

Receipt (pavti)

322/6112

पावती

Original/Duplicate

Friday, April 28, 2023

नोंदणी क्र.: 39M

1:59 PM

Regn.: 39M

पावती क्र.: 6941

दिनांक: 28/04/2023

गावाचे नाव: विलेपार्ले

दस्तऐवजाचा अनुक्रमांक: ववर1-6112-2023

दस्तऐवजाचा प्रकार: जनरल पावती ऑफ अटर्नी

सादर करणाऱ्याचे नाव: शांती सदन सी एच एस एल चेखजिनदार अजय विनोद शाह

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 640.00

पृष्ठांची संख्या: 32

एकूण:

₹. 740.00

आपणास मूळ दस्त, खंवेनेल प्रिंट, सूची-२ अंदाजे

2:19 PM ह्या वेळेस मिळेल.

*Sawmde*  
दुय्यम निबंधक, अंधेरी-१

बाजार मूल्य: ₹. 1/-

मोबदला ₹. 0/-

भरलेले मुद्रांक शुल्क : ₹. 500/-

**रु. दुय्यम निबंधक, अंधेरी क्र. १**

1) देयकाचा प्रकार: DHC रकम: ₹. 640/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2704202318622 दिनांक: 28/04/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001293352202324E दिनांक: 28/04/2023

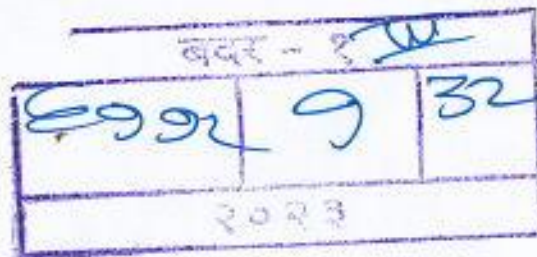
बँकेचे नाव व पत्ता:

*Ashah*

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON. 21/4/2023

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2704202318622	Date 27/04/2023
Received from SHANTI SADAN C H S L che KHAJEENDAR AJAY VINOD SHAH , Mobile number 6546565465, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name sbiepay	Date 27/04/2023
Bank CIN 10004152023042716771	REF No. 202311796267603
This is computer generated receipt, hence no signature is required.	





**CHALLAN**  
MTR Form Number-6



GRN	MH001293352202324E	BARCODE			Date	27/04/2023-15:57:36	Form ID	25.1
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				BDR1_JT SUB REGISTRAR ANDHERI NO 1				
Location				MUMBAI				
Year				2023-2024 One Time				
Account Head Details			Amount In Rs.	Premises/Building				
0030045501 Stamp Duty			500.00	Road/Street				
0030083301 Registration Fee			100.00	Area/Locality				
				Town/City/District				
				PIN				
				Remarks (if Any)				
				SecondPartyName=SHREE HANS REALTORS LLP~				
				Amount In				
				Six Hundred Rupees Only				
Total			600.00	Words				
Payment Details				STATE BANK OF INDIA				
Cheque-DD Details				FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank CIN	Ref. No.	00040572023042775062	CKW7613289	
Name of Bank				Bank Date	RBI Date	27/04/2023-15:59:16	Not Verified with RBI	
Name of Branch				Bank-Branch		STATE BANK OF INDIA		
				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. : 9757260431

सदर चालन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.

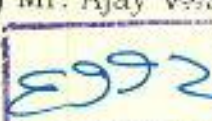


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*2023*



### GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, **SHANTI SADAN CO-OPERATIVE HOUSING SOCIETY LIMITED**, a Co-operative Housing Society registered under the Maharashtra Co-operative Societies Act, 1960, under Registration No. BOM/HSG/WK/7260 of 1982 Dated 21/09/1982 and having its registered office at Dadabhai Road, Vileparle (W) , Mumbai 400 056, hereinafter referred to as the "**SOCIETY**" through its authorized Office bearers **(1) Mrs. Kalpana G .Gala Chairman (2) Mr. Tushar I. Modi Hon. Secretary and (3) Mr. Ajay V. Shah Hon. Treasurer** do hereby **SEND GREETINGS:**

		
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**WHEREAS** the Society is the owner of and absolutely seized and possessed of and otherwise well and sufficiently entitled to All that piece and parcel of land or ground together with the building bearing F.P. No.50 TPS VI of Vile Parle West, Village: Vile Parle (W) Taluka Andheri, admeasuring 568.67 Sq Mtrs. bearing corresponding old CTS No.849, 849-1 to 4, of Village Vile Parle (West) admeasuring 618.73 Sq. Mtrs as per conveyance Deed 660.00.Sq Mtrs. The said Plot, and the said Building, unless referred independently shall hereinafter be collectively referred to as "**the said Property**" and more particularly described in the Schedule hereunder written;

   9/19/82

AND WHEREAS by and under Development Agreement dated 28/04/2023 (hereinafter referred to as "**the said Development Agreement**") duly registered with the Sub Registrar No. BDR/1 6109/2023. The society has granted development rights in favor M/S SHREE HANS REALTORS LLP a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, assessed for Income-tax under Permanent Account Number ADQFS1317R and having its registered office address at A-5 Mayur CHS Ltd., Sodawala Lane, Borivali (West), Mumbai 400092, (therein referred to as "the Developers" and hereinafter referred to as "the said Attorneys" ) granted the development rights in respect of the said Property unto and in favour of the Developers with right to construct a New Building thereon as per the plans and specifications as may be sanctioned/approved by the Mumbai Municipal Corporation of Greater Mumbai (**MCGM**);

AND WHEREAS in terms of the Development Agreement, the Society has agreed to grant an Power of Attorney authorizing Shree Hans Realtors LLP to, *inter alia*, do various acts, deeds, matters and things for the redevelopment of the said Property as contemplated in the said Development Agreement at the cost, expense, risk and responsibility of the said Attorneys.

AND WHEREAS the said Society has passed a Resolution in its General Body Meeting held on 07/02/2023, authorizing the office bearers to execute this Power of Attorney on behalf of the Society.

**NOW KNOW YE ALL MEN AND THESE WITNESSETH THAT**  
WE, **SHANTI SADAN CO-OPERATIVE HOUSING SOCIETY LIMITED**, do hereby nominate, constitute and appoint **SHREE HANS REALTORS LLP** a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, assessed for Income-tax under Permanent Account Number ADQFS1317R, and having its registered office address at A-5 Mayur CHS Ltd., Sodawala Lane Borivali (West), Mumbai 400092

(hereinafter called the "Attorney") acting through its partners namely (i) Mr. Brijesh V. Italia may be duly authorized, to be our true and lawful Attorneys for and on our behalf and in our names, for doing all or any of the acts, deeds, matters and things pertaining for the development of the said Property on our behalf and without prejudice to the generality of the foregoing, the acts, deeds, matters and things more particularly contained hereinafter, that is to say:

1. To enter upon the Society's property more particularly described in the Schedule hereunder written, as a Developer, with men and material and take possession of the said property and to do all things necessary for constructing new building thereon, at its costs and expenses and to proceed with the development of the said property including constructing of boundary walls, barbed wire fencing and to do all other things necessary for carrying out the construction of the new building in pursuance of the said Development Agreement.
2. To construct Godown, water tanks, storm water drains, gate, security cabins, streetlights, erect sign boards, construct roads etc.
3. To appear and represent the Society as the Owners of the said property before any and all concerned authorities and parties as may be necessary required or advisable for or in connection with the redevelopment of the said property to make such agreements and arrive at such arrangements as may be conducive for the redevelopment of the said property.
4. To apply for removal of or shifting of any reservations, if any, from the said Property and to make such applications to the relevant concerned authorities as the Attorney may deem expedient
5. To sign and submit to the Municipal Corporation, Government, local or public authorities concerned, application(s) for change of plans, layout and designs for

EARLY 2013






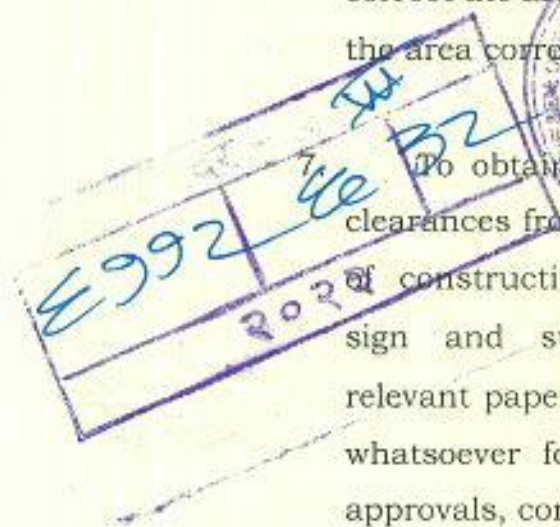
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development of the said Property, construction of structures and to have the same passed and sanctioned and/or to apply for modification and/or change and/or revalidation of plans, permissions, to do all acts, deeds, matters and things in connection therewith, as may be deemed fit and advisable. To correspond with and/or to appear and represent us before all concerned authorities including without limitation Municipal Corporation and its officials, Government of India, Ministry of Environment and Forest and/or Board, Town Planning Authority and other local or public body or authority and other concerned authorities or officials, including Fire Departments, Pollution Control Boards, Electricity Department/Power Supply Company, Water and Sewerage Department etc., Town Planning Authority, and other local or public authorities, Controller of Steel, Controller of Cement and/or any other appropriate authority or official (hereinafter collectively referred to as "**the Competent Authorities**") in all matters connected with the said Property and/or for construction work to be carried out therein in accordance with the plans sanctioned by the appropriate authority and in full conformity with the applicable Building Rules, Regulations and Bye-laws and give guarantees as may be necessary in the discretion of the Attorneys.

6. To get the said property surveyed and in the event of any discrepancy in area to apply to the appropriate authorities to correct the area thereof and take all the necessary steps to get the area corrected in the revenue and other public records.

To obtain necessary permissions, approvals, consents, clearances from the Competent Authorities for the purpose of constructing structures on the said Property and to sign and submit all necessary applications and all relevant papers and to pay all charges, fees and other levies whatsoever for purposes of getting the said permissions, approvals, consents, clearances.

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8. To apply for and obtain necessary permissions and sanctions from the Competent Authorities and the State of Maharashtra under the applicable laws or any statutory modifications or re-enactment thereof for the time being in force as may be necessary in connection with the said Property or any part thereof and for that purpose to make and give any declarations, sign forms, applications, writings, undertakings and instruments and also to appear before any officers, tribunals appointed under relevant Acts, Statutes, Laws and/or State Government and/or Central Government.
9. To make, sign and submit appeals, applications, declarations, Petitions, letters petitions and other documents to the appropriate Government (State and Central) Departments, Local Authorities or other competent or Appropriate Authorities or for all and any licenses, permissions, consents, approvals, no objection certificates and clearances as may be required by any Central or State legislation for the time being in force, in connection with the development of the said Property for construction of structures thereon and pay such fees, charges, deposits and give security that may be required in respect thereof and for that purpose to give all necessary writings, instruments, affidavits, declarations, indemnities, undertakings, as may be required to be given to the various authorities concerned.
10. To sign, file, verify, affirm and submit all letters, notices, applications, papers, whatsoever that ~~may~~ be deemed necessary or required for carrying out all or any of the acts, deeds, matters and things hereby authorized.
11. To deal with and correspond with all competent authorities, the Municipal Corporation of Greater Mumbai and/or officers for various matters including for obtaining electricity connections anywhere on the said Property and to

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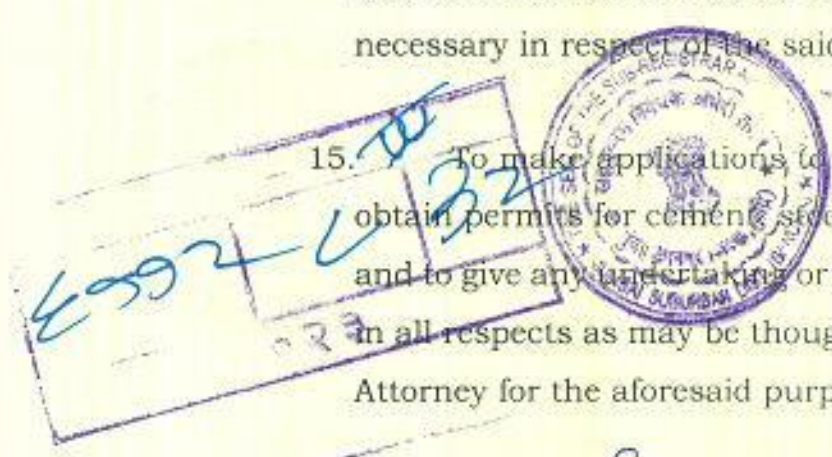
the constructed premises including but not limited to putting up a sub-station(s), for the buildings to be constructed and generally for development to be carried out.

12. To appoint architects, surveyors, engineers and R.C.C. specialists, to prepare building plans, lay-out plans, for constructions of building/s on the said Property, consultants, contractors for construction over the said Property and if necessary to obtain resignations from such architects so and other professionals so appointed by the Attorney or resignations from such architects and other professionals earlier appointed either by the Society or the Municipal Corporation of Greater Mumbai and other authorities and appoint new architects / contractors and professionals in their place and stead.

13. To get plans of the proposed building or buildings to be constructed on the said Property prepared in accordance with D all the bye-laws, rules and regulations applicable and as required by the concerned authorities and to sign and submit the same to the concerned authorities for approval, to modify, amend and revise the plans submitted to the concerned authorities and such other authorities as required under law from time to time.

14. To make necessary applications to and deal with the concerned Collector, City Survey Officer, Sub-Registrar, and other Revenue authorities or such other authorities as may be necessary in respect of the said Property.

15. To make applications to the competent authorities and obtain permits for cement, steel and other building materials and to give any undertaking or guarantees as may be required in all respects as may be thought convenient or proper by the Attorney for the aforesaid purposes.



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16. To pay all rates, taxes, cesses, outgoing, fees charges, deposits, taxes, to any authority, and apply for the refund and collect the refund of the deposits, premiums, charges, taxes, fees etc. so paid for the purpose of commencing the development of the said Property and release the refund in the name of the Attorney as they may think fit and proper and to give valid discharges and receipts therefore.
17. To utilize the maximum extent of FSI and TDR (including fungible FSI) on the said Property and for that purpose sign such documents and writings and submit the same to the Competent Authority as may be necessary.
18. To apply to and obtain from the Fire Department no objection certificates for construction/reconstruction/repairs of building/s and to make applications for electric supply, telephone cables, gas and other incidental requirements on the said Property.
19. To insure the said property in the name of the Society against risks of fire, collapse, destruction, riots, etc. and if any claim arises under such policy, to process the same, and demand recovery and receive the insurance monies and retain the same exclusively for the benefit of the Developers.
20. To pay all rates, taxes, cesses, outgoing, municipal fees, deposits and other payments in respect of the said Property as and from the date of commencement of the development work.
21. To construct building/s in accordance with building plans that may be sanctioned by the concerned authorities and comply with the terms and conditions of such sanctions as may from time to time be in force with such alterations, amendments as may be desired by the Attorney and get approved by the planning authorities from time to time and for that purpose engage architects, structural engineers,

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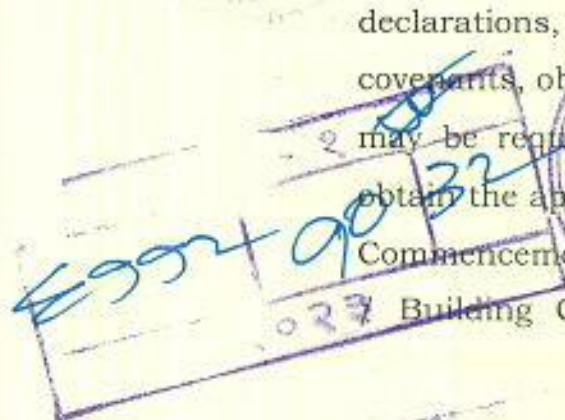
workmen, contractors and such other professionals/  
personnel as may be necessary.

22. To carry out full, free and uninterrupted development work by utilizing the entire FSI/TDR available in respect of the said Property and also be entitled to the benefit of constructing additional area by utilizing TDR, or otherwise to the maximum extent possible with full, free and uninterrupted right to market, deal with and dispose of the saleable premises in the building/buildings to be constructed by the Attorney, as referred to in the said hereinbefore recited Development Agreement, at its own cost.

23. To approach various departments, which includes the department of Building Proposal, TDR, Development Plan, Traffic and Coordination, Roads, Storm Water Drain, Legal, Solid Waste Management, Hydraulic Engineer, Sewerage Department, City Engineer, Ward Office, etc. and other authorities and offices of the competent authorities for the purpose of obtaining various approvals, remarks, permissions and other service connections including water connection, sewerage connection, electric connection etc.

24. To correspond and otherwise make applications for various permissions from the Traffic or Road Regulatory Authorities as may be required for the development of the said Property.

25. To make applications, letters, as may be required, as also to sign, affirm, declare and register affidavits, declarations, undertakings, indemnity bonds, guarantees, covenants, obligations, etc. on our behalf and in our name as may be required by the concerned authorities in order to obtain the approval of plans, Intimation of disapproval (IOD), Commencement Certificate (CC), Occupation Certificate (OC) Building Completion Certificate (BCC) and such other



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sanctions/certificates as may be from the appropriate authorities.

26. To obtain/renew Intimation of approval or disapproval, approval of plans including building and layout plans, Commencement Certificate, Completion Certificate (CC), Occupation Certificate (OC) or their equivalents as issued by the Collector/Town Planning Authority/Competent Authority and such other approvals/sanctions certificates from the appropriate and Competent Authorities as may be necessary for the development work to be carried out in accordance with the terms and conditions thereof.
27. To manage and protect the said Property in such manner as our Attorney may deem fit and proper, and make any layout in connection therewith or otherwise in relation thereto and for that purpose to take all steps including appointment of security agencies, guards, approaching the police, home department and all authorities for maintaining law and order.
28. To sign and execute the agreements, affidavits, applications, indemnity bonds and all other documents and writings for the purposes mentioned herein.
29. To appear in our names for and on our behalf before the Assessor and Collector of Municipal Rates and Taxes or any or their assistants in respect of the said property and the buildings to be constructed thereon for property taxes and other taxes or levies payable to the Corporation and applications before the said authorities or Officers in relation for the assessment of the said property and the buildings to be constructed thereon for property taxes and other taxes and for the purposes aforesaid to sign all applications documents and writings or settle with the Officers or Officer or authorities in respect of the rateable value of the said property and the building to be constructed thereon and in respect of the

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assessment on the amount of property taxes and other taxes and other taxes in the event of the said Attorneys being not agreeable to any such assessment fixed or determined by any of the aforesaid Officers or authorities to commence, institute and prosecute all actions suits appeals and proceedings against the Corporation or the said Officers and in the appropriate Court or Courts and authorities for the fixation of the rateable value and the assessments resulting therefrom and for that purpose to sign and execute all applications, evidence, vakalatnama, applications, petitions, plaints, affidavits and other and to settle and pay their fees.

30. To transfer the assessment of the existing structures to any new structures constructed in lieu or in place of the existing structures so as to avail the benefit of the old rate of assessment in such new structure constructed in lieu of the existing structures and for such purpose to do all things acts deeds matters and things and to make application, writing, undertaking, affidavits, indemnities bonds as may be required the authorities concerned or as our said Attorneys deem fit and proper.

31. To appeal on our behalf and to represent us our interest before the city survey authorities, land revenue authorities, Collector or Commissioner of Land Revenue and Collector or Assessor of Municipal Taxes, Town Planning Authorities, Commissioner of Police and all authorities under M.C.G.M. or other Officer for the purposes of development of the said property renewal or grant of necessary permission or sanctions, licences and permits or for any other purpose as may be necessary under any acts rules or regulations and to appear on our behalf before any public or Government Officer or other authorities whomsoever and for the said purposes to submit necessary applications writings undertakings affidavits as may be required or as our said Attorneys may deem fit and proper.



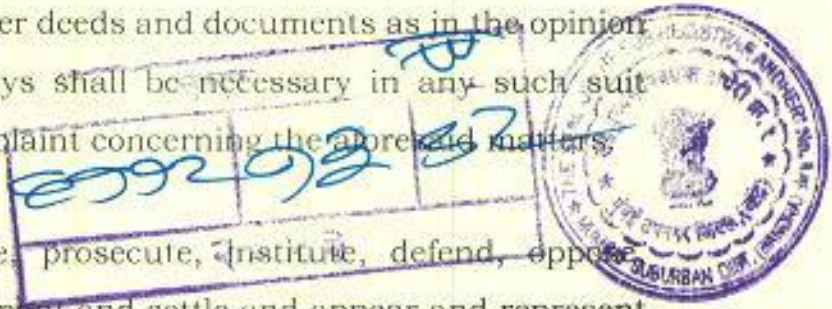
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32. To ask demand sue for recovery and receive of and from persons, bodies or corporate liable to pay and deliver in relation to all matters in respect of the development of the said property and for the construction and completion of buildings thereon and non-payment and non-delivery to adopt suitable legal proceedings and to sign and execute plaints written statements applications affidavits and other documents as may be deemed fit by the said Attorneys and to engage Solicitors and Advocates and to settle and pay their fees.

33. To demand, sue for, enforce payment of and receive and give effectual receipts and discharges for all moneys owing payable or transferable to us from any person or persons whatsoever in respect of the said property.

34. To appear in our names and on our behalf in any Court or Courts of Justice in India or any other Court whatsoever in which any action suit prosecution or complaint that may be instituted against us or whereunto we shall be a party in connection with any matter relating to the development of the said property and construction and completion of buildings thereon and to obtain decree or suffer any judgment in any such suit proceedings or complaint as our said Attorneys shall be advised or think proper and for that purpose to sign and execute all plaints written statements, affidavits, undertakings or other deeds and documents as in the opinion of our said Attorneys shall be necessary in any such suit proceedings or complaint concerning the above said matters.

35. To commence prosecute, institute, defend, oppose negotiate, for settlement and settle and appear and represent us in all actions and legal proceedings and also to represent us in appeal and revision proceedings whether Civil/ Criminal/ Original Side or Appellate Side and in all applications or petitions in any Court of Law in India in any proceedings pertaining to the above matter encumbrances, occupations of the said property as also in proceedings of



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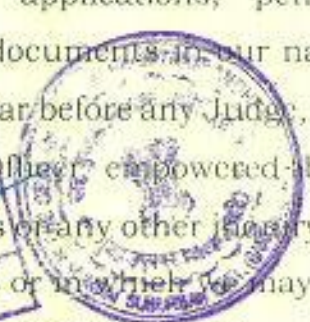
before Revenue authorities and/or any proceedings before Municipal, Police, Revenue Public Works, Postal authorities and also before all Magistrates, Judicial and Revenue Officers or other Officers or Officer and to issue or accept services of writs process or summons and to do all acts, deeds, matters and things as may be necessary to protect our interest and also if thought fit to refer to any dispute to Arbitration under the Indian Arbitration Act and to submit to judgments or decree or become non-suited in any action or proceedings and without prejudice to the generally of the foregoing contents to prefer the Appeal in all Court proceedings and defend all matters before Officers of Court or other Government or Semi-Government authorities pertaining to the matters mentioned above and to see that our interest is fully protected and/or safeguarded.

36. To file suits and to appear and represent our interest in all Courts of Law Civil Criminal, Revenue and in the Supreme Court of India and all other Courts as well as before the Court Receiver if any, in connection with any proceedings in respect of the said property.

37. To accept notices or service of Writ of Summons or other legal process that may be served upon us in respect of the said property and to appear and represent us in any Court of Justice and before all Magistrate or Judicial or Revenue or Tenancy or other Officers whatsoever as our Attorneys may think advisable.

38. To declare, affirm and sign all complaints, written statement, applications, petitions, affidavits and other necessary documents in our name/names and on our behalf and to appear before any Judge, Magistrate, Revenue, Tenancy or other Officer empowered by law to hear any suit or proceedings or any other inquiry relating to any of the matters affecting us or in which we may be interested or concerned in respect of the said property.

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39. To sign, verify, apply, present and declare plaints petitions written statements, replies, affidavits, declarations, memorandum of appeals, applications, complaints, representations in all Court proceedings in relation to the said property.

40. To appoint any Advocate or Counsel or Accountant as any other professional or any expert as may be necessary for prosecution and defending in the premises aforesaid or any of them in our name or in the name of our said Attorneys as they may think fit and proper.

41. To file Vakalatnama or letter of authority in favor of Advocates, Counsels, Architects, Surveyors or other professional persons.

42. To commence prosecute or enforce or to defend answer or oppose all actions and other legal proceedings and demands touching any of the matters aforesaid or any other matters in respect of the said property and also if the said Attorneys shall think fit to compromise refer to arbitration, abandon, submit to Judgment or become non-suited in any such action or proceedings as aforesaid. To file Appeals, Revision Applications, Review Petitions, Reference and special Leave Petitions in any Courts in India and for that purpose to sign Memo of Appeal and Application or any other legal proceedings and to affirm the same.

43. To appear and represent us in any Court or Courts of Law or Tribunal Appellate Authority or Revenue Officers or before any other authorities including M.C.G.M. Collector Mamlatdar, Talati, City Survey Office, D.I.L.R. or any Government or Semi-Government Authority or body corporate in respect of any matters concerning us in respect of the said property or any part thereof.

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44. To depose and/or make statement on oath or on behalf before any Court of Law in respect of the said property in the manner the said Attorneys may deem fit and proper.

45. All costs, charges and expenses of and incidental to any act deed matter or thing done or caused to be done by our said Attorneys in or about the exercise of any power or powers hereinabove contained shall be borne and paid by our said Attorneys alone and we shall not be held responsible for the same in any event and our Attorneys or Attorneys shall indemnify us from and against the loss or damage suffered by reason of our Attorneys or Attorneys acting under this Power of Attorneys and from and against the payment of the aforesaid costs charges and expenses that may be caused to us by reason of our Attorneys or Attorneys doing or causing to be done any acts deeds matters or things by virtue of these presents.

46. To enter in to agreement for purchase of TDR (TRANSFERABLE Developments Rights) in the name of Society from the holder of the Development Right Certificate (DRC) AND utilize same in the said 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.

47. To appear before the Sub-Registrar of Assurances and admit execution on our behalf as confirming parties before the competent Sub-Registrar in respect of any agreement, sale deed, lease deed, sub-lease deed, mortgage deed, leave and license deed undertakings, declarations, indemnity affidavit to be hereafter executed in respect of approvals, development, sale, mortgage, transfer, assignment, lease and assurance of all or any part or portion of the flats/units comprised in the Free Sale Premises (as defined in the Development Agreement) and to do all other acts, deeds, matters and things and

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applications for the due registration of such documents as may be required under the Indian Registration Act, 1908 and other laws for the time being in force.

48. To withdraw and receive documents and/or money from any Court or office in any suit or suits and to execute decree or otherwise in respect of the said Property.

49. To settle, adjust, compound, submit to arbitration and compromise all actions, suits, accounts, reckoning, claims and demands whatsoever in relation to the said Property.

50. After obtaining prior approval of the Managing Committee in writing, to sign all necessary consent terms regarding the said Property and any part thereof and to admit execution thereof before all judicial or administrative authorities and for that purpose to do all acts, deeds, matters and things which may be necessary.

51. To do all other acts, deeds, matters and things in respect of the said Property for the purpose of dealing with and developing from time to time and at all times hereafter as the Attorney may desire without reference or recourse to us.

52. The principal Development Agreement dated 28/04/2023 registered with the office of Sub-Registrar of Assurances at BDR-1 under Serial No. 6109/2023 is stamped under Section 4 of the Maharashtra Stamp Act, 1958 and this Power of Attorney is stamped for an amount of Rs 500/- only.

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AND GENERALLY, to do all or any part in relation to the said property and all other matters in relation thereto in which we be interested and concerned and on our behalf to execute and to make and do all instruments acts deeds things and matters and fully and effectually in all respects pertaining to the said property as we ourselves would do if personally present.

(Signature) Galaxy

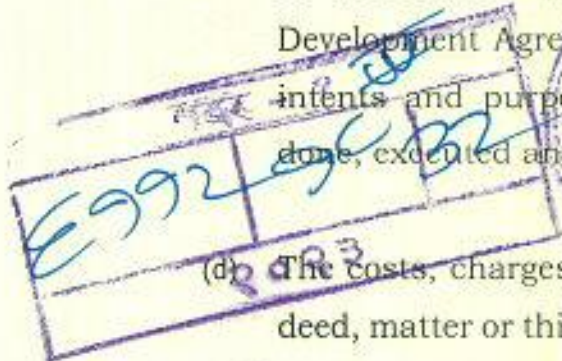
AND We hereby for the Society, its members for the time being and from time to time its successors and assigns agree and undertake to ratify and confirm all and whatsoever our said Attorneys shall lawfully do or cause to be done by virtue of these powers hereby given and the same shall be binding on us and shall be in full force and effect.

AND this Power of Attorney is valid till the time the Development Agreement is valid and subsisting.

**AND WE HEREBY CLARIFY, AGREE, CONFIRM AND DECLARE THAT:**

- (a) The powers, authorities and discretions hereby given, conferred and granted shall extend to all other acts, deeds, things and matters not herein precisely or specifically mentioned or defined, and which are related and/or incidental to the powers, authorities and discretions herein contained, and/or the acts, deeds, things and matters as may be required under the Development Agreement and/or the purposes thereof.
- (b) Nothing contained herein shall authorize the Developer or the Attorney to enter into any arrangement with such claimants, which actions shall be solely taken by the Society themselves as per the terms of the Development Agreement.
- (c) All and whatsoever that shall be lawfully done, executed and/or performed by the Attorney or any substitute/s appointed by them under or by virtue of or for the purposes of these presents in accordance with the terms of this Power and the Development Agreement shall be as good and effectual to all intents and purposes whatsoever, as if the same had been done, executed and/or performed by us.

- (d) The costs, charges and expenses of and incidental to any act, deed, matter or thing done or caused to be done by the Attorney



Handwritten signature and initials in blue ink, including a large 'B' and the name 'G. K. K.'.

in or about the exercise of any of the powers, authorities and/or discretions herein contained, shall be borne, paid and discharged by the Attorney alone, and Society shall not be liable or responsible for the same, save and except those costs, charges and expenses which are agreed to be borne, paid and/or discharged by Society under the Agreement and/or any related, incidental or supplemental documents.

- (e) These presents shall be binding upon the Developer and its successors-in-title and assigns.
- (f) This Power of Attorney is executed pursuant to and as envisaged in the Development Agreement and shall operate in furtherance of the terms and conditions laid down in the Development Agreement. This Power of Attorney shall form an integral part of the Development Agreement and shall at all times be read with the Development Agreement. The terms and conditions of the Development Agreement shall prevail over the terms of this Power of Attorney to the extent of any inconsistency or contradiction found between them.
- (g) Notwithstanding any contained hereinabove, all acts, deeds and things concerning the Property are to be performed, executed and complied with by the Developer at its sole risk, cost and responsibility and in no case, we shall be liable for any liabilities arising on any count whatsoever in furtherance of the powers hereby conferred, save and except those costs, charges and responsibilities which are agreed to be borne, paid and/or discharged by us under the Development Agreement and/or any related, incidental or supplemental documents.
- (h) All capitalised terms used and not defined herein but defined in the Development Agreement shall have the same meaning ascribed to them in the Development Agreement and shall be construed accordingly.

*[Handwritten signature]*



*[Handwritten signature]* G. K. G.

- (i) Copies of any and all writings that be signed by the Attorney or may be submitted / furnished to any authorities or otherwise, shall be furnished by the Developer to us within a period of 30 (thirty) days from the date of such signing by the Attorney.
- (j) The stamp duty and registration fees payable upon these presents shall be borne and paid by the Developer.

**THE SCHEDULE REFERRED TO HEREINABOVE**

**(Description of the SHANTI SADAN Society's Property)**

All that piece and parcel of land being F.P. 50 TPS VI of Vile Parle (W) Taluka: Andheri admeasuring 568. 67 square mtrs along with and existing building standing thereon and comprising of ground + four and half upper floors the aforesaid Plot being surrounded as follows:






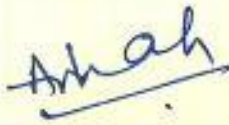


On or towards the Northby : JAS VILLA;  
 On or towards the Southby : Dadabhai Road,  
 On or towards the East by : RAM NIWAS,  
 On or towards the West by : D.P. Road;

**IN WITNESS WHEREOF**, We **SHANTI SADAN CO-OPERATIVE HOUSING SOCIETY LIMITED** have hereunto set and subscribed our respective hand and seal this 28th day of April, 2023.

COMMON SEAL OF **SHANTI SADAN CO-OPERATIVE HOUSING SOCIETY LIMITED** ) is affixed in )  
 Pursuance to the Resolution of the SGM )  
 Dated 07/02/2023 by the hands of its )  
 Managint Committee Members )



*An. Gaur...*

<p>Gala K Y</p> <hr/> <p>(Hon. Chairman) (Signature)</p>		 <p>Left Hand Thumb Impression</p>
<p></p> <hr/> <p>(Hon. Secretary) (Signature)</p>		 <p>Left Hand Thumb Impression</p>
<p></p> <hr/> <p>(Hon. Treasurer) (Signature)</p>	 <p>Photograph</p>	 <p>Left Hand Thumb Impression</p>

in the presence of...

1. SHAISHAV GALA  
201, SHANTI SADAN,  
DADABHAI ROAD,  
VILE PARLE WEST,  
MUMBAI- 400056.



बंद - २

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२०२३		



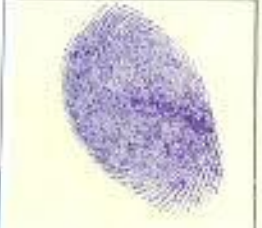
**SIGNED, SEALED and DELIVERED**  
by the withinnamed **"DEVELOPER"**  
**HANS REALTORS LLP**

**NOTE TO GET THE RESOLUTION**  
through its duly authorized signatory

of SHREE HANS REALTORS LLP  
  
  
Partner  
(Designated Partner  
(Signature)



Photograph



Left Hand

Thumb

Impression

in the presence of. R. Italia

1. RAVI ITALIA

602, SHREENATHJI BUILDING  
57- T.P.S. ROAD,  
BORIVALI WEST,  
MUMBAI- 400092.

शुद्ध - २  
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28/04/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 1

दस्त क्रमांक : 6109/2023

नोदणी :

Regn:63m

गावाचे नाव : विलेपार्ले

(1) विलेखाचा प्रकार	विकसनकरारनामा
(2) मोबदला	71904000
(3) बाजारभाव(माडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	101043000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : , इतर माहिती: जमीन व बांधकामचे क्षेत्रफळ 568.67 चौ.मीटर, काचनल प्लॉट नं. - 50 ऑफ टी.पी.एस.नं. - 6, जुना सी.टी.एस. नं. - 849 849 1-4, विले पार्ले पश्चिम, शांती सदन सी एच एस एल, दादाभाई रोड, विले पार्ले पश्चिम, मुंबई 400056 ही मिळकत विकसीत करण्याचे हक्क, एडीजे नं. /1100900/224/2023, मरलेले मुद्रांक शुल्क रु. 51,00,045/- PUI: KW2202760080000 ( ( Final Plot Number : 50 of TPS VI of Vile Parle west : ) )
(5) क्षेत्रफळ	1) 568.67 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिंहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:-शांती सदन सी एच एस एल चे अध्यक्ष कल्पना गिरीश गाला वय:-; पत्ता:-प्लॉट नं: 201, माळा नं: दुसरा, इमारतीचे नाव: शांती सदन सी एच एस एल, ब्लॉक नं: दादाभाई रोड, रोड नं: विले पार्ले पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400056 पॅन नं:-AAGPG7368B 2) नाव:-शांती सदन सी एच एस एल चे सचिव तुषार ईश्वरलाल मोदी वय:-; पत्ता:-प्लॉट नं: 202, माळा नं: दुसरा, इमारतीचे नाव: शांती सदन सी एच एस एल, ब्लॉक नं: दादाभाई रोड, रोड नं: विले पार्ले पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400056 पॅन नं:-AAHPM2328L 3) नाव:-शांती सदन सी एच एस एल चे अध्यक्ष विनोद शाह वय:-; पत्ता:-प्लॉट नं: जी - 3, माळा नं: तळ, इमारतीचे नाव: शांती सदन सी एच एस एल, ब्लॉक नं: दादाभाई रोड, रोड नं: विले पार्ले पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400056 पॅन नं:-AAHPS4537R 4) नाव:-तुषार ईश्वरलाल मोदी (मान्यता देणार) वय:-68; पत्ता:-प्लॉट नं: गॅरिज - 1, माळा नं: तळ, इमारतीचे नाव: शांती सदन सी एच एस एल, ब्लॉक नं: दादाभाई रोड, रोड नं: विले पार्ले पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400056 पॅन नं:-AAHPM2328L 5) नाव:-रंजनबेन ऊर्फ रंजनबाला विमनलाल चौकसी (मान्यता देणार) वय:-79; पत्ता:-प्लॉट नं: गॅरिज - 2, माळा नं: तळ, इमारतीचे नाव: शांती सदन सी एच एस एल, ब्लॉक नं: दादाभाई रोड, रोड नं: विले पार्ले पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400056 पॅन नं:-AACPC4637P 6) नाव:-अंकित प्रमोद डळ्कर (मान्यता देणार) वय:-38; पत्ता:-प्लॉट नं: जी - 2, माळा नं: तळ, इमारतीचे नाव: शांती सदन सी एच एस एल, ब्लॉक नं: दादाभाई रोड, रोड नं: विले पार्ले पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400056 पॅन नं:-ADNPT8640D 7) नाव:-नंदिनी अजय शाह (मान्यता देणार) वय:-56; पत्ता:-प्लॉट नं: जी - 3, माळा नं: तळ, इमारतीचे नाव: शांती सदन सी एच एस एल, ब्लॉक नं: दादाभाई रोड, रोड नं: विले पार्ले पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400056 पॅन नं:-AANPS8318L 8) नाव:-अजय विनोद शाह (मान्यता देणार) वय:-62; पत्ता:-प्लॉट नं: जी - 3, माळा नं: तळ, इमारतीचे नाव: शांती सदन सी एच एस एल, ब्लॉक नं: दादाभाई रोड, रोड नं: विले पार्ले पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400056 पॅन नं:-AAHPS4537R 9) नाव:-नंदिनी अजय शाह (मान्यता देणार) वय:-58; पत्ता:-प्लॉट नं: जी - 4, माळा नं: तळ, इमारतीचे नाव: शांती सदन सी एच एस एल, ब्लॉक नं: दादाभाई रोड, रोड नं: विले पार्ले पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400056 पॅन नं:-AANPS8318L 10) नाव:-अजय विनोद शाह (मान्यता देणार) वय:-62; पत्ता:-प्लॉट नं: जी - 4, माळा नं: तळ, इमारतीचे नाव: शांती सदन सी एच एस एल, ब्लॉक नं: दादाभाई रोड, रोड नं: विले पार्ले पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400056 पॅन नं:-AAHPS4537R 11) नाव:-सुरंगी किशोरभाई जावव (मान्यता देणार) वय:-74; पत्ता:-प्लॉट नं: 101, माळा नं: पहिला, इमारतीचे नाव: शांती सदन सी एच एस एल, ब्लॉक नं: दादाभाई रोड, रोड नं: विले पार्ले पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400056 पॅन नं:-ACYPJ1921B 12) नाव:-विजय हर्षवराय बखी (मान्यता देणार) वय:-72; पत्ता:-प्लॉट नं: 102, माळा नं: पहिला, इमारतीचे नाव: शांती सदन सी एच एस एल, ब्लॉक नं: दादाभाई रोड, रोड नं: विले पार्ले पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400056 पॅन नं:-AADPB6146K 13) नाव:-गिरीश सचनजी गाला (मान्यता देणार) वय:-69; पत्ता:-प्लॉट नं: 201, माळा नं: दुसरा, इमारतीचे नाव: शांती सदन सी एच एस एल, ब्लॉक नं: दादाभाई रोड, रोड नं: विले पार्ले पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400056 पॅन नं:-AAFPG6699G 14) नाव:-कल्पना गिरीश गाला (मान्यता देणार) वय:-69; पत्ता:-प्लॉट नं: 201, माळा नं: दुसरा, इमारतीचे नाव: शांती सदन सी एच एस एल, ब्लॉक नं: दादाभाई रोड, रोड नं: विले पार्ले पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400056 पॅन नं:-AAGPG7368B 15) नाव:-तुषार ईश्वरलाल मोदी (मान्यता देणार) वय:-68; पत्ता:-प्लॉट नं: 202, माळा नं: दुसरा, इमारतीचे नाव: शांती सदन सी एच एस एल, ब्लॉक नं: दादाभाई रोड, रोड नं: विले पार्ले पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400056 पॅन नं:-AAHPM2328L 16) नाव:-पद्म ईश्वरलाल मोदी (मान्यता देणार) वय:-55; पत्ता:-प्लॉट नं: 202, माळा नं: दुसरा, इमारतीचे नाव: शांती सदन सी एच एस एल, ब्लॉक नं: दादाभाई रोड, रोड नं: विले पार्ले पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400056 पॅन नं:-AAHPM2328L 17) नाव:-नरेश हिमनलाल गोरडिया (मान्यता देणार) वय:-71; पत्ता:-प्लॉट नं: 301, माळा नं: तिसरा, इमारतीचे नाव: शांती सदन सी एच एस एल, ब्लॉक नं: दादाभाई रोड, रोड नं: विले पार्ले पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400056 पॅन नं:-AAAPG9958K 18) नाव:-नयना नरेश गोरडिया (मान्यता देणार) वय:-68; पत्ता:-प्लॉट नं: 301, माळा नं: तिसरा, इमारतीचे नाव: शांती सदन सी एच एस एल, ब्लॉक नं: दादाभाई रोड, रोड नं: विले पार्ले पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400056 पॅन नं:-AADPG5394A 19) नाव:-किर्ती कान्तिबाल दोशी (मान्यता देणार) वय:-73; पत्ता:-प्लॉट नं: 302, माळा नं: तिसरा, इमारतीचे नाव: शांती सदन सी एच एस एल, ब्लॉक नं: दादाभाई रोड, रोड नं: विले पार्ले पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400056 पॅन नं:-AABPD1906B



20): नाव:-कल्पना कीर्ति दोशी (मान्यता देणार) वय:-66; पत्ता:-प्लॉट नं: 302, माळा नं: तिखार, इमारतीचे नाव: शांती सदन सी एच एस एल, ब्लॉक नं: दादाभाई रोड, रोड नं: विले पार्ले पश्चिम, महाराष्ट्र, MUMBAI, पिन कोड:-400056 फोन नं:-AACPD0390E

21): नाव:-रंजनबेन ऊर्फ रंजनबाला चिमनलाल चौबसी (मान्यता देणार) वय:-79; पत्ता:-प्लॉट नं: 401, माळा नं: चौथा, इमारतीचे नाव: शांती सदन सी एच एस एल, ब्लॉक नं: दादाभाई रोड, रोड नं: विले पार्ले पश्चिम, महाराष्ट्र, MUMBAI, पिन कोड:-400056 फोन नं:-AACPC4637P

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

1): नाव:-श्री हंस रिजल्ट्स एल एस पी चे पार्टनर ब्रिजेश वी इटालिया वय:-; पत्ता:-प्लॉट नं: ए - 5, माळा नं: तळ, इमारतीचे नाव: मयूर सी एच एस एल, ब्लॉक नं: सोडाबाला लेन , रोड नं: बोरिवली पश्चिम , महाराष्ट्र, MUMBAI, पिन कोड:-400092 फोन नं:-AASPI5139A

(9) दस्तऐवज करून दिल्याचा दिनांक

28/04/2023

(10)दस्त नोंदणी केल्याचा दिनांक

28/04/2023

(11)अनुक्रमांक,खंड व पृष्ठ

6109/2023

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

5100045

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14)शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील अभिनिर्णीत दस्त

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



Payment Details

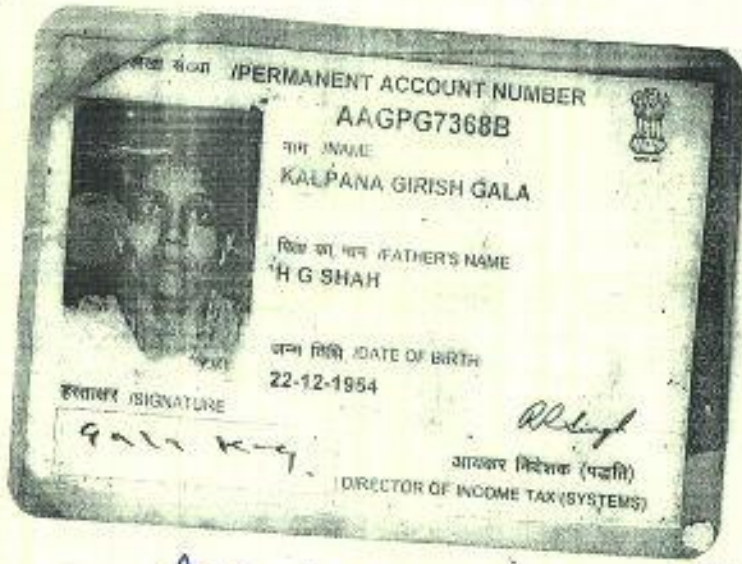
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/1100900/224/2023	1100900	5100045	SD		
2		DHC		1110202210107	2000	RF	1110202210107D	28/04/2023
3		DHC		2704202318730	600	RF	2704202318730D	28/04/2023
4		eChallan		MH001099432202324E	30000	RF	0000719091202324	28/04/2023

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

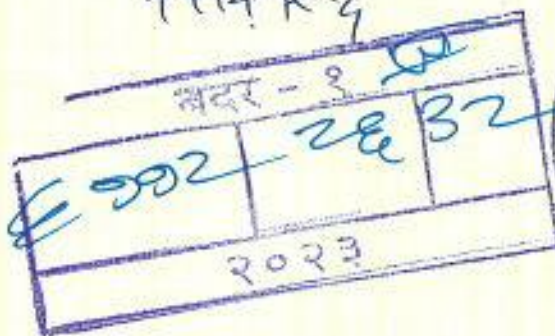




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*9917 K 9*



आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA

AJAY VINOD SHAH  
 VINOD CHANDULAL SHAH  
 23/05/1961  
 Permanent Account Number  
 AAHPS4537R


Ajay

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA

आयकर विभाग का कार्ड  
 Permanent Account Number Card  
 ADQFS1317R  
 श्रेय नाम  
 SHREE HANS REALTORS LLP  
 दिनांक/Date of Incorporation/Formation  
 20/03/2018

For SHREE HANS REALTORS LLP

Bhatia Bhatia

Partner

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA

BRIJESH VYALIA  
 VALLABHRAJ VASHRAMBHAI VYALIA  
 24/03/1984  
 AASP15139A



Bhatia Bhatia



नंबर - २४  
 ६९९२२०३२  
 २०२३



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

नोंदणी क्रमांक : Enrolment No.: 1216/00180/00968

To,  
 Shaishav Girish Gata  
 शेख विरीश गता  
 S/O Girish Gata  
 near captain gore bridge 201 shanti sadan dadabhai road  
 Vileparle(West) S.O. Mumbai  
 Maharashtra 400056

25/10/2011



UC 02889951 5 IN  
 RefNo.:40283E9X-2689951



आपला आधार क्रमांक / Your Aadhaar No. :

**2804 4347 7408**

आधार — सामान्य माणसाचा अधिकार

भारत सरकार  
 GOVERNMENT OF INDIA

शेख विरीश गता  
 Shaishav Girish Gata

जन्म वर्ष / Year of Birth : 1984  
 पुरुष / Male

2804 4347 7408





आधार — सामान्य माणसाचा अधिकार

*(Handwritten signature)*

बंदर - १५  
 ६९९२२५३२  
 २०२३



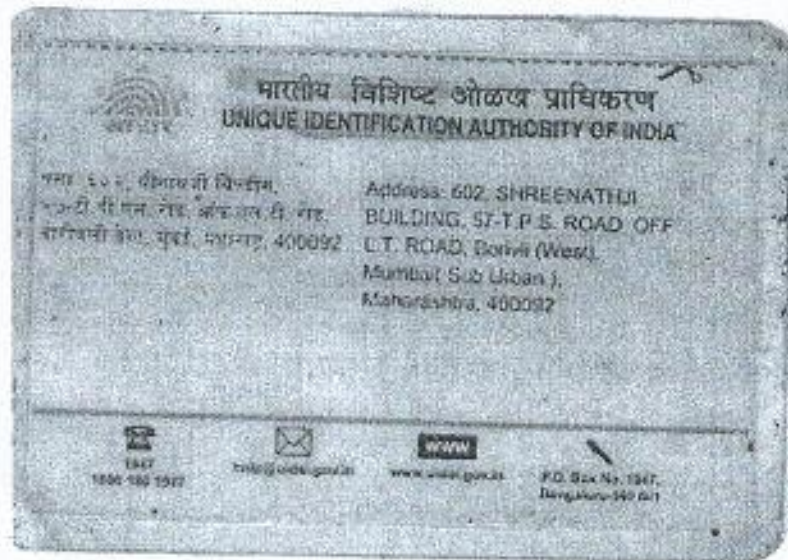
TYPE - 2	
992	28 32
२०२३	



२०२३



R. Itale R. Itale



R. Itale



322/6112

शुक्रवार, 28 एप्रिल 2023 1:59 म.नं.

दस्त गोष्टबारा भाग-1

बदर 1

दस्त क्रमांक: 6112/2023

दस्त क्रमांक: बदर 1 /6112/2023

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

बु. नि. सह. बु. नि. बदर 1 यांचे कार्यालयात

अ. क्र. 6112 बर दि.28-04-2023

रोजी 1:57 म.नं. वा. हजर केला.

पावती:6941

पावती दिनांक: 28/04/2023

सादरकरणाराचे नाव: शांती सदन सी एच एस एल चेबजिनदार अजय विनोद शाह

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 640.00

पुढांची संख्या: 32

एकुण: 740.00

दस्त हजर करणाऱ्याची सही:

दुय्यम निबंधक, अंधेरी-1

सह. दुय्यम निबंधक, अंधेरी क्र. १

वस्ताचा प्रकार: जनरल पाँवर ऑफ अँटर्नी

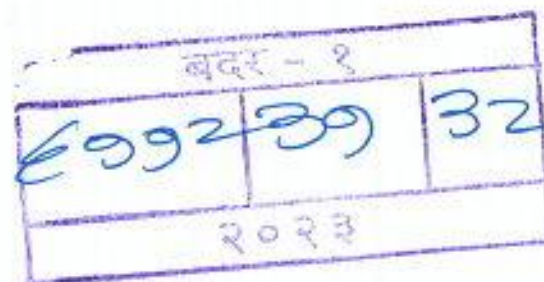
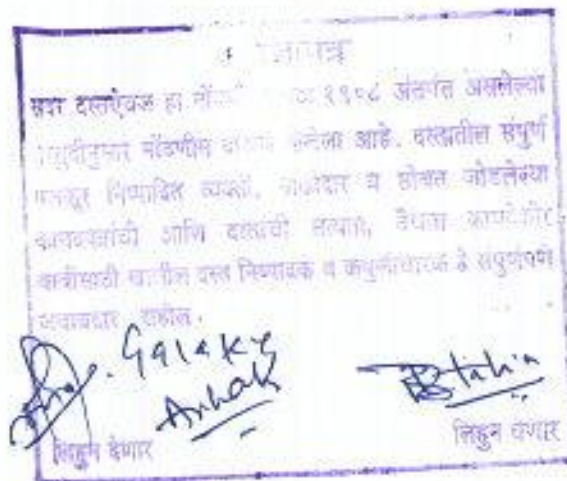
मुद्रांक शुल्क: अ जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्षा क्र. 1 28 / 04 / 2023 01 : 57 : 35 PM ची वेळ: (सावरीकरण)

शिक्षा क्र. 2 28 / 04 / 2023 01 : 59 : 12 PM ची वेळ: (फी)

दुय्यम निबंधक, अंधेरी-1

सह. दुय्यम निबंधक, अंधेरी क्र. १





दस्त गोपवारा भाग-2

बदर 1

दस्त क्रमांक 6112/2023

28/04/2023 2 16:08 PM

दस्त क्रमांक : बदर 1/6112/2023

दस्ताचा प्रकार - जनरल पॉवर ऑफ अॅटॉर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ध्यायाचित्र	अंगठ्याचा उमा
1	नाव: श्री हंस निअल्डर्स एम एल पी चे पार्टनर ब्रिजेश वी इटालिया पत्ता: प्लॉट नं. ए - 5, माळा नं: तळ, इमारतीचे नाव: मयूर मी एच एम एल, ब्लॉक नं: सोडावावा खेन, रोड नं: बोरिवली पश्चिम, महाराष्ट्र, मुम्बई. पिन नंबर: AASPI5139A	पॉवर ऑफ अॅटॉर्नी होल्डर वय :- स्वाक्षरी:-		
2	नाव: शांती मदन मी एच एम एल चे अध्यक्ष रूपना गिरीश गाला पत्ता: प्लॉट नं. 201, माळा नं: दुमरा, इमारतीचे नाव: शांती मदन मी एच एम एल, ब्लॉक नं: दादाभाई रोड, रोड नं: विले पार्ले पश्चिम, महाराष्ट्र, मुम्बई. पिन नंबर: AAGPG7368B	कुलमुखत्यार देणार वय :- स्वाक्षरी:-		
3	नाव: शांती मदन मी एच एम एल चे पश्चिम तुषार ईश्वरलाल मोदी पत्ता: प्लॉट नं. 202, माळा नं: दुमरा, इमारतीचे नाव: शांती मदन मी एच एम एल, ब्लॉक नं: दादाभाई रोड, रोड नं: विले पार्ले पश्चिम, महाराष्ट्र, मुम्बई. पिन नंबर: AAHPM2328L	कुलमुखत्यार देणार वय :- स्वाक्षरी:-		
4	नाव: शांती मदन मी एच एम एल चे पश्चिम विनोद शाह पत्ता: प्लॉट नं: जी - 3, माळा नं: तळ, इमारतीचे नाव: शांती मदन मी एच एम एल, ब्लॉक नं: दादाभाई रोड, रोड नं: विले पार्ले पश्चिम, महाराष्ट्र, मुम्बई. पिन नंबर: AAHPS4537R	कुलमुखत्यार देणार वय :- स्वाक्षरी:-		

वरील दस्तगोपवारा करून देणार तथाकथित जनरल पॉवर ऑफ अॅटॉर्नी चा दस्त पेशकश करून दिल्याचे कवुल करतात.  
शिक्का क्र.3 ची वेळ: 28 / 04 / 2023 02 : 14 : 06 PM

अंलख:-

आतील दस्त असे निवेदीन करतात की ते दस्तगोपवारा करून देणा-यानां स्वकीश: अंलखतात, व त्यांची ओळख पेटविताने

अनु क्र. पक्षकाराचे नाव व पत्ता

- नाव: रवि - इटालिया  
वय: 26  
पत्ता: 602, श्रीनाथजी बिल्डिंग, बोरिवली पश्चिम, मुम्बई  
पिन कोड: 400092
- नाव: शैशव गिरीश गाला  
वय: 39  
पत्ता: 201, शांती मदन मी एच एम एल, दादाभाई रोड रोड, विले पार्ले  
पश्चिम, मुम्बई  
पिन कोड: 400056

शिक्का क्र.4 ची वेळ: 28 / 04 / 2023 02 : 15 : 44 PM

दुय्यम निबंधक, अंधेरी-1

दुय्यम निबंधक, अंधेरी क्र. १

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	सह-दुय्यम निबंधक, अंधेरी क्र. १ At Deface Number मुंबई उपनगर जिल्हा.	Deface Date
1	SHANTI SADAN CHSL	eChallan	00040572023042775062	MH001293352202324E	500.00	SD 0000720334202324	28/04/2023
2		DHC		2704202318622	640	RF 2704202318622D	28/04/2023
3	SHANTI SADAN CHSL	eChallan		MH001293352202324E	100	RF 0000720334202324	28/04/2023

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

बदर - १  
६९९२ ३२/३२



स्वाक्षरी  
R. G. Talis

स्वाक्षरी  
[Signature]

प्रमाणित करवेंत येते की, या  
दस्तामध्ये एकूण..... ६२..... पाने आहेत.  
पुस्तक क्र. १/बदर-१/६९९२/२०२३  
वर नोंदला, दिनांक..... 2-8-APR 2023

Sawmdey  
(बी. एस. रोल्स)

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6112 /2023