520/6485 पावती Original/Duplicate

Tuesday,March 28 ,2023 नोंदणी क्रं. :39म

12:15 PM Regn.:39M

पावती क्रं.: 6871 दिनांक: 28/03/2023

गावाचे नाव: घाटकोपर

दस्तऐवजाचा अनुक्रमांक: करल5-6485-2023

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: जीवन तरंग को.ऑप.हौ.सो. लिमिटेड तर्फे चेअरमन सचिन कडकिया

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 840.00
पृष्ठांची संख्या: 42	
एकूण:	रु. 940.00

DELIVERED

Joint S.R. Kurla-5

बाजार मुल्य: रु.1 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)

1) देयकाचा प्रकार: DHC रक्कम: रु.840/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2803202301470 दिनांक: 28/03/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017521040202223E दिनांक: 28/03/2023

बँकेचे नाव व पत्ता:

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

Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2803202301470	**Receipt Date**	28/03/2023

Received from SELF, Mobile number 0000000000, an amount of Rs.840/-, towards Document Handling Charges for the Document to be registered on Document No. 6485 dated 28/03/2023 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.

DEFACED
₹ 840
DEFACED

Payment Details

Bank Name	SBIN	**Payment Date**	28/03/2023
Bank CIN	10004152023032801359	**REF No.**	CHM1394785
Deface No	2803202301470D	**Deface Date**	28/03/2023

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

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

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2803202301470	**Date**	28/03/2023
Received from SELF, Mobile number 0000000000, an amount of Rs.840/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	SBIN	**Date**	28/03/2023
Bank CIN	10004152023032801359	**REF No.**	CHM1394785
This is computer generated receipt, hence no signature is required.			

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

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CHALLAN
MTR Form Number-6

GRN	MH017521040202223E	**BARCODE**		**Date** 27/03/2023-12:41:45	**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	KRL5_JT SUB REGISTRAR KURLA NO 5	**Full Name**	JEEVAN TARANG CHS LTD
Location	MUMBAI		
Year	2022-2023 One Time	**Flat/Block No.**	JEEVAN TARANG CHS LTD, PLOT NO 193
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030045501 Stamp Duty	500.00	**Road/Street**	GARODIA NAGAR GHATKOPAR EAST
0030063301 Registration Fee	100.00	**Area/Locality**	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 7 7
		Remarks (If Any)	
		SecondPartyName=RDK CONSTRUCTIONS	
Total	600.00	**Amount In Words**	Six Hundred Rupees Only

₹ 600.00

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023032781782	CKW5047436
Cheque/DD No.		Bank Date	RBI Date	27/03/2023-12:42:36	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. : 9323525905

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-520-6485	0008666151202223	28/03/2023-12:14:51	IGR561	100.00
2	(iS)-520-6485	0008666151202223	28/03/2023-12:14:51	IGR561	500.00
			Total Defacement Amount		**600.00**

Print Date 28-03-2023 12:16:36

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CHALLAN
MTR Form Number-6

GRN MH017521040202223E	**BARCODE**		**Date** 27/03/2023-12:41:45	**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 KRL5_JT SUB REGISTRAR KURLA NO 5		**Full Name**	JEEVAN TARANG CHS LTD
Location MUMBAI			
Year 2022-2023 One Time		**Flat/Block No.**	JEEVAN TARANG CHS LTD, PLOT NO 193
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030045501 Stamp Duty	500.00	**Road/Street**	GARODIA NAGAR, GHATKOPAR EAST
0030063301 Registration Fee	100.00	**Area/Locality**	MUMBAI
		Town/City/District	
		PIN	7 7
		Remarks (If Any)	
		SecondPartyName=RDK CONSTRUCTIONS~	
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

Payment Details STATE BANK OF INDIA		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023032781782	CKW5047436
Cheque/DD No.		Bank Date	RBI Date	27/03/2023-12:42:36	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. : 9323525905

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Print Date 27-03-2023 01:27:18

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IRREVOCABLE GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME:

We, **JEEVAN TARANG CO-OPERATIVE HOUSING SOCIETY LIMITED**, a Co-operative Society duly registered under the Maharashtra Co-operative Societies Act, 1960 sbearing Registration No. BOM/HSG/1318 of 1967 duly Registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 having its registered office at Plot No.193, Garodia Nagar, Ghatkopar East, Mumbai 400 077 **SEND GREETINGS.**

WHEREAS:

A. We are seized and possessed of all that piece and parcel of land along with structure situate lying and being at Ghatkopar in the Registration Sub-District of Bandra, District Bombay Suburban being Plot No. 193 of Garodia Nagar, Ghatkopar (East), Mumbai-400 077 of Garodia Nagar Scheme containing by admeasurement 1000 square Yards equivalent to 836.01 Square Meters or thereabouts as per Conveyance Deed dated 3rd April 1968 bearing Registration no. BOM/R/1387 of 1968 and 837 sq. meters as per property card being portion of land bearing Survey No. 249, Hissa No 1 (part) (**'the said land'**) with building standing thereon and known as "Jeevan Tarang" which is assessed by the Mumbai Municipal Corporation under the Assessment No. NX010248001000 (**'the said Old Building'**). The said land and the said Old Building shall Hereinafter be referred to as "**the said property**" for the sake of brevity and is more particularly described in the First Schedule hereunder written.

B. By a Development Agreement dated 28/03/2023 registered with the Sub-Registrar of Assurances at KRL - 05 under registration no. KRL05/6481/2023 (hereinafter referred to as the "**Development Agreement**"], we have granted redevelopment rights in respect of the said Property to **M/S RDK CONSTRUCTION**, a partnership firm registered under Indian Partnership Act, 1932 and having its

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registered office at 184/D, 1st New Lane, Mangaldas Market, Kalbadevi Road, Mumbai: 400002 (hereinafter referred to as the "**Developer**") on the terms and conditions contained therein.

C. As per the terms and conditions of the said Development Agreement entered into between ourselves and the Developer and for the purpose of undertaking development of the said Property, the Developer has requested us to execute an Irrevocable Power of Attorney in favour of **M/S RDK CONSTRUCTION** and its designated partners, **Mr. Nitin P Kamdar** and **Mr. Rakesh R Kanani**, and/or their nominee/s to jointly/ severally do various acts pertaining to the said Property more particularly described hereinafter, which we have agreed to do.

D. The said Development Agreement is treated as Principal Document and requisite stamp duty required to be paid on the said Development Agreement as mentioned in Article 5 (g-a) of the First Schedule to the Maharashtra Stamp Act, 1958 is paid on the said Development Agreement. Therefore, in accordance with provisions of Article 48(g) of the First Schedule to the Maharashtra Stamp Act, 1958, the stamp duty chargeable on this present is Rs. 100/- (Rupees One Hundred only), and accordingly this Power of Attorney is executed on a stamp paper of Rs. 100/- (Rupees One Hundred only).

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT We, **JEEVAN TARANG CO-OPERATIVE HOUSING SOCIETY LIMITED**, through our Managing Committee members, **Mr. Sachin Kadakia**, Chairman and **Mr. R Vijayaraghavan**, Secretary, do hereby irrevocably nominate, constitute and appoint **M/S RDK CONSTRUCTION**, a partnership firm registered under Indian Partnership Act, 1932 and having its registered office at 184/D, 1st New Lane, Mangaldas Market, Kalbadevi Road, Mumbai: 400002 and two of its designated partners, **Mr. Nitin P Kamdar** and **Mr. Rakesh R Kanani**, jointly and/or severally to be our true and lawful attorney/s ("**Attorneys**") and to do in our name and on our behalf, but at the cost of the Developer, all or any of the

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following acts, deeds, matters and things, relating to redevelopment of the said Property:

1) TO ENTER upon the said Property and possess the same with full rights and authorities to commence, carry on and complete the development thereof in the manner the said Attorney(s) may deem fit and proper in their absolute discretion.

2) To submit to the Slum Rehabilitation Authority (`**SRA**')/Municipal Corporation of Greater Mumbai (`**MCGM**') or any government authorities the plans or the amended plans for construction of building or buildings on the Property or to get such plans or amended plans sanctioned from the local authorities and to make applications for further amendments to such plans for permissible FSI of the Property including permissible FSI Credit by way of Transferable Development Rights (TDR) fungible FSI granted by the Government as per the Development Control Regulations 1991 and/or as per Development Control and Promotion Regulations Act 2034 and to do all other acts deeds matters and things necessary and in connection with the plans for development of the Property by construction of buildings or building thereon and for obtaining the Commencement, Occupation, Part Occupation and Building Completion Certificate in respect of such buildings or building from the SRA/MCGM or any other authorities.

3) To submit process applications submissions proposals plans layouts and to sign deeds documents papers plans etc for the development of the Plot under the provisions of the Development Control and Promotions Regulations 2034 as may be required and to make applications for amendments modifications and alterations to such submissions applications and proposals as the Attorneys may deem fit and proper. In particular to submit to the SRA/ MCGM or any other government authorities such plans modified amended or altered plans for construction of Rehabilitation Premises/Permanent Transit Camps (`**RP/ PTC**') or other lands apart from an excluding the said land and to handover such RP /PTC on the other lands (other than the said land) to the SRA

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/ MCGM or such government authorities and for such purposes to apply for and obtained the Intimation of Approval, Commencement Certificate, Occupation Certificate or Part Occupation Certificate in that behalf. Otherwise to generally to do all acts deeds matters and things and sign all deeds documents papers to the end and intent of development of the said land under the provisions of Regulations 33(11) of the Development Control and Promotion Regulations 2034.

4) TO CARRY out development work in respect of the said Property including construction and completion of the New Building(s) thereon in accordance with the plans and specifications thereof approved and sanctioned by the SRA, MHADA, MCGM/ Municipal Authorities, any other concerned authorities.

5) TO APPLY to SRA, MHADA and/or MCGM and/or any concerned authorities, for survey of the said Property and if required, to take necessary steps to correct the area thereof in the revenue and/or other public records, and for the said purpose, to take all appropriate steps and proceedings.

6) TO REPRESENT us before and/or apply to the SRA, MHADA and/or MCGM and/or any concerned authorities, for allotment and necessary Permission for utilization of entire FSI that may be permitted to be utilized therein, including said land FSI, TDR-FSI and Fungible FSI of the said land as per prevailing DCPR (hereinafter referred to as the "**Aggregate FSI**") upon payment of premium or otherwise, as our Attorney may deem fit.

7) TO REPRESENT us before the SRA, MHADA and/or MCGM and/or Government and/or any Concerned Authorities to accept/obtain Offer letter, Payment Sheet, Quotation etc. for allotment and necessary permissions for utilization of Aggregate FSI as defined in the Development Agreement as per their policy as well as Development Control and Promotions Regulation 2034 (hereinafter referred to as "**DCPR 2034**") or that may be in force from time to time on the said Property, as our Attorney may deem fit and proper.

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8) TO REPRESENT us before and prepare, sign and submit proposals to the SRA, MHADA and/or MCGM and/or Government and/or any Concerned Authorities seeking sanction, modification, amendment and/or revision of building plans, and to make, sign and submit applications, affidavits, bonds, undertakings, indemnities, etc. and do and execute all acts, deeds, matters and things as may be required by such authority/ies for carrying out construction works on the said Property and to apply for and obtain permission/sanction for amendment/revision of building plans once sanctioned or approved.

9) TO APPLY to SRA, MHADA, and/or MCGM and/or Government Authorities/Functionaries and/or any Concerned Authorities for approval and/or Sanction and/or Grant of Building Plan/s, Offer Letter, Demand Letter, No Objection Certificate (NOC), Payment Sheet, Remarks, Permissions, Concessions, Intimation Of Disapproval (IOD) or Intimation of Approval (IOA), Commencement Certificate (CC), Consent for OC, Completion Certificate, Occupation Certificate (OC), Building Completion Certificate (BCC) and/or any other documents for redevelopment of the said Property and/or for revalidation of any of them and/or to apply for Revision, Amendment or Modification of Building Plan/s, Offer Letter, NOC, Payment Sheet, Remarks, IOD, CC, Consent for OC, CC, BCC and for that purpose to represent us before the concerned authorities and make, sign, execute and submit appropriate applications, proposals, information, declarations, letters, affidavits, deeds, documents, writings, indemnities, guarantees, bonds, undertakings, forms etc. as may be thought necessary, and comply with the all necessary requirements of such authorities and obtain all necessary approvals and sanctions for redevelopment of the said Property.

10) TO REPRESENT us before the SRA, MHADA and/or MCGM and/or Government Authorities/Functionaries and/or Any Concerned Authorities and apply and obtain necessary permission for utilisation of any F.S.I. that may be available by

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way of TDR from open market for constructing building(s)/additional floors/wings as per terms defined in the said Development Agreement.

11) TO APPOINT and ENGAGE Architect/s, RCC Consultant, Engineer/s, Valuer/s, Surveyor/s, PMC, Agent/s, Electrical Contractor, Plumbing Contractor, Consultant, Firefighting Contractor and any other person/s, professional/s on behalf of the Society and/or the Developer but at the cost of the Developer, and make sign and execute appropriate authorities in their favour, authorizing them to appear in the SRA, MHADA, MCGM or any other concerned authority.

12) TO APPOINT and ENGAGE Contractor/s, Sub-Contractor/s, Electrical Contractor/s, Plumbing Contractor/s, Fire Fighting Contractor, Agent/s and any other person/s, professional/s to design, execute, construct and supervise the development work of the said Property.

13) TO NEGOTIATE and settle with the existing member/occupants for the development of the said Property on such terms and conditions as the Developer may deem fit.

14) TO APPOINT and ENGAGE Advocate/s, Solicitor/s and any other person/s, professional/s on behalf of the Society and/or the Developer and make, sign and execute appropriate authorities in their favour, authorizing them to Appear in any Court/s and/or Tribunal and/or SRA and/ or the MHADA against any non-co-operating members for the development of the said Property.

15) TO REPRESENT us before any Concerned Authorities as well as Owners/Occupants of adjoining property/ies in the matter of fixing boundaries, joint survey and other related matters and to enter into commitments with them and carry out the same.

16) TO REPRESENT us before the Civil Aviation Department and/or Airport Authority, Ministry of Environment and Forest, and/or Government Authorities/Functionaries and/or Any Concerned Authorities and/or apply to and/or obtain

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necessary NOC and/or Permission for the height of the New Building to be constructed on the said Property.

17) TO PAY necessary Rents, Rates, Taxes, Charges, Lease rents, Assessment taxes, Expenses, Fees, Charges, Refundable/ Non-refundable Deposits, Premium, Interest, Penalties, any other payments and outgoings to the SRA, MHADA/ MCGM and/or any Concerned Authorities/ Department/ Person/ Party/ Agency/ Board and/or Aviation Department and/or Electricity Department and/or Water Department and/or Property Tax Department whatsoever due and payable or to be become due and payable for or on account of the re-development of the said Property.

18) TO APPLY to SRA and/ or MHADA and/or MHADB and/or MCGM and/or Government and/or Any Concerned Authorities / Department/ Person/ Party/ Agency/ Board and/or Electricity Department and/or Property Tax Department and/or Water Department for temporary and/or permanent supply/connections of Water, Electricity and any amenities, utilities, facilities, services etc. and ACCEPT Offer letter, Payment Sheet, Quotation for the same in the name of the Society and/or the Developer.

19) TO PAY any Amount, Fees, Charges, Premium, Transfer Fees, Cess, Refundable/Non-refundable Deposit required to be paid in the name of the Society and/or the Developer to SRA and/ or MHADA and/or MHADB and/or MCGM and/or Government and/or any concerned Authorities / Department / Person / Party / Agency / Board and/or Aviation Department and/or Electricity Department and/or Water Department and/or Property Tax Department for providing temporary and/or permanent supply/connections of water, electricity and any amenities, utilities, facilities, services etc. and obtain the necessary permission/s, sanctions, approvals, certificates, NOC for the same.

20) TO APPLY for REFUND and enter into correspondence in our name on our behalf with the MHADA and/or MCGM and/or

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Any Concerned Authorities/ Department/ Person/ Party/ Agency/ Board and/or Aviation Department and/or Electricity Department and/or Water Department and/or Property Tax Department for any amounts, Refundable/Nonrefundable Deposit, Charges, Fees, Taxes, Interest, Premiums etc. and obtain such refund and make/ issue appropriate receipts and discharges for such refunds. If any Concerned Authorities/ Department require NOC, Confirmation, Receipt etc. from the Society to give Refund to the Developer any amounts, Refundable/Nonrefundable Deposit, Charges, Fees, Taxes, Interest, Premiums etc. then our Constituted Attorney/s can sign, execute, give the same require NOC, Confirmation, Receipt etc.

21) To ENTER into, in our name and on our behalf, any agreement for sale of flats, premises and car parking spaces, except the flats to be allotted to the existing members of the Society along with the car parking spaces for existing members in the New Building to be constructed, as a confirming party, if required by law.

22) TO PRESENT any agreements or documents executed on our behalf as Confirming Party, if required, for registration, to admit execution before the Sub- Registrar of Assurances having authority for and get the same registered.

23) TO REPRESENT us before SRA and/ or MHADA and/or MCGM and/or Government Authorities/Functionaries and/or Any Concerned Authorities if any part of the said Property is hereafter reserved for any public purpose, to have such reservation cancelled and/or shifted, and in the said context to enter into correspondence, appear before them and represent us and take all necessary steps as to our said Attorney/s may deem necessary or proper to have such reservation on the said Property removed.

24) TO REPRESENT us and appear before the SRA and/ or MHADA and/or MCGM and/or Government Authorities/Functionaries and/or Property/Assessment Department and/or Any

Concerned Authorities/Department/Board for assessment of the said Property when under construction and/or new building after construction for property tax and revenue assessments make and furnish information to such authorities, and if necessary make and file appeals/revisions against any orders that may be passed by such Department/Authorities and in general to take and adopt all steps as to our said Attorney/s may appear necessary or proper in such matters.

25) TO DEAL WITH person/s that may come upon the said Property at any time on whatsoever basis and take, adopt proper steps for their ejectment or removal therefrom at the discretion of our said Attorney/s.

26) TO ACCEPT Writ, Summons, Notices and other processes issued by any Court and/ or SRA and/or MHADA and/or MCGM and/or Any Concerned Authorities/ Board/ Tribunals or any other Authority/Persons in any matter whatsoever concerning the said Property and to sign and issue acknowledgements in respect thereof.

27) TO SIGN and verify all pleadings in matters aforesaid including plaints, written statements, petitions of claims, memorandum of appeal and petitions and applications of all kinds including those for execution of decrees in matters concerning the said Property and file them in or appear before any court, authority, forum or office and amend and alter the same as our said Attorney/s may think proper.

28) TO APPEAR, act for and represent us in and before all courts, tribunals, forums and authorities anywhere in India in all actions, suits, appeals, information and complaints which shall or may be had, brought, commenced or prosecuted by or against us, or whereunto we shall be party and defend the same as our said Attorney/s shall be advised or may deem fit, and in the said context make and give statements, evidence, declaration, affidavits, etc. and file replies, written statements, etc. therein and contest and/or resist such proceedings as to our said Attorney/s may appear fit or proper.

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29) TO COMMENCE any action or other proceeding in or before any competent Court, Tribunal, authority or forum in respect of any matter connected with the said Property and/or the possession thereof, and the same action or proceeding to prosecute or discontinue or become non-suited therein if our said Attorneys /shall so think proper, and also to take all other lawful ways and means to protect the said Property.

30) TO INSTITUTE, carry on, defend, compromise, compound, abandon or submit to judgment in any legal proceedings including writ petitions, arbitrations, etc. concerning the said Property wherein we are concerned or whereunto we are party, and to join in and submit to arbitration, if our said Attorney/s shall think so proper, and give security or indemnity for costs, pay monies into Courts and/or Tribunals and/or Authorities and obtain payment of monies lodged in Courts and/or Tribunals and/or Authorities in such matters.

31) TO SIGN and execute such deeds, documents, writings and No objection certificates if require in favour of Bank/Financial Institution/Housing Finance Company to avail housing loan for allottees of Developer's Flats. It is however clarified that Society will not be responsible or liable for repayment of any amount due to them and their recourse to recover their amount will be against the borrower in respect of the said flat for which the housing loan is granted.

32) TO CREATE Mortgage, dispose or charge over the premises in Developer's Flats in favour of Bank/Financial Institution/ Housing Finance Company for availing construction finance for redevelopment of the said Property and for that purpose execute such deeds, documents and writings as may be necessary or required by them, provided it is notified in such deeds, documents and writings that such Bank/Institution, do not hold us personally responsible for repayment of their dues.

33) TO PUBLISH Public Notice in various Newspapers for inviting objections to investigate the title of the Society to the said property and for issuance of the Title Certificate by the

Advocate/ Solicitors of the Attorneys in respect of the said Property.

34) TO CARRY on correspondence and negotiations with any person/s, company/ies, government or semi- government bodies and all other persons in respect of matters relating to the redevelopment of the said Property and take all decisions, make commitments and deal with all such matters in such manner as our said Attorney/s may deem fit.

35) TO SIGN and EXECUTE all necessary forms, Applications, writing, confirmations in favor of Electricity Department and/or Any Concerned Authorities for Electric Sub-Station on the property and to make application & do all things in respect of the Electric Sub-Station.

36) To negotiate, deal with and/or correspond with the authorities and to hand over surplus area/tenements, PTC, PAP and other areas and for that purpose to sign, seal and execute such documents, deeds and writing and take such steps as may be necessary.

37) TO DO, execute, pursue, follow, proceed, manage, administer, complete or carry out or cause to be done, executed, pursued, followed, proceeded, managed, administered, completed or carried out all such acts, deeds, things, matters which are not expressly or impliedly mentioned or incorporated hereinabove but the same are necessary, expedient and requisite to be done by the Attorneys in the interest of the Development of the said Property in terms of the said Agreement and the same if as and when done by them shall be deemed to have been incorporated herein and allowed to be done by us through this power of attorney as duly granted;

38) AND IN GENERAL TO TAKE all appropriate steps as may be deemed proper or necessary by our said Attorney/s to effectively carry out one or more of the matters herein mentioned.

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39) AND FOR ALL or any of the purposes aforesaid to enter into, sign, execute and perfect as our own act and deed and deliver any contract, instrument, deed, surrender or assurance whatsoever.

40) AND FOR ALL OR ANY OF THE PURPOSES aforesaid to engage Advocates, Solicitors and other agents and employees as to our said Attorney/s may appear necessary or proper and to give them appropriate instructions in such matters.

41) AND FOR THE FURTHER better and more effectual doing effecting, executing and performing of the several matters and things aforesaid we hereby give and grant to our said Attorney/s full power and authority from time to time to appoint one or more Substitute/s, Attorney/s to do, execute and perform all or any of the matters and things aforesaid, and to remove such substitute/s, Attorney/s and to appoint another or others in his/her/their place.

42) The present Power of Attorney is irrevocable till completion of redevelopment of the said Property mentioned in the Schedule written hereunder.

AND we, the aforesaid, do hereby ratify and confirm and promise to allow ratify and confirm at all times all and whatsoever our said Attorney/s shall or may lawfully do or cause to be done in or about the premises or business aforesaid by virtue hereof;

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IN WITNESS WHEREOF WE, **JEEVAN TARANG CO-OPERATIVE HOUSING SOCIETY LIMITED**, have subscribed our hands and seal hereunto at Mumbai this 28th day of March 2023

THE SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of land along with structure situate lying and being at Ghatkopar in the Registration Sub-District of Bandra, District Bombay Suburban being Plot No. 193 of Garodia Nagar, Ghatkopar (East), Mumbai-400 077 of Garodia Nagar Scheme containing by admeasurement 1000 square Yards equivalent to 836.01 Square Meters or there abouts being portion of land bearing Survey No. 249, Hissa No 1 (part) which is assessed by the Mumbai Municipal Corporation under the Assessment No. NX010248001000 and bounded a sunder:

On or towards North: Plot No. 179 and 180

On or towards South: Road - Dr. Ajay Ahuja Marg

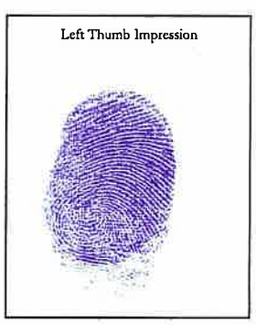
On or towards West: Plot no. 194

On or towards East: Plot No. 192

SIGNED SEALED AND DELIVERED]

By the withinnamed "**Society**"]
JEEVAN TARANG]
CO-OPERATIVE HOUSING]
SOCIETY LIMTED]
Society Limited]
Through:]

Left Thumb Impression



Mr. Sachin Kadakia, Chairman

करण - ६
दस्त | १५ | ४२
२०२३

Left Thumb Impression

Mr. R Vijayaraghavan, Secretary

In the presence of .....]

1) ROHAN GAIKWAD

2) Patadia Manil

WE ACCEPT

By the withinnamed **Attorneys**]

M/S RDK CONSTRUCTION]

Through its Designated Partner]

Left Thumb Impression

N P Kamdar

1. **Mr. Nitin P Kamdar**

Left Thumb Impression

R.R.Kanani

2. **Mr. Rakesh R Kanani**]

In the presence of ...]

1)

2) Manil

करल - ५
६८५५ | १८ | ७२
२०२३

JEEVAN TARANG CO-OPERATIVE HOUSING SOCIETY LTD.

(Registered under Maharashtra State Co-op .Societies Act 1960-Regn no Bombay/HSG/1318 of 1967)

Plot No 193, Garodia Nagar, Ghatkopar East, Mumbai – 400 077

Extract of the Minutes of the Special General Body Meeting passed by Jeevan Tarang Co-operative Housing Society Limited (Reg no Bombay/HSG/1318 of 1967) in the Special General Body at society office on the 12th February 2023 at 11.30 AM

The meeting was called by the Chairman Mr Sachin Kadakia when the following members were present:

1	R VIJAYARAGHAVAN	A-11
2	SACHIN KADAKIA	A-6
3	PRAKASH BADAMWALA /SWATI BADAMWALA	A-8
4	RAJESH IYER	A-[illegible]
5	ANANTH IYER	A-[illegible]
6	REEMADEVI SIVADASAN	A-[illegible]
7	DHAVAL AND BHAVANA SHETH	A-5
8	DEVIKA KAMAT	A-7
9	ALKA DESHPANDE	A-10
10	MANDAR GHODKE	B-1
11	SONAL SANGHAVI	B-3
12	SULACHANA MANIAN	B-2
13	VEDAVATHI SUVARNA	B-8
14	SUNDAR UCHIL	B-9
15	MEGHA RANE	B-12
16	MANDAR GHODKE	B-1
17	MRS NINA KADAKIA	A-9
18	MR KUMAVAT	B-10
19	MR PRADEEP SHINDE	B-11
20	MRS MEENA RATESAR	B-4

Out of total of 24 members, 20 members were present at the time of meeting. The other members who were not present were appraised of this minutes of the meeting through mail and a consent from them is awaited through mail.

Chairman informed the members purpose of the meeting and informed the members that new revised draft of development agreement (DA) and Power of Attorney which was circulated to all the members on 03.02.2023 calling upon all the members to give their comments/ suggestions, if any on the said draft of DA. At the time of meeting, the draft of DA was discussed at length which was approved by our Advocate and also by our PMC Mr Sagar Sanghavi. The revised offer letter given to us by M/s RDK constructions vide their letter dated

करार - ६

९०६५ | २१ | ०२

२०२३

JEEVAN TARANG CO-OPERATIVE HOUSING SOCIETY LTD.

(Registered under Maharashtra State Co-op .Societies Act 1960-Regn no Bombay/HSG/1318 of 1967)

Plot No 193, Garodia Nagar, Ghatkopar East, Mumbai – 400 077

01/01/2023 was also discussed and all members were informed of the revised Corpus and the Rent.

Thereafter, the Chairman asked the quorum if the members had any query or suggestion/ comments on DA draft. All the members present at the meeting raised their hands and approved the execution and registration of DA.

Accordingly the following resolution was passed by majority of members:

"RESOLVED THAT the draft of Development Agreement between the Society, Developers and the Existing Members of the Society and the Power of Attorney draft be and is hereby approved"

FURTHER RESOLVED THAT authority be and is hereby given to members of the Managing Committee, jointly and severally, to effect suitable corrections in the said Development Agreement and Power of Attorney that may be required and mutually agreed upon between the Society and Developers"

The Hon. Secretary then explained the need to authorize at least 2 (Two) committee members out of the 3 (Three) who can jointly sign, execute and register Development Agreement, Power of Attorney, Rectification deed, Supplementary Development Agreement etc. and to sign/submit plans, documents, all correspondence, proposals and to receive approvals, plans etc., necessary to get our Redevelopment proposal approved by MCGM and any and all other authorities.

After a brief discussion the following resolution was unanimously passed:

RESOLVED THAT the out of the 3 members authorized any Two members be and are hereby authorized to jointly issue Letter of Intent, sign MOU, Development Agreement, Power of Attorney, Rectification deed, Supplementary Development Agreement etc. and to sign/submit plans, documents, all correspondence, proposals and to receive approvals, plans etc., necessary to get our Redevelopment proposal approved by MCGM and any and all other authorities.

R Vijayaraghavan – Secretary
Sachin M.Kadakia – Chairman
Prakash Badamwala – Committee Member

Proposed by Alka Deshpande and Seconded by Devika Kamat. All the members present voted unanimously in favour of the above resolution.

Meeting ended with a vote of thanks by Chairman.

JEEVAN TARANG CO-OP. HSG. SOC. LTD. MUMBAI

कुर्ला - ५
९८५ | २९ | ०२
२०२३

JEEVAN TARANG CO-OPERATIVE HOUSING SOCIETY LTD.

(Registered under Maharashtra State Co-op .Societies Act 1960-Regn no Bombay/HSG/1318 of 1967)

Plot No 193, Garodia Nagar, Ghatkopar East, Mumbai – 400 077

17th October 2021

Minutes of the General Body Meeting held in our Society office on the 20th October 2021

Members in Attendance

R Vijayaraghavan – Secretary
Sachin Kadakia – Chairman
Prakash Badamwala – Managing Committee Member
Alka Deshpande –
Narandra Rane – Managing Committee Member
Bala Shinde
Mrs Nina Kadakia
Rajesh Iyer
Ananth Iyer
Mandar Ghodke
Bala Shinde
Mrs Suvarna

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

This meeting was specifically called for passing the resolution to appoint M/s RDK Constructions to demolish and redevelop our building.

Resolution

Resolved that all members hereby unanimously agree to appoint M/s RDK Constructions as our Developer to demolish and construct a new building in our Plot.

Proposed by : R Vijayaraghavan

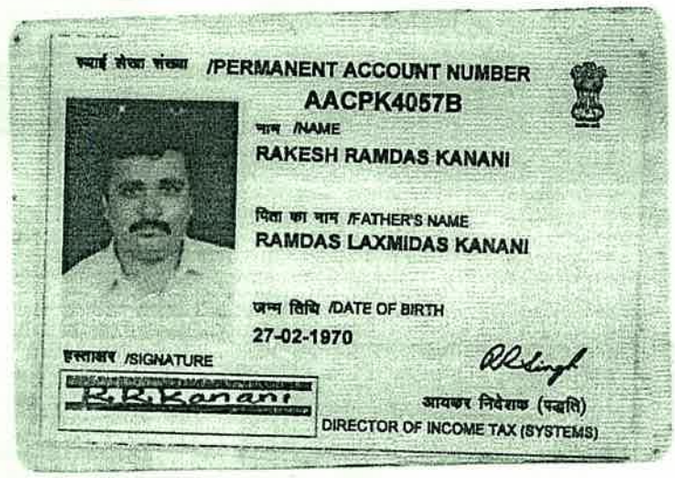
Seconded by : Sachin Kadakia

Approved by majority of members.

FOR JEEVAN TARANG CO-OP. HSG. SOC. LTD.

SECRETARY CHAIRMAN TREASURER

करल - ५		
४०८५	२२	०२
२०२३		



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AACPK4057B

नाम /NAME

RAKESH RAMDAS KANANI

पिता का नाम /FATHER'S NAME

RAMDAS LAXMIDAS KANANI

जन्म तिथि /DATE OF BIRTH

27-02-1970

हस्ताक्षर /SIGNATURE

R.R.Kanani

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

R.R.Kanani

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

क्रमांक - 1

दस्त 23 82

२०२२

भारत सरकार
Government of India

राकेश रामदास कनानी
Rakesh Ramdas Kanani
जन्म तारीख/DOB: 27/02/1970
पुरुष/ MALE

4793 5682 1783
VID : 9195 1336 9908 9000

माझे आधार, माझी ओळख

R.R.Kanani

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पता:
स/व रामदास कानानी, ७०१ सिद्ध दर्शन, हिंगवाला लेन,
घाटकोपर ईस्ट मुंबई, मुंबई, मुंबई सबअर्बन,
महाराष्ट्र - 400077

Address:
S/O Ramdas kanani, 701 Siddha Darshan,
Hingwala Lane, Ghatkopar East, Mumbai,
Mumbai Suburban,
Maharashtra - 400077

4793 5682 1783
VID : 9195 1336 9908 9000

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

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

करल - ५		
९०८५	२०/०२	
२०२३		

THE SEAL OF THE SUB REGISTRAR KURLA-5
सह दुय्यम निबंधक कुर्ला-५ यांचा मुद्रा
सत्यमेव जयते
मुंबई उपनगर जिल्हा बांद्रे
MUMBAI SUBURBAN DIST. (BANDRA)

NPKamdar

६०८५	२५	०२
२०२३		

भारत सरकार
Government of India

आधार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No.: 0635/10118/56157

To
Nitin Prabhudas Kamdar
C/O Prabhudas Kamdar,
1102, Siddha Darshan, Hingwala Lane,
Near Jain Upasaray, Ghatkopar East,
VTC: Mumbai,
PO: Rajawadi,
Sub District: Kurla, District: Mumbai Suburban,
State: Maharashtra,
PIN Code: 400077,
Mobile: 9821136549

25/03/2013

1879295

MF018792954FI

आपका आधार क्रमांक / Your Aadhaar No. :

5232 5386 2801

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

आधार

Nitin Prabhudas Kamdar
DOB : 16/02/1955
Male

NPKamdar

25/03/2013

5232 5386 2801

मेरा आधार, मेरी पहचान

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

A6

भारत सरकार

आधार

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

करल - ५
२६/०२
२०२३

नोंदणी क्रमांक/Enrolment No.: 1104/20112/03561

To : Sachin Manilal Kadakia
(सचिन मणिलाल कडकिया)
Near Pancholi Hospital
A /6,Jeevan Tarang,193, Garodia Nagar,Ghatkopar East
Rajawadi S.O
Mumbai
Maharashtra - 400077

Date: 28/07/2011

Ref. No : 00019462-00023229-00028438-

UB 01116985 5 IN

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

आपला आधार क्रमांक / Your Aadhaar No. :

7438 8992 0632

आधार – सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

सचिन मणिलाल कडकिया
Sachin Manilal Kadakia

जन्म वर्ष / Year of Birth : 1955
पुरुष / Male

7438 8992 0632

आधार – सामान्य माणसाचा अधिकार

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACBPK7810P

नाम /NAME
SACHIN MANILAL KADAKIA

पिता का नाम /FATHER'S NAME
MANILAL KADAKIA

जन्म तिथि /DATE OF BIRTH
16-05-1955

हस्ताक्षर /SIGNATURE

आयकर आयुक्त (कम्प्यूटर केन्द्र)
Commissioner of Income-tax (Computer Operations)

कुर्ला - ५
दस्त | २७ | ०२
२०२३

PAN CARD

Name : RAJAGOPALAN VIJAYARAGHAVAN

Gender : MALE

DOB : 13-10-1966

Pan Number : AAEPV9004D

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

Verified by DigiLocker

Tap to Zoom

भारत सरकार
GOVERNMENT OF INDIA

AADHAAR

R. Vijayaraghavan

1966-10-13

Male

xxxxxxxx3791

Address:

S/O K. R. Rajagopalan - - A/11 Plot No. 193 Jeevan Tarang Garodia Nagar Ghatkopar Rajawadi Near Pancholi Hospital Mumbai - Maharashtra 400077

Verified by DigiLocker

Tap to Zoom

आधार-आम आदमी का अधिकार

करल - ५		
९०८५	२८	०२
२०२३		


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABEFR0584P
नाम/ Name
RDK CONSTRUCTIONS
निगमन / गठन की तारीख
Date of Incorporation / Formation
01/11/2021
14112021

R.R.Kanani

N P Kunda

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAIAJ4188M

नाम / Name
JEEVAN TARANG CO OP HSG SOC LIMITED

निगमन / गठन की तारीख
Date of Incorporation / Formation
11/02/1967

Jay. Kadakia

करल - ६
६०८५ | २९/०२
२०२३

THE SEAL OF THE SUB REGISTRAR KURLA
सह दुय्यम निबंधक कुर्ला-५ वांद्रे मुंबई
सत्यमेव जयते
मुंबई उपनगर जिल्हा
MUMBAI SUBURBAN DISTRICT

करल - ५		
६८५५	७०	०२
२०२३		

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No :MH03 20150014771 DOI : 24-08-2015
Valid Till : 23-08-2035 (NT)

FORM 7
RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
MCWG	24-08-2015
LMV	24-08-2015

DOB : 23-03-1987 BG :

Name : MANIL POLADIA
S/D/W of VASANT POLADIA
Add :215, DIVYA DARSHAN, GOLIBAR RD, NEAR MADHAV BAUGH HALL, JAGDUSHA NAGAR, GHATKOPAR (W), MUMBAI.
PIN :400086
Signature & ID of Issuing Authority: MH03 2015275

Signature/Thumb Impression of Holder

THE SUB REGISTRAR KURLA-5
MUMBAI SUBURBAN DIST. (BANDRA)
सत्यमेव जयते
मुंबई उपनगर जिल्हा बांद्रे

भारत सरकार
Government of India

रोहन रविंद्र गायकवाड
Rohan Ravindra Gaikwad
जन्म तिथि/DOB: 02/03/1999
पुरुष/ MALE

4463 3642 4733
VID : 9127 0996 8069 7360

मेरा आधार, मेरी पहचान

करत - ६		
२०२३		


भारत सरकार
Government of India
रोहन रविंद्र गायकवाड
Rohan Ravindra Gaikwad
जन्म तिथि/DOB: 02/03/1999
पुरुष/ MALE
4463 3642 4733
VID : 9127 0996 8089 7360
मेरा आधार, मेरी पहचान

कुरला - ५		
४८५	३१	६२
२०२३		

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

करल - ५

८८५	७२	७२

२०२३

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No :MH03 20150014771 DOI : 24-08-2015
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FORM 7
RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
MCWG	24-08-2015
LMV	24-08-2015

DOB : 23-03-1997 BG :

Name : MANIL POLADIA
S/D/W of VASANT POLADIA
Add :21/5, DIVYA DARSHAN, GOLIBAR RD, NEAR MADHAV BAUGH HALL, JAGDUSHA NAGAR, GHATKOPAR (W), MUMBAI
PIN :400086
Signature & ID of Issuing Authority: MH03 2015275

Signature/Thumb Impression of Holder

THE SUB REGISTRAR KURLA-5
सह दुय्यम निबंधक कुर्ला-५ शाखा मुंबई
सत्यमेव जयते
मुंबई उपनगर जिल्हा मुंबई
MUMBAI SUBURBAN DIST. (BANDRA)

भारत सरकार
Government of India

रोहन रविंद्र गायकवाड
Rohan Ravindra Gaikwad
जन्म तिथि/DOB: 02/03/1999
पुरुष/ MALE

4463 3642 4733
VID : 9127 0996 8089 7360

मेरा आधार, मेरी पहचान

करल - ५

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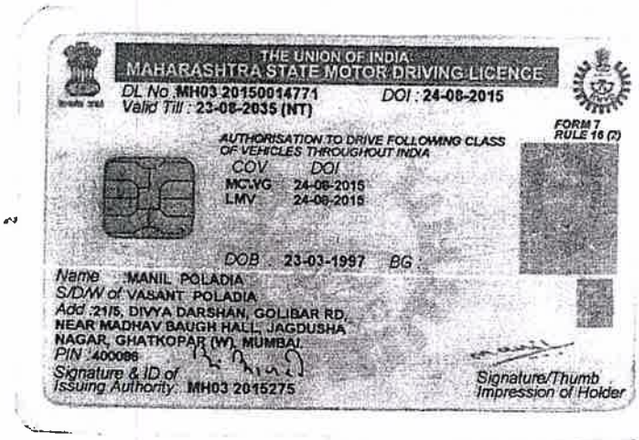
THE SEAL OF THE SUB. REGISTRAR KURLA-5 MUMBAI SUB. DIST. (SANDRAI)

करल - ५	
८८५	३४/०२
२०२३	



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No :MH03 20150014771 DOI : 24-08-2015
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FORM 7
RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
MCWG	24-08-2015
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Name : MANIL POLADIA
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Add :21/5, DIVYA DARSHAN, GOLIBAR RD, NEAR MADHAV BAUGH HALL, JAGDUSHA NAGAR, GHATKOPAR (W), MUMBAI.
PIN :400086
Signature & ID of Issuing Authority: MH03 2015275

Signature/Thumb Impression of Holder

THE SUB REGISTRAR KURLA-5
सत्यमेव जयते
मुंबई उपनगर जिल्हा क्रमांक ५
MUMBAI SUBURBAN DIST. (BANDRA)

भारत सरकार
Government of India

रोहन रविंद्र गायकवाड
Rohan Ravindra Gaikwad
जन्म तिथि/DOB: 02/03/1999
पुरुष/ MALE

4463 3642 4733
VID : 9127 0996 8089 7360

मेरा आधार, मेरी पहचान

करल - ५

९८५	३५	८२

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THE SEAL OF THE SUB REGISTRAR KURLA-5 (BANDRA)

कुर्ला - ५

COPY | ३६ | ०२

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THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No :MH03 20150014771 DOI : 24-08-2015
Valid Till : 23-08-2035 (NT)

FORM 7
RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
MC WG	24-08-2015
LMV	24-08-2015

DOB : 23-03-1997 BG :

Name : MAHIL POLADIA
S/D/W of VASANT POLADIA
Add :21/5, DIVYA DARSHAN, GOLIBAR RD, NEAR MADHAV BAUGH HALL, JAGDUSHA NAGAR, GHATKOPAR (W), MUMBAI
PIN :400086
Signature & ID of Issuing Authority: MH03 2015275

Signature/Thumb Impression of Holder

THE SUB REGISTRAR KURLA-5
सह दुय्यम निबंधक कुर्ला-५ मुंबई
सत्यमेव जयते
मुंबई उपनगर जिल्हा बांद्रे
MUMBAI SUBURBAN DIST. (BANDRA)


भारत सरकार
Government of India
रोहन रविंद्र गायकवाड
Rohan Ravindra Gaikwad
जन्म तिथि/DOB: 02/03/1999
पुरुष/ MALE
4463 3642 4733
VID : 9127 0996 8089 7360
मेरा आधार, मेरी पहचान

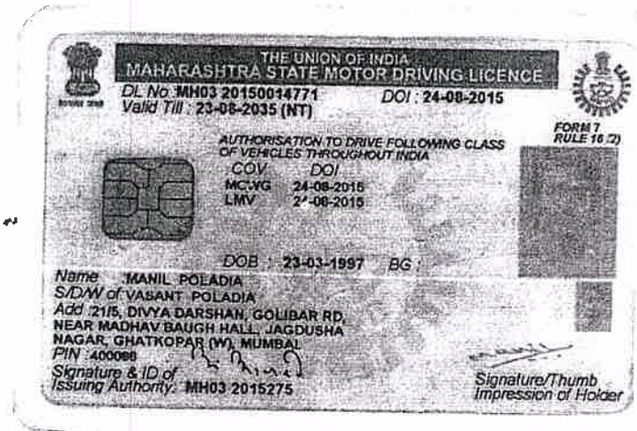
करल - ५

६०८३	४५	७२

२०२३

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

करल - ५		
४०८५	३५	४२
२०२३		



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No :MH03 20150014771 DOI : 24-08-2015
Valid Till : 23-08-2035 (NT)

FORM 7
RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
MCWG	24-08-2015
LMV	24-08-2015

DOB : 23-03-1997 BG :

Name :MANIL POLADIA
S/D/W of VASANT POLADIA
Add :21/5, DIVYA DARSHAN, GOLIBAR RD, NEAR MADHAV BAUGH HALL, JAGDUSHA NAGAR, GHATKOPAR (W), MUMBAI
PIN :400086
Signature & ID of Issuing Authority: MH03 2015275

Signature/Thumb Impression of Holder

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

भारत सरकार
Government of India

रोहन रविंद्र गायकवाड
Rohan Ravindra Gaikwad
जन्म तिथि/DOB: 02/03/1999
पुरुष/ MALE

4463 3642 4733
VID : 9127 0996 8089 7360

मेरा आधार, मेरी पहचान

करल - ५
६०८५ | ३९ | ०२
२०२३

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

करल - ५		
६०८५	४०	४२
२०२३		

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No :MH03 20150014771 DOI : 24-08-2015
Valid Till : 23-08-2035 (NT)

FORM 7
RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
MCWG	24-08-2015
LMV	24-08-2015

DOB : 23-03-1957 BG :

Name : MANIL POLADIA
S/D/W of VASANT POLADIA
Add :21/5, DIVYA DARSHAN, GOLIBAR RD, NEAR MADHAV BAUGH HALL, JAGDUSHA NAGAR, GHATKOPAR (W), MUMBAI
PIN :400086
Signature & ID of Issuing Authority : MH03 2015275

Signature/Thumb Impression of Holder

THE SEAL OF THE SUB REGISTRAR KURLA-5
सत्यमेव जयते
मुंबई उपनगर जिल्हा क्रमांक
MUMBAI SUBURBAN DIST. (BANDRA)

520/6485
मंगळवार,28 मार्च 2023 12:15 म.नं.

दस्त गोषवारा भाग-1

करल5
दस्त क्रमांक: 6485/2023

करल - ५
६४८५ | ०० | ०२
२०२३

दस्त क्रमांक: करल5 /6485/2023

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

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. करल5 यांचे कार्यालयात

अ. क्रं. 6485 वर दि.28-03-2023

रोजी 12:08 म.नं. वा. हजर केला.

पावती:6871 पावती दिनांक: 28/03/2023

सादरकरणाराचे नाव: जीवन तरंग को.ऑप.हौ.सो. लिमिटेड तर्फे चेअरमन सचिन कडकिया

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 840.00
पृष्ठांची संख्या: 42	
एकुण:	940.00

दस्त हजर करणाऱ्याची सही:

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

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

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

शिक्का क्रं. 1 28 / 03 / 2023 12 : 08 : 18 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 28 / 03 / 2023 12 : 09 : 11 PM ची वेळ: (फी)

THE SEAL OF THE SUB REGISTRAR KURLA-5 (CHANDRA) MUMBAI SUBURBAN

प्रतिज्ञापत्र

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

लिहून देणारे
१) Jai Kadak
२)
३)

लिहून घेणारे
१). N P Kumsdar
२) R.R.Kanani
३)

२-कॉपी कुल नाही

दस्त गोषवारा भाग-2

करल5
दस्त क्रमांक:6485/2023

28/03/2023 12 59:56 PM

दस्त क्रमांक :करल5/6485/2023

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:जीवन तरंग को.ऑप.हौ.सो. लिमिटेड तर्फे चेअरमन सचिन कडकिया पत्ता:प्लॉट नं: प्लॉट नं 193 , माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.हौ.सो. लिमिटेड , ब्लॉक नं: गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पॅन नंबर:AAIAJ4188M	कुलमुखत्यार देणार वय :-68 स्वाक्षरी:-		
2	नाव:जीवन तरंग को.ऑप.हौ.सो. लिमिटेड तर्फे सेक्रेटरी आर विजयराघवन पत्ता:प्लॉट नं: प्लॉट नं 193 , माळा नं: ., इमारतीचे नाव: जीवन तरंग को.ऑप.हौ.सो. लिमिटेड , ब्लॉक नं: गरोडिया नगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पॅन नंबर:AAIAJ4188M	कुलमुखत्यार देणार वय :-57 स्वाक्षरी:-		
3	नाव:मेसर्स आरडीके कंस्ट्रक्शन्स् तर्फे भागीदार नितिन पी. कामदार पत्ता:प्लॉट नं: युनिट नं. 1, माळा नं: तळ मजला, इमारतीचे नाव: प्लॉट नं 32-33, टीपीएस -1 , ब्लॉक नं: वेलजी शिवजी वाडी, हिंगवाला लेन,घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पॅन नंबर:ABEFR0584P	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-67 स्वाक्षरी:-		
4	नाव:मेसर्स आरडीके कंस्ट्रक्शन्स् तर्फे भागीदार राकेश आर कनानी पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, MUMBAI. पॅन नंबर:ABEFR0584P	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-54 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:28 / 03 / 2023 12 : 52 : 05 PM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रोहन . गायकवाड वय:25 पत्ता:आर सी मार्ग, चेंबूर, मुंबई, पिन कोड:400071 स्वाक्षरी		
2	नाव:मेनील . पोलाडिया वय:25 पत्ता:दिव्य दर्शन, घाटकोपर पश्चिम, मुंबई पिन कोड:400086 स्वाक्षरी		

शिक्का क्र.4 ची वेळ:28 / 03 / 2023 12 : 53 : 38 PM

शिक्का क्र.5 ची वेळ:28 / 03 / 2023 12 : 54 : 09 PM नोंदणी पुस्तक 4 मध्ये

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

करल - ५
६८८५ | ०३ | २२
२०२३

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

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	JEEVAN TARANG CHS LTD	eChallan	00040572023032781782	MH017521040202223E	500.00	SD	0008666151202223	28/03/2023
2		DHC		2803202301470	840	RF	2803202301470D	28/03/2023
3	JEEVAN TARANG CHS LTD	eChallan		MH017521040202223E	100	RF	0008666151202223	28/03/2023

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

6485 /2023

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करल - ५
६८५ | ०२ | ०२
२०२३

प्रमाणित करण्यात येते कि या दस्तामध्ये
एकूण (.....०२.....) पाने आहेत.
करल-५/ ६८५ /२०२३
पुस्तक क्रमांक १ क्रमांकावर नोंदला
दिनांक : २८/०३/२०२३

ई. डी. देवशी
सह. दुय्यम निबंधक, कुर्ला-५
मुंबई उपनगर जिल्हा