



नगरपालिका, मुंबई

मुंबई गृहनिर्माण व क्षेत्र विकास मंडळ,

निवासी कार्यकारी अभियंता यांचे कार्यालय

कक्ष क्रमांक ४०७, तिसरा मजला, गृहनिर्माण भवन, वांद्रे (पूर्व), मुंबई ५१

दूरध्वनी: ६६४० ५०००, २६५९२८७७, २६५९२८८१ फॅक्स नं. ०२२-२६५९२०५८ / पत्रपेटी क्र. ८१३५

जा.क्र./मुं.मं./नि.का.अ./ 1009 / २०२३

दिनांक: 05/08/2023

प्रति,

- १) सह दुय्यम निबंधक,
अंधेरी क्र. १, दुसरा मजला,
एम.टी.एन.एल. कार्यालयीन इमारत,
लालुबाई पार्क, अंधेरी (प),
मुंबई-४०००५८.
- २) सह दुय्यम निबंधक,
अंधेरी क्र. २, फमिली कोर्ट,
तळमजला, एम.एम.आर.डी.ए.
इमारत समोर, वांद्रे कुर्ला कॉम्प्लेक्स,
वांद्रे (पूर्व), मुंबई - ४०० ०५१
- ३) सह दुय्यम निबंधक,
अंधेरी क्र. ४, न्यू टेलिफोन इक्सेंज,
खार पाली, तळमजला, खार (प),
मुंबई-४०००५२.
- ४) सह दुय्यम निबंधक,
अंधेरी क्र. ६, जोगेश्वरी टेलिफोन
एक्सेंज, एस.व्ही. रोड, राम शाम
थेटरजवळ, जोगेश्वरी (प),
मुंबई-४००१०२.
- ५) सह दुय्यम निबंधक,
अंधेरी क्र. ७, पहिला मजला,
एम.टी.एन.एल. कार्यालयीन इमारत,
नंदा पाटकर रोड, नवपाडा,
विलेपार्ले (पूर्व), मुंबई-४०००५७.

विषय:- प्लॉट क्र. सी.डी.-७, रोड क्र. आर.एस.सी.-२३, न.भु.क्र. १३७४/बी/४८१, सर्वे.क्र. ४१, सरदार वल्लभभाई पटेल नगर, सिध्दीसाई सह.गृ.नि.संस्था मर्या., वर्सोवा अंधेरी (प) मुंबई या इमारतीस नियोजन प्राधिकरण / म्हाडा यांच्याकडून पूर्णतः भोगवटा प्रमाणपत्र प्राप्त करण्याकरिता संमती पत्र देणेबाबत.

संदर्भ:-

१. महाराष्ट्र शासन नगरविकास विभाग शासन निर्णय क्र.टीपीएस-१८२०/अ नै२७/प्र.क्र.८०/२०नवि-१३, दि.१४.०१.२०२१.
२. नोंदणी उपमहानिरीक्षक, मुंबई विभाग यांचे पत्र क्र.२०१६/२०२१, दि.२२.१२.२०२१ रोजीचे पत्र या कार्यालयास प्राप्त दि.०३.०१.२०२२.
३. म्हाडा परिपत्रक क्र.निकाअ/मुं.मं./परिपत्रक/४२४/२०२१, दि.२५.०२.२०२१.
४. या कार्यालयाचे भागशः भोगवटा प्रमाणपत्र जारी करण्याकरिता संमती पत्र क्र.६८८ दि.२४.०३.२०२१
५. या कार्यालयाचे ना हरकत प्रमाणपत्र (निवासी ते अनिवासी वापर बदलकरिता) पत्र क्र.CO/MB/REE/NOC/F-४७०/२५१४/२०२१ दि.१२.१०.२०२१
६. संस्थेचे वास्तुशास्त्रज्ञ मे.ऐऐके असो.यांचे पत्र क्र. No. AAK/LIA/२१-२२/२५ FEB२०२२/१
७. या कार्यालयाचे पत्र क्र.७८० दि.२०.०३.२०२३
८. विकासक मे. एस.डी. एसव्हीपी नगर रिडेव्हलपमेंट प्रा. लि. यांचे दि.१२.०५.२०२३ रोजीचे पत्र.(पृष्ठ क्र.सी/९०७ ते सी/९०८) सोबत दि.०४.०५.२०२३ रोजीचा नोंदणीकृत प्रतिज्ञापत्र

महोदय,

उपरोक्त विषयास अनुसरून संदर्भ क्र.१ च्या शासन निर्णय व संदर्भ क्र.३ च्या म्हाडा प्राधिकरणाच्या परिपत्रकान्वये विषयांकीत प्रकल्पाकरिता विकासकास मुंबई मंडळाकडे भरणा करावयाच्या अधिमूल्य रकमेवर ५०% सुट देण्यात आलेली आहे. त्या अनुषंगाने संस्था / विकासकास संदर्भ क्र. ५ अन्वये ना हरकत प्रमाणपत्रानुसार विषयांकीत संस्थेस दि.१४.०१.२०२१ रोजीच्या शासन निर्णयानुसार ११३.०० चौ.मी. (अनिवासी वापर) करिता ५०% सवलतीचा लाभ घेतलेला आहे. त्या अनुषंगाने संस्था / विकासकास ११३.०० चौ.मी. (अनिवासी वापर) बां.क्षे. करिता खालील बाबींची पूर्तता करावयाची आहे.

- I. ग्राहकांचे मुद्रांकाचा संपूर्ण खर्च विकासकामार्फत करण्यात आला असल्याचे लाभार्थी ग्राहकांचे प्रमाणपत्र विकासकास सादर करावयाचे आहे.
- II. विकासकाने ज्या ग्राहकांचा मुद्रांकाचा संपूर्ण खर्च केला आहे, त्याची यादी त्यांचे संकेतस्थळावर प्रसिध्द करावयाची आहे.
- III. प्रकल्पाच्या ज्या भागासाठी सवलत घेतली आहे त्याची यादी मुख्य अधिकारी / मुंबई मंडळ यांचेमार्फत माहितीकरिता मुद्रांक नोंदणी कार्यालयास कळवावयाची आहे. तसेच संबंधित प्राधिकरणाच्या संकेतस्थळावर प्रसिध्द करावयाची आहे.

उपरोक्त नमुद मुद्दा क्र. I व II करिता विकासकाने संदर्भ क्र.८ अन्वये एकूण ११३.०० चौ.मी. (अनिवासी वापर) बां.क्षे. करिता ७ दुकानी गाळ्यांचा ग्राहकांचे मुद्रांकाचा संपूर्ण खर्च विकासकामार्फत करण्यात येणार आहे असे कळविले आहे.

तसेच ७ दुकानी गाळ्यांचे विक्री न झालेल्या लाभार्थी ग्राहकांचे मुद्रांक शुल्क विकासकामार्फत भरण्यात येईल, असे हमीपत्र विकासकाने सादर केलेले आहे.

उपरोक्त नमुद माहिती ही विकासकाने या कार्यालयात सादर केलेल्या कागदपत्रांच्या आधारे देण्यात येत आहे याची कृपया नोंद घ्यावी. सदर विक्री न झालेल्या ७ दुकानी गाळ्यांचे लाभार्थी ग्राहकांची यादी व सूची क्र.२ ची यादी विकासकाने या कार्यालयास सादर केल्यानंतर आपल्या कार्यालयास त्याबाबत अवगत करण्यात येईल.

शासनाच्या संदर्भित शासन निर्णय क्र.१ च्या अनुषंगाने आपणांस कळविण्यात येते की, उपरोक्त विक्री न झालेल्या ७ दुकानी गाळ्यांचे लाभार्थ्यासाठी विकासकाने बांधकाम क्षेत्रफळापोटी आकारण्यात येणाऱ्या अधिमूल्याच्या दरात सुट घेतली असून, सदर सदनिकांच्या नोंदणीवेळी विकासकामार्फत मुद्रांक शुल्काचा भरणा करणे अपेक्षित आहे. वर नमुद सदनिकांचे रजिस्ट्रेशन / नोंदणी करतेवेळी आपल्या विभागातर्फे त्याची खातरजमा करण्यात यावी.

सोबत :- दि.०४.०५.२०२३ रोजीचा नोंदणीकृत प्रतिज्ञापत्र

आपला विश्वासू,



(प्रकाश सानप)

निवासी कार्यकारी अभियंता

मुंबई मंडळ.

प्रत:

- १) नोंदणी महानिरीक्षक तथा मुद्रांक नियंत्रक, तळमजला, नवीन प्रशासकीय इमारत, विधान भवन समोर, पुणे-४११००१ यांना माहितीस्वरुप सविनय सादर.
- २) नोंदणी उपमहानिरीक्षक, मुंबई विभाग, मुंबई, डी.डी. बिल्डींग, तळमजला, जुने जकात घर, शहीद भगतसिंग मार्ग, फोर्ट, मुंबई-४००००१ यांना माहितीस्वरुप सविनय सादर.
- ३) मुद्रांक त्रिह्वाधिकारी, अंधेरी यांना माहितीसाठी सादर.

- ४) कार्यकारी अभियंता / इमारत परवानगी कक्ष (बृहन्मुंबई क्षेत्र) / प्राधिकरण यांना माहितीसाठी.
- ५) मुख्य माहिती व संचार तंत्रज्ञान अधिकारी, माहिती व संचार तंत्रज्ञान कक्ष, प्राधिकरण यांना माहितीकरिता व विकासकाने सादर केलेल्या नोंदणीकृत प्रतिज्ञापत्र म्हाडाच्या संकेत स्थळावर प्रसिध्द करणेबाबत. सोबत: सॉफ्ट कॉपी.
- ६) कार्यकारी अभियंता / वांद्रे विभाग / मुंबई मंडळ यांना माहितीकरिता.
- ७) अध्यक्ष / सचिव, सिध्दीसाई सह.गृ.नि.संस्था मर्या., इमारत क्र. सी.डी.-७, रोड क्र. आर.एस.सी.-२३, सरदार वल्लभभाई पटेल नगर, वर्सोवा अंधेरी (प), मुंबई - ४००००५ यांना माहितीसाठी.
- ८) संस्थेचे वास्तुशास्त्रज्ञ, मे. ए.ए.के असो., एस.पी.सेंटर, ४१/४४, मिनू देसाई मार्ग, कुलाबा, मुंबई - ४००००५ यांना माहितीसाठी.
- ९) मे. एस.डी. एस.व्ही.पी. नगर रिडेव्हलपमेंट प्रा.लि., ४१/४४, ए.पी. सेंटर, मिनू देसाई मार्ग, कुलाबा, मुंबई ४००००५ यांना माहितीसाठी व कार्यवाहीसाठी.

513/6029

पावती

Original/Duplicate

Thursday, May 04, 2023

नोंदणी क्र. :39म

4:14 PM

Regn.:39M

पावती क्र.: 6485 दिनांक: 04/05/2023

गावाचे नाव: वसोवा

दस्तऐवजाचा अनुक्रमांक: बदर17-6029-2023

दस्तऐवजाचा प्रकार: प्रतिज्ञापत्र

सादर करणाऱ्याचे नाव: मेसर्स एस.डी. एसव्हीपी नगर रिडेव्हलपमेंट प्रा लि चे संचालक गगन शर्मा

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 760.00

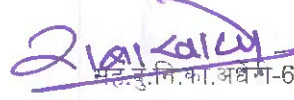
पृष्ठांची संख्या: 38

एकूण:

रु. 1760.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:33 PM ह्या वेळेस मिळेल.


 मह. दु. नि. का. अधिन-6

वाजार सुल्य: रु.0.1/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

 तह. बुय्यम निबंधक, अंधेरी -६,
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: रु.760/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2004202307947 दिनांक: 04/05/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000904926202324E दिनांक: 04/05/2023

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees



 REGISTERED ORIGINAL DOCUMENT
 DELIVERED ON.....



CHALLAN
MTR Form Number-6



| | | | | | | | | | | |
|---|--------------------|---------|--|---------------|---------------------------------------|---------------------|---|---------|-----------------------|--|
| GRN | MH000904926202324E | BARCODE | | | Date | 20/04/2023-12:41:16 | | Form ID | 25.2 | |
| 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 BDR16__JT SUB REGISTRAR ANDHERI 5 | | | | | Full Name | | SDSVP Nagar Redevelopment Private Limited | | | |
| Location MUMBAI | | | | | | | | | | |
| Year 2023-2024 One Time | | | | | Flat/Block No. | | CTS No. 1374-B/481, Village Versova, | | | |
| Account Head Details | | | | Amount In Rs. | Premises/Building | | | | | |
| 0030045501 Stamp Duty | | | | 500.00 | Road/Street | | SVP Nagar, Andheri West | | | |
| 0030063301 Registration Fee | | | | 1000.00 | Area/Locality | | Mumbai | | | |
| | | | | | Town/City/District | | | | | |
| | | | | | PIN | | 4 0 0 0 5 3 | | | |
| | | | | | Remarks (If Any) | | | | | |
| | | | | | SecondPartyName=MHADA~ | | | | | |
| | | | | | <div>बदर-१७/ ६०२९३८</div> | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | Amount In | One Thousand Five Hundred Rupees Only | | | | | |
| Total | | | | 1,500.00 | Words | | | | | |
| Payment Details PUNJAB NATIONAL BANK | | | | | FOR USE IN RECEIVING BANK | | | | | |
| Cheque-DD Details | | | | | Bank CIN | Ref. No. | 03006172023042000517 | | 5115481014 | |
| Cheque/DD No. | | | | | Bank Date | RBI Date | 20/04/2023-12:43:13 | | Not Verified with RBI | |
| Name of Bank | | | | | Bank-Branch | | PUNJAB NATIONAL BANK | | | |
| Name of Branch | | | | | Scroll No. , Date | | Not Verified with | | | |

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.





CHALLAN
MTR Form Number-6



| | | | | | | | | | | |
|---|--------------------|------------------|---------------------|---------------|---------------------------|---------------------------------------|---|---------|------------|--|
| GRN | MH000904926202324E | BARCODE | | | Date | 20/04/2023-12:41:16 | | Form ID | 25.2 | |
| 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 BDR16__JT SUB REGISTRAR ANDHERI 5 | | | | | Full Name | | SDSVP Nagar Redevelopment Private Limited | | | |
| Location MUMBAI | | | | | | | | | | |
| Year 2023-2024 One Time | | | | | Flat/Block No. | | CTS No. 1374-B/481, Village Versova, | | | |
| Account Head Details | | | | Amount In Rs. | Premises/Building | | | | | |
| 0030045501 Stamp Duty | | | | 500.00 | Road/Street | | SVP Nagar, Andheri West | | | |
| 0030063301 Registration Fee | | | | 1000.00 | Area/Locality | | Mumbai | | | |
| | | | | | Town/City/District | | | | | |
| | | | | | PIN | | 4 0 0 0 5 3 | | | |
| | | | | | Remarks (If Any) | | | | | |
| | | | | | SecondPartyName=MHADA | | | | | |
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| | | | | | | | | | | |
| Total | | | | 1,500.00 | Amount In | One Thousand Five Hundred Rupees Only | | | | |
| | | | | | Words | | | | | |
| Payment Details PUNJAB NATIONAL BANK | | | | | FOR USE IN RECEIVING BANK | | | | | |
| Cheque-DD Details | | | | | Bank CIN | Ref. No. | 03006172023042000517 | | 5115481014 | |
| Cheque/DD No. | | | | | Bank Date | RBI Date | 20/04/2023-12:43:13 | | 21/04/2023 | |
| Name of Bank | | | | | Bank-Branch | | PUNJAB NATIONAL BANK | | | |
| Name of Branch | | | | | Scroll No. , Date | | 1/20/2023 | | | |
| Department ID : NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. सदर चालन केवल दस्तावेज निबंधक कार्यालयात नोंदणी करावयाच्या दस्तऐवजासाठी लागू आहे. नोंदणी न करता दस्तऐवजाच्या दुरुव्यावस्था लागू नाही. | | | | | | | | | | |
| Signature Not Verified Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 02 Date: 2023.05.04 16:17:02 IST Reason: GRAS Secure DocId: 34444444 Location: India | | | | | | | | | | |
| Challan Defacement | | | | | | | | | | |
| Sr. No. | | Defacement No. | Defacement Date | Userld | Defacement Amount | | | | | |
| 1 | (IS)-513-6029 | 0000860517202324 | 04/05/2023-16:14:28 | IGR554 | 500.00 | | | | | |
| 2 | (IS)-513-6029 | 0000860517202324 | 04/05/2023-16:14:28 | IGR554 | 1000.00 | | | | | |
| Total Defacement Amount | | | | | 1,500.00 | | | | | |

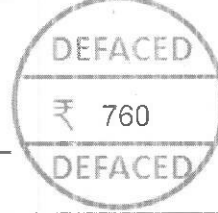


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

| | | | |
|-----|---------------|--------------|------------|
| PRN | 2004202307947 | Receipt Date | 04/05/2023 |
|-----|---------------|--------------|------------|

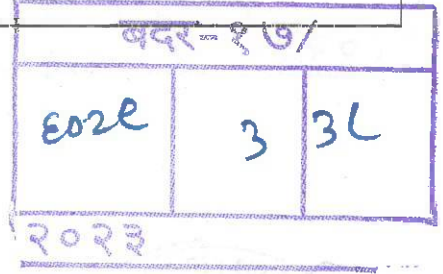
Received from SD SVP Nagar Redevelopment Pvt Ltd, Mobile number 0000000000, an amount of Rs.760/-, towards Document Handling Charges for the Document to be registered on Document No. 6029 dated 04/05/2023 at the Sub Registrar office Joint S.R. Andheri 6 of the District Mumbai Sub-urban District



Payment Details

| | | | |
|-----------|----------------------|--------------|------------|
| Bank Name | PUNB | Payment Date | 20/04/2023 |
| Bank CIN | 10004152023042006925 | REF No. | 5115493066 |
| Deface No | 2004202307947D | Deface Date | 04/05/2023 |

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



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| बंदर-१७/ | | |
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2. That We undertake to submit the certificate from the prospective buyers that his/her /their Stamp Duty has been paid by the Developer. The copy of said certificate and list will be submitted to your office.
3. That we also indemnify your office and its officers against any litigation that may arise due to the non-payment or any recovery that may arise in future.

This Undertaking is binding on us, our representatives, officers, directors, successors, and assigns.

Solemnly affirmed at Mumbai

On this 20th day of April 2023

SIGNED SEALED AND DELIVERED by the
Within named "Developer"
"M/s SDSVP Nagar Redevelopment
Private Limited."

By the hands of its Director

GAGAN H SHARMA

In the presence of

1. Tushar Kulkarni

2. Prakash Raut



| | | |
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| बदर-१७/ | | |
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UNDERTAKING

To,
Residential Executive Engineer,
Mumbai Board,
Mumbai Housing & Area Development Board,
Grihnirman Bhavan, Kalanagar,
Bandra (East), Mumbai – 400 051.



Sub: Redevelopment of society known as Versova Andheri Siddhi Sai Co- operative Housing Society Ltd. situated on Plot No. CD- 07, RSC -12, bearing CTS No. 1374-B/481, Village Versova, SVP Nagar, Andheri (West), Mumbai – 400 053.

Ref: Your letter having reference bearing no. Ja. Kr. Ni. Ka. A / Mu. M./ 780 / 2023 dated 20th March 2023.

Sir,

I, Gagan Sharma, Director of M/s SDSVP Nagar Redevelopment Private Limited do hereby agree and undertake as under:

1. That we undertake to pay entire stamp duty of the prospective buyers for the commercial units situated on Plot No. CD- 07, RSC-12, bearing CTS No. 1374-B/481, Village Versova, SVP Nagar, Andheri (West), Mumbai – 400 053.

(Signature)



गावाचे नाव : 1) वर्सोवा

बदर-१७/

| | | |
|---|--|-----------|
| (1)विलेखाचा प्रकार | विकसनकरारनामा | |
| (2)मोबदला | 113828180 | ६०२६ ७ ३६ |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 149622500 | २०२३ |
| (4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : , इतर माहिती: जमीन व बांधकाम, प्लॉट नं सी डी-7, सी टी एस नं 1374बी/481, मौजे वर्सोवा, तालुका अंधेरी, वर्सोवा अंधेरी सिद्धी साई को ऑप हौ सो ली, आर एम सी-12, सरदार वल्लभभाई पटेल नगर, अंधेरी वेस्ट मुंबई 400053-- चा विकसन करारनामा((C.T.S. Number : 1374B/481 ;)) | |
| (5) क्षेत्रफळ | 1) 1314.51 चौ.मीटर | |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-वर्सोवा अंधेरी सिद्धी साई को ऑप हौ सो ली चे चेअरमन पंढरीनाथ - पारकर वय:-47; पत्ता:-प्लॉट नं: प्लॉट नं सी डी 7, माळा नं: -, इमारतीचे नाव: आर एम सी - 12, ब्लॉक नं: एस व्ही पी नगर, रोड नं: अंधेरी वेस्ट मुंबई, ,. पिन कोड:-400053 पॅन नं:-ADMPP6573C 2): नाव:-वर्सोवा अंधेरी सिद्धी साई को ऑप हौ सो ली चे सेक्रेटरी चंद्रकांत - शिंदे वय:-51; पत्ता:-प्लॉट नं: प्लॉट नं सी डी 7, माळा नं: -, इमारतीचे नाव: आर एम सी - 12, ब्लॉक नं: एस व्ही पी नगर, रोड नं: अंधेरी वेस्ट मुंबई, ,. पिन कोड:-400053 पॅन नं:-BRXPS2489E 3): नाव:-वर्सोवा अंधेरी सिद्धी साई को ऑप हौ सो ली चे खजिनदार प्रभाकर - महाडिक वय:-50; पत्ता:- प्लॉट नं: प्लॉट नं सी डी 7, माळा नं: -, इमारतीचे नाव: आर एम सी - 12, ब्लॉक नं: एस व्ही पी नगर, रोड नं: अंधेरी वेस्ट मुंबई, ,. पिन कोड:-400053 पॅन नं:-ATSPM6440R | |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-मेसर्स एस. डी. एस व्ही पी नगर रीडेव्हलपमेंट प्रा ली चे ऑर्थोराईज सिग्नोटी सुधीर बी. वाकुरे वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: फोर्ट मुंबई, रोड नं: 70 नागीनदास मास्टर रोड, ,. पिन कोड:-400023 पॅन नं:-AAACW7630B | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 22/08/2013 | |
| (10)दस्त नोंदणी केल्याचा दिनांक | 22/08/2013 | |
| (11)अनुक्रमांक,खंड व पृष्ठ | 6150/2013 | |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 7481500 | |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 | |
| (14)शेरा | | |
| मुल्यांकनासाठी विचारात घेतलेला तपशील:-: | | |
| मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-: | (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it. | |



20401618490



GOVT. APPROVED STAMP VENDOR

CASH MEMO

SMT. JYOTI P. DOOA

L.S.V. NO. 205

6, Kondaji Chawl No. 3, Behind Tata Hospital, Parel.

Mumbai - 400 012. Tel : 2416 2628

No. 1512

Date: 31-7-83

M/s:

| Qty. | Particulars | Rs. |
|------|--------------------------------------|------|
| 1 | 500x1 - | 500 |
| | P'991504 | |
| 5 | 100x5 | 500 |
| | HP112923-927 | |
| | SD SVF NAGAR REDEVELOPMENT SVT. LTD. | 1000 |

ADMIN. OFF: S. P. CENTRE, 44/2 Signature
E. & O. MINOO DESAI MARG, COLABA
MUMBAI - 400 005.

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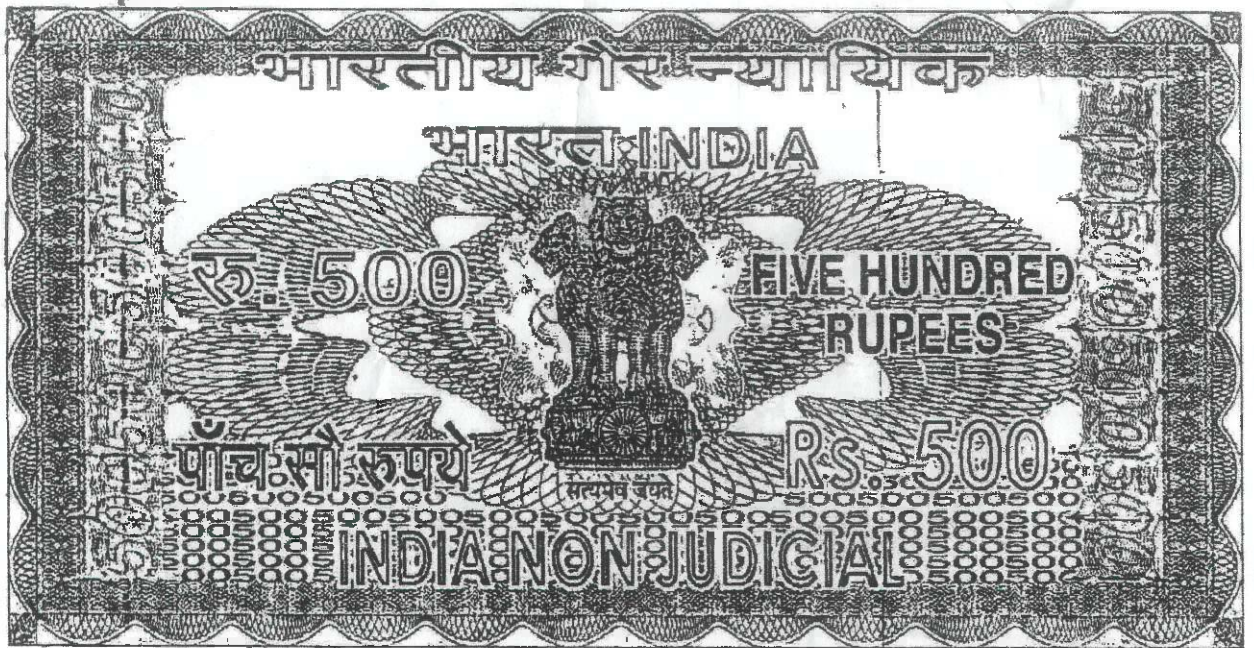


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महाराष्ट्र MAHARASHTRA

क्र. 1414 दिनांक:

विशाली प्रो. ज्योती प्र. बुआ

१, कंठळी चाक नं.-३, पानुदेव पेंडुरेकर मार्ग,

दादा हासिपटल

श्री/श्रीमती... ADMIN. OFF. S.F. CENTRE, 41/44,

यास न्यायिक... MUMBAI - 400 005

L.S.V. No. 205

31 JUL 2013 P 991506

सहायक मुद्रांक कार्यालय, मुंबई
सु. सिफेता क्र. २०५

10 JUL 2013

सहायक मुद्रांक



का. रा. मदी

IRREVOCABLE POWER OF ATTORNEY

TO ALL THOSE TO WHOM THESE PRESENTS SHALL COME, WE VERSOVA ANDHERI
SIDDHI-SAI CO-OPERATIVE HOUSING SOCIETY LTD., through its following Authorised
signatories, Managing Committee members,

1. Mr. Pandharinath Parkar, Chairman, Mumbai Inhabitant, residing at C-6 Versova
Andheri Siddhi Co-operative Housing Society Ltd.; Versova, Andheri (W), Mumbai - 53.
2. Mr. Chandrakant Shinde, Secretary, Mumbai Inhabitant, residing at C-11 Versova
Andheri Siddhi Co-operative Housing Society Ltd.; Versova, Andheri (W), Mumbai - 53.
3. Mr. Prabhakar Mahadik, Treasurer, Mumbai Inhabitant, residing at
Andheri Siddhi Co-operative Housing Society Ltd.; Versova, Andheri (W), Mumbai - 53.



P.V. Parkar Bahadur





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| बदर-१७/ | | |
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| बदर - ४१ | |
| ६१५१ | १ |
| २०१३ | |



a registered Society bearing Registration No. B.O.M. (MHADA) H.S.G. (T.O.) 7651 Year 1993-94 having its registered address at Plot No. C.D. - 7, RMC-12, Municipal "K-West" Ward, S.V.P. Nagar, Near Versova Telephone Exchange, Andheri (West), Mumbai - 400 053 (hereinafter referred to as "Society") HEREBY SEND GREETINGS:

- a. Whereas the Maharashtra Housing and Area Development Authority (hereinafter referred to as "MHADA") being possessed of or otherwise well and sufficiently entitled to the piece and parcel of land/Cluster plot bearing No. CD-7 and measuring 1314.51 Sq. meters or thereabouts situated at SVP Nagar, Versova, Andheri (W), Mumbai 400 053, in the registration Sub-district of Bandra Borivli, District of Mumbai (hereinafter referred to as the said "Land"), developed and divided the said Land into 25+6=31 plots (hereinafter "Developed Plots") and allotted the same to various individuals under its site and service scheme prepared under the Bombay Urban Development Project aided by the World Bank (herein after referred to as the "Developed Plots");

- b. And Whereas the various allottees of the Developed Plots formed themselves into Versova Andheri Siddhi-Sai Co-operative Housing Society mentioned herein above for the management and orderly conduct of all the problems and matter connected with the common services facilities and amenities related to the said Land and the Developed Plots;

- c. And Whereas on application made by the Society and all its members executed a Lease Deed dated 10th December 1993 in respect of aforesaid Developed Plots in favour of the Society (copy whereof is annexed hereto and marked as 'Annexure-A');

- d. And Whereas the Society and its members for the purpose of enabling them to meet the expenses towards payment of premium and cost of development of the Developed Plots including construction of a house thereupon for their own use on the said Developed Plots requested MHADA to advance them a loan and accordingly MHADA has advanced loan to the members. The members have accordingly mortgaged the Developed Plots and the constructions constructed and/or to be constructed thereon in favour of MHADA (copy whereof is annexed hereto and marked as 'Annexure-B').

- e. And Whereas the members thereafter constructed structures/buildings/tenement on the said Developed Plots and have repaid the loan to MHADA. However in the event any balance loan remaining to be paid by the members shall be paid and No.

P. V. P. K. K.

P. V. P. K. K.

P. V. P. K. K.



Dues shall be obtained within a stipulated as agreed by the parties to enable commencement of the redevelopment scheme.

f. And Whereas it was explicitly represented and agreed by the Society members as well as the said Society on behalf of its members herein that they shall solely and independently and without having any claim from and/or against the Developer pay all requisite dues payable by the Society to MHADA and/or any other government and/or semi-government authority(ies) including payment of dues towards removal of existing charge on the currently existing independent units/rooms/structures/tenements/flats standing thereon on the said Land and the Developed Plots so as to enable the Developer in proceeding with the redevelopment and/or integrated redevelopment activities. Further, each Society member had also agreed to furnish and provide to the Developer herein the 'No due Certificate' and/or the 'Encumbrance Certificate' duly issued by MHADA for their respective currently existing independent units/rooms/structures/tenements/flats standing on the said Land and the Developed Plots. And Whereas the Developer was not be held responsible for any delay in the redevelopment and/or the integrated redevelopment activities caused pursuant to the delays by any of the Society members in furnishing and providing the aforementioned Certificates to the Developer

g. And Whereas the Society in their Special General Body Meetings unanimously passed resolutions dated 27th December 2009 and 13th March 2013 (copies whereof are annexed hereto and marked as 'Annexure - C (Colly)') to assign all the work for redevelopment of the Developed Plots to M/s. S.D.SVP Nagar Redevelopment

Private Limited (hereinafter for the sake of brevity to be referred to as "Developer"). However, prior to the passing of the said resolution the society had also issued a letter of consent dated 9th January 2010 (copy whereof is annexed hereto and marked as Annexure "D");

h. And Whereas the Society has vide a Development Agreement dated 22nd August 2013 duly registered as document no. 6150 of 2013 at the Sub-Registrar's office situated at Andheri Taluka (hereinafter "Development Agreement") duly executed by and between the Society and the Developer herein has granted the right of Redevelopment of the said Land and the Developed Plots including the structures/buildings/tenements standing thereon to the Developer herein on the terms and conditions recorded therein in the said Development Agreement.



- i. And Whereas pursuant to the execution of the said Development Agreement and in order to implement the Re-development activities, the Society has agreed to execute this Irrevocable Power of Attorney in favour of the said Developer for the consideration as mentioned in the said Development Agreement and for the purposes hereinafter appearing, which shall be valid and binding on all the present office bearers/promoters/committee members/society members and their respective successors/legal heirs and assigns from time to time.
- j. The irrevocable powers granted herein by the said Society shall be deemed to be granted, accepted and confirmed by and binding on all the present office bearers/promoters/committee members/society members and their respective successors/legal heirs and assigns from time to time.

NOW KNOW YE AND THESE PRESENTS WITNESSTH:

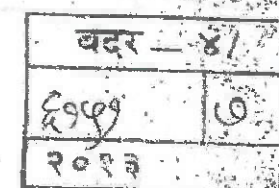
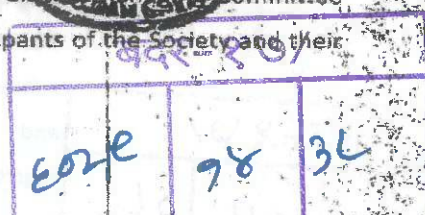
That We, **VERSOVA ANDHERI SIDDHI-SAI CO-OPERATIVE HOUSING SOCIETY LTD.** a registered Society through its Managing Committee Members / Office Bearers / Promoters / Members viz.

- (1) Mr. Pandharinath Parkar, Chairman
- (2) Mr. Chandrakant Shinde, Secretary
- (3) Mr. Prabhakar Mahadik, Treasurer

of the said Society for and on behalf of the said Society and its members/occupants do hereby Irrevocably nominate, constitute and appoint **M/s. S.D.SVP Nagar Redevelopment Pvt. Ltd.** the Developer herein, as and to be our True and Lawful Attorney to do the following acts, deeds and things on behalf of the said Society and its members/occupants and in respect of the said Land and the Developed Plots including the structures/buildings/tenements constructed by the Society members therein and particularly described in the Schedule herein.

1. **TO ENTER** into the said Land and the Developed Plots including the structures/buildings/tenements and ascertain, survey the area by appointing Architect/s and all such other professionals or their agents or nominees for the purpose of redevelopment of the said Developed Plots by way of constructing new structures/buildings.
2. **TO DEMOLISH** the existing structures/buildings/tenements standing on the said Land and for the said purpose to appoint contractor/s and to disburse or sell or reuse debris as the said Developer may deem fit.

P. Parkar *Chandakant* *Prabhakar*



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redevelopment

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and/or MHADA and/
mentioned hereinabove.

5. **TO DEAL, LIASE AND**
Limited and/or such
making or putting
structure/building/te
Developed Plot and
agreements, lease d

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and/or documents etc. as may be thought necessary and/or required by the Government authority(ies) from time to time;

6. TO PAY the necessary deposit or security fee or any other amount that may be required to be deposited or paid to the Municipal Corporation of Greater Mumbai and/or MHADA and/or any other concerned authority(ies) including Hydraulic Departments, B.S.E.S/B.E.S.T. and also apply for the refund thereof and receive the sums and pass the receipt for the same as and when occasion arises in respect of the said Land including the Developed Plots;

7. TO DEAL with the members of the Society for the redevelopment in and around the said Land and the Developed Plots including the structures/buildings/tenements standing thereon;

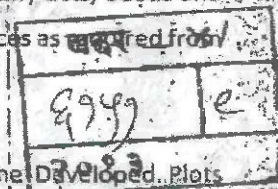
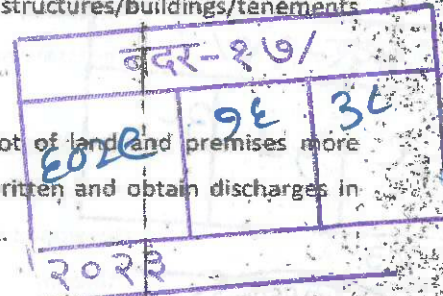
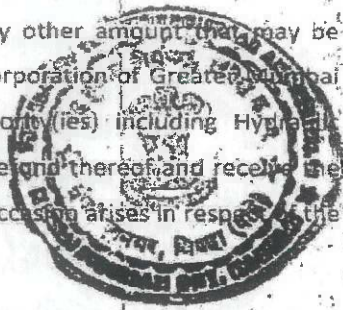
8. TO PAY all outgoings in respect of the Society plot of land and premises more particularly described in the Schedule hereunder written and obtain discharges in respect of the same during the re-development work.

9. TO EMPLOY and/or engage Architects, R.C.C. Consultants, Plumbers, Clerks, Agents, servants and such other professionals and employees to do any acts, deeds and things herein contained and/or to terminate their respective services as and when required from time to time;

10. TO PROCEED with the redevelopment of the said Land and the Developed Plots including the construction of the boundary walls and to comply with all the terms and conditions of the buildings plans, IOD, Commencement Certificate etc. and if required to hand over and/or surrender and/or transfer a portion of the said Land and the Developed Plots falling to the set back or under reservation to the Municipal Corporation of Greater Mumbai or to any other concerned Authority and to apply and to obtain in lieu of the same and thereof, the compensation and/or Floor Space Index ("FSI") on the remaining portion of the said Land and the Developed Plots by constructing structures/buildings/tenements thereupon.

11. TO PURCHASE and/or UTILIZE the transfer of development Rights ("TDR") on the said Land and the Developed Plots as may deem fit and proper by the Developer at his own cost and expenses;

12. TO APPEAR before the City Survey Authorities, Land Record Authorities, Collector of Land Revenue and Assessor of Municipal Rates and Taxes, Town Planning Authorities



P. V. P. S. K. G. R. B. S. K. M. J. S. K.

13. TO MAKE applications for water connection, electric supply and other incidental requirements which may be required for the redevelopment of the said Land and the developed Plots;

TO APPEAR and represent us before the City Survey Offices and make applications for us and our behalf and for the survey and demarcation of the said Land and the Developed Plots and for that purpose to sign all Applications, Documents, Deeds, Affidavits, Authority Letters and Declarations, Papers and Writings as may be necessary and to pay necessary fees/ charges for the same.

TO APPLY for the refund of deposit to be made by the Authorities of the Municipal Corporation of Greater Mumbai and/or MHADA and/or Bombay Suburban Electric Supply, Reliance Energy, Tata Power and/ or other concerned authorities and to receive the said refund.

16. TO PAY security fees and deposit to Municipal Corporation of Greater Mumbai and any of its department in respect of the Occupation Certificate and also of refund of any amount which may hereafter be paid as deposits or otherwise and to pass effective receipts and discharges for the same.

19. **TO SIGN** and file undertakings as may be required and necessary by the Municipal Corporation of Greater Mumbai and/or MHADA and/or to such other appropriate authorities and to do such further acts, deeds and things as may be necessary or required for the purpose of the effectively carrying out the purpose and intents of this Irrevocable Power of Attorney and the said Development Agreement:

P. v. Pske Proradnik psk

20. **TO APPLY** to the contractor of cement and steel for procuring cement and steel for the purpose of structures/buildings/tenements to be constructed on the said Land and the Developed Plots;

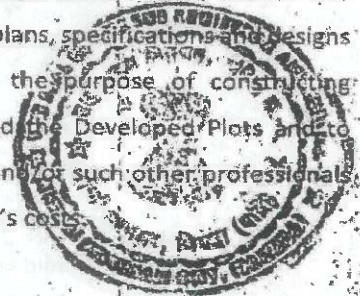
21. **TO make/prepare** and/or cause to be made and prepared and alter, amend and modify at the Developer's costs and expenses all such plans, specifications and designs as may be necessary, required and advisable for the purpose of constructing structures/buildings/tenements on the said Land and the Developed Plots and to appoint and engage service of Architects, Engineers and/or such other professionals as may be required and/or advisable at the Developer's costs;

22. **TO COMMENCE**, carry out complete and/or cause to be commenced and complete the construction work at their costs on the Scheduled said plot of land and premises in accordance with the sanction plans and specification and so far as any construction work is concerned, to observe and abide with all applicable rules and regulations which are made by the Government of Maharashtra under the Municipal Corporation of Greater Mumbai and/or Town Planning Authorities and/or Police Authorities and/or other Competent Authorities;

23. **TO APPEAR** and represent the said Society before all concerned Authorities and parties as may be required, necessary or advisable for and/or connection with the development of the said Land and the Developed Plots and to enter into such agreements and to arrive at such arrangements as may be required for the redevelopment of the said Land and the Developed Plots;

24. **TO PAY** all taxes, rules, charges, expenses and other outgoings in respect of the said Land and the Developed Plots during the redevelopment activity (ies);

25. **TO COMMENCE**, prosecute, institute and defend, oppose and appear and represent the Society in respect of the said Land and the Developed Plots including structures/buildings/tenements standing thereon in all actions and legal proceedings and also to represent the said Society in appeal and revision proceedings whether Civil or Criminal and Original or Appellate and in applications or petitions in any Court of Law and also in proceedings before Municipal Corporation of Greater Mumbai and/or MHADA and/or Police Departments and/or Revenue Departments and/or Stamps department and/or Public Welfare Departments and/or Postal Departments and/or Registration Departments and also before Magistrate, Judicial and Revenue Officers or other officers and to issue and accept service process or summonses and to do all acts and things as may be necessary to protect the Society's interest and



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P.V.P.S.K.S. *[Signature]* *[Signature]*

also if thought fit, to refer to arbitration and attend all meetings before the officers or court or other Government or Semi-Government Authorities at the Developer's costs.

26. **TO SIGN**, verify, apply, present and declare plaints, petitions, written statements, affidavits, declarations, complaints, representations in court but only in connection with or relating to the said Land and the Developed Plots including the structures/buildings/tenements to procure and receive the Certificate under Section 130A of the Income Tax Act.

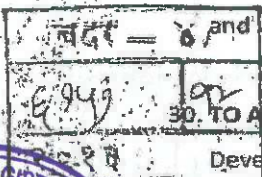
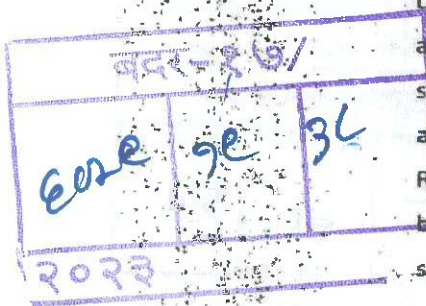
27. **TO CORRESPOND** with all the bodies, corporate or otherwise including Government and Semi-Government bodies and the Municipal Corporation of Greater Mumbai and/or MHADA and to make application etc. in respect of any matters pertaining to the said Land and the Developed Plots including the structures/buildings/tenements.

28. **TO ENTER** into Sale Agreements for flats/apartments/units constructed on the said Land and the Developed Plots from the sale component area or any part thereof with any person(s) and or body corporate on ownership/lease/license as our said Attorney shall deem fit and proper, and after negotiating, to enter into necessary Agreement and to sign execute the same and to lodge the same for Registration with the Registering Authorities and to admit the execution of the same for use on our behalf in respect of the said Land and the Developed Plots including the structures/buildings/tenements;

29. **TO OBTAIN** floating F.S.I. by way of transfer of Development Rights as per the D. C. Rules and Regulations from any person/s/companies and use the same in the said Land and the Developed Plots and for the purpose, to sign all types of Agreements and writings as the said Attorney may deem fit and proper.

30. **TO AMALGAMATE/CLUB** the Redevelopment Scheme and the said Land including the Developed Plot with any other redevelopment scheme or any other scheme as applicable, in respect of some other Property (whether the new Property to be amalgamated is adjoining the Property or otherwise) and the said Developer alone shall be entitled to all the benefits arising out of the said amalgamation/clubbing/integrated redevelopment. The said Society has given its consent for the same and shall not be entitled to dispute against the decision of the said Developer in this regard nor shall object to such amalgamation/clubbing. After prior intimation by the said Developer, the said Society shall permit the said Developer complete and unhindered access, ingress and egress to all areas (common or otherwise) including to and from the said Land and the Developed Plots as may be

P. V. P. S. K. S. *Richa* *PD*



required by the said Developer for amalgamation/clubbing and completion of the redevelopment activity(ies).

31. **AND GENERALLY** to do all other deeds, matters and things the said Attorney shall deem fit with respect to the development/redevelopment of the said Land and the Developed Plots including the structures/buildings/tenements standing thereon as well as for sale, lease, assignment, transfer etc. of the saleable components of the said Land and the Developed Plots.

32. **AND WE HEREBY DECLARE** that all and whatever our said Attorney shall do or cause to be done in pursuance of this Irrevocable Power of Attorney shall be done at the costs and risk of our Attorneys;

33. **WE HEREBY AGREE** ratify and confirm all the acts, deeds, matters and things done by our Attorney or any of its subsidiaries, affiliates etc. on our behalf as well as all the things, matters, deeds, acts as if the same was done by the Society in the Society's personal capacity;

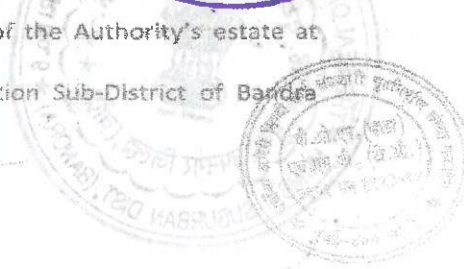
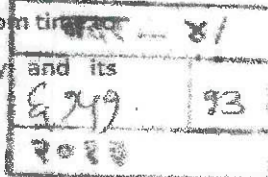
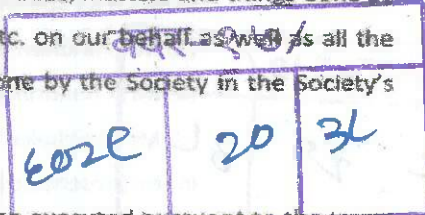
THIS IRREVOCABLE POWER OF ATTORNEY has been executed pursuant to the terms and conditions and various considerations as referred to in the said Development Agreement and this Irrevocable Power of Attorney shall remain irrevocable and perpetual and binding on all the Committee Members of the said society from time to time and also on all the individual members of the said society and its members/occupants from time to time.

35. **WE HEREBY AGREE** that the holder of this Irrevocable Power of Attorney i.e. the Developer herein can delegate the above mentioned powers to any of its Group Companies/subsidiary companies/ Associate/s, Agent/s or Employee/s.

SCHEDULE OF THE SAID LAND AND THE DEVELOPED PLOTS:

ALL **THAT** piece and parcel of land or ground bearing cluster Plot No. 1374B/481 of Versova Village in K/W Ward, admeasuring in the aggregate 13.20 meters or thereabouts situated at S. No. 120 being part of the Authority's estate at Versova Andheri (West), Bombay 400 058 in the registration Sub-District of Bandra

P. P. Patil *B. K. Patil* *P. P. Patil*



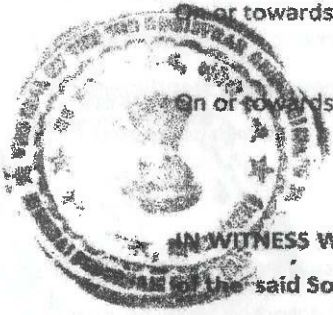
Mumbai Suburban District at S V P Nagar, Andheri (W), Mumbai - 400053.

On or towards the North : Adj. 900 m Wide Rd. RSC-12

On or towards the South : Adj. Scheme Boundary

On or towards the East : Adj. - Cluster No. 6

On or towards the West : Adj. Cluster Plot No. 8



IN WITNESS WHEREOF the abovementioned do set our hands to this writing on behalf of the said Society on this 22nd day of August year 2013.

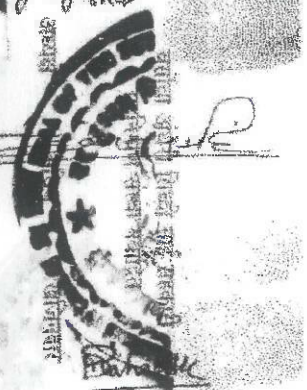
Signed and delivered by the within named for and)
On behalf of VERSOVA ANDHERI SIDDHI-SAI)
CO-OPERATIVE HOUSING SOCIETY LTD)
through its authorized signatories)

(1) Mr. Pandharinath Parkar, CHAIRMAN)
(2) Mr. Chandrakant Shinde, SECRETARY)
(3) Mr. Prabhakar Mahadik, TREASURER)
in the presence of)

1.
2.

We, S.D. SVP Nagar Redevelopment Pvt. Ltd.,)
the Developer as well as the Attorney herein,)
duly represented by our Authorized Signatory)
hereby agree and accept the irrevocable)
powers granted)
hereinabove by the Versova Andheri Siddhi-Sai)
Co-operative Housing Society Ltd.)
in the presence of)

1.
2.



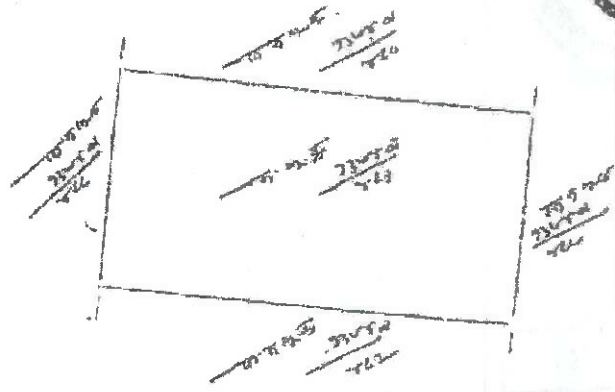
For S. D. SVP NAGAR REDEVELOPMENT PVT. LTD.

[Signature]

Authorized Signatory



जन्म दि. २५/०५/१९५५
 अर्थात् दि. २५/०५/१९५५ रोजी मृत्यु झाल्याचे मृत्यु नोंदवले आहे.
 ता. अंमली वेळीर मृत्यु नोंदवले आहे. दि. २५/०५/१९५५
 मृत्यु नोंदवले आहे. दि. २५/०५/१९५५
 जी नकलाची कारण पुरती तयार केलेली नकल.



प्लॉट - मृत्यु नोंदवले आहे. मृत्यु नोंदवले आहे. मृत्यु नोंदवले आहे.

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| मृत्यु नोंदवले आहे. | मृत्यु नोंदवले आहे. |
| २५/०५/१९५५ | २५/०५/१९५५ |
| मृत्यु नोंदवले आहे. | मृत्यु नोंदवले आहे. |
| २५/०५/१९५५ | २५/०५/१९५५ |
| मृत्यु नोंदवले आहे. | मृत्यु नोंदवले आहे. |
| २५/०५/१९५५ | २५/०५/१९५५ |



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मालमत्ता पत्रक

7

विभाग/घोचे - वसोवा

तालुका/न.पु.मा.का. - न.पु.अ.अंधेरी

जिल्हा - मुंबई उपनगर जिल्हा

नगर पुरवठा
कर्मका/सं.पत्र.नं.

प्लॉट नंबर

प्लॉट नंबर

शेअर
चौ.मी.

धारणाधिकार

नासनाली दिलेल्या आकाराचा किंवा भाड्याचा
तपशील आणि त्याच्या फेर तपशीलांचे नियत केले

२३७४/ब/४८२

१९२३.२५

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सुविधाधिकार

हक्काचा मुळ धारक
वर्ष

पट्टेदार

इतर भार

इतर शेर



| दि. | व्यवहार | खंड क्रमांक | नवीन धारक (धा) पट्टेदार (प) किंवा भा. (भा) | सं. | संशोधक |
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| २४/०६/१९९६ | मा. जिल्हाधिकारी मुं. उ. नि. यांचे कडील आदेश क्र. सो / काय - ७ एकांकीकरण / पो. वि. / एस आर. ७३९ दि. २८/०४/१९९२ नुसार व मा. अ. पु. अ. मु. ठ नि यांचे कडील क्रमांक - नं. पु. सं. ५ वेसावा मो. र. नं. ७२६/९६ दिनांक १५/०६/१९९६ नुसार आणि मा. न. पु. अ. क्र. ४ मुं. उ. मुं. यांचे कडील क्र. न. पु. वेसावा मो. र. नं. ७२६/९६ दि. ०७/१९९६ नुसार नवीन स्वतंत्र मिळकत प्रतिकांकित व धारकाचे नांव दाखल केले | | बंदर-१७/ २०२३ | २४ ३८ | सं. - १८/०७/१९९६ न.पु.अ.क्र.४ मुंबई |
| | धा. मुंबई ग्रहनिर्माण व क्षेत्रविकास मंडळ मुंबई | | | बंदर - ४/ ६९५९ ८७ २०१३ | |

तपशील करणारा -

खरी नकल -

न.पु.अ.अंधेरी

मुंबई उपनगर जिल्हा

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| अर्ज क्रमांक.....३५६०..... | एकूण नोंदी.....३..... |
| अर्ज स्वीकारल्याची तारीख: २४/०६/९६ | नवीन धारक.....२०..... |
| नकल तयार केलेची तारीख: २३/०६/९६ | नवीन धारक.....२..... |
| नकल दिलेली तारीख: २४/०६/९६ | नवीन धारक.....२..... |
| नकल तयार करणारा: H | नवीन धारक.....२..... |
| नकल तपासणी करणारा: [Signature] | नवीन धारक.....२..... |



खरी नकल

नवीन धारक नविन धारक
अंधेरी



पान नं. - १

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Summary I (GoshwaraBhag-1)

323/6151

दस्त गोश्वारा भाग-1

वदर4 99C 920 11
दस्त क्रमांक: 6151/2013

वदर- 8167
गुरुवार, 22 ऑगस्ट, 2013 7:33
म.न.
दस्त क्रमांक: वदर4 6151/2013
बाजार मूल्य: रु. 00/-
मोबदला: रु. 00/-
भरलेने मुद्रांक शुल्क: रु. 500/-
2023

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

पावती: 7221

पावती दिनांक:

अ. क्र. 6151 वर दि. 22-08-2013

22/08/2013

रोजी 7:32 म.न. वा. हजर केला.

सादरकरणाचे नाव: वसोबा अंधेरी सिद्धी साई को
ऑप ही सो ली चे चेअरमन पंढरीनाथ - पारकर

P. V. P. K. K.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 2400.00

पृष्ठांची संख्या: 120

दस्त हजर करणाऱ्याची सही:

एकुण: 2500.00

सह दुय्यम निबंधक, अंधेरी-2
मुंबई उपनगर जिल्हा



सह दुय्यम निबंधक, अंधेरी-2
मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: कुलमुखत्यारपत्र

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

शिक्का क्र. 1 22 / 08 / 2013 07 : 29 : 45 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 22 / 08 / 2013 07 : 30 : 03 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तरे मज हा नोंदणी कायदा 1906 अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस वाखल केलेला आहे दस्तर्तून संपूर्ण मजबूर निमादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्तर्तून सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निमादक व कायदेशीर व संपूर्ण मजबूर वाहतोस.

लिहून देणारे:

P. V. P. K. K.

लिहून देणारे

R. M. J. K.





Summary-2(दस्त गोषवारा भाग - २)

अनु क्र. पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा

1 नाव:देवेंद्र - वडके

वय:34

पत्ता:41/44, मिन् देसाई मार्ग, कुलाबा मुंबई

पिन कोड:400005

स्वाक्षरी



2 नाव:सचिन - पाशिलकर

वय:30

पत्ता:सदर

पिन कोड:400005

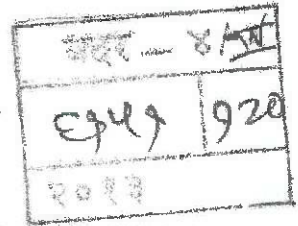
स्वाक्षरी



शिवका क्र.4 ची वेळ:22 / 08 / 2013 07 : 31 : 52 PM

शिवका क्र.5 ची वेळ:22 / 08 / 2013 07 : 31 : 57 PM नोंदणी पुस्तक 4 मध्ये

सह दुय्यम निबंधक, अंधेरी-2



6151 /2013

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

व्याप्ति करकेत येते की, का
हस्ताक्षरे दह्या 920...पाने माहीत.

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



बदर-४/६९६९

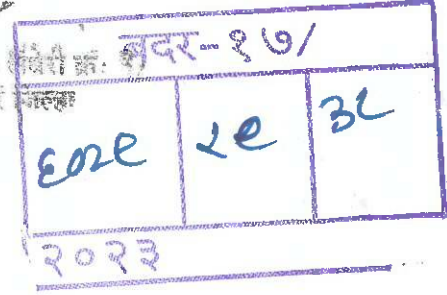
पुस्तक क्र. ४

दिनांक: 22/08/2013

पिन कोड:



सह. दुय्यम निबंधक, अंधेरी क्र.
मुंबई उपनगर जिल्हा





ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा

1 नाव:देवेंद्र - वडके

वय:31

पत्ता:41/44, मिन्टू देसाई मार्ग, कुलाबा मुंबई
पिन कोड:400005

स्वाक्षरी



2 नाव:सचिन - पाशिलकर

वय:30

पत्ता:सदर

पिन कोड:400005

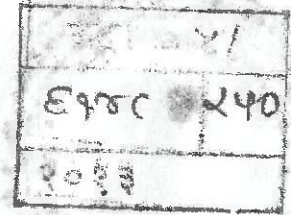
स्वाक्षरी



शिवका क्र.4 ची वेळ:22 / 08 / 2013 06 : 59 : 34 PM

शिवका क्र.5 ची वेळ:22 / 08 / 2013 06 : 59 : 40 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक, अंधेरी-2



6148 /2013

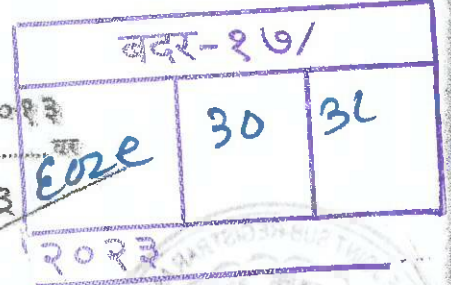
सह दुय्यम निबंधक, अंधेरी क्र. २,
मुंबई उपनगर जिल्हा

व्याखित करून देणे की, या
दस्तावेज पाहून २५० पाने जाहेर

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



बदर-४/ ६१४८ /२०१३
पुस्तक क्र. २, पाने ३०, ३८
दिनांक: २२/८/२०१३



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





सरी प्रत

सह. दुय्यम निबंधक अंधेरी-२
मुंबई उपनगर जिल्हा.

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| बदर-१७/ | | |
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| २०२३ | | |



श्री / सौ. सुधीर. ५. पांडे
बांना त्यांचे दि. २३/११/१३. च्या पावती क्र. ८३५६/१३
अजानुवार मुताबिक दिली
दि. ११/१०/२०१३
सह. दुय्यम निबंधक अंधेरी-२



REFERENCE NO : SVPPL/Company Secretarial/35

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF S. D. SVP NAGAR REDEVELOPMENT PRIVATE LIMITED HELD ON MONDAY, THE 1ST DAY OF AUGUST, 2016 AT 10 AM AT SP CENTRE, 41/44 MINOO DESAI MARG, COLABA, MUMBAI 400005.

AUTHORITY TO MR. GAGAN SHARMA AND MRS. GITIKA ADVANI - REDEVELOPMENT OF SOCIETY NO.7

"RESOLVED THAT in suppression of the earlier resolution passed in this regard, Mr. Gagan Sharma and Mrs. Gitika Advani Authorized Executives of the Company, be and are hereby authorized severally by the Board in the name and on behalf of the Company to sign and execute all applications, writings, papers, undertakings & indemnities and such other correspondences and/or documents as may be required from time to time by the Municipal Corporation of Greater Mumbai and/or MHADA and/or such other Government authority(ies) for the purpose of re-development of the land/Cluster plot bearing No. CD-7 admeasuring 1314.51 Sq. meters or thereabouts situated at SVP Nagar, Versova, Andheri (W), Mumbai 400 053, in the registration Sub-district of Bandra Bombay Suburban District, developed and divided into 25+6=31 plots including the structures/buildings/tenements standing thereon on the terms and conditions recorded in the Development Agreement dated 22nd August 2013 duly registered as document no. BDR-4/6150 of 2013 at the Sub-Registrars office situated at Andheri Taluka - 4 duly executed by and between the Company and Versova Andheri Siddhi-Sai Co-operative Housing Society Limited- Society No. 7 and the Irrevocable Power of Attorney dated 22nd August 2013 duly registered as document no. BDR-4/6151 of 2013 at the Sub-Registrars office situated at Andheri Taluka - 4 executed by the said Society in favour of the Company and/or for such other purposes at the cost of the Company."

"RESOLVED FURTHER THAT the said Authorized Executives of the Company, be and are hereby authorized severally to do all such acts, deeds, things, and matters to give effect to all the powers granted by the aforesaid society to the Company vide Irrevocable Power of Attorney dated 22nd August, 2013 and to execute all documents and writings as may be necessary, proper, desirable or expedient in relation thereto."

"RESOLVED FURTHER THAT the aforesaid powers granted to the said Authorized Executives shall be valid and effective unless revoked earlier by the Board and shall be exercised by them only so long as they are in the employment of / associated with the Company."



1 | 2

SD SVP Nagar Redevelopment Pvt Ltd
An ISO 9001 : 2008 certified company

CIN: U70102MH2008PTC176560

Address: SP Center, 41 / 44, Minoo Desai Marg, Colaba, Maharashtra, Mumbai - 400 005

Registered Office: Nagindas Master Road, Fort Mumbai - 400 023. Phone: 22 6787 Website: www.sdcorp.in



REFERENCE NO : SVPPL/Company Secretarial/35

"RESOLVED FURTHER THAT a copy of this Resolution duly certified by any of the Directors of the Company be furnished to anyone concerned or interested in the matter."

For S D SVP NAGAR REDEVELOPMENT PRIVATE LIMITED


AJIT SATARDEKAR
DIRECTOR
DIN: 02920430

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2 | 2


SD SVP Nagar Redevelopment Pvt. Ltd.
An ISO 9001 : 2008 certified company

CIN: U70102MH2008PTC178560

Address: SP Center, 41 / 44, Minoo Desai Marg, Colaba, Maharashtra, Mumbai - 400 005


Registered Office: Nagindas Master Road, Fort Mumbai - 400 023. Phone : +91 22 6787 2222 | Website: www.sdcorp.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

S D SVP NAGAR REDEVELOPMENT
PRIVATE LIMITED



06/02/2008
Permanent Account Number
AAACW7630B

24022010



बंदर-१७/

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भारत सरकार
GOVERNMENT OF INDIA

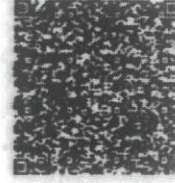


गगन हरीश शर्मा

Gagan Harish Sharma

जन्म तारीख/ DOB: 07/10/1977

पुरुष / MALE



3801 0800 7584

आधार-सामान्य माणसाचा अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

S/O: हरीश शर्मा, विद्या
निवास सीएचएम, 14 फ्लोर,
सीरी रोड (लोयलका
कॉम्पाउंड), चौपाटी बॅंड स्टैंड,
मुंबई, मुंबई,
महाराष्ट्र - 400006

Address:

S/O: Harish Sharma, Vidya Niwas
CHS, 14th Floor, Siri Road (Loyalka
Compound), Chowpatty Band Stand,
Mumbai, Mumbai,
Maharashtra - 400006

| | | |
|---------|----|----|
| बदर-१७/ | | |
| 602e | 34 | 3L |
| २०२३ | | |



1947
1800 300 1947



help@uidai.gov.in

www

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001



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| बदल-१७७ | | |
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| २०२३ | | |



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No: MH46 20120018865 DOI: 03-12-2012
 Valid Till: 02-12-2032 (NT)

AUTHORISATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA

| | |
|------|------------|
| COV | DOI |
| MCWG | 03-12-2012 |
| LMV | 03-12-2012 |

FORM 7
 RULE 16 (2)

DOB: 27-03-1983 BG:

Name: PRAKASH RAUT
 S/DW of: EKANATH RAUT
 Add: FL-C-803, PL NO-8, SEC-38,
 TIRUPATI COMPLEX, KAMOTHE,
 TAL-PANVEL, DIST-RAIGAD,
 PIN: 410209

Signature & ID of
 Issuing Authority: MH46 201245

Signature/Thumb
 Impression of H. Se:

| | | |
|---------|----|----|
| बकर-१७/ | | |
| 602 | 38 | 3L |
| २०२३ | | |

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No: MH47 20170001125 DOI: 05-01-2017
 Valid Till: 04-01-2037 (NT)

AUTHORISATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA

| | |
|------|------------|
| COV | DOI |
| LMV | 05-01-2017 |
| MCWG | 05-01-2017 |

FORM 7
 RULE 16 (2)

DOB: 29-12-1994 BG:

Name: TUSHAR KSHIRSAGAR
 S/DW of: ASHOK KSHIRSAGAR
 Add: 38219 RAJMALA CHS SECTOR 3,
 CHARKOPN KANDIVALI W MUMBAI

PIN: 400087

Signature & ID of
 Issuing Authority: MH47 20173

Signature/Thumb
 Impression of Holder



513/6029

गुरुवार, 04 मे 2023 4:14 म.नं.

दस्त गौषवारा भाग-1

बदर 17

दस्त क्रमांक: 6029/2023

दस्त क्रमांक: बदर 17 /6029/2023

बाजार मूल्य: रु. 00/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

नोंदणी फी माफी असल्यास नपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. मह. दु. नि. बदर 17 यांचे कार्यालयान

पावनी:6485

पावनी दिनांक: 04/05/2023

अ. क्र. 6029 वर दि.04-05-2023

मादरकरणाचे नाव: मेसर्स एस.डी. एसव्हीपी नगर रिडेव्हलपमेंट प्रा लि
चे संचालक गरमन शर्मा

रोजी 4:12 म.नं. वा. हजर केला.

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 760.00

पृष्ठांची संख्या: 38

दस्त हजर करणाऱ्याची मही:

एकूण: 1760.00

सह. दु. नि. का. अंधेरी - 6

सह. दुय्यम निबंधक, अंधेरी - 6

मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: प्रतिज्ञापत्र

मुद्रांक शुल्क: प्रतिजालेख

शिक्षा क्र. 1 04 / 05 / 2023 04 : 12 : 31 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 04 / 05 / 2023 04 : 13 : 39 PM ची वेळ: (फी)

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| बदर-१७/ | | |
| 6029 | 36 | 3L |
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प्रतिज्ञापत्र

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

लिहून घेणारे (दिनांकासहीत स्वाक्षरी)

लिहून घेणारे (दिनांकासहीत रु)

प्रमाणित करणेत येते की, या दस्त्यामध्ये एकूण...३६...पाने आहेत

सह. दुय्यम निबंधक, अंधेरी क्र. ६
मुंबई उपनगर जिल्हा



दस्त गोपवारा भाग-2

बदर17

दस्त क्रमांक:6029/2023

04/05/2023 4 16:08 PM

दस्त क्रमांक :बदर17/6029/2023

दस्ताचा प्रकार :-प्रतिज्ञापत्र

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|----------|---|---------------------------------------|-----------|---------------|
| 1 | नाव:मेसर्स एस.डी. एसव्हीपी नगर रिडेव्हलपमेंट प्रा लि चे संचालक गगन शर्मा पत्ता:प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: फोर्ट, मुंबई, रोड नं: 70, नगीनदास मास्टर रोड, महाराष्ट्र, मुंबई. पॅन नंबर:AAACW7630B | लिहून देणार वय :-45 स्वाक्षरी:- | | |

वरील दस्तऐवज करून देणार तथाकथीत प्रतिज्ञापत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:04 / 05 / 2023 04 : 14 : 33 PM

ओळख:-

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

| अनु क्र. | पक्षकाराचे नाव व पत्ता | छायाचित्र | अंगठ्याचा ठसा |
|----------|---|-----------|---------------|
| 1 | नाव:प्रकाश राऊत वय:40 पत्ता:शॉप नं.17 बी सागर टॉवर जोगेश्वरी पश्चिम मुंबई पिन कोड:400102 | | |
| 2 | नाव:तुषार क्षीरसागर वय:28 पत्ता:शॉप नं.17 बी सागर टॉवर जोगेश्वरी पश्चिम मुंबई पिन कोड:400102 | | |

शिक्षा क्र.4 ची वेळ:04 / 05 / 2023 04 : 15 : 15 PM

सह. दु. नि. का. अंधेरी-6
सह. दु. नि. का. अंधेरी-6
मुंबई उपनगर जिल्हा.

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|---|----------|------------------------|--------------------|--------|---------|------------------|-------------|
| 1 | SDSVP Nagar Redevelopment Private Limited | eChallan | 03006172023042000517 | MH000904926202324E | 500.00 | SD | 0000860517202324 | 04/05/2023 |
| 2 | | DHC | | 2004202307947 | 760 | RF | 2004202307947D | 04/05/2023 |
| 3 | SDSVP Nagar Redevelopment Private Limited | eChallan | | MH000904926202324E | 1000 | RF | 0000860517202324 | 04/05/2023 |

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

6029 /2023

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.


<https://10.10.246.39/MarathiReports/HTMLreports/HtmlReportSummary2.aspx?cross-wN0n700NsUb>

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| ६०२९ | ३८ | ३८ |
| २०२३ | | |

बदर-१७/ ६०२९ /२०२३
पुस्तक क्रमांक १, क्रमांक ६०२९ वर/२०२३
नोंदला.
दिनांक: ०४ माहे २०२३

सह. दु. नि. का. अंधेरी क्र.-६,
मुंबई उपनगर जिल्हा.