such deposits so paid by the Attorneys and to give effectual receipts in the name of and on behalf of the Society in connection with refund of such deposits.
16. **TO PAY** necessary charges, deposits and assessments and apply for the review, revision, refund thereof as the Attorneys may think fit and proper.
17. **TO APPROACH** the Hydraulic Engineer, City Engineer, and concerned authorities and Officers of MCGM for the purpose of obtaining various permissions, service connections, including water connection for carrying out and completing the redevelopment of the Property and construction of the new building(s).
18. **TO MAKE** necessary applications to the Electricity Supply Company and other concerned authorities for obtaining electric power for the proposed new building(s).
19. **TO REPRESENT** the Society and to deal and correspond with the electric company (be they Reliance Infrastructure Limited or TATA Electric Company or Adani Electricity Mumbai Ltd. or any other), regarding all matters connected with the sub-station on the Property that may be required to be earmarked/ erected/ sub-leased/ handed over and to sign and execute the deeds/ documents/ writings required for such lease/ sub-lease of such portion and to register the same.
20. **TO APPLY** to the Civil Aviation authorities and obtain permission to put up a multi-storied building(s) on the Property.
21. **TO MAKE** sign and execute undertakings, etc. in favour of public authorities in the Society's name and on the Society's behalf in connection with the development of the Property and procurements of sanctions and approvals thereof as the Attorneys may think fit or necessary.
22. **TO MAKE** necessary representations including filing of complaints and appeals before the Municipal Tax Assessors of MCGM and other concerned authorities including in Courts of competent Jurisdiction in regard to the fixation of rateable value in respect of the new building(s) on the Property and/or any portion thereon by the Assessors of Municipal Taxes viz., Assessor and Collector, MCGM.
23. **TO APPLY** for and obtain water connection for the new building(s) on the Property and Occupation Certificate and Building Completion Certificate in respect of the new building(s) or any part or parts thereof from MCGM and other concerned authorities.
24. **TO SIGN** and submit applications, writings, affidavits/ declarations/ Forms and/or undertakings as may be required from time to time by MCGM, Competent Authority under the Urban Land (Ceiling and Regulations) Act, 1976 and/or other concerned authorities for the purpose of granting permission for carrying out the redevelopment work in respect of the Property as also in respect of the construction work of the new building(s) and also for obtaining occupation and/or completion certificate in respect of the new building(s) or any part or parts thereof.
25. **TO GIVE** necessary letters, writings and undertakings to MCGM including Fire Brigade Department, Civil Aviation Department for obtaining necessary No Objection Certificate (NOC) in connection with the new building(s).

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26. **TO MANAGE** the Property and protect the possession thereof in such manner as the Attorneys may think proper, including from encroachments, engage security guards, fence the Property, lodge complaints with the police and other authorities whenever required, carry on correspondence, and take other steps as the Attorneys may think proper for the purpose.
27. **TO SETTLE** claim, if any, injury is suffered by, or death is caused to any labourer/ workman employed in construction or other work on the Property, at the cost and consequences of the Developer without holding the Society and/or its members responsible in any manner whatsoever, as the Attorneys may think proper and necessary, or if any proceedings are adopted by anyone in such matters, contest/ resist the same, and if thought proper compound compromise and/or settle the same, as the Attorneys may think proper.
28. **TO DO** all other acts, deeds, matters and things in respect of the Property including to represent before the MCGM and other concerned authorities for any of the matters relating to the construction of new building(s), sanctioning of the building plans, and/or to the amendments thereto obtaining sanction for utilization of the Floor Space Index (FSI) including acquisition and utilization of Transfer of Development Rights (TDR) and purchase and utilization of Fungible FSI and Premium FSI and FSI in lieu of staircase, elevators, etc., as per the Development Agreement for the construction to be carried out on the Property and any other matters pertaining to the Property.
29. **TO APPROACH** all the concerned authorities to obtain FSI in respect of the Property including FSI in respect of staircase, balcony, lift, etc. as per the D.C. Regulations in force and also other laws and to use the TDR, Fungible FSI, Premium FSI and for that purpose to sign agreements and other documents.
30. **TO PURCHASE** Transferable Developments Rights (TDR) in the Society's name from any DRC holder and to use the same on the Property and for the same to sign Utilization Form and submit the same to the Corporation and for that purpose to enter into any matter of agreement or arrangement with any DRC holder.
31. **TO APPLY** to MCGM for issue of Letter of Intent, Letter of Eligibility and other permissions/approvals, remarks for grant of utilizing of TDR/DRC and to collect the original DRC issued from time to time for the construction of the additional floors on the new building(s) to be constructed on the Property.
32. **TO APPLY** for permission to transfer the benefit of construction permissible from any other property on the Property, to which such transfer may be permissible by way of TDR (Transfer of Development Rights) and to comply with all relevant requisitions and requirements and obtain appropriate orders thereon.
33. **TO ENTER** into agreement(s) for purchase of TDR (Transferable Development Rights) from the holder of Development Right Certificate (DRC) and utilize the same in the Property for construction of additional area and to execute necessary declarations, affidavits and other papers required to be submitted to MCGM and other authorities for the utilization of the said TDR.
34. **IF ANY PART** of the Property is reserved, acquired or requisitioned or proposed to be so done for any public purpose, to represent the Society in such matters before the concerned authorities, and oppose/contest such proposals, and/or apply for and get the Property or portion/s thereof released from such proposals on such terms as the Society may think proper, and claim, demand and receive the compensation due on behalf of the Society, and issue receipts for the same on



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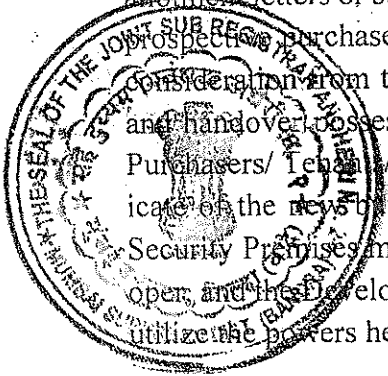
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behalf of the Society, or receive such compensation by way of T. D. R. (Transfer of Development Rights) or grant of permission to put up additional construction on the remaining part of the Property or on any other property.

35. **TO SIGN** all applications, forms, papers, undertakings, affidavits, declarations, terms and conditions etc., as may from time to time be thought necessary or as may be required by the authorities concerned for utilizing the FSI of some other property by procuring transfer of Development Right Certificate (DRC) as per Development Control and Promotion Regulations for Greater Mumbai, 2034.
36. **FOR THE PURPOSES** aforesaid or any of them to make, and with respect to the redevelopment of the said Property to enter into, sign and execute all agreements, deeds, Affidavits/ Undertakings/ Declarations and other instruments and to get registered or to present for registration or admit due execution for purposes of registration any such deed or instrument; to renew, vary or discharge all such deeds, agreements, and other instruments to do all things whatsoever which the Attorneys may deem necessary or expedient.
37. **TO SELL** the flats (with/ without exclusive use of terraces as per the Development Agreement) in the proposed new building(s) as may be comprised in the Developer's entitlement (other than the Existing Members' Flat and Reserved Developer's Premises to the extent stated in the Development Agreement) as per the terms of the Development Agreement, on "Ownership Basis" or such other basis and for such consideration/terms as the Attorneys may deem fit in their absolute discretion and allot car-parking spaces (other than those reserved for the Members as per the Development Agreement) and for all purposes enter into and/or execute agreements/ allotment letters or such other documents as the Attorneys may deem fit and proper in favour of prospective purchasers or Lessees/Licensees (subject to the Society's regulations) and receive consideration from the prospective purchasers and appropriate the same for their own benefit and handover possession of the premises in the proposed new building(s) to the prospective Purchasers/ Tenants/ Lessees/Licensees. It is clarified that on receipt of the Occupation Certificate of the new building(s), subject to the terms of the Development Agreement, the Lien/ Security Premises mentioned therein automatically stand released by the Society to the Developer, and the Developer shall be entitled to sell the same and for the said purpose are entitled to utilize the powers herein granted for effecting the sale, as they desire.
38. **TO EXECUTE** from time to time agreements under Real Estate (Regulation and Development Act) 2016, and any statutory modification or amendment or thereof or under Maharashtra Ownership Flats Act, as may be applicable, for sale on "ownership basis" in respect of flats (with/ without exclusive use of terraces as per the Development Agreement) (other than the Existing Member's Flat and Reserved Developer's Premises to the extent stated in the Development Agreement), and use of parking spaces in the building(s) that may be constructed on the Property and lodge the document or documents for registration and admit the execution of any such document or documents before the Sub-Registrar or Registrar of Assurances and if need be execute such documents on behalf of the Society as Confirming Party.



39. **TO REPRESENT** the Society before the owners/ holders/ occupants of adjoining lands in the matter of fixing boundaries and other related matters, and to enter into commitments with them and carry out the same and to intimate the Society of the same in writing.

40. **TO CARRY** on correspondence and negotiations with any person/s and government and semi-government bodies in respect of matters relating to the Property and the Society's rights thereto and therein and take all decisions, make commitments and deal with all such matters in such

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manner as the Attorneys may deem fit, without casting any financial or contractual obligation on the Society and subject to the terms of the Development Agreement.

41. **TO DO** all other acts, deeds, matters and things that may be necessary to be done for rendering these presents valid and effectual to all intents and purposes according to laws and customs of India.
42. **TO APPOINT** from time to time one or more substitute/s to do execute and perform all or any of the matters and things aforesaid generally or for any particular period, and the same substitute/s at pleasure to remove and to appoint another or others in his/her/their place and stead.
43. The Developer and the Attorneys hereby indemnify and keep indemnified the Society and each of its members and their respective heirs, executors, administrators, successors and assigns (hereinafter collectively referred to as "the Indemnified Parties") of from and against any claim demand, action, charges, costs, expenses, penalties, orders, liability, including any legal attorneys' fees etc., (collectively referred to as "the Claims") that may be suffered or incurred by the Indemnified Parties on account of any act of commission or omission by the Developer and/or the Attorney herein and or by any contractors, consultants, architects, labour, employees or any party engaged or employed by the Attorney in development of the said Property. The provisions of this clause will survive after the expiration of the Development Agreement and this Power of Attorney.
44. **IN GENERAL**, to attend to all matters of concerning, affecting or relating to the Property, and execute and perform or cause to be done, executed and performed any other act, deed or thing whatsoever as the Attorneys or their substitutes may think proper to effectuate the provisions hereof and the terms of the Development Agreement effectively.
45. **THIS POWER** does not empower, authorize or permit the Attorneys to create any financial liability in the name of or on behalf of the Society or its members in whatsoever manner.
46. **IN CASE** if any dispute arises with regard to the interpretation of the powers under this Power of Attorney, all the powers are governed by the clauses including the recitals of the Development Agreement, which is simultaneously executed by the Society and the Developer, along with this document. Since, the Power of Attorney is incidental to the Development Agreement, if any provisions of Power of Attorney are in contradiction to the provision of the Development Agreement, then the provision of the Development Agreement will always prevail.
47. **THIS POWER OF ATTORNEY** shall remain in force from the date of execution of the Development Agreement till the O.C. in respect of the proposed new building(s) is issued by the MCGM and till completion of the sale of flats by the Developer (insofar as the Developer's Flats are concerned).
48. **AND IT IS HEREBY FURTHER DECLARED** that all costs, charges and expenses of and incidental to any acts, deeds, matters and things done by the Developer in or about the exercise of the powers herein contained, shall be borne and paid by the Developer alone without claiming any reimbursement.

AND GENERALLY, to do, execute and perform any other act, deed or thing whatsoever which in the opinion of the Attorneys or their substitutes ought to be done, executed or performed in relation to or touching or concerning the aforesaid matters as fully and effectually in all respects as we ourselves would do the same if we were personally present.

AND WE do hereby agree to ratify and confirm at all times all and whatsoever the Attorneys or their substitutes shall lawfully do or cause to be done in or about the Property by virtue hereof.

AAK

MR

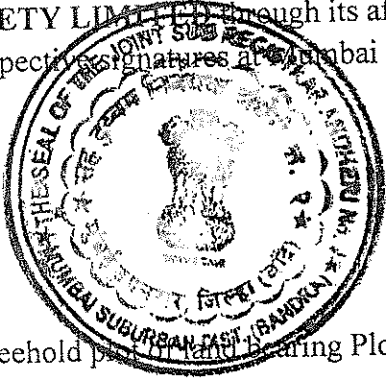
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AND LASTLY, the Development Agreement is adequately stamped and registered with the office of Sub-Registrar of Assurances as stated above; this document being incidental to the said Development Agreement, a nominal stamp duty of Rs.500/- is paid on this document.

IN WITNESS WHEREOF, the aforesaid **LALIT PRAKASH CO-OPERATIVE HOUSING SOCIETY LIMITED** through its aforesaid committee members have hereunto set and subscribed their respective signatures at Mumbai this 9th day of December, 2021.



THE SCHEDULE.
(Description of the Property)

Freehold property bearing Plot No. 20 in Suburban Scheme No. VI, bearing C.T.S Nos. (i) C/332 admeasuring 778.9 square meters, (ii) C/333 admeasuring 213.3 square meters, (iii) C/334 admeasuring 44.3 square meters and (iv) C/335 admeasuring 23 square meters, admeasuring in the aggregate 1059.5 square meters or thereabouts (as recorded in the Property Register Cards thereof), with the building named "Lalit Prakash" and structures thereon, situated at Perry Cross Road, Bandra (West), Mumbai 400 050, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, and bounded as follows

On or towards the North	: By Plot No.19, CTS No. 331;
On or towards the South	: By CTS Nos. 337, 338 and 339A
On or towards the East	: By Plot No.27, CTS No. 327;
On or towards the West	: By Perry Cross Road.

The Common Seal of
the within named "Society"
**LALIT PRAKASH CO-OPERATIVE
HOUSING SOCIETY LIMITED**
has hereunto been affixed pursuant to the
resolution passed at its Special General
Body Meeting held on 05.12.2021 in the
presence of

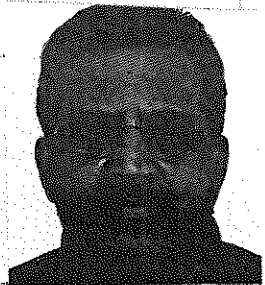
Signatures

Thumb Im-
pressions

Photographs

1) Dr. Murli Keswani, *Chairman*

Thumb



2) Mr. Ashish Talreja, *Secretary*

Ashish



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2) ~~_____~~

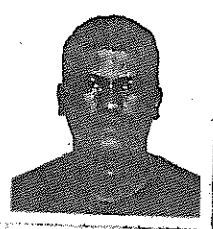
3) Mrs. Jean Fernandes, Treasurer

J Fernandes



4) Mr. Gavin S Aguiar, Managing Committee Member

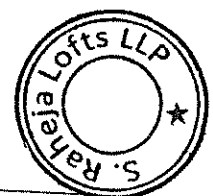
G S Aguiar



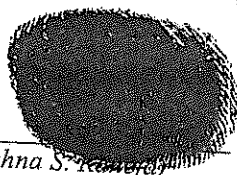
who, in token thereof, have hereunto set and subscribed their respective hands this 9th day of December 2021



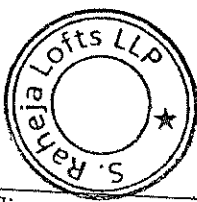
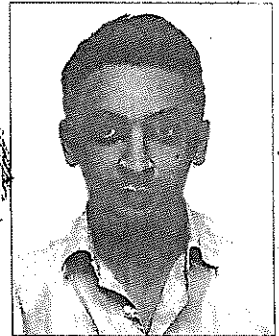
WE ACCEPT-



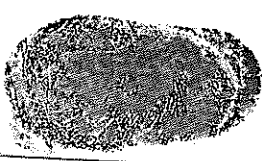
Ramkrishna S. Raheja



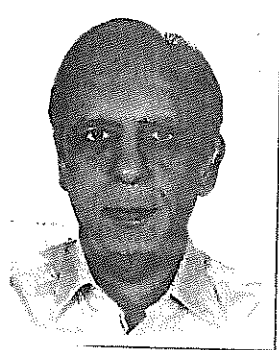
(Signature & L.H. Thumb Impression of Ramkrishna S. Raheja)



Shyam G. Raheja



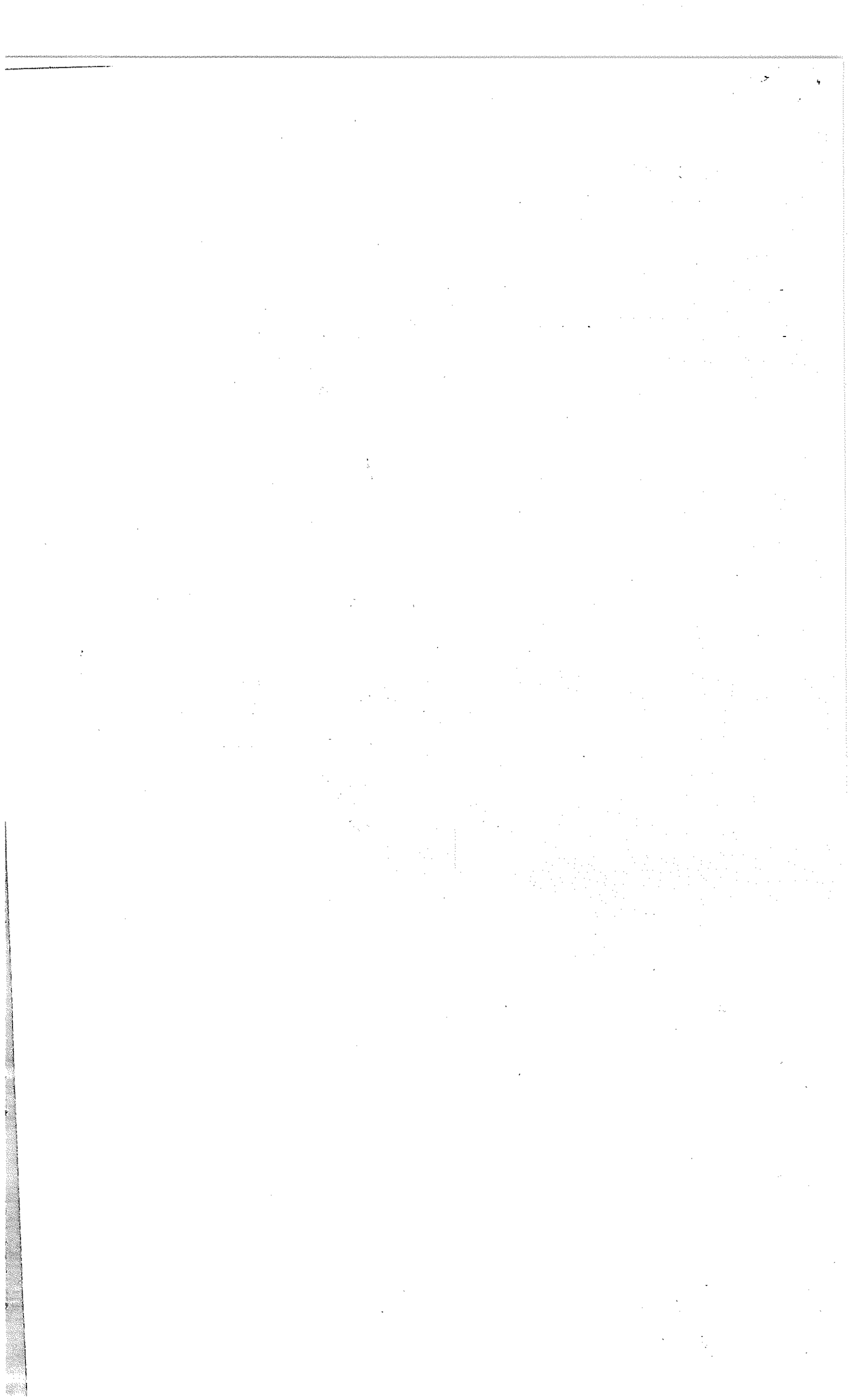
(Signature & L.H. Thumb Impression of Shyam G. Raheja)



Witness +
① *A Murthy*

② *Lathamesh*

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Lalit Prakash Co-op Housing Society Ltd.
20, Perry Cross Road, Bandra, Mumbai-400 050
Regd. No. BOM/HSG/1268 of 1966

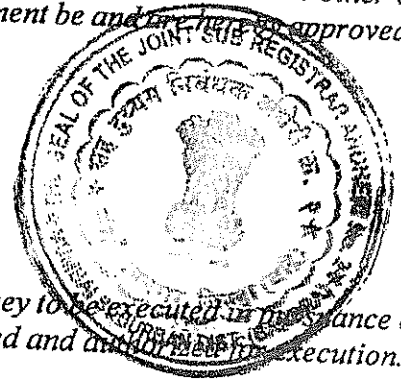
8th Dec 2021

Resolutions Passed on SGBM held on 8th Dec 2021

Resolution -1

"RESOLVED THAT the details/areas of the members' old flats, the floor plans and carpet areas of the members' new flats in the proposed new building, the allocation of the members' new flats in the new building and their location and elevation (as stated in the Development Agreement and annexures including Annexure 'H'), the provisions pertaining to the car-parking spaces of the Members and the Developer, the various amounts payable to the members and to the Society and the instalments / method of paying the same, the time for handing over the property to the Developer and all other timelines of the project, and all other aspects of the project as covered by the Development Agreement be and are hereby approved."

Proposed by Mr. Nikolai Murzello
Seconded by Mr. Gavin Aguiar
Passed unanimously



Resolution- 2A

"RESOLVED THAT the Development Power of Attorney to be executed in pursuance of the Development Agreement be and are hereby approved and authorized for execution."

Proposed by Mrs. Dulcin Rodrigues
Seconded by Mrs Padma Rathore
Passed unanimously

Resolution- 2B

"RESOLVED THAT the Society's declaration be and are hereby approved and authorized for execution."

Proposed by Mrs. Jean Fernandes
Seconded by Dr Murl Keswani
Passed unanimously

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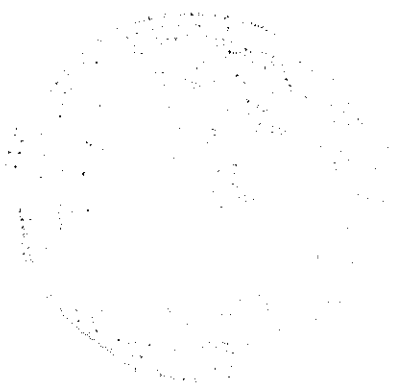
Resolution- 2C

"RESOLVED THAT the individual members' consents/declarations be and are hereby approved and shall be signed by the Members."

Proposed by Dr. Murl Keswani
Seconded by Mr. Ashish Talreja
Passed unanimously



Lalit Prakash Co.-op Housing Society Ltd
Chairman / Mg. Com. Member
Ashish
Secretary



Lalit Prakash Co-op Housing Society Ltd.
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Resolutions Passed on SGBM held on 5th Dec 2021

4th Dec 2021

Resolution - 1

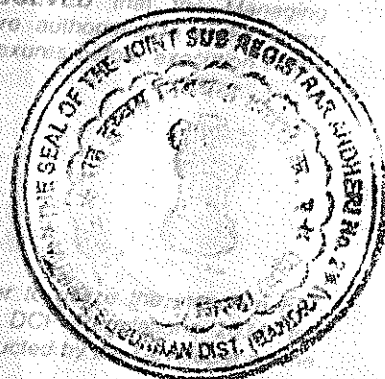
"RESOLVED THAT the members ratify the participation of members at this meeting by way of physical presence or online via Google Meet set up for the purpose. FURTHER RESOLVED that all decisions taken at this Special General Body Meeting shall be binding on all members whether present through Zoom Meeting or by being physically present or those who have not participated in today's meeting."

Proposed by: Mr. Gavin Aguiar
Seconded by: Mrs Dulcin L. Rodrigues
Passed unanimously

Resolution - 2

"RESOLVED THAT the draft of the Development Agreement including all annexures for grant of development rights of the Society's property to M/s. S Patil Lofts LLP ("Developer"), be and are hereby approved for execution. FURTHER RESOLVED that the Managing Committee, in consultation with the Society's Advocates, are authorized to make any amendments or changes to the Development Agreement/ the annexures as may be required."

Proposed by: Mrs Padma Rathwa
Seconded by: Mr. Manoj Aswani
Passed unanimously



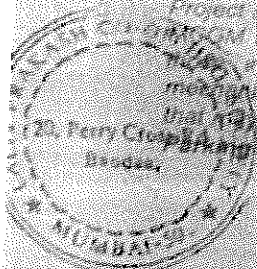
Resolution - 3A

"RESOLVED THAT the Society hereby permits the Developer to utilize the vacant land available under the provisions of Regulation 337(B) of the DCR for the construction of sale units in the new building that shall be constructed by the Society's property."

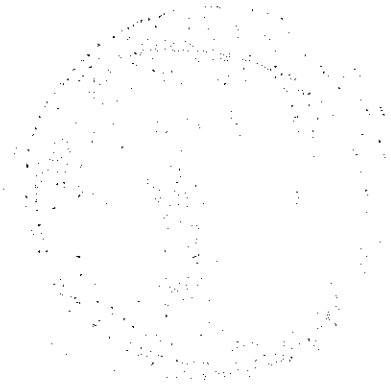
Proposed by: Mrs. Jean Fernandes
Seconded by: Mr. Gavin Aguiar
Passed unanimously

Resolution - 3B

"RESOLVED THAT in the terms of the Development Agreement, the Developer shall have the rights to deal with and dispose of all new flats (with or without adjoining terraces) in the new building (other than the residential flats of the existing members in the new building and the Reserved Developer's Flat to the extent laid stated in the Development Agreement) and "Developer's Flats" as the Developer may deem fit. The seventeen Members will be provided car-parking spaces in the new building in accordance with the terms of the Development Agreement where each member having an area of 90 square meters or less will get one car-parking space and each member having an area of more than 90 square meters will get two car-parking spaces in the New Building (the "Members' Car-Parking Spaces"). The aggregate number of Members' New Car-parking Spaces that shall be provided in the Project shall be 27 non-stack car-parking spaces subject to approvals being received from the Corporation for the same. All other car-parking spaces available on site in the Project (including those in the shaft, podium, basement(s), compound, and whether stand alone or mechanized parking spaces or whether within or as part of any mechanized parking systems that may be installed by the Developer) shall belong to the Developer (the "Developer's Car-Parking Spaces"). The Developer is fully, freely and exclusively entitled to utilize the



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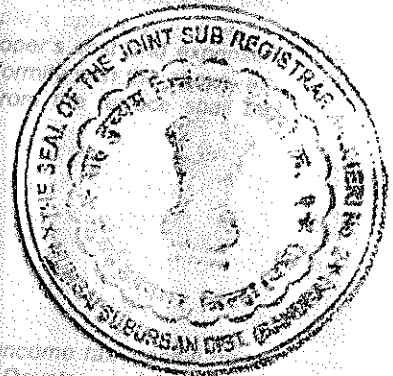
Developer's Car-Parking Spaces between the allottees and purchasers of the Developer's Flats as the Developer deems fit including more than two parkings for any of the Developer's Flats; and the Society and the Members undertake not to challenge or change the same. The Society is bound to and shall recognize such allottees and purchasers as holders of the Developer's Car-Parking Spaces allotted to them by the Developer and the Society shall execute all such writings in conformity with the above, as may be required by the Developer.

Proposed by: Mrs. Karen De Wason
 Seconded by: Mrs. Maya Chandramani
 Passed unanimously

Resolution -3C

RESOLVED THAT any terraces or part terraces, decks, or sit-out areas abutting any of the Developer's Flats in the new building (whether or not counted in FSI) are available to the Developer to grant exclusive rights and user thereof to the purchasers/ allottees of such flats without any objections or claims from the Society or any members or any persons claiming through members. Such adjacent terrace areas shall be treated as a part of the adjacent Developer's Flats and shall be treated as exclusive, married to and appurtenant to such flats for all rights and obligations and shall be specifically excluded from the general common areas of the Society. The purchasers/ allottees of such terrace flats shall be exclusively entitled to use, enjoy and occupy the adjacent terrace areas to the exclusion of any other flat holders in the New Building. The owners/ occupiers of such flats shall be liable to maintain such attached terraces at their own costs and expenses and bear the taxes of such terraces. In respect of the agreements for sale of the Developer's Flats to which exclusive rights to the adjacent terrace will be granted, the Society shall, at the Developer's request, execute such confirming party to the same. The Society shall also, at the Developer's request, execute such writings as may be required by the Developer in conformity with the above and when required by the Developer. Any leakages emanating from the terrace shall be repaired by the concern flat owner within 10 working days.

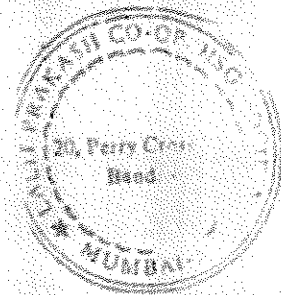
Proposed by: Mrs Dulcin L. Rodrigues
 Seconded by: Mr. Ashish Talreja
 Passed unanimously



Resolution -3D

RESOLVED THAT in terms of the Development Agreement, any income tax payable by the Society/ the current 17 Members by virtue of the Development Agreement or on any amounts paid/ payable by the Developer to the Society or to the current 17 Members are the liability of and shall be paid by the existing seventeen members of the Society that are listed in the Second Schedule to the Development Agreement (or the heirs, executors, administrators, assigns and persons claiming through such 17 Members). Neither the Developer nor the purchasers/ allottees of the Developer's Premises (even after their admission to the membership of the Society, or their heirs, executors, administrators, assigns and persons claiming through them) shall be liable to pay or be called upon to contribute towards the same. GST shall be borne by the developer.

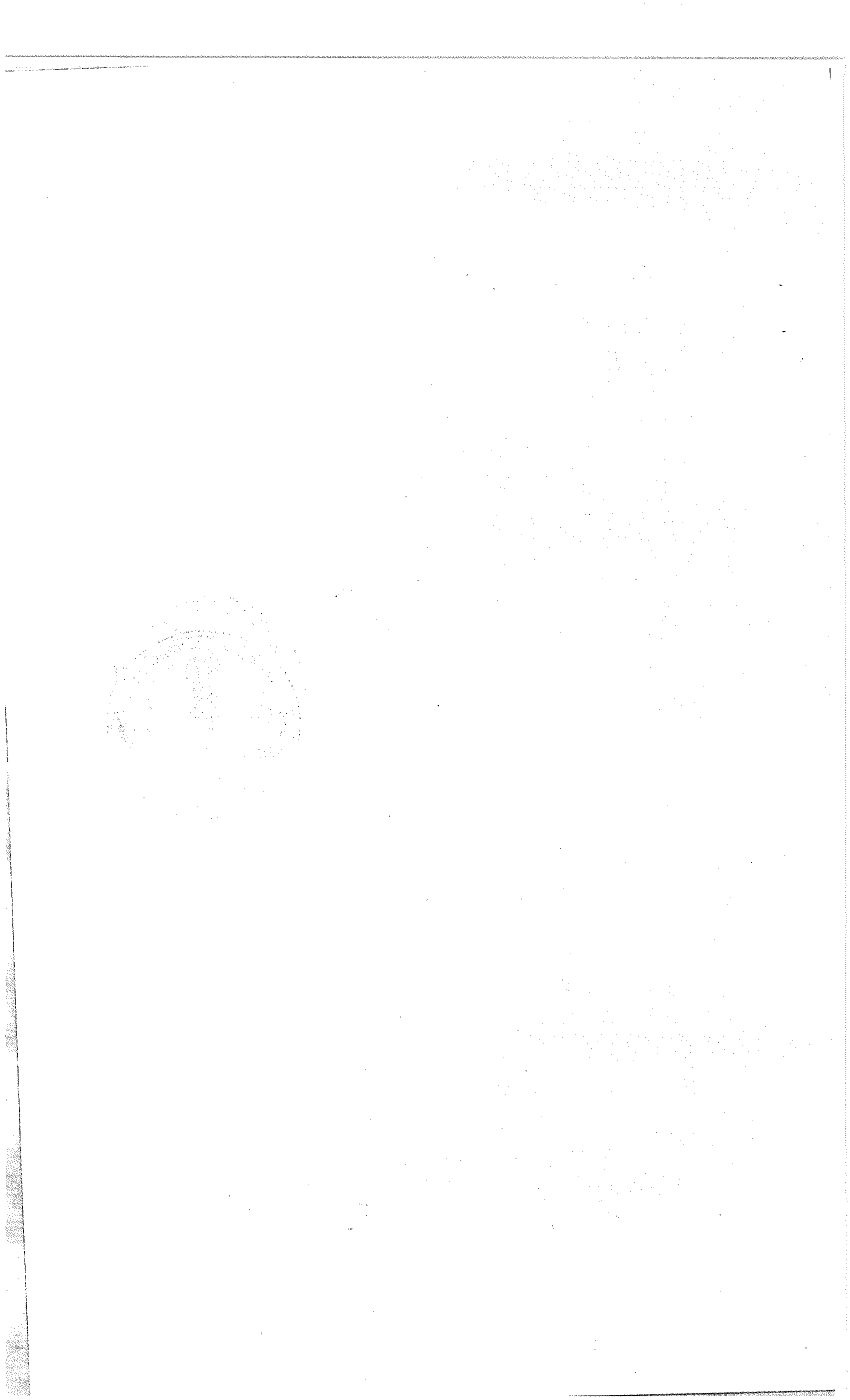
Proposed by: Mr. Nikolai Murzello
 Seconded by: Dr. Muri Keswari
 Passed unanimously



Resolution -3E

RESOLVED THAT a corpus be created by the Society to offset some of the maintenance charges and outgoings in respect of the New Building. The existing seventeen Members and

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Lalit Prakash Co-op Housing Society Ltd.
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Regd. No. BOMHSGR1268 of 1966

the purchasers of the Developer's Flats shall contribute towards such corpus. FURTHER RESOLVED that the existing seventeen Members of the Society will contribute towards the corpus so as to build up the Society's funds (inclusive of their existing sinking fund, repair fund, reserve fund) to an amount calculated @ Rs 300/- (Rupees Three Hundred) per square foot RERA carpet area of the Members' New Flats. Each of the existing Members shall make their proportionate differential contribution i.e. the difference between Rs 300/- per square foot RERA carpet area of the Members' New Flats and the proportionate amount standing to the credit of the Members as on the date of issue of the Possession Notice. The Members shall make such payment within seven working days of the Developer issuing Possession Notice (i.e. before taking possession of the Members' New Flats) failing which the same shall be deducted from the balance of the 'Hardship Compensation' amounts due to Member by the Developer and handed over to the Society. On the basis of the aforesaid contribution by the Members, the similar rate of Rs 300/- per square foot RERA carpet area of the Developer's Flats will be paid by the purchasers/ allottees thereof / or the Developer in respect of unsold flats on being admitted to the membership of the Society and being issued share/ share certificates in the name of such purchaser/allottee. FURTHER RESOLVED that the Corpus shall be retained by the Society and shall not be distributed amongst any of the members (including the present members)

Proposed by: Mrs. June Mathora
Seconded by: Mrs. Karen De Worsop
Passed unanimously

Resolution- 4

RESOLVED THAT the Managing Committee, in consultation with the authorized to carry out minor changes/ corrections to the Development Power of Attorney, the Society's Declaration, etc.

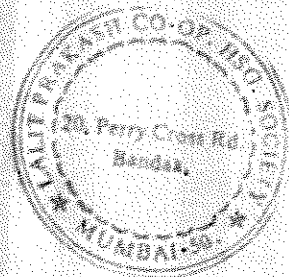
Proposed by: Mr. Manoj Aswani
Seconded by: Dr. Mani Keswani
Passed unanimously



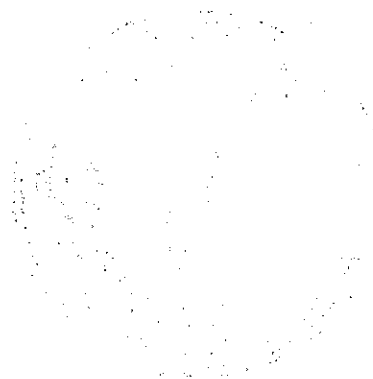
Resolution- 5

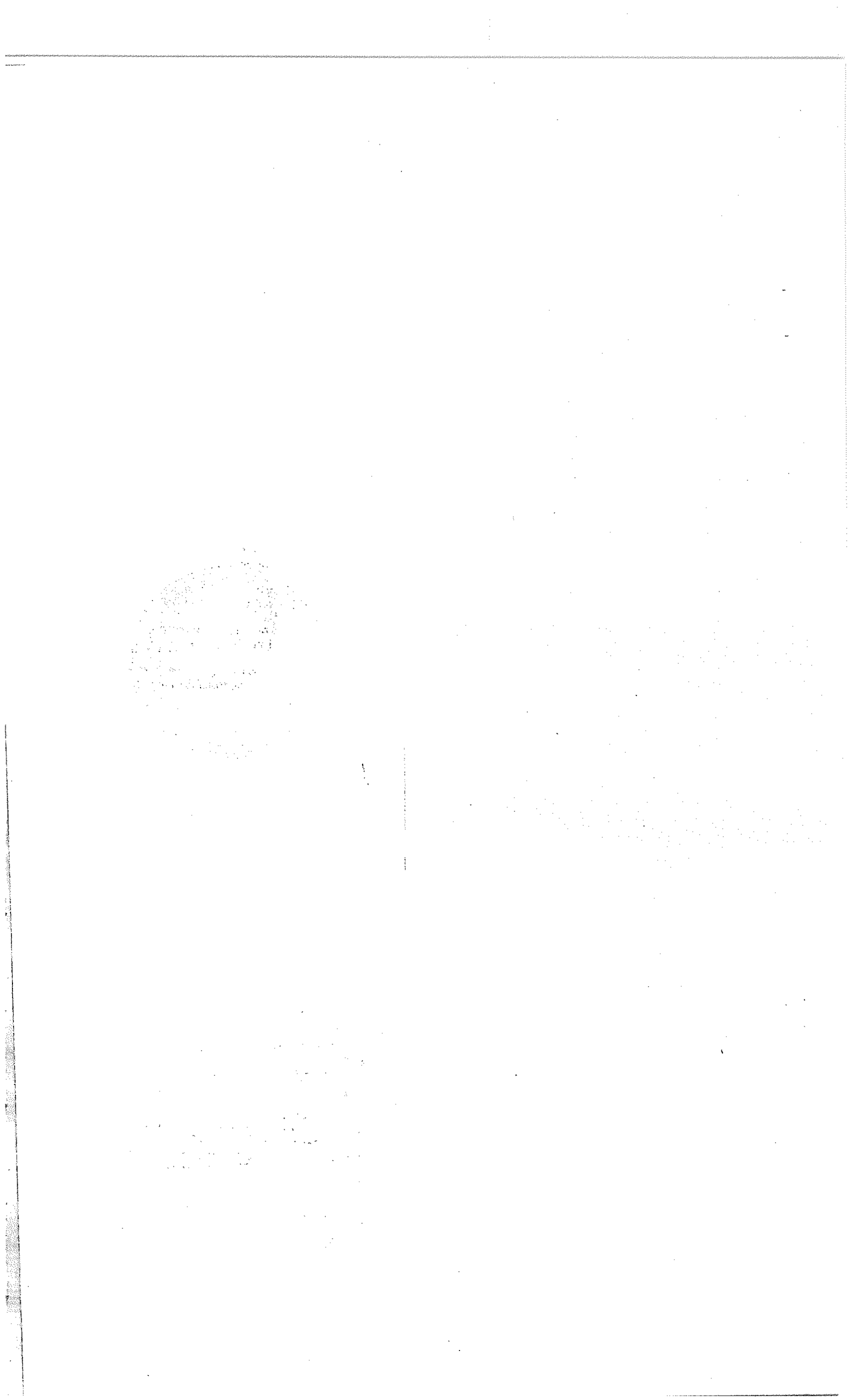
RESOLVED THAT any three members of the Managing Committee be and are hereby authorized to execute and register the Development Agreement, the Development Power of Attorney, the Society's Declaration, or any other documents required for the development project, for and on behalf of the Society, and to affix the Society's seal where required.

Proposed by: Mrs. Padma Rathore
Seconded by: Mrs. Karen De Worsop
Passed unanimously



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गावाचे नाव : वांद्रा

(1) विलेखाचा प्रकार इच्छलपमंट अंघरीमंट

(2) मीठदला 162072000

(3) बाजारभाव(भाडेपट्ट्याच्या वावतिनपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 261972000

(4) भू-मापन, पॉटहिस्मा व घरक्रमांक(अमल्याग)

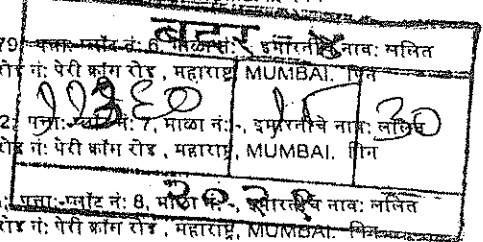
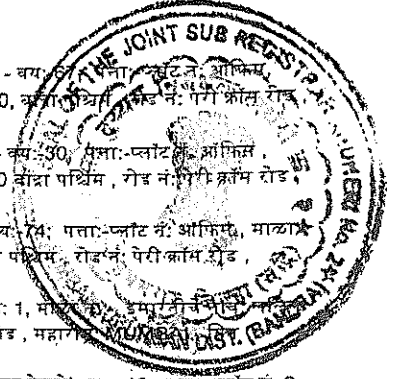
1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: जमिन व बांधकाय, प्लॉट नं. 20, मन्वर्न स्कीम नं 6, मीटींग नं. मी/332 क्षेत्र 778.9 चौ.मी., मीटींग नं. मी/333 क्षेत्र 213.3 चौ.मी., मीटींग नं. मी/334 क्षेत्र 44.3 चौ.मी. आणि मीटींग नं. मी/335 क्षेत्र 23 चौ.मी., अशाप्रकारे जमिनीचे एकूण क्षेत्र 1059.5 चौ.मी. (प्रॉपर्टी काई प्रमाणे), मौजे वांद्रा मी. ललित प्रकाश विल्डिंग, पेरी क्रॉस रोड, वांद्रा पश्चिम, मुंबई 400050 वाकी वर्णन दस्तात नमुद केल्याप्रमाणे (C.T.S. Number : C/332, C/333, C/334 and C/335 ;)

(5) क्षेत्रकळ 1) 1059.5 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात अशेल तेव्हा.

(7) दस्तावेज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालय याचा हकूमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

- 1): नाव:-ललित प्रकाश को ऑप ही सो लि. चे चेअरमन सुरजी केरवानी - वय:-67; पत्ता:-प्लॉट नं. 20, माळा नं:-, इमारतीचे नाव: ललित प्रकाश विल्डिंग, ब्लॉक नं: प्लॉट नं.20, वांद्रा पश्चिम, रोड नं: पेरी क्रॉस रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AABAL5013G
- 2): नाव:-ललित प्रकाश को ऑप ही सो लि. चे सेक्रेटरी आशिष तलवेजा - वय:-30; पत्ता:-प्लॉट नं. 20, माळा नं:-, इमारतीचे नाव: ललित प्रकाश विल्डिंग, ब्लॉक नं: प्लॉट नं.20 वांद्रा पश्चिम, रोड नं: पेरी क्रॉस रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AABAL5013G
- 3): नाव:-ललित प्रकाश को ऑप ही सो लि. चे ट्रेझरर जीत फर्नांडीस - वय:-74; पत्ता:-प्लॉट नं: ऑफिस, माळा नं:-, इमारतीचे नाव: ललित प्रकाश विल्डिंग, ब्लॉक नं: प्लॉट नं.20 वांद्रा पश्चिम, रोड नं: पेरी क्रॉस रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AABAL5013G
- 4): नाव:-वेल्वेट आर मुल्लो -(मान्यता देणारे) वय:-73; पत्ता:-प्लॉट नं: 1, माळा नं:-, इमारतीचे नाव: ललित प्रकाश विल्डिंग, ब्लॉक नं: प्लॉट नं.20 वांद्रा पश्चिम, रोड नं: पेरी क्रॉस रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAAPM6858N
- 5): नाव:-मॅमरन जुड मुखर्जी तर्फे मुखत्यार प्रकाश लवजी वाघेला -(मान्यता देणारे) वय:-48; पत्ता:-प्लॉट नं: 2, माळा नं:-, इमारतीचे नाव: ललित प्रकाश विल्डिंग, ब्लॉक नं: प्लॉट नं.20 वांद्रा पश्चिम, रोड नं: पेरी क्रॉस रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AUKPM8161G
- 6): नाव:-पेरीमल डाम्पला फोल्मेका तर्फे मुखत्यार प्रकाश लवजी वाघेला -(मान्यता देणारे) वय:-48; पत्ता:-प्लॉट नं: 2, माळा नं:-, इमारतीचे नाव: ललित प्रकाश विल्डिंग, ब्लॉक नं: प्लॉट नं.20 वांद्रा पश्चिम, रोड नं: पेरी क्रॉस रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AALPF2790H
- 7): नाव:-कॅरन डी वर्मोप तर्फे मुखत्यार गारफिल्ड वॉनर गॅडिग्न -(मान्यता देणारे) वय:-48; पत्ता:-प्लॉट नं: 3, माळा नं:-, इमारतीचे नाव: ललित प्रकाश विल्डिंग, ब्लॉक नं: प्लॉट नं.20 वांद्रा पश्चिम, रोड नं: पेरी क्रॉस रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AQKPD6410D
- 8): नाव:-कॅरन सॅन्टवन -(मान्यता देणारे) वय:-65; पत्ता:-प्लॉट नं: 4, माळा नं:-, इमारतीचे नाव: ललित प्रकाश विल्डिंग, ब्लॉक नं: प्लॉट नं.20 वांद्रा पश्चिम, रोड नं: पेरी क्रॉस रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AKGPS1850E
- 9): नाव:-मारी डिमेलो -(मान्यता देणारे) वय:-63; पत्ता:-प्लॉट नं: 4, माळा नं:-, इमारतीचे नाव: ललित प्रकाश विल्डिंग, ब्लॉक नं: प्लॉट नं.20 वांद्रा पश्चिम, रोड नं: पेरी क्रॉस रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAAPD4244R
- 10): नाव:-जुन विनोद मन्डोत्रा -(मान्यता देणारे) वय:-61; पत्ता:-प्लॉट नं: 4, माळा नं:-, इमारतीचे नाव: ललित प्रकाश विल्डिंग, ब्लॉक नं: प्लॉट नं.20 वांद्रा पश्चिम, रोड नं: पेरी क्रॉस रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAAPM7809B
- 11): नाव:-अॅन्टोनियो डिमा -(मान्यता देणारे) वय:-56; पत्ता:-प्लॉट नं: 4, माळा नं:-, इमारतीचे नाव: ललित प्रकाश विल्डिंग, ब्लॉक नं: प्लॉट नं.20 वांद्रा पश्चिम, रोड नं: पेरी क्रॉस रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAMPD7186Q
- 12): नाव:-अचिनाश गणेश -(मान्यता देणारे) वय:-49; पत्ता:-प्लॉट नं: 5, माळा नं:-, इमारतीचे नाव: ललित प्रकाश विल्डिंग, ब्लॉक नं: प्लॉट नं.20 वांद्रा पश्चिम, रोड नं: पेरी क्रॉस रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAAPR8566N
- 13): नाव:-अजय गणेश -(मान्यता देणारे) वय:-43; पत्ता:-प्लॉट नं: 5, माळा नं:-, इमारतीचे नाव: ललित प्रकाश विल्डिंग, ब्लॉक नं: प्लॉट नं.20 वांद्रा पश्चिम, रोड नं: पेरी क्रॉस रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAHPR4971J
- 14): नाव:-विना डी छुवानी -(मान्यता देणारे) वय:-79; पत्ता:-प्लॉट नं: 6, माळा नं:-, इमारतीचे नाव: ललित प्रकाश विल्डिंग, ब्लॉक नं: प्लॉट नं.20 वांद्रा पश्चिम, रोड नं: पेरी क्रॉस रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-ABVPC1448E
- 15): नाव:-गर्नाज भावानी -(मान्यता देणारे) वय:-52; पत्ता:-प्लॉट नं: 7, माळा नं:-, इमारतीचे नाव: ललित प्रकाश विल्डिंग, ब्लॉक नं: प्लॉट नं.20 वांद्रा पश्चिम, रोड नं: पेरी क्रॉस रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-BEYPA6469L
- 16): नाव:-जेराई अग्यार -(मान्यता देणारे) वय:-74; पत्ता:-प्लॉट नं: 8, माळा नं:-, इमारतीचे नाव: ललित प्रकाश विल्डिंग, ब्लॉक नं: प्लॉट नं.20 वांद्रा पश्चिम, रोड नं: पेरी क्रॉस रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-ABBPA4236A
- 17): नाव:-गोवींद एम अग्यार -(मान्यता देणारे) वय:-37; पत्ता:-प्लॉट नं: 8, माळा नं:-, इमारतीचे नाव: ललित प्रकाश विल्डिंग, ब्लॉक नं: प्लॉट नं.20 वांद्रा पश्चिम, रोड नं: पेरी क्रॉस रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-ABBPA4236A



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- कोड:-400050 पॅन नं:-AJVPA8788M
 18): नाव:-माया चंद्रिगामानी -(मान्यता देणारे) वय:-80; पत्ता:-प्लॉट नं: 10, माळा नं: -, इमारतीचे नाव: ललित प्रकाश बिल्डिंग, ब्लॉक नं: प्लॉट नं.20 बांद्रा पश्चिम, रोड नं: पेरी क्रॉम रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AADPC3156G
 19): नाव:-इन्दगिन एल गेंडीगज -(मान्यता देणारे) वय:-72; पत्ता:-प्लॉट नं: 11, माळा नं: -, इमारतीचे नाव: ललित प्रकाश बिल्डिंग, ब्लॉक नं: प्लॉट नं.20 बांद्रा पश्चिम, रोड नं: पेरी क्रॉम रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AJEPR5193E
 20): नाव:-कांता मेलवानी तर्फे मुख्याय कनयो किशीनचंद्र मेलवानी -(मान्यता देणारे) वय:-82; पत्ता:-प्लॉट नं: 12, माळा नं: -, इमारतीचे नाव: ललित प्रकाश बिल्डिंग, ब्लॉक नं: प्लॉट नं.20 बांद्रा पश्चिम, रोड नं: पेरी क्रॉम रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-
 21): नाव:-मुरली केमवानी -(मान्यता देणारे) वय:-67; पत्ता:-प्लॉट नं: 13, माळा नं: -, इमारतीचे नाव: ललित प्रकाश बिल्डिंग, ब्लॉक नं: प्लॉट नं.20 बांद्रा पश्चिम, रोड नं: पेरी क्रॉम रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AADPK0541R
 22): नाव:-मुरली तनारेजा -(मान्यता देणारे) वय:-80; पत्ता:-प्लॉट नं: 14, माळा नं: -, इमारतीचे नाव: ललित प्रकाश बिल्डिंग, ब्लॉक नं: प्लॉट नं.20 बांद्रा पश्चिम, रोड नं: पेरी क्रॉम रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-ABSPT9593N
 23): नाव:-जीन फर्नांडीस -(मान्यता देणारे) वय:-74; पत्ता:-प्लॉट नं: 16, माळा नं: -, इमारतीचे नाव: ललित प्रकाश बिल्डिंग, ब्लॉक नं: प्लॉट नं .20,बांद्रा पश्चिम, रोड नं: पेरी क्रॉम रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AACPF7490F
 24): नाव:-जे एच फर्नांडीस -(मान्यता देणारे) वय:-78; पत्ता:-प्लॉट नं: 16, माळा नं: -, इमारतीचे नाव: ललित प्रकाश बिल्डिंग, ब्लॉक नं: प्लॉट नं.20,बांद्रा पश्चिम, रोड नं: पेरी क्रॉम रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAAPF3694H
 25): नाव:-पद्मा राठोड -(मान्यता देणारे) वय:-68; पत्ता:-प्लॉट नं: 17, माळा नं: -, इमारतीचे नाव: ललित प्रकाश बिल्डिंग, ब्लॉक नं: प्लॉट नं.20,बांद्रा पश्चिम, रोड नं: पेरी क्रॉम रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AADPR8925Q
 26): नाव:-ललित प्रकाश को ऑप ह्री सो लि. चे मॅनेजिंग कमिटी मेम्बर गेब्रीन एम अगयार -- वय:-37; पत्ता:- प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: ललित प्रकाश बिल्डिंग, ब्लॉक नं: प्लॉट नं.20, बांद्रा पश्चिम, रोड नं: पेरी क्रॉम रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AABAL5013G

(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-में एस रहेजा लॉफ्ट्स एल एल पी चे भारीदार रामकृष्ण एम रहेजा - वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रहेजाम, ब्लॉक नं: प्लॉट नं.61, खार पश्चिम, रोड नं: एम व्ही रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400052 पॅन नं:-AEOF6962F

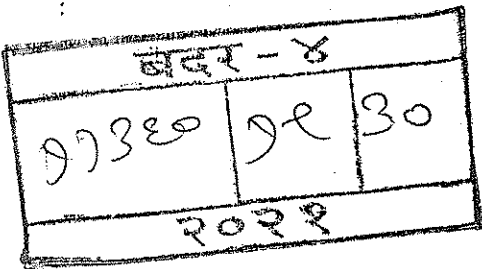
(9) दस्तऐवज करून दिल्याचा दिनांक	09/12/2021
(10)दस्त नोंदणी केल्याचा दिनांक	09/12/2021
(11)अनुक्रमांक,खंड व पृष्ठ	11359/2021
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	13528000
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला नपशील:-

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मुद्रांक शुल्क आकारवताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



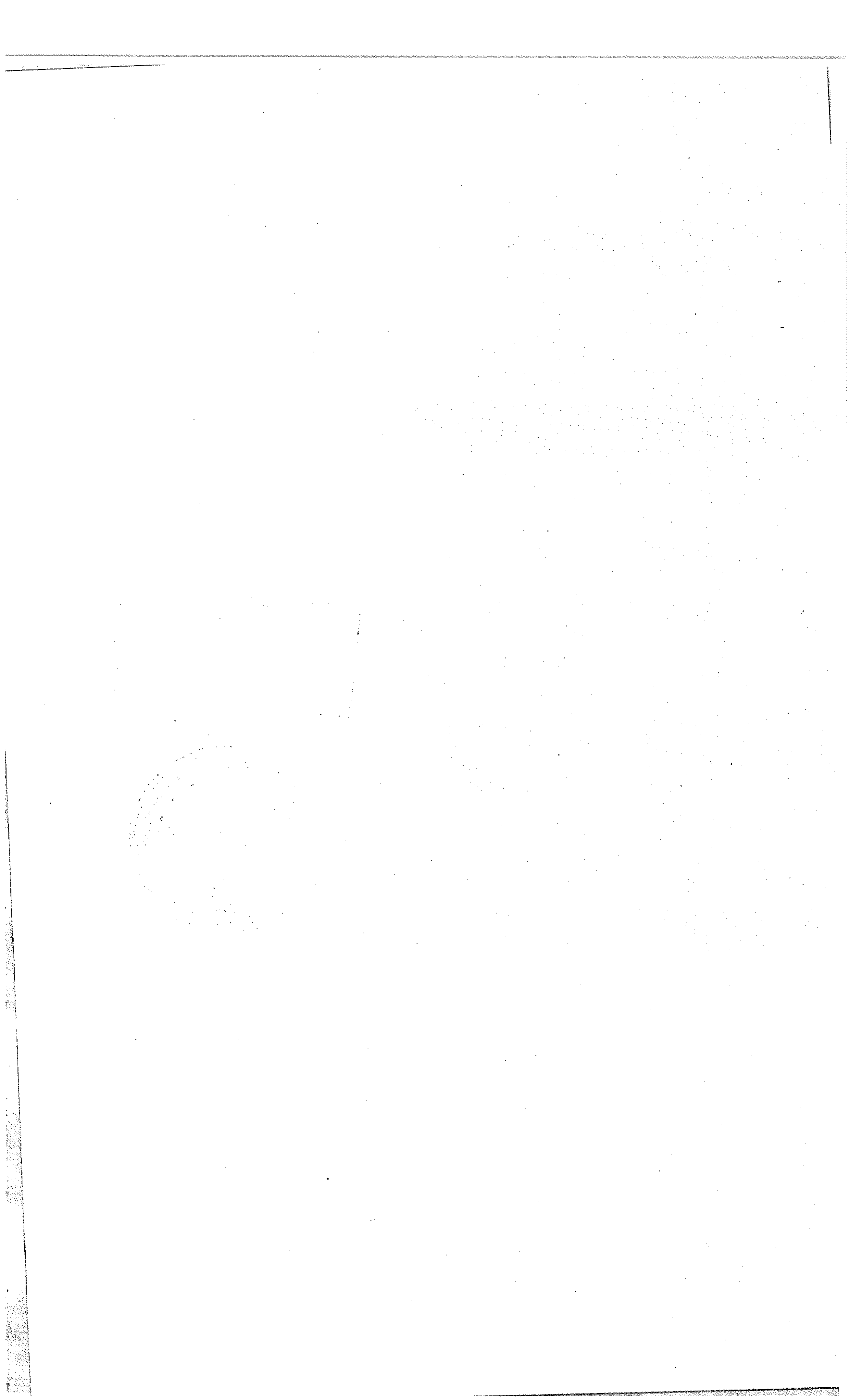
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sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
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2	MS S RAHEJA LOFTS LLP	eChallan	69103332021120910676	MH009872045202122E	5500000.00	SD	0004707879202122	09/12/2021
3		eChallan		MH009883106202122E	30000	RF	0004707884202122	09/12/2021
4		DHC		0912202107723	2000	RF	0912202107723D	09/12/2021
5		DHC		0912202107937	2000	RF	0912202107937D	09/12/2021
6		DHC		0912202111533	200	RF	0912202111533D	09/12/2021

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
AABAL5013G

नाम/Name
LALIT PRAKASH CO OP HSG SOC LTD

विभाजन / पंटर की तारीख
 Date of Incorporation/Formation
19/10/1966

भारत सरकार
Government of India

मुरली कुंदनदास केसवानी
Murli Kundandas Keswani

जन्म तारीख / DOB: 17/11/1954
 पुरुष / Male
2116 0139 1564

माझे आधार, माझी ओळख

भारत सरकार
Government of India

अशिश तलरेजा
Ashish Talreja

जन्म तारीख/ DOB: 29/06/1990
 पुरुष / MALE
9956 9485 1918

माझे आधार, माझी ओळख

भारत सरकार
GOVERNMENT OF INDIA

जीन फेर्नांडीस
Jean Fernandes

जन्म वर्ष / Year of Birth: 1947
 महिला / Female
5070 4288 1664

आधार - आम आदमी का अधिकार

Handwritten signature



Handwritten signature: Ashish

Handwritten signature: Fernandes

बदर - ४		
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२०२१		

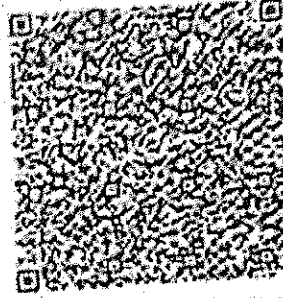
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AEOFS6962F



नाम / Name
S RAHEJA LOFTS LLP

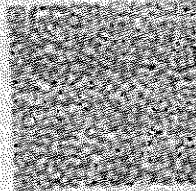
संस्थापना / तैयारी की तारीख
Date of Incorporation/Formation
17/11/2021

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भारत सरकार
Government of India

गैविस सावित्री अग्रवाल
Gavis Savitri Agwal
जन्म तारीख / DOB : 21/08/1984
पुरुष / Male



8825 6618 3129

आधार - सामान्य माणसाचा अधिकार

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स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AABPR1156K



नाम /NAME

SHYAM GIRDHARIDAS RAHEJA

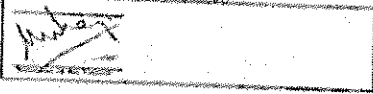
पिता का नाम /FATHER'S NAME

GIRDHARIDAS SEWARAM RAHEJA

जन्म तिथि /DATE OF BIRTH

19-05-1950

हस्ताक्षर /SIGNATURE



आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

Mahe

R. Singh



भारत सरकार

Government of India

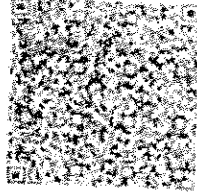


श्याम गिरधरिदास रहेजा

Shyam Girdharidas Raheja

जन्म तिथि / DOB : 19/05/1950

पुरुष / Male



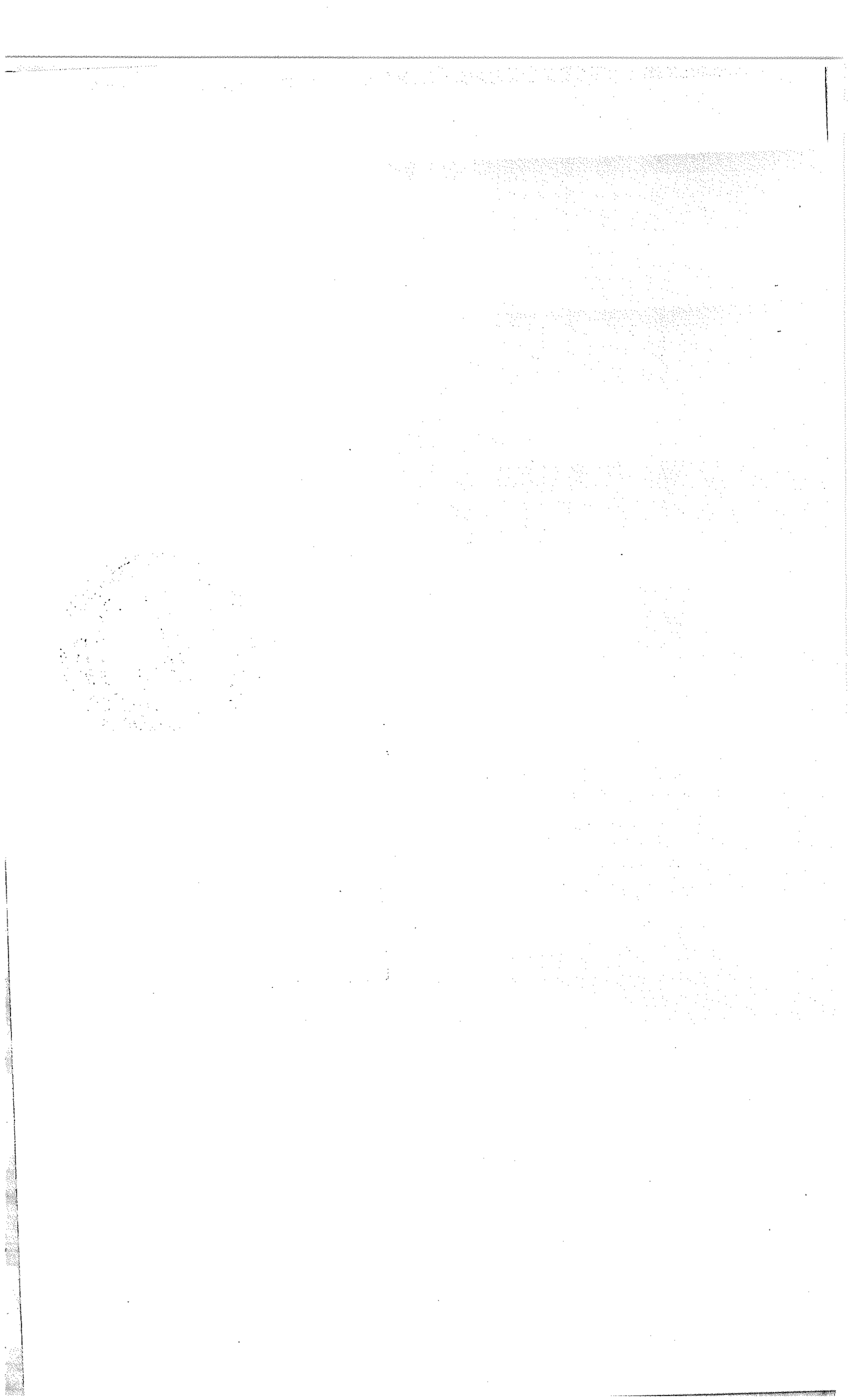
8449 2293 6439



मेरा आधार, मेरी पहचान

To.
श्याम गिरधरिदास रहेजा
Shyam Girdharidas Raheja
S/O: Girdharidas Raheja
Rahejas 1st Floor
Plot No 61 S V Road
Khar West
Mumbai
Khar Delivery Mumbai Mumbai
Maharashtra 400052
9821325160

बदर - ४		
११३६०	२३	३०
२०२१		





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAMKRISHNA SHYAM RAHEJA
SHYAM GIRDHARIDAS RAHEJA

05/01/1986
 Permanent Account Number
AABPR1157J


 Signature

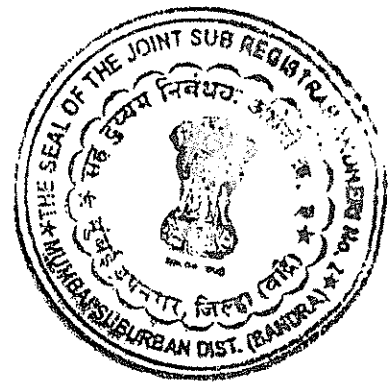

 30/01/2012


भारत सरकार
Government of India


रामकृष्ण रहेजा
Ramkrishna Raheja
जन्म तिथि / DOB : 05/01/1986
पुरुष / Male



Handwritten signature



2260 9901 8495

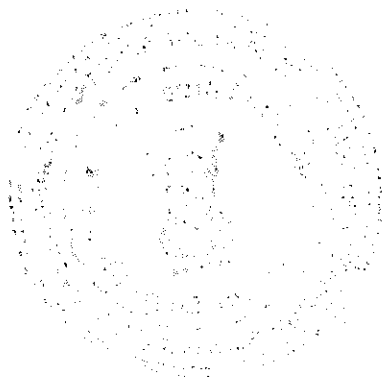
मेरा आधार, मेरी पहचान

नामांकन क्रम / Enrollment No.: 1444/70313/03654

To.
 रामकृष्ण रहेजा
 Ramkrishna Raheja
 S/O: Raheja Shyam Girdharidas
 Rahejas
 61, S V Road
 Khar West
 Mumbai
 Khar Delivery Mumbai Mumbai
 Maharashtra 400052
 9820137229

21/08/2017

बदर - ४		
११३६०	२४	३०
२०२१		





भारत सरकार
Government of India



प्रथमेश अरविंद बेळगे
Prathamesh Arvind Belge
जन्म तारीख / DOB : 01/09/1988
पुरुष / Male



9608 6145 0963

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता S/O: अरविंद भीमराव बेळगे,
4/बी प्लॉट नं. 18, संध्या वंदन
सीएचएस, रंगशारदा जवळ, वांद्रे
रेक्लमेशन, वांद्रे पश्चिम, मुंबई, बॉम्बे
वेस्ट, महाराष्ट्र, 400050

Address: S/O: Arvind Bhimrao Belge, 4/B
plot No. 18, Sandhya Vandan CHS, Near
Rangsharda, Bandra Reclamation, Bandra
West, Mumbai, Bandra West, Maharashtra,
400050

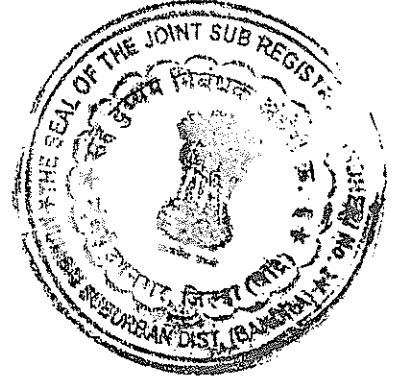
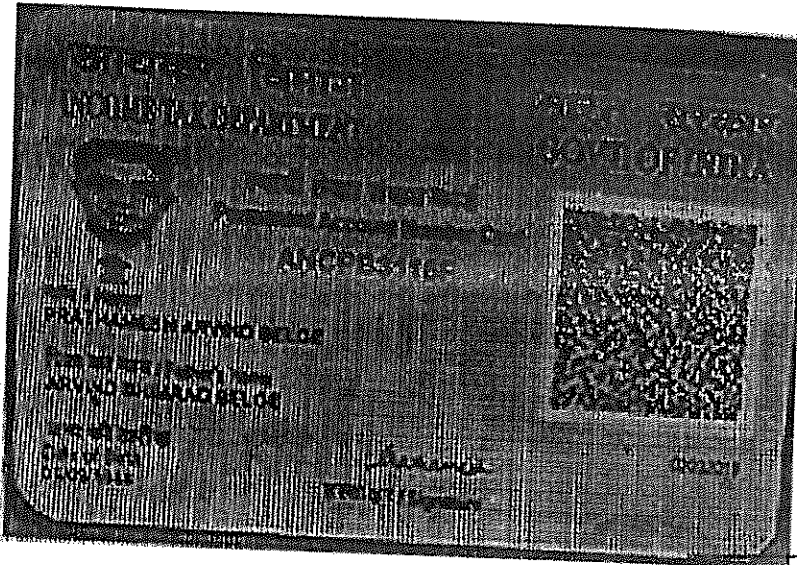
Prathamesh

9608 6145 0963

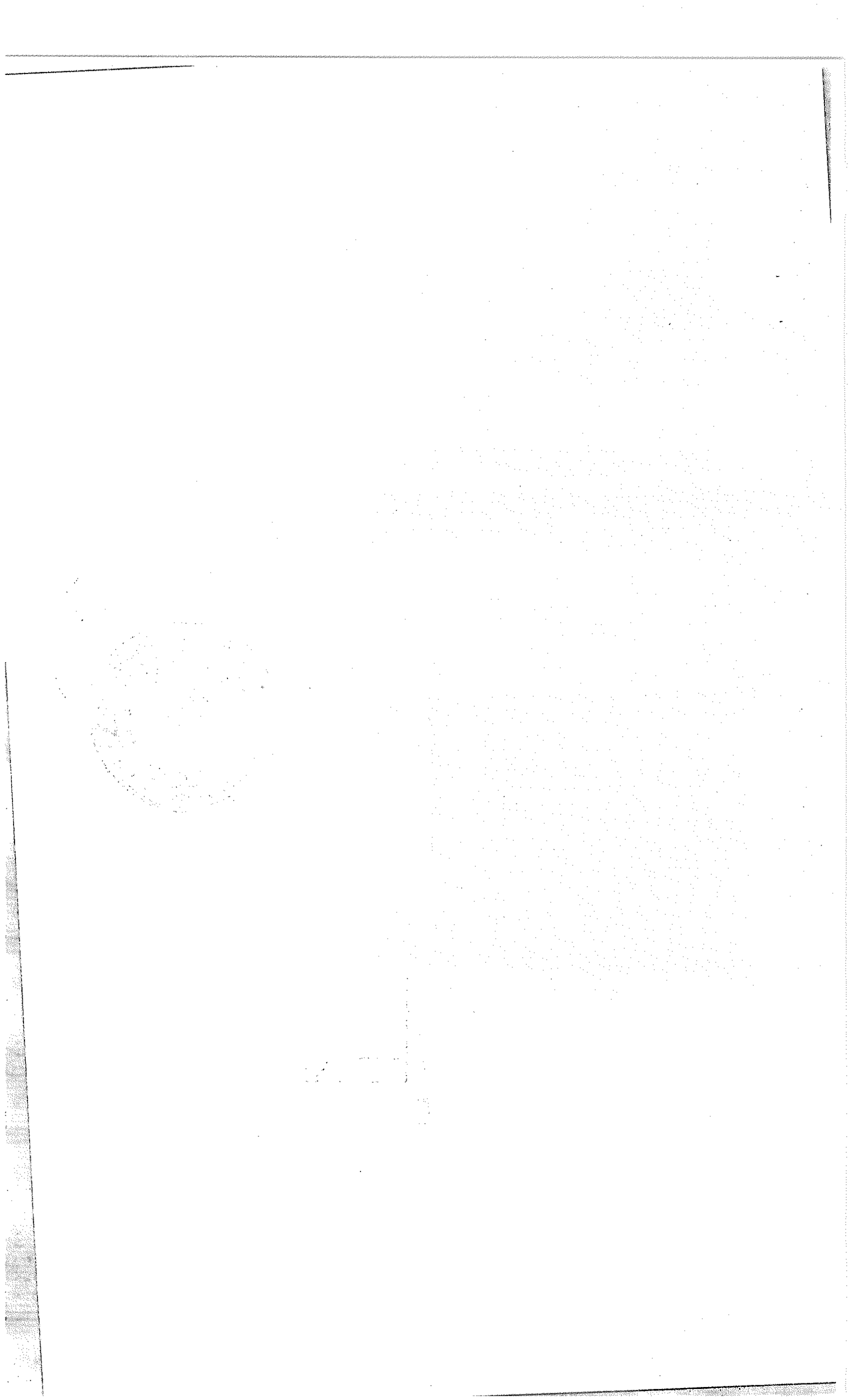
1947
1800 300 1947



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बदर - ४		
११३६०	२५	३०
२०२९		



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

आधीच जारी केले / Enrollment No. 517711205739651

To
 Nikolai Savo Daniel Murzello
 S/O. Rex Daniel Murzello
 Flat No. 1, Ground Floor, Laxmi Prakash Chs
 29, Shree Cross Road
 Near Ober Club
 Mumbai
 Bandra West Mumbai, Maharashtra 400050
 9821943795

REF: 250 / 20A / 491965 / 4722041 P
 SH1002137220F

आपला आधार क्रमांक / Your Aadhaar No. :
4722 5262 8911

आधार — सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

प्रमाणित कॉपी / Certified Copy
 Nikolai Savo Daniel Murzello
 २५ ०९ / Year of Birth: 1971
 १७७ / Male

4722 5262 8911

आधार — सामान्य माणसाचा अधिकार



N. Murzello

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

NIKOLAI SAVIO REX MURZELLO
REX DANIEL MURZELLO

01/09/1971
 Permanent Account Number
ABQPM0198N

N. Murzello
 Signature

बंदर - ४		
११३६०	२६	३०
२०२१		



બદલ - ૪		
૧૧૩૬૦	૨૦	૩૦
૨૦૨૪		

323/11360

गुरुवार, 09 डिसेंबर 2021 4:07 म.नं.

दस्त गोषवारा भाग-1

वदर4

दस्त क्रमांक: 11360/2021

दस्त क्रमांक: वदर4 /11360/2021

बाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. वदर4 यांचे कार्यालयात

अ. क्र. 11360 वर दि.09-12-2021

रोजी 4:05 म.नं. वा. हजर केला.

पावती:12654

पावती दिनांक: 09/12/2021

मादरकरणाराचे नाव: ललित प्रकाश को ओं हौ सो लि. चे चेअरमन मुरली केसवानी -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

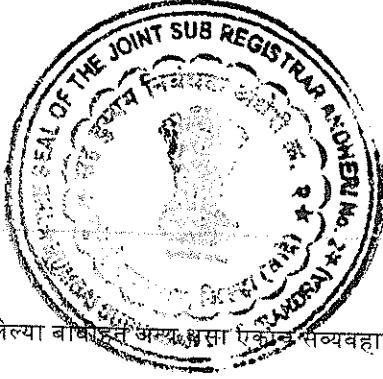
रु. 600.00

पृष्ठांची संख्या: 30

एकूण: 700.00

दस्त हजर करणाऱ्याची सही:

सह. दुय्यम निबंधक, अंधेरी क. २,
मुंबई उपनगर जिल्हा



सह. दुय्यम निबंधक, अंधेरी क. २,
मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-क) जेव्हा त्यामुळे खंड (अ) मध्ये उल्लेखिलेल्या बाबीसह अन्य असा प्रकारात सेव्यवहारात एकाच किंवा अधिक व्यक्तीस काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्षा क्रं. 1 09 / 12 / 2021 04 : 05 : 43 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 09 / 12 / 2021 04 : 07 : 03 PM ची वेळ: (फी)

वदर - ४		
९९३६०	२८	३०
२०२१		

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

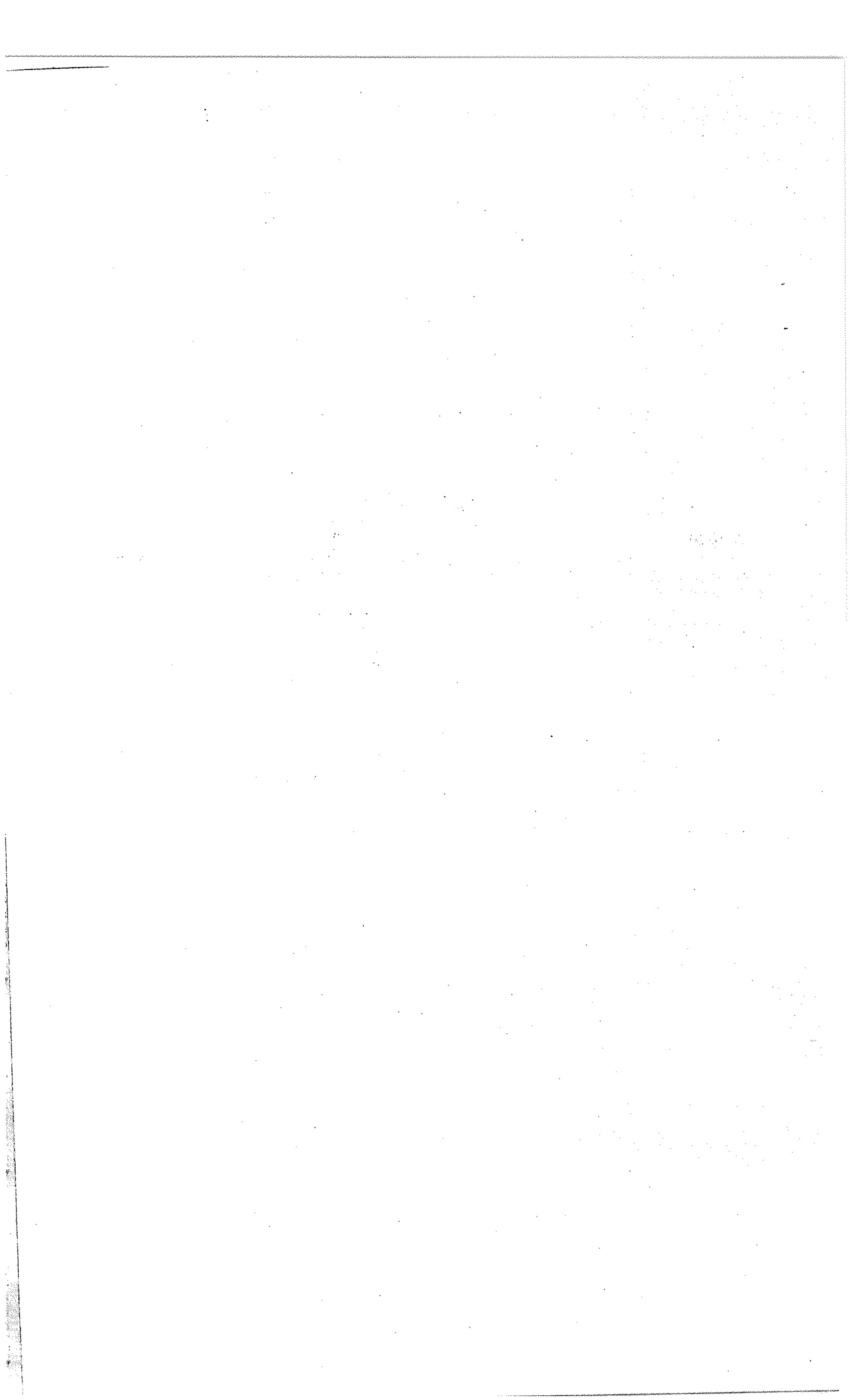
निहून देणारे

निहून देणारे

निहून घेणारे

निहून घेणारे

निहून घेणारे



Summary-2

12/9/2021

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	S Raheja Lofts LLP	eChallan	69103332021120910630	MH009871871202122E	500.00	SD	0004709295202122	09/12/2021
2	S Raheja Lofts LLP	eChallan		MH009871871202122E	100	RF	0004709295202122	09/12/2021
3		DHC		0912202108096	600	RF	0912202108096D	09/12/2021

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11360 /2021

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२०२१		

प्रमाणित करण्यात येते की, या
दस्तामध्ये एकूण..... ३० पाने आहेत.
पुस्तक क्र. ४/बदर-४/क्रमांक..... ९९३६०.२०२१
वर नोंदला, दिनांक..... ०९/१२/२०२१


सह. दुय्यम निबंधक, अंधेरी क. १,
मुंबई उपनगर जिल्हा.