

mp Rudani Developers

Power of Attorney.

(power)

2021
December

331/21793

पावती

Original/Duplicate

Wednesday, December 01, 2021

नोटरी क्र.: 89म

8:29 PM

Regn.: 89M

पावती क्र.: 23632 दिनांक: 01/12/2021

गावाचे नाव: नाहूर

वस्तुऐवजाना अनुक्रमांक: क्रम4-21793-2021

वस्तुऐवजाना प्रकार: कुलमुल्लधारपत्र

सादर करणाऱ्याचे नाव: जयपूर्णा को औप हॉर्सिच सोसा लि से चेअरमन अरविंद एल मोदी

नोंदणी फी

रु. 100.00

रक्त हारावणी फी

रु. 800.00

पूर्वाची संख्या: 40

एकूण:

रु. 900.00

DELIVERED

आपणास मूल वस्तु, थंबनेल प्रिंट, सूची-२ अंवाजे

8:49 PM ह्या वेळेस मिळेल.

सह ५ निबंधक कुला - 4

वाचन शुल्क: रु. 1/-

मोहवला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

सहाय्य निबंधक कुला - 2
मुंबई उपनगर, जिल्हा

1) देवघाटा प्रकार: DHC रकम: रु. 800/-

डीडी/घनादेशाचे ऑर्डर क्रमांक: 0112202109145 दिनांक: 01/12/2021

बँकेचे नाव व पत्ता:

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

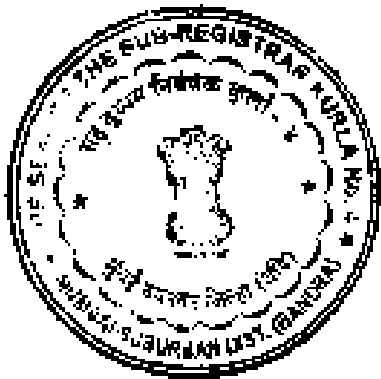
डीडी/घनादेशाचे ऑर्डर क्रमांक: MH009504852202122E दिनांक: 01/12/2021

बँकेचे नाव व पत्ता:

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 01:2202106145	Date 01/12/2021
Received from AGREEMENT, Mobile number 0000000000, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered(SARITA) In the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name IEKL	Date 01/12/2021
Bank CIN 10001152021120108287	HEF No. 2728360378
This is computer generated receipt, hence no signature is required.	





CHALLAN
MTR Form Number-6

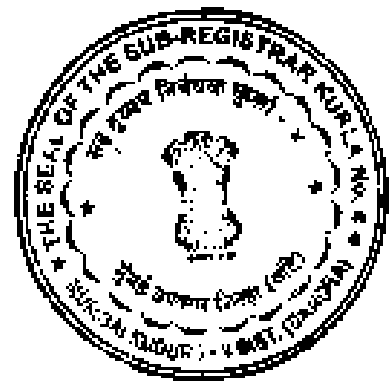
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GRN	MH006504952202122E	BARCODE	[Barcode]		Date	01/12/2021-11:55:16		Form Id	4810	
Department Inspector General Of Registration					Payer Details					
Stamp Duty					TAX ID / TAN (If Any)					
Type of Payment Registration Fee					PAN No.(If Applicable)					
Office Name K.M. 4/JT SUB REGISTRAR KURLA NO-1					Full Name		MS RUDAM DEVELOPERS			
Location MUMBAI					Flat/Block No.		CTS NO 580A/PART AND 580A/1B			
Year 2021-2022 One Time					Premises/Building					
Account Head Details			Amount In Rs.		Road/Street		VILLAGE NAHUR MUMUND WEST			
0320045501 Stamp Duty			500.00		Area/Locality		MUMBAI			
0030063201 Registration Fee			100.00		Town/City/District					
					PIN		40000600			
					Remarks (If Any)					
					Second Party Name - JAYPOORNA					
Total			600.00		Amount In Words		Six Hundred Rupees			
Payment Details ICICI BANK					FOR USE IN RECEIVING BANK					
Cheque/DD Details					Bank CIN		Ref. No.		6910333202120113182 2715940122	
Cheque/DD No.					Bank Date		RRI Date		01/12/2021-11:57:07 Not Verified with RBI	
Name of Bank					Bank-Branch		ICICI BANK			
Name of Branch					Serial No., Date		Not Verified with Serial			

Download ID: 9519900074
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
समय समय के-अब दृश्यक निबंधन करवालाया नो-एनो अनवालाया दस्तावेज लानु आहे. नो-एनो न करवालाया दस्तावेज लानु सधर चालन लागू नाही.

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POWER OF ATTORNEY

TO ALL WHOM THESE PRESENTS SHALL COME, We
JAYPOORNA CO-OPERATIVE HOUSING SOCIETY LTD. a Society
 registered under the Maharashtra Co-operative Societies Act, 1960 under
 Registration No. BOM/HISG/2715 of 1971 having its registered office at Plot
 No. 10-11, Goshala Road, Mulund (West), Mumbai - 400 081 through its 1)
Chairman - Shri Arvind Mody 2) **Secretary - Shri Viraj Gandhi** and 3)
Committee Member - Smt. Mita Prakash Vora, hereinafter jointly called
 and referred to as **"THE SOCIETY"** SEND GREETINGS:

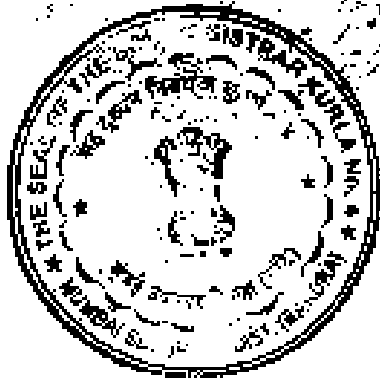
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WHEREAS:-

A) The Society is seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land situate, lying and being at Plot No. 10 & 11, Goshala Road, Mulund (West), Mumbai - 400080, bearing C.T.S. No. 580/A(part) of Nahur Village, Kurla Taluka, Mumbai Sub-urban District in the Registration Sub - District of Mumbai Sub-urban District, containing by admeasuring 586 sq. mtrs. or thereabouts. An area admeasuring 82.70 Sq. Mtrs. has gone in road set back area and the area of the plot reduced to 503.30 sq. mtrs. A new property card bearing CTS No.580A/1B is issued for area admeasuring 503.30 sq. mtrs. and CTS No.580A/1A for area admeasuring 82.70 sq. mtrs. As such the society is entitled for an area admeasuring 503.30 sq. mtrs. (hereinafter referred to as the Said Plot) together with the building known as "JAYPOORNA" consisting of 12 flats (the said "Building"). The said Plot and the said Building together hereinafter referred to as the "said Property" and more particularly described in the FIRST SCHEDULE hereunder written.

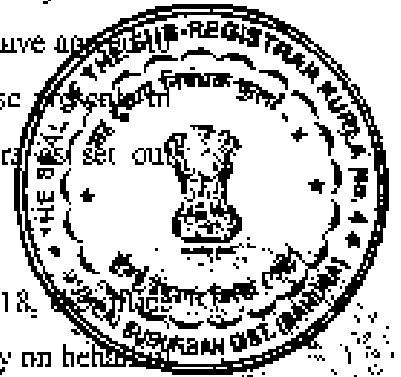


B) By a registered Development Agreement dated 7th June, 2018 registered with Concerned Sub-Registrar bearing registration No. KRI4-6964-2018 on 7th June, 2018 and by a registered Supplement to Development Agreement dated 01st / Dec. / 2021 registered with Joint Sub-Registrar Kurla-4 bearing registration no. KRI4-21732 -2021 on 01/12/2021 (hereinafter referred to as "the said Agreements") executed between **JAYPOORNA CO-OPERATIVE HOUSING SOCIETY LTD.** of the First Part (therein referred

Handwritten signatures and initials:
 m. Chaudhary
 m. Purohit
 [Signature]
 [Signature]

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to as "THE OWNERS OR THE SOCIETY"), all the Existing Flat Owner's of the Society as the Second Part (therein referred to as "THE FIRST CONFIRMING PARTY"), M/S. V.R. DEVELOPERS as the Third Part (therein referred to as "THE SECOND CONFIRMING PARTY") and M/S. RUDANI DEVELOPERS, a Partnership Firm having its registered address at A-501/502, D.S. Galaxy, Devidayal Road, Mulund (West), Mumbai 400 080, (therein referred to as "THE DEVELOPERS") of the Third Part, we have granted the development rights in respect of the said Property to the Developer therein and permitted the said Developer to demolish the existing buildings standing on the said Property and re-develop the same. Under the said Agreement, we have approved the make and execute a Power of Attorney being these as set out in favour of the Developer, summing various powers as set out herein.



- C. By a registered Power of Attorney dated 07/06/2018, the bearers of the society had granted Power of Attorney on behalf of the said society to Partners of M/s Rudani Developers, Mr. Prakash Dhanji Rudani and Mr. Nirmal Prakash Rudani for performing such acts, deeds, matters and things for redevelopment of the said property.

- D. In pursuance of the said Supplement to Development Agreement dated ST 01 / Dec / 2021, the Developers have requested us to grant the said Power of Attorney in favour of Mr. Prakash Dhanji Rudani and Mr. Nirmal Prakash Rudani, Partner of M/s Rudani Developers (hereinafter referred to as the "said Attorney").

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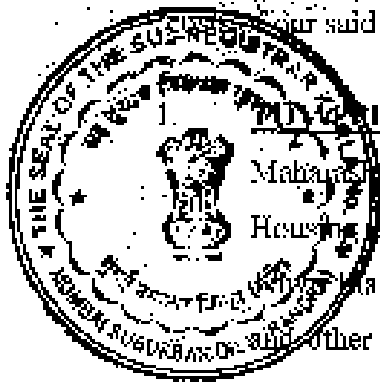
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E. This Power of Attorney is part of the transaction agreed to be worked out under the said Agreement and on which full stamp duty has been paid,

NOW, THEREFORE, KNOW YE ALL AND THESE PRESENTS WITNESSETH that We, JAYPOORNA CO-OPERATIVE HOUSING SOCIETY LTD. through its 1) Chairman - Shri Arvind Mody, 2) Secretary - Shri Viraj Gandhi and 3) Committee Member - Smt. Mita Prakash Vora, do and each of us on behalf of the said Society doth hereby nominate, constitute and appoint Mr. Prakash Dhanji Rudani and Mr. Nirmal Prakash Rudani, Partners of M/s Rudani Developers (which the Attorney shall hereinafter collectively be referred to as "our said Attorney") for us and on our behalf and in our names or in the name/s of our said Attorney, to do and perform such acts, deeds, matters and things and to exercise such powers and authorities as are hereinafter set out, at the risk and to the behoof of our said Attorney, that is to say :-



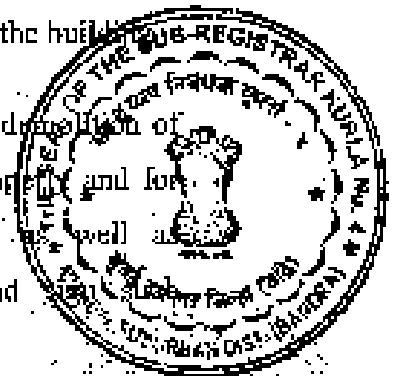
1. TO to and submit proposals to the concerned local authorities, Maharashtra Housing & Area Development Authority, Bombay Housing & Area Development Board, Government of Maharashtra, the Planning Authority, Municipal Corporation of Greater Mumbai and other authorities for sanction of building plans for construction of building on the said Property and/or to apply for revision, amendment or modification of residential/commercial building plans once sanctioned and comply with the terms and conditions which may be stipulated by them, apply for and obtain the relevant Intimation of Disapproval, Commencement Certificate, Occupation Certificate, Building Completion Certificate, etc. in respect of such construction work and/or get the same revalidated and for the said purpose represent

Arvind Mody
Mita Prakash Vora
Prakash Dhanji Rudani
Nirmal Prakash Rudani

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us and appear on our behalf before the concerned authorities, and make, execute and submit proposals, information, declarations, letters, affidavits, deeds, documents, writings, indemnities, guarantees, bonds, undertakings, etc. as such authorities may require and comply with the requisitions of such authorities and obtain approvals and sanctions for construction jobs on the said Property.

2. TO CONSTRUCT residential buildings on the said Plot after demolishing existing structure as per the sanctioned plan and according to specifications and other requirements of MCCM and for that purpose to employ contractors, architects, Structural Engineers, RCC consultants and other professionals as may be required in construct of the building.
3. TO ENTER into and sign contract with contractors for demolition of existing building and structures standing on the said property and for construction of new building on the said property as well as appointment of contractor/s for labour contract/s and agreement/s.
4. TO ENTER upon the said Property, subject to the terms contained in the said Development Agreement & Supplement to Development Agreement, for carrying out construction activities.
5. TO SUBMIT proposals to the Municipal Corporation of Greater Mumbai and all other concerned authorities for demolition of existing building and other structure on the said property and for providing services and facilities in the said Property, including water supply, electric supply, drainage, telephone and gas connections, etc. and in such context submit proposals, information, declaration, letters, affidavits, documents, indemnities, guarantees, bonds and undertakings



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as such authorities may require and obtain necessary approvals and sanctions for construction on the said Property.

6. **TO REPRESENT** us before the Arbitrator or other authorities appointed in respect of the Town Planning Scheme, of which the said Property is a part, and in proceedings before them, and make and submit applications, petitions, etc. to them, appear and represent us before them in all related matters, file objections, pay betterment charges, receive compensation and/or take possession of any additional area coming to our share on revision of the said Scheme.

7. **TO APPLY** for permission to transfer the benefit of construction permissible on any other property in the said Property, to which such transfer may be permissible by way of TDR (Transfer of Development Rights) and to comply with all relevant requisitions and requirements and obtain appropriate orders thereon.



Our Attorney will be entitled to do all acts, deeds and things as may be necessary and sign and execute all papers, writings, applications, forms, proformas, letters, documents, declarations, affidavits, undertakings, powers by whatever name called to take advantage of any benefit that may be available in respect of the said Property including as a result of the road widening or otherwise.

9. **TO APPLY** to MCGM for issue of letter of intent, letter of Eligibility and such other permissions/approvals, remarks for grant of utilizing of TDR/DRC and to collect the original DRC issued from time to time for the construction of the new building on the said Property.
10. **TO ENTER** into agreement for purchase of TDR (Transferable Developer Rights) from the holder of Development Right Certificate

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(DRC) and utilize the 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.

11. **TO SIGN** all applications, forms, papers, undertakings, affidavits, declarations, terms and conditions etc., as may from time to time be thought necessary or as may be required by the authorities concerned for utilizing the FSI of some other property by procuring transfer of Development Right Certificate (DRC) as per Development Control Regulations Act, 1991.
12. **TO PAY** to persons and authorities including the Municipality of Greater Mumbai, the MSEDCL and other authorities / persons deposits, fees, charges and monies required to obtain sanction of building plans or to obtain services like water/electric supply etc. on the said Property or for availing of amenities, services, facilities and conveniences on the said Property including as security for proper performance of any obligation, payment of accruing charges, etc. and in due course apply for and collect refund of such monies and for such purpose correspond with authorities/persons concerned, and on receipt thereof issue receipts and discharges for the same.
13. **TO APPLY** for and obtain electric power connection and supply from the MSEDCL and if required by the Electric supply Company for that purpose grant lease of any part of the said Property for construction of a Sub-Station and permit construction thereof on the said Property in the manner as may be stipulated by the Electric supply Company. Similarly can also approach office of the MSEB (MSEDCL), MCGM, Mahanagar Gas Ltd. MINL and other Concern Authorities for disconnection of



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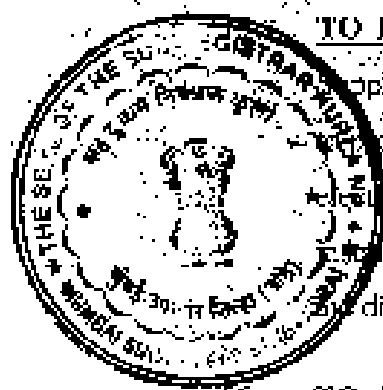
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electric supply, gas connection, telephone connection of the existing flat owners/members and upon completion of construction of the new building can apply for connection of electric supply, gas connection, telephone connection in the new flat allotted to the existing flat owners/members. They are authorised to submit necessary Application, Declaration, Affidavit, Indemnity Bond etc. to the said Concerned Authorities for the purposes mentioned hereunder.

14. TO DEPOSIT amounts as may be required with the Municipal Corporation of Greater Mumbai, MSEDCCL and other authorities in connection with the development of the said Property or sanction of building plans or grant of permissions for development thereof and/or provision of amenities services and facilities therein, and to apply for and receive refunds of such deposits and sign all effectual receipts and discharges for the same.



TO REPRESENT us before the appropriate local authority, Electric Supply Company and other authorities concerned in all matters relating to provision of amenities, services and facilities including water supply, electric supply, etc. in the said Property and/or for transfer of the installations provided therein to the name of any other person entirely at the discretion of our said Attorney.

16. TO APPLY to the Civil Aviation authorities and obtain permission to put up a multi-storied building on the said Property.
17. TO APPLY to and obtain from the Fire Brigade and other concerned authorities the necessary No Objection Certificates for construction of high-rise buildings on the said Property, and for the said purpose submit proposals and comply with the requisitions of such authorities.

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18. **TO REPRESENT** us before and apply to and obtain from the Public Works Department, MSEB, Fire Brigade Authority, Mahanagar Gas Limited Authority and other authorities permission to erect lift/s in the building/s proposed to be constructed on the said Property, and comply with their requisitions.
19. **TO MAKE** sign and execute indemnities, bonds, guarantees, undertakings, etc. in favour of public authorities in our names and on our behalf in connection with the development of the said Property and procurements of sanctions and approvals thereof as our said Attorney may think proper. The expenses and liability arising pursuant to execution of the Indemnities, bonds, guarantees, undertaking etc. in favour of the Public authorities shall that be of the said Attorney and we shall be absolved for the obligations and liabilities that may arise there from. .
20. **TO APPOINT** Architects, R.C.C. Consultants and other professionals and make sign and execute appropriate authorities in their favour authorizing them to obtain sanctions and permissions for development of or construction on the said Property, and also to design and supervise the construction buildings thereon and sign authority/appointment letter in their favour.
21. **TO REPRESENT** us before the concerned authorities If any part of the said property is reserved for any public purpose, and apply for cancellation of such reservation, and in the said context carry on correspondence with the appropriate authorities, appear and represent us before them and take all necessary steps as our said Attorney may think necessary to have such reservation cancelled and/or removed.



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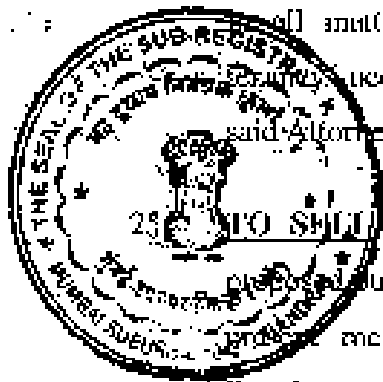
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22. TO MANAGE the said Property and protect the possession thereof in such manner as our said Attorney may think proper, including from encroachments, engage security guards, fence/compound the said Property, lodge complaints with the police and other authorities whenever required, carry on correspondence, and take other steps as our said Attorney may think proper for the purpose.

23. TO INSURE the said Property in our names or jointly in the name of the Developers 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.

24. TO RECOVER amounts due howsoever from persons occupying any part of the said Property and give receipts for the same, deal with them in all matters including recovery of dues, accepting surrender of occupancy rights, or adopt proceedings against them as our said Attorney may think proper.



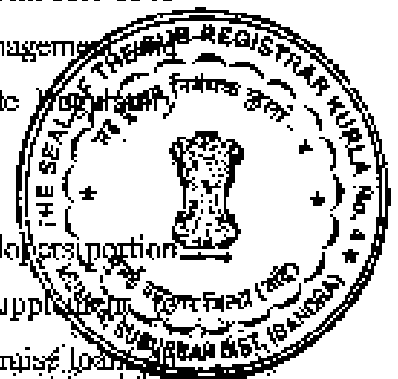
25. TO SELL the flats/commercial/parkings and other premises in the proposed building (other than those which are to be handed over to the members of the Society, as per the terms of the said Development Agreement & Supplement to Development Agreement, on ownership basis or such other basis for such consideration as the said Attorney may deem fit and proper in their absolute discretion all car parking (other than those which are allotted to present members of the society) and for that purpose enter into and/or execute agreement/s for sale/allotment letter or such other documents as our Attorney may deem fit and proper in favour of prospective purchasers/tenants/Lessees/Licensee and receive consideration from the

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prospective purchasers and appropriate the same for their own benefit and handover possession of the premises to the prospective Purchasers / Tenants / Lessees / Licensees.

26. **TO APPLY** for and obtain appropriate consents permissions and sanctions from the concerned authorities for sale/transfer/leasing out of the said Property or any part thereof to the name of our said Developers or its nominee's and take all necessary steps for the same.. To apply for Registration under RERA Authorities for registration of project of redevelopment and also under Maharashtra Ownership Flat Act 1963 (Regulation of the Promotion, Construction, Sale, Management and Transfer) Rules 1964 with the Maharashtra Real Estate Regulatory Authority (Regulation and Development) Act, 2016.
27. **TO MORTGAGE** and/or to create charge on the Developers portion (as specified in the Development Agreement & Supplemental Development Agreement) in the Developers Portion and raise loan thereon for the security thereof, and pursuant thereto make and execute appropriate Deed/s of Mortgage and other documents as our said Attorney may think proper in favour of any person/s, bank/s, financial institutions after making it clear and incorporating a condition in such deed/s that Society would not be responsible or liable on such mortgage or liability and that our said Developer alone shall be liable on the same, and that Society shall not be liable in any way on such mortgage. However Developer should not mortgage or lien carpet area allotted to exiting flat owners/members and land owned/ belonging to the society.
28. **TO INTIMATE** the revenue, municipal and other concerned authorities including the concerned City Survey Officer about the sale,



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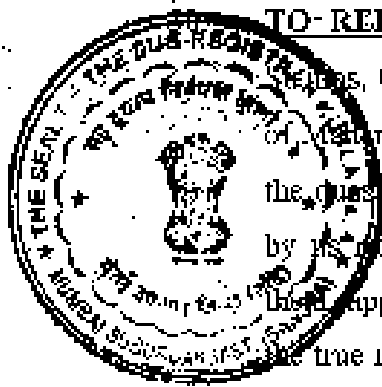
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transfer or leasing of the said Property or any part thereof, and make sign and execute the prescribed forms or letters of intimation in respect of such sale/lease/transfer to be submitted to the revenue, municipal and other authorities, and appear before such authorities, give and furnish necessary information, statements and clarifications required and comply with all their requisitions, and get the said Property on such transfer shown in the name of the transferee in the public records.

29. TO TAKE all steps to register any document executed by us relating to the said Property, and appear before the Sub-Registrar, Superintendent of Stamps and other concerned authorities in all enquiries and proceedings taken or adopted in connection therewith and/or the valuation of the subject matter thereof and furnish to such authorities necessary information and clarifications and get such Deed's duly registered under the Registration Act, 1908.



TO REPRESENT us before the Sub-Registrar, Superintendent of Stamps, Chief Controlling Revenue Authority, Collector, Government of Karnataka and other authorities in all matters arising out of or on the question of proper stamp duty payable on any document executed by us relating to the said Property, furnish required information to them, appear before them, participate in any enquiry held to ascertain the true market value of the subject matter thereof and the stamp duty or penalty, if any, payable thereon, contest the findings of such Authorities if thought proper, and file and prosecute Appeals, Revisions and Writ Petitions in such matters if thought expedient or necessary.

31. TO REPRESENT us and appear before such Authority in our names and on our behalf, if any enquiry is initiated by any Stamp Authority

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including the Collector, Superintendent of Stamps etc. to ascertain the nature of any document executed by us in respect of the said Property or about the true market value thereof or the stamp duty or penalty, if any, payable on any document executed by us concerning the said Property. and to enter into and carry on correspondence with such authorities, make and furnish statements, information and declarations to such Authorities, appear before them and make submissions on our behalf, and if aggrieved by any order or decision rendered by such Authority, take and adopt appropriate steps and proceedings including by way of appeals, revisions and writ petitions as our said Attorney may think proper.

32. **TO REPRESENT** us in all matters concerning the said Property and before all authorities including the police, and file information statements and complaints in such matters.
33. **TO REPRESENT** us before the police authorities if any complaint is made by/against us, or if any complaint is required to be made on our behalf, in the course of development of the said Property and/or if any obstruction is caused by anyone in the course thereof.
34. **TO PAY** or allow rates, taxes, charges, deductions, expenses and other payments and outgoings whatsoever for the time being payable in respect of the said Property.
35. **TO DEAL** with persons who may come upon the said Property at any time on whatsoever basis, and take and adopt steps for their removal there from as our said Attorney may think proper.
36. **TO REPRESENT** us before the owners/holders/ occupants of adjoining lands in the matter of fixing boundaries and other related



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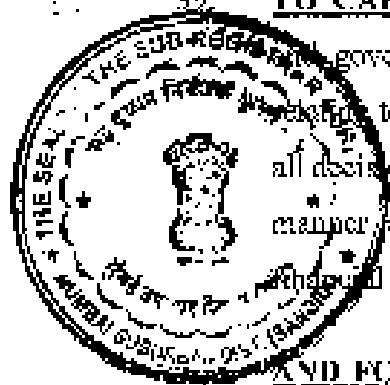
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matters, and to enter into commitments with them and carry out the same.

37. TO REPRESENT us and appear before the authorities in charge of assessment of the said Property to municipal local and revenue assessments/taxes, make and furnish statements and information to them, make and file appeals and revisions against orders passed by such authorities, and in general take and adopt all appropriate steps as our said Attorney may think proper in such matters.

38. In general TO ATTEND to all matters of concerning affecting or relating to the said Property, and execute and perform or cause to be done executed and performed any other act deed matter or thing whatsoever as our said Attorney may think proper to effectuate the provisions hereof.

39. TO CARRY on correspondence and negotiations with any person/s government and semi-government bodies in respect of matters relating to the said Property and our rights thereto and therein and take all decisions, make commitments and deal with all such matters in such manner as our said Attorney may deem fit, without casting any legal or contractual obligation on us personally.



AND FOR THE SAKE OF CLARIFICATION, we hereby declare and state that all costs charges and expenses of and incidental to any act, deed, matter thing done or caused to be done by our said Attorney in or about the exercise of the powers and authorities conferred hereunder shall be borne and paid by and/or provided for by our said Attorney, and we shall not be liable for the same, or responsible for any act, deed matter or thing done committed or omitted to be done by our said Attorney and/or for any claim or consequence arising there from, and our said Attorney have agreed to keep us safe harmless

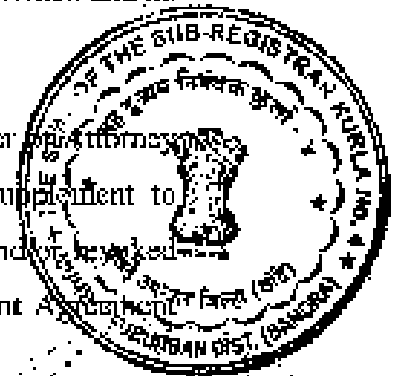
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and indemnified from and against any claim that may be made by any one claiming to be aggrieved by anything done or omitted to be done by our said Attorney in the course of exercise of the powers and authorities hereby conferred on them AND ALSO of, from and against all costs charges and expenses, if any, which we may suffer or incur by reason of any claimant taking or adopting any proceedings against us to enforce his claim, if any, as aforesaid.

AND WE HEREBY declare and state that this Power of Attorney, shall be limited to only matters concerning Redevelopment of the said Property more particularly described in the Schedule hereunder written and no further.

AND WE HEREBY declare and confirm that this Power of Attorney, will be co-executive with the Development Agreement & Supplement to Development Agreement and shall ipso-facto stand cancelled and void upon termination and/or early determination of the Development Agreement & Supplement to Development Agreement.



AND IT IS HEREBY AGREED AND DECLARED that this Power of Attorney is part and parcel of the Development Agreement & Supplement to Development Agreement dated 7th June, 2018 duly registered with the Office of Concerned Sub-Registrar of Assurances under Serial No. KRL4-6964-2018 on 7th June, 2018 executed between us and the said Developers, and since full stamp duty has been paid on the said Development Agreement & Supplement to Development Agreement as required by the provisions of the Bombay Stamp Act, 1958 and this power is only incidental to the said Development Agreement & Supplement to Development Agreement, only a nominal stamp duty of Rs. 500/- is paid on this Power of Attorney by the Developers.

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mpur *Q* *Q*

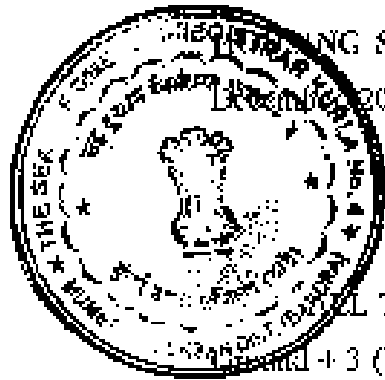
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AND IT IS HEREBY AGREED AND DECLARED that by executing this power of Attorney the previous power of attorney dated 7th June, 2018 by the society to the partners of Rudani developers is hereby terminated.

AND WE the aforesaid **JAYPOORNA CO-OPERATIVE HOUSING SOCIETY LIMITED**, declare and state that the powers and authorities conferred hereunder on our said Attorney may be exercised by our Attorney.

AND WE do hereby ratify, and confirm and promise to allow ratify and confirm, at all times all and whatsoever our said Attorney or its Substitute/s shall lawfully do or cause to be done in or about the Property by virtue hereof.

IN WITNESS WHEREOF WE, **JAYPOORNA CO-OPERATIVE HOUSING SOCIETY LIMITED**, hereunto set our hand on this 1st day of December, 2021.



THE SCHEDULE ABOVE REFERRED TO:-

WE CERTIFY THAT the Jaypoorna Co-operative Housing Society Ltd., having ground + 3 (Three) upper floors situated at Plot No. 10 & 11, Goshala Road, Mulund (West), Mumbai - 400080 on land bearing City Survey No. previously mentioned in Development Agreement as S80/A/Part now treating as City Survey No. S80/A/1B (586-82.70 sq. meters road set back area) of Nahur Village, in the Registration sub - district of Mumbai Suburban District, Kurla Taluka, admeasuring 503.30 Sq. Meters or thereabouts together with the structure thereon comprising of ground and three upper floors, which is consisting of 12 residence tenements situated on the said land which is use and occupied by the Existing Members.

Signature

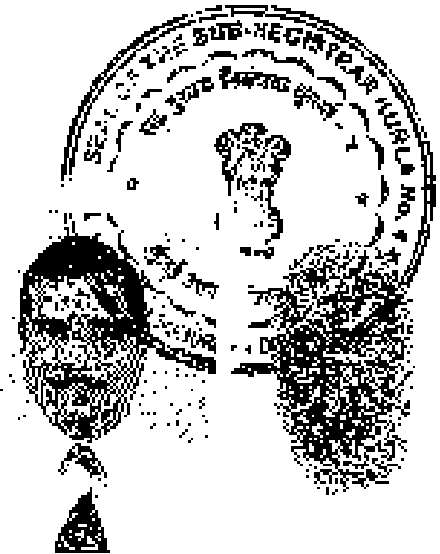
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SIGNED, SEALED AND DELIVERED BY
THE WITHIN NAMED "SOCIETY"
JAYPOORNA CO-OPERATIVE HOUSING
SOCIETY LTD., through their office bearers
Pursuant to a resolution of its General Body
Passed at its Special General Body Meeting
Held on 14/10/2020.



By Shri Arvind Mody, the Chairman

For Jaypurna Co-op Hsg. Socy. Ltd.

Arvind Mody Secretary Chairman/Com. Member

Shri. Viraj Gandhi, the Secretary

For Jaypurna Co-op Hsg. Socy. Ltd.

Secretary



Smt. Mita Prakash Vora, Committee Member)

in the presence of

1. *M P Vora*
2. *M P Vora*

For Jaypurna Co-op Hsg. Socy. Ltd.

M P Vora

Secretary

Chairman/Com. Member



करल ४		
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SIGNED, SEALED AND DELIVERED BY)
 THE WITHIN NAMED "DEVELOPERS ")
 M/S. RUDANI DEVELOPERS)
 A PARTNERSHIP FIRM)
 REPRESENTED BY ONE OF THE PARTNER)

Prakash

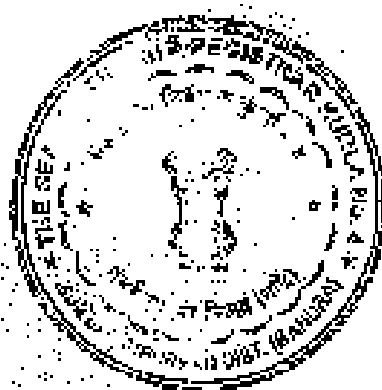
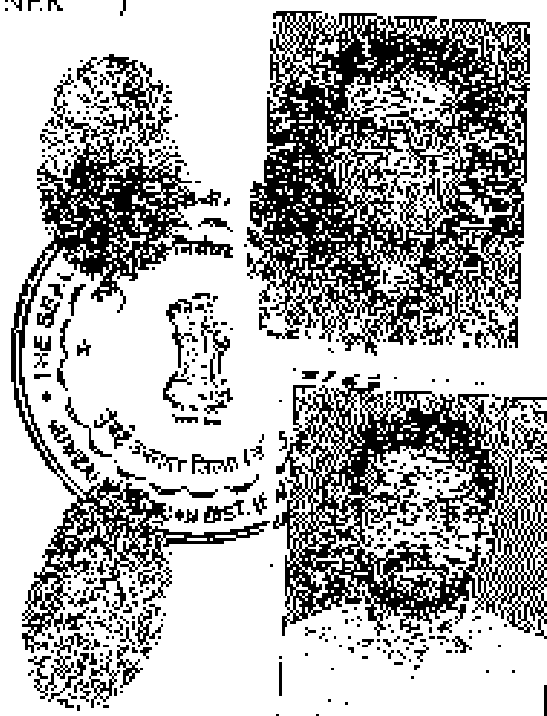
Mr. Prakash Dhanji Rudani

Niraj

Mr. Niraj Prakash Rudani

in the presence of

1. [Signature]
2. [Signature]



JAYPOORNA CO - OPERATIVE HOUSING SOCIETY LTD

(Regn No. Bom/HSG/2715 of 1971)

Plot No. 10/11, Goshala Road, Mulund West, Mumbai - 400 080.

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Dr: 29-11-2021

CERTIFIED COPY OF RESOLUTION PASSES IN THE GENERAL BODY MEETING
HELD ON 29TH NOVEMBER.2021

"Resolved That Pursuant to the discussion taken place during proceedings of the General Body meeting held on 29/11/2021, relating to execution & registration of Supplement to Development Agreement (SDA), Power of Attorney to the developer and Personal Alternate Accommodation agreement (PAA).

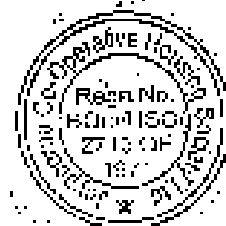
Resolved Further That (i) Chairman Mr. Arvind Modak, (ii) Secretary Mr. Viraj Gandhi, (iii) Committee Member: Mrs. Mita Bhakshyora of JAYPOORNA CHS. LTD are authorised to Execute Development Agreement, SDA, Power of Attorney, Declaration, Affidavit, ~~and~~ of the society Land and Building. They are also authorised to admit and register the same in the office of Concerned Jt. Sub Registrar, Kurla.



For Jayporna Co-op. Hsg. Socy Ltd

ve. Gandhi
Secretary

M. P. Vora
Chairman/Com. Member



JAYPOORNA

CO-OPERATIVE HOUSING SOCIETY LTD.

(Regn. No. Rom/HSC/2715 of 1971)

Plot No. 10/11, Goshala Road, Mulund West, Mumbai - 400 080.

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29/09/2020

Date: 24/10/2020

To,

Mr. Prakash Rudani / Mr. Nirmla Rudani
M/s. Rudani Developers
Mulund West, Mumbai 400080.

Sir,

Sub: Resolutions passed in meeting of Society's members held on 28th September, 2020.

Ref: Your Revised Offer Letter dated 26.09.2020.

With reference to the revised offer given by your good self to the Society in relation to the redevelopment of our Society, we have called special body meeting and discussed the revised offer given by your good self.

We are hereby attached minutes of the Special General Body Meeting of the Society held on 28.09.2020 which is circulated to members for their approval and shared with you for your ready reference.

We are happy to convey that majority of the members have approved your revised offer and given their suggestions which are mentioned in the SGM minutes attached herewith. You are requested to look into the same and give your approval on the suggestions and share a draft of supplementary deed to go ahead in the process of the redevelopment.

Kindly acknowledge the same.

For Jay Poorna Co-operative Housing Society Ltd.


(Mr. Viraj Gandhi)
Secretary

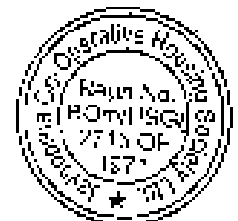

(Mr. Arvind Mody)
Chairman

For Jaypoorna Co-op. Hsg. Socy. Ltd


Secretary


Chairman/Co-op. Member

Encl: As above



JAYPOORNA

CO-OPERATIVE HOUSING SOCIETY LTD

(Regn No. Jom/HISG/2715 of 1971)

Plot No. 10/11, Goshale Road, Mulund West, Mumbai - 400 080.

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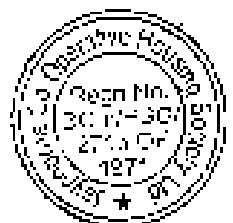
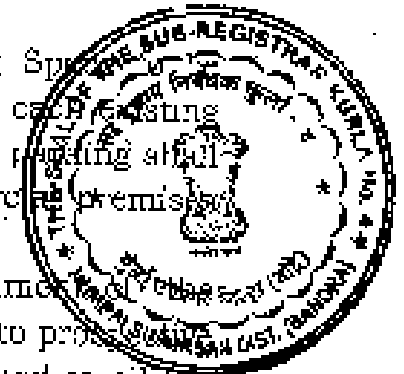
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EXTRACT OF RESOLUTIONS PASSED IN THE SPECIAL GENERAL MEETING OF THE SOCIETY HELD, AT 09.30 P.M. ON 28.09.2020.

The Chairman Mr. Arvind Mody has started the meeting and Secretary Mr. Viraj Gandhi has conveyed the points of revised offer given by the Developer M/s. Kacani Developers dated 26.09.2020 to all members available in the meeting.

Final offer of the Developer is recorded as under.

- Final offer on Additional Carpet Area is recorded as 26% on existing Carpet area of the Flats of each member.
- Final offer on Hardship Fund is recorded as Rs. 200/- Per Sq. Ft. on existing Carpet Area and payable 50% i.e. Rs. 100/- on Development agreement & balance 50% i.e. Rs. 100/- on Possession of New Flat.
- Final offer on Monthly Compensation is recorded as Rs.50/- per Sq. Ft. plus 10% yearly increase.
- Final offer on Car Parking is recorded as Car Parking Space allotted to the society and society shall allot the same to each existing flat of the society from the total car parking. All other car parking shall be allotted by the Developers to the new flat /commercial premises purchaser.
- The Developer has also conveyed that previous commitment "The Developer shall not give possession of the flat/shops sold to prospective new buyers until and unless possession of the flats allotted to all the present members of the society are offered" shall be revised and "the Developer shall be entitled to hand over possession of shops sold by the developer to prospective new buyers any time after completion of the 10th Slab of the building".
- The Developer has also conveyed that the Developer shall continue with the guarantee of said Flat no. 102 on first floor of the society as a guarantee. Detail mentioned in DA signed by members dated June.2018
- The Developer has also conveyed the rate of purchase of an additional area at the rate of Rs. 20,000/- per Sq. Ft. Carpet area and given payment schedule for the same i.e. 25% payable on registration of Individual Agreement, 25% payable on completion of 3 slabs, and balance 50% payable on completion of all slabs. The member who has



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Plot No. 10/11, Goshala Road, Mulund West, Mumbai - 400 080.

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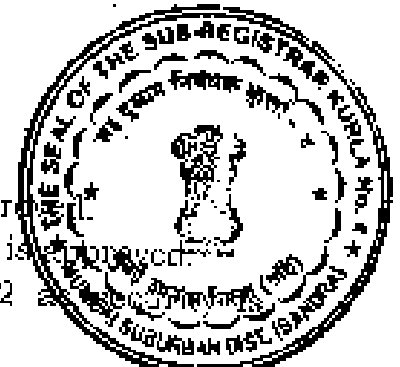
purchased an additional area shall also be liable to pay all taxes such as GST, Stamp Duty on Additional Area, etc.

- > The Developer has also conveyed that this offer is final and no further relaxation will be provided in terms of the development work to the Society members. No changes will be made in terms of redevelopment work AND conveyed that upon confirmation of this revised offer, the Developer is bound to obtain IOD within 6 months from the date of confirmation from the Society, i.e. 15th October 2020.
- > The Developer has also agreed that the Developer shall bear and pay all taxes, GST, Stamp Duty of existing and new Flats of existing members.

The members have discussed the above offer among themselves and prima facie all 12 members have agreed unanimously with the said revised offer subject to their requirements and suggestions approval and confirmation from the Builder.

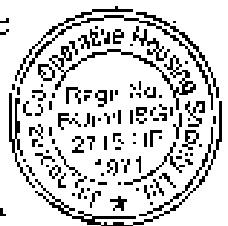
Members agreed with the following:

- > Revised Offer in terms of Additional Area is approved.
- > Revised Offer in terms of Hardship Fund is approved.
- > Revised Offer in terms of Monthly Compensation is approved.
- > Revised Offer in terms of release of Shop after 10th slab is approved.
- > Revised Offer in terms of guarantee of Flat No. 102 is approved.
- > Revised offer in terms of Car parking to the existing members is approved and each existing flat (Units) will get parking from total car parking.
- > Revised offer and declaration by the Developer to obtain IOD within 6 month from the society's confirmation is approved.
- > Revised offer of payment of GST and Stamp Duty as well as incidental charges in connection to Permanent Alternate Accommodation including registration of such Permanent Alternate Accommodation is approved.
- > Revised offer of payment terms of additional area purchase to be made on individual basis.



Suggestions/Requirements from the Members:

- > With reference to Security of Flat No. 102 on first floor, the RERA Carpet Area of such flat should be mention.



JAYPOORNA

CO-OPERATIVE HOUSING SOCIETY

(Regn No. Bom/HSG/2715 of 1971)

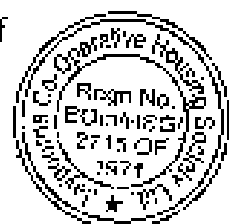
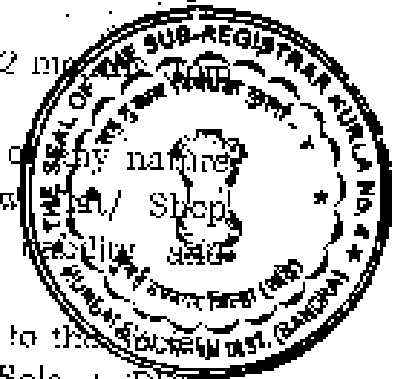
Plot No. 10/11, Goshala Road, Mulund West, Mumbai - 400 080.

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- With reference to the monthly compensation, proper security towards the continuous payment of such monthly compensation shall be made and secure under the supplementary agreement, such as:
 - ✓ No change in Bank/ Account or Account should not be closed.
 - ✓ No instruction for stop payment should be given.
 - ✓ Balance in the bank should always be available to clear such PDC's.
 - ✓ PDC's should be honoured on 1st presentation.
 - ✓ The aforesaid monthly compensation shall be payable to all the existing Members till the construction of permanent accommodation in the new constructed building is ready and Occupation of the proposed new building is offered in writing to the members of the Society.
- Project shall be registered under MAHARERA norms and appropriate security clause should be added in the supplementary agreement as per suggestions by legal advisory, such as:
 - ✓ The Project shall register under MAHARERA within 2 months of the issuance of IOD by the Competent Authority.
 - ✓ The Society shall not be held liable for any claim of any nature which is raised, incurred or suffered by the New Flat/ Shop Purchasers. It shall be completely Developer's responsibility.
 - ✓ Developer shall execute and give separate indemnity to the Society against any kind of claim in respect of RERA Sale + RERA Authority.
 - ✓ Time limit for every stage of construction is provided and it shall be incorporated in the Agreement (Date & time in bullet point should be given for IOD, CC, Plinth, Slabs, Finish, Occupation).
- The Society shall appoint a legal advisory/ advocate to review, draft Supplementary Agreement with the Developer and secure all points relating to development and all monetary commitments by the Developer shall be fulfilled and honoured without any delay or demure. Provide necessary legal advice during the course of redevelopment of society.
- The approval of the members is accorded to the revised offer subject to inclusion of all such points as may be necessary to secure and protect the rights of the existing members and the society in the



JAYPOORNA

CO-OPERATIVE HOUSING SOCIETY LTD.

(Regn No. Rom/HSG/2715 of 1971)

Plot No. 10/11, Goshala Road, Mulund West, Mumbai - 400 080

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Supplementary Development Agreement. The security points relating to the project shall be covered under the supplementary agreement and upon confirmation and finalisation of such supplementary agreement, and approval of revised plan from the concerned government authority and obtaining IOD, the existing members of society will handover possession of their existing premises to the Developer.

- The purchasers of any new Flats/ Shops shall not be made as members of the Society till whole redevelopment is completed by the Developer.
- Liquidation of premises provided as security (i.e. Flat no. 102 & Shops) in case of breach of any terms and conditions agreed between the Society and the Developer.
- Individual Agreement should be executed before vacating the Existing Premises.

All 12 members of society have agreed to the above points and resolutions was passed in the meeting.

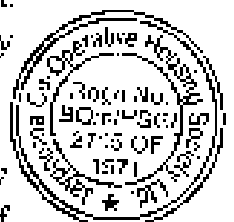
RESOLUTION NO. 1 of meeting dated 23.09.2020.

RESOLVED THAT the Revised offer of the Developer dated 26.09.2020 hereby approved by all members of society unanimously subject to inclusion of certain additional points relating to the protection of rights of the society and members. Confirmation of the same shall be sent to the society by the developer and same shall be reflected in the supplemental deed.

FURTHER RESOLVED THAT suggestions of the members is hereby recorded and shall be conveyed by the committee to the Developer to consider and give his consent for the same.

FURTHER RESOLVED THAT advocate to review, draft supplementary deed shall be appointed and all necessary precautions for safeguarding the Society and Members interest shall be incorporate in the Supplementary Deed to be executed between the Society and the Developer.

FURTHER RESOLVED THAT draft of supplementary deed as suggested by Society's advocate shall be first sent to all members and after approval of general body in majority shall be sent to Developer for finalisation.



JAYPOORNA

CO-OPERATIVE HOUSING SOCIETY LTD.

(Regn No. Bom/HSG/2715 of 1971)

Plot No. 10/11, Goshala Road, Mulund West, Mumbai - 400 130

Proposed by Mrs. Rajeshree B Doshi
Seconded by Mr. Mahendra Doshi

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Since there were no further agenda, meeting was dissolve with a thank note by the Secretary for conducting such enlighten meeting.

For Jay Pooma Co-operative Housing Society Ltd.

V.C. Gandhi

(Mr. Viraj Gandhi)
Secretary

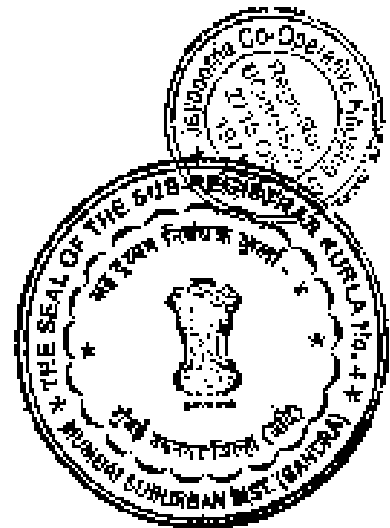
Arvind Mody

(Mr. Arvind Mody)
Chairman

For Jaypooma Co-op. Hsg. Socy. Ltd

V.C. Gandhi
Secretary

M.P. Vora
Chairman/Gen. Member



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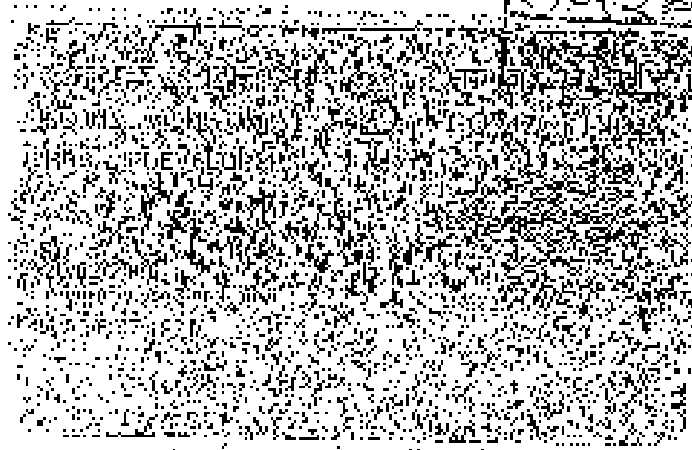
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W. C. Gardner

M. P. VOTAK

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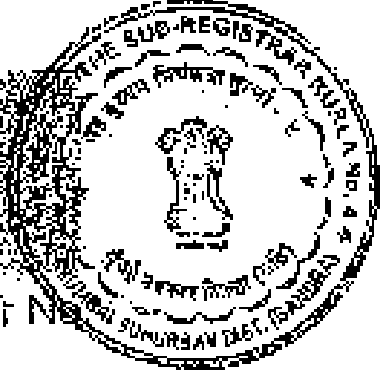
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 Kadam Gajendra Deva Devarao
 1260148 AATKONRE, DWAJENAGAR RD 2
 NEAR HADAW MITRA WANDAL KALWA EAST
 Thane
 Kawa Phane Tiliat
 Maharashtra 400035

23/09/2013

Ref: 330 / 23H / 654 / 01 / 052962 / 7



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आमला आधार क्रमांक / Your Aadhaar No

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आधार - सामान्य माणसाचा अधिकार



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ગાનાથે નાચ : નાહ્ય

(1) विनिश्चय प्रकरण

(2) मोबदला

(3) अन्तरागत (आदेसद्वारा) याचनितपदस्थान आदेशणी देणे व परदेशी ते नमूद करावे;

(4) गुन्हापत्र, पोस्टलिंगा व अन्तरागत (अन्तरागत)

(5) क्षेत्रात

(6) आदेशी किंवा गुन्हापत्रात अन्तरागत

(7) अन्तरागत करून देण्यात आलेल्या ठेका-या पत्रकाराचे नाव किंवा दिलाशी त्यावातावर्याच्या हुकूमामुळे किंवा आदेश अन्तरागत, प्रतिपादिते नाव व पत्रा.

विनिश्चयप्रकरणामा

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1) गांधीनगर नाव, मुंबई नगराच्या क्षेत्रात : इतर माहिती: मॉन्टेस्ट ऑफ विनिश्चयप्रकरणामा लमीन व अन्तरागत, गांधीनगर, नाव, कुर्ली, प्लॉट नं. 10 व 11, रोड/प्लॉट नं. 580/ए/11, राणे रोड 580/ए/11 याचे क्षेत्र 82.70 चौ.मी. असे एकूण क्षेत्राचे क्षेत्रात 586 चौ.मी. इतरहीचे नाव - जयपूरी को-ऑप ही रोड ला. गोशाळ रोड, मुंबई पश्चिम, मुंबई 400080. मूळ दस्त निवडनप्रकरणामा देणे व अन्तरागत 406984/2015, दिनांक 07/06/2018 रोजी त्याचे दर्शविलेले ना.मा. नं. 406984/2015 या गोशाळ 47027020/- अन्तर मु.मु. रु. 230/1400/- एवढे करून दस्त निवडिलेला होता व या गुन्हापत्रा विनिश्चयप्रकरणामा एकीकडे 11/09/2015/503/2021/के दिनांक 18/11/2021 रोजी अन्तरागत ज.भा. 55473020/- व मोबदला 51819020/- अन्तर मु.मु. रुपये 21/3850/- काढले असून पुढील मु.मु. रुपये 230/1400/- एवढे जमावलेली करून अन्तरित मु.मु. रुपये 530340/- उर्वरित भयान सदर अन्तर अन्तरित किंवा अन्तरागत आहे. (C.T.S. Number : 580/A/11, 580/A/11A :)

1) 585 चौ.मीटर

1) नाव: जयपूरी को-ऑप हीसिंग रोड ला. व क्षेत्रात पत्रा-प्लॉट नं. प्लॉट नं. 10 व 11, माळा नं. : इतरहीचे नाव: जयपूरी को-ऑप हीसिंग रोड ला. प्लॉट नं. मुंबई पश्चिम, रोड नं. गोशाळ रोड, महाराष्ट्र, MUMBAI. पिन कोड: 400080 पॅन नं.-AAAAJ9889M

2) नाव: जयपूरी को-ऑप हीसिंग रोड ला. व क्षेत्रात विनिश्चयप्रकरणामा देणे व अन्तरागत पत्रा-प्लॉट नं. प्लॉट नं. 10 व 11, माळा नं. : इतरहीचे नाव: जयपूरी को-ऑप हीसिंग रोड ला. प्लॉट नं. मुंबई पश्चिम, रोड नं. गोशाळ रोड, महाराष्ट्र, MUMBAI. पिन कोड: 400080 पॅन नं.-AAAAJ9889M

3) नाव: जयपूरी को-ऑप हीसिंग रोड ला. व क्षेत्रात विनिश्चयप्रकरणामा देणे व अन्तरागत पत्रा-प्लॉट नं. प्लॉट नं. 10 व 11, माळा नं. : इतरहीचे नाव: जयपूरी को-ऑप हीसिंग रोड ला. प्लॉट नं. मुंबई पश्चिम, रोड नं. गोशाळ रोड, महाराष्ट्र, MUMBAI. पिन कोड: 400080 पॅन नं.-AAAAJ9889M

4) नाव: (अन्तरागत देणार नं.1) जयपूरी चंदकांत गोंधी वग: 57; पत्रा-प्लॉट नं. प्लॉट नं. 1, माळा नं. : इतरहीचे नाव: जयपूरी को-ऑप हीसिंग रोड ला. प्लॉट नं. मुंबई पश्चिम, रोड नं. गोशाळ रोड, महाराष्ट्र, MUMBAI. पिन कोड: 400080 पॅन नं.-AAAAJ9889M

5) नाव: (अन्तरागत देणार नं.1) चंदकांत रत्नलाल गोंधी वग: 61; पत्रा-प्लॉट नं. प्लॉट नं. 1, माळा नं. : इतरहीचे नाव: जयपूरी को-ऑप हीसिंग रोड ला. प्लॉट नं. मुंबई पश्चिम, रोड नं. प्लॉट नं. 10 व 11, गोशाळ रोड, महाराष्ट्र, MUMBAI. पिन कोड: 400080 पॅन नं.-AAAAJ9889M

6) नाव: (अन्तरागत देणार नं.1) गोंधी रत्नलाल गोंधी वग: 45; पत्रा-प्लॉट नं. प्लॉट नं. 2, माळा नं. : इतरहीचे नाव: जयपूरी को-ऑप हीसिंग रोड ला. प्लॉट नं. मुंबई पश्चिम, रोड नं. प्लॉट नं. 10 व 11, गोशाळ रोड, महाराष्ट्र, MUMBAI. पिन कोड: 400080 पॅन नं.-AAAAJ9889M

7) नाव: (अन्तरागत देणार नं.1) मिनिम हनुमंत शाह वग: 43; पत्रा-प्लॉट नं. प्लॉट नं. 3, माळा नं. : इतरहीचे नाव: जयपूरी को-ऑप हीसिंग रोड ला. प्लॉट नं. मुंबई पश्चिम, रोड नं. प्लॉट नं. 10 व 11, गोशाळ रोड, महाराष्ट्र, MUMBAI. पिन कोड: 400080 पॅन नं.-AAAAJ9889M

8) नाव: (अन्तरागत देणार नं.1) रत्नलाल गोंधी वग: 75; पत्रा-प्लॉट नं. प्लॉट नं. 4, माळा नं. : इतरहीचे नाव: जयपूरी को-ऑप हीसिंग रोड ला. प्लॉट नं. मुंबई पश्चिम, रोड नं. प्लॉट नं. 10 व 11, गोशाळ रोड, महाराष्ट्र, MUMBAI. पिन कोड: 400080 पॅन नं.-AAAAJ9889M

09: जाव-सॅक्रेडगाल्फता देगार न.11] मि.भाशी एम. बोशी उमर-89; पता: फ्लॅट नं. फ्लॅट नं. 4, माध्य नं. 4, म.स.सि. जाव जयपूर को ऑप ट्रेनिंग सोसा लि, ब्लॉक नं. मुलुंड पश्चिम, रोड नं. फ्लॅट नं. 10 व 11, नोखा रोड, मडगांव, MUMBAI. निव नोड:-400080 पॅन नं. AAAAJ9889M

10] जाय-गैरजहाजाला देशात नं.1) ए गप्लेन - - २४-८८८: नवा-न्याय नं फोर्ट नं 5.
माळा नं. , दमाकोचे नाव: जयपूरी नं ३०३ हासिंग रोड: वि ब्लॉक नं: मल्लुद पश्चिम, शेड
नं: फोर्ट नं. 10 व 11, नरेश्वर रोड, रत्नाश्रम, WJMB/A. विन: बोट: ४०००८३ पं
नं: ४४४४/१९८९१५

11): जाव-मैतलगाज्जा देणार जे.1) रावेसी श्रत दोरी द्य-63, गशा-लॉट नं: 480 व
 2) लायक नं: , इमारतीचे नवः जाव-पूण को ऑफ-रूँडिंग सोसा लि. जॉर्ज नं: मुकुंद पश्चिम,
 रीज-नं: लॉट नं: 19 व 11, गोशाल्य रोड, महादण्ड, MUMBAI प्लिन कोड: 400080 पॅन
 नं: 4448.5808M

12). नांव: (सर्वप्रमाणानुसार नं.1) दिना दिवस दोशी रज-04; फत्ता-प्लॉट नं: फॉर्ल नं. 7, फत्ता नं: 1, इगारदीय तात: तयपूरी ये ऑफ हॉसिंग सोसा रि, दारोव नं. सुप्रसन्न गोविधम. रोड नं: प्लॉट नं. 10 व 11, गोशाळ रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं.-AAAAJ98583M

(3) : नमः (होमरपानयता देणार नं.1) अलोश दिगक दोशी वय-39; पता-मोड नं. पर्वत नं. 7, म.छा नं. 1, इतारुचे गाव; तालुका श्री ऑपि हॉमिंग सोसा हि, ब्लॉक जं मुकुंद पश्चिम, रोड जं पर्वत नं. 10 व 11, मोहात रोड, सहारापूर, MURBADA. पिन कोड: 409080 पंन नं.-AAAAJ9885M

14): नमः-निसरगोमन्त्रा देण्ड नं.1) के पत्र हरिहर - - उन्ना-70; पता-प्लेट नं. फ्लोट नं 8, कछा नं. -, इन्टरनेट गैर वायुपूर्ण हरे ऑप हींसेम सीता 12, ब्लॉक नं. मुसुं पश्चिम. रंग नं. फ्लोट नं 10 व 11, गोमाल रंग, महाराष्ट्र, MUMBAI पिन कोड-400080 पैन नं.-AAAAJ5859M

10) ज.व.-(नैवशमान्यता दणार नं.1) बिंदु इसमुख शाह वयः-68: पता:-साई जे कर्वे नं ९, गळा जे २, हजारीबादे ताला; तखण्णी जे ऑप हॉमिंग रांता लि, लोन्क जे तुळुंद पश्चिमा, रोड नः प्लॉट न. 10 व 11, गोशाख रोड, महराष्ट्र, MUMBAI. पिन कोड. 400060 पैन नं.-AAAAJ8860M

13): नमः (नैवेद्यमान्यता देण्डर नं.1) कल्पवैश स्वातिनाम छव्यस्य गन्तः 44; पता पत्रांत ले
गल्लंत नं. 13, नाळा नं. २, इमात्तीच - वः जयन्ती वः उंण शीसंग सोसा नि, प्योळ नं. मुलुद
चरिक्ता, रोच ले पत्रांत नं. 10 व 11, गोभात रोच गहराव्हु, MLJMRSh पिज
नोः-100280 नं. नं-AAAAJ9869M

(7): नमः-सौरभानुसूता देशर सं.1) विशाल कॉलेजान तक्कर रंग-2: फक्त-प्रसोद सं.
गर्द नं 10, गाला नं 1, इमारतीचे नं 3 जयपूर वी ऑफ थ्रीऑफ सोसा लि, प्लॉट नं. मुलुंद
पश्चिम, रोड नं. प्लॉट नं. 10 व 11, गोशाल रोड, महाराष्ट्र, MUMBAI. पिन
कॉड-400080 फोन नं: 9999998899

पता: नवः(नववडमानयता देगार नं.1) उर्वेद पल मोदी बय-68; फोन-फोट नं. पल्ले नं. 11, गाला नं. - इमारतले जय जयसूने पो ऑफ इरिंग रोसा वि. जल्लो नं. मुमुं पश्चिम, रोड न. फोट न. 10 व 11, गोशाळ रोड, महाराष्ट्र, MUMBAI. पिन कोड: 400080 पॅन नं.-AAAAJ6868M

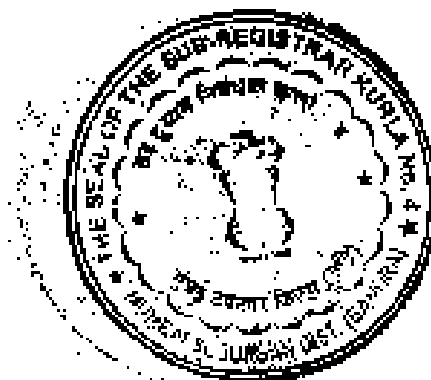
19): कार: (वैनर)मान्यता देणार नं.1) वेहता कदविंद गोदरे बस-02; मता-प्लॉट नं: नवेंद नं 11, माळ नं - इमारतीचे नाव: जयपूर तो ऑन हॉरिंग सोसा नि. थॉक नं. सुलुंद पश्चिम, रोड नं: प्लॉट नं. 10 व 11, गोसाळ रोड, महापट्टा, MUMBAI पिन कोड-400080 पॅन नं:-AAAAJ3859M

20): जय-शिवरध्यानस्ता देणार नं 1; मोता फकाश रोड जय-शिव; मता-मॉर्ट जं: सर्वत नं 12, माळ नं. - इमारतींचे भोव. उत्तरपूर्वे को अंग हॉलिंग सोसा लि, प्लॉट नं: मुमुक्षु परिसर, रोड जं: मॉर्ट जं 10 व 11, गोधाता रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पं. नं.-AAAPJ5863M

21): नव-निर्वाहमान्यता (भाग 2) प्रक. 3, मुंबई-400 057; भारत-ऑटो को. लिमिटेड
जं. 12, एका को. 5, हारलीवे लाव. जगदूर्णा को. ऑप. इरिंगिंग सीता लि. बॉक जं. मुंबई
गिरिन, रोड नं. फॉट. 1, 10 व 11, गोसाय रोड, महाराष्ट्र, MUMBAI. पिन
कोड-400080 पैन नं.-AAJAJ9869M

22): नमः (तान्मयता देण्डर सं.2) रंग रङ्गी. आर. जेड्डनपुर्न लुपे शागिदार तिकी र
बावन वर:-13; पता:-नॉरि रो. ऑन में 3, म.डा. नं. 1, इमारतीचे बावन नं. 1, ब्लॉक नं. तुमुंड
गश्चिन, रोड नं. सिर्गिडेवट गॅस लमोर, नेताजी सुभाष रोड, म्हाराष्ट्र, MAHARASH. पिन
कोड:-400080 पॅन नं:-AAHFV13/224

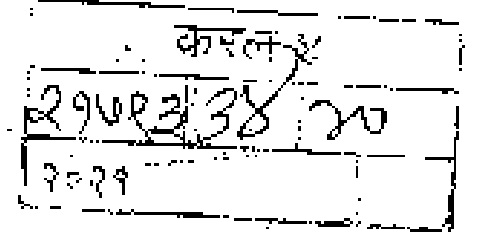
23): नाव: (साव्यता देणार सं.2) ओ. ज्यो. आर. देवनायरा लॉय आगिदार रण अरविंद
बाबत वन:12; पता:-सोई रो. शॉप नं. 3, मळा नं. 5, इमाजीचे गाव. 5, हांकि नं. लुलुंड
पश्चिम, रोड नं. लिटिस्टेड मॅक लमोर, नेताजी सुभाष रोड, गहराष्ट्र, MAHARASHTRA, पिन
कोड:-400080 पं. नं:-AALFV1372K



(3) दस्तऐवज करून घेण्याचा अधिकार आहे व विवा विभागाच्या अधिकाऱ्याच्या हुक्मांनुसार किंवा आदेशांनुसार जमल्यास, प्रतियादिचे नाव व पत्ता

1). नाव:- मो:- रुद्राणी डेव्हलपर्स प्राईम प्रायोदर रत्नाश रत्नाणी वय:- 58; पत्ता:- प्लॉट नं: ५-३०२, माळ नं: ५, इमादतीचे नाव:- डी. एस. गॅलेक्सी, ब्लॉक नं: सुकुंद परियारा, रोड नं: देवीदयाल रोड, गझराष्ट्र, MUMBAI. पिन कोड:- 400080 फोन नं:- 9877749774
2). नाव:- मो:- रुद्राणी डेव्हलपर्स प्राईम प्रायोदर रत्नाश रत्नाणी वय:- 58; पत्ता:- प्लॉट नं: ५-३०२, माळ नं: ५, इमादतीचे नाव:- डी. एस. गॅलेक्सी, ब्लॉक नं: सुकुंद परियारा, रोड नं: देवीदयाल रोड, गझराष्ट्र, MUMBAI. पिन कोड:- 400080 फोन नं:- 9877749774

(3) दस्तऐवज करून घेण्याचा दिनांक: 01/12/2021
(4) दस्ता मोहणी केल्याचा दिनांक: 01/12/2021
(1) अनुक्रमेण, संड व पृष्ठ: 21792/2021
(2) जलारज्या प्रमाणे गुरुक शुल्क: 520400
(3) जलारज्या प्रमाणे नोंदणी शुल्क: 30000
(14) रकम:

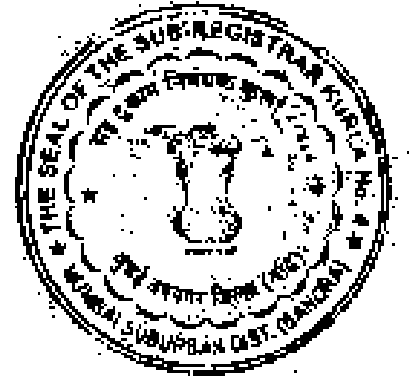


मृत्यांकनासाठी विवादात घेतलेला उपशीलः

मृत्यांकनाची आवश्यकता नाही कारण दस्तऐवजानुसार आवश्यक नाही

गुरुक शुल्क आकारलेला निघडलेला 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	Debate Number	Debate Date
1		Certificate	503/21/K/1039/21	1100501	520400	SU		
2		n.Challen		MH005506256/202122E	30000	RF	0004520946902122	01/12/2021
3		DHC		0112202109092	320	RF	0112202109092D	01/12/2021
4		DHC		1711202113073	1320	RF	1711202113073D	01/12/2021

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

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Chaffan Defaced Details

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Page 11

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~~re Grant~~
M.P. Vota

करल ४		
२१७९३	३७	४०
२०२१		

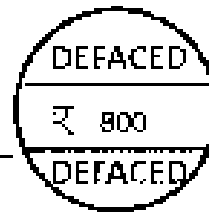


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0112202109145	Receipt Date	01/12/2021
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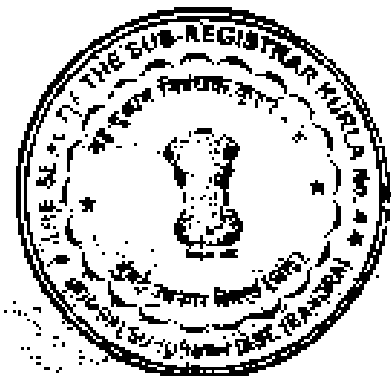
Received from AGREEMENT. Mobile number 0000000000, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 21793 dated 01/12/2021 at the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	IBKL	Payment Date	01/12/2021
Bank CIN	10004152021120108237	REF No.	2728360378
Deface No	0112202109145D	Deface Date	01/12/2021

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



391/21793

बुधवार, 01 दिसंबर 2021 0:29 न.नं.

उरत नोंबवारा भाग-1

करण 4

उरत क्रमांक: 21793/2021 36180

उरत क्रमांक: करण 4 /21793/2021

साधारण शुल्क: रु. 01/-

सी.बदला: रु. 00/-

मरजेले मुद्रांक शुल्क: रु. 5000/-

डु. दि. सह. डु. दि. करण 4 यांचे कार्यालयात

पावती: 23832

पावती क्रमांक: 01/12/2021

अ. क्र. 21793 उर दि. 01 12 2021

मादकपदार्थाचे नाव: अश्वत्थाम को अँप हॉलिंग नावा कि मे
चेकरामन अरविंद एल मे दी.

रोजी 0:28 न.नं. या. हजर केला.

नोंबणी फी

रु. 100.00

बन्त दुआळगी फी

रु. 800.00

मुद्रांणी संख्या: 40

उरत हजर करणा याची पाती:

एकूण: 900.00

सह डु.निबंधक कुर्मी . 4

सह डु.निबंधक कुर्मी . 4

याचाला पत्रिका: कुलमुक्तारपत्र

मुद्रांक शुल्क: त केव्हा की प्रतिपत्तार्थ देण्यात आलेला, अश्वत्थाम को अँप हॉलिंग नावा कोणतीही खातर मजगता विकण्याचा आदेश देऊन अनेक केव्हा

पत्रिका क्र. 1 01 / 12 / 2021 08 : 28 : 53 PM ची वेळ: (खादरीकरण)

पत्रिका क्र. 2 01 / 12 / 2021 08 : 29 : 39 PM ची वेळ: (सी)



दस्तावेज संख्या: 12345

10/2/20

04/12/2021 8:38:55 PM

2015 04/27/2015

सूचक संख्या : 421733/221

દત્ત. પા. પ્રશ્ન: :-કુંભ(કુ. ૫. ૨૫)

[illegible]

गरीम घुलनेपाछाँ कैसल देगार नयाँबन्धीत नवनसबिसेवन च इस्त रेणत म्मन दिन्नेने धनन २०.11.11

2020年12月12日 08:39:15 PM

பெயர்:

प्राचीन इरान असे निवेदीत करतात की ते इस्लामच्या वरून हेर-यानां व्यतिरिक्त, अनेकसंख्यक व त्यांची संख्या १०००००००

क्र.सं.	प्रमाणपत्र प्राप्त करने वाले व्यक्ति का नाम	प्रमाणपत्र प्राप्त करने वाले व्यक्ति का पता	प्रमाणपत्र प्राप्त करने वाले व्यक्ति का फोटो	प्रमाणपत्र प्राप्त करने वाले व्यक्ति का हस्ताक्षर
1.	मानविकी विभाग, गुरुदास	गुरुदास, गुरुदास, गुरुदास, गुरुदास		
2.	मानविकी विभाग, गुरुदास	गुरुदास, गुरुदास, गुरुदास, गुरुदास		

शिल्क ल.८ ई पेंडिंग / 12 / 2021 ११ : 39 : 01 AM

શિલ્પ કાંડ ચો શિલ્પકર્તા / 12 / 2021 ૦૪ : ૩૭ : 1૬ PM નીચળી પુસ્તાક ન ગણતે

राष्ट्र दलितशक्ति



Payment Details.

Sl.	Purchaser	Type	Verification no/Vendor	QIR/License	Amount	Used At	Deface Number	Deface Date
1	MS RUDANI DEVELOPERS	eChallan	59105332021120113192	MH0001-04902902122F	500.00	SD	0004521012202122	01/12/2021
2	MS RUDANI DEVELOPERS	eChallan		MH000504052202122E	100	RF	0004521012202122	01/12/2021
3		DHC		0112202103115	800	H-	0112202103145D	01/12/2021

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

21793 /2021

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- 1. Every scanned document for consideration through this portal is 14 pages on a single process after scanning.
- 2. Get data immediately after registration.

For feedback, please write to us at feedback@hacktivist.in

करल ४

२१७८३७०७०

२०२१

प्रमाणित करण्यात येते की या दस्तम्याचे
एकूण २१७८३७०७० अने आहेत
करल-४/ २१७८३ १२०२१
पुस्तक क्रमांक १ कर्मकांडर नोंदना,
दिनांक ०१/१२/२०२१

सह. मुख्य निबंधक कारल-४
मुंबई उपनगर जिल्हा

