Receipt (pavti)

369/8795
Tuesday,April 21 ,2026
3:14 PM

# पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 5754 दिनांक: 21/04/2026

गावाचे नाव: **चेंबूर**
दस्तऐवजाचा अनुक्रमांक: **मबई27-8795-2026**
दस्तऐवजाचा प्रकार : **कुलमुखत्यारपत्र**
सादर करणाऱ्याचे नाव: **टिळक नगर त्रिभुवन को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड तर्फे चेअरमन संदीप रामअवतार सोढानी**

| | |
|---|---|
| नोंदणी फी | रु. 100.00 |
| दस्त हाताळणी फी | रु. 1920.00 |
| पृष्ठांची संख्या: 48 | |
| एकूण: | रु. 2020.00 |

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 3:30 PM ह्या वेळेस मिळेल.

सह दु.नि.मुंबई 27

बाजार मुल्य: रु.1 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 500/-

सह दुय्यम निबंधक
मुंबई-२७ (वर्ग-२)

1) देयकाचा प्रकार: DHC रक्कम: रु.1920/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0426219505258 दिनांक: 21/04/2026
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001175285202627E दिनांक: 21/04/2026
बँकेचे नाव व पत्ता:

# CHALLAN
## MTR Form Number-6

| GRN | MH001175285202627E | BARCODE | | Date | 21/04/2026-13:35:58 | Form ID | 48(f) |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| **Department** | Inspector General Of Registration | **Payer Details** | |
| **Type of Payment** | Stamp Duty and Registration Fee together | **TAX ID / TAN (If Any)** | |
| | | **PAN No.(If Applicable)** | |
| **Office Name** | MBI-27_JT SUB REGISTRAR MUMBAI 27 | **Full Name** | TILAK NAGAR TRIBHUVAN CHS LTD |
| **Location** | MUMBAI | | |
| **Year** | 2026-2027 One Time | **Flat/Block No. Premises/Building** | BLDG NO 128, 129, 130, TILAK NAGAR TRIBHUVAN CHS LTD |

| Account Head Details | Amount In Rs. |
|---|---|
| 0030045501 Stamp Duty | 500.00 |
| 0030063301 Registration Fee | 100.00 |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| **Total** | 600.00 |

| | |
|---|---|
| **Road/Street** | TILAK NAGAR, CHEMBUR |
| **Area/Locality** | MUMBAI |
| **Town/City/District** | |
| **IN** | 4 0 0 0 8 9 |
| **Remarks (If Any)** | SecondPartyName=HAWARE HOUSING~ |
| **Amount In Words** | Six Hundred Rupees Only |

DEFACED ₹600.00 DEFACED

मबई-२७ २०२६

| Payment Details | STATE BANK OF INDIA | FOR USE IN RECEIVING BANK | | |
|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 00040572026042154308 IK0DQGGJM4 |
| Cheque/DD No. | | Bank Date | RBI Date | 21/04/2026-13:24:37 Not Verified with RBI |
| Name of Bank | | Bank-Branch | | STATE BANK OF INDIA |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll |

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI - 27

Department ID :
Mobile No : XXXXXX3362

**NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.**
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

## Challan Defaced Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | UserId | Defacement Amount |
|---|---|---|---|---|---|
| 1 | (iS)-369-8795 | 0000674393202627 | 21/04/2026-15:13:52 | IGR197 | 100.00 |



Print Date 21-04-2026 03:15:26

**GRN :** MH001175285202627E **Amount :** 600.00 **Bank :** STATE BANK OF INDIA **Date :** 21/04/2026-13:35:58

| | | | | | |
|---|---|---|---|---|---|
| 2 | (iS)-369-8795 | 0000674393202627 | 21/04/2026-15:13:52 | IGR197 | 500.00 |
| | | | **Total Defacement Amount** | | **600.00** |

मबई-२७
२०२६

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-27
मुख्य निबंधक, मुंबई - २७ मुद्रांक
MUMBAI



**Print Date 21-04-2026 03:15:26**

# CHALLAN
## MTR Form Number-6

| GRN | MH001175285202627E | BARCODE | | Date | 21/04/2026-13:35:58 | Form ID | 48(f) |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| **Department** | Inspector General Of Registration | **Payer Details** | |
| **Type of Payment** | Stamp Duty and Registration Fee together | **TAX ID / TAN (If Any)** | |
| | | **PAN No.(If Applicable)** | |
| **Office Name** | MBI-27_JT SUB REGISTRAR MUMBAI 27 | **Full Name** | TILAK NAGAR TRIBHUVAN CHS LTD |
| **Location** | MUMBAI | | |
| **Year** | 2026-2027 One Time | **Flat/Block No. Premises/Building** | BLDG NO 128, 129, 130, TILAK NAGAR TRIBHUVAN CHS LTD |

| Account Head Details | Amount In Rs. |
|---|---|
| 0030045501 Stamp Duty | 500.00 |
| 0030063301 Registration Fee | 100.00 |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| **Total** | 600.00 |

| | |
|---|---|
| **Road/Street** | TILAK NAGAR, CHEMBUR |
| **Area/Locality** | MUMBAI |
| **Town/City/District** | |
| PIN | 4 0 0 0 8 9 |
| **Remarks (If Any)** | SecondPartyName=HAWARE HOUSING~ |
| **Amount In Words** | Six Hundred Rupees Only |

मबई-२७ नं
3 ००६
2026

| Payment Details | STATE BANK OF INDIA | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 00040572026042154908 | IK0DQGGJM4 |
| Cheque/DD No. | | Bank Date | RBI Date | 21/04/2026-13:24:37 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | STATE BANK OF INDIA | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID : Mobile No. : XXXXXX3362

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

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

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI-27 MUMBAI



Print Date 21-04-2026 01:37:19

**D**ocument **H**andling **C**ha₹ges
**Inspector General of Registration & Stamps**

Receipt of Document Handling Charges

| | | | |
|---|---|---|---|
| **PRN :** | 0426219505258 | **Payment Date :** | 21/04/2026 |

Received from **Self**, Mobile number **9833183362**, an amount of Rs.**1920**/- towards Document Handling Charges for the **iSarita 1.9** on Document No. **MBI27-8795-2026** dated **21/04/2026** in the Joint District Registrar office of the District **Mumbai Suburban**.

DEFACED
₹ 1920
DEFACED

**Payment Details**

| | | | |
|---|---|---|---|
| **Bank Name :** | SBIN | **Receipt Date :** | 21/04/2026 |
| **Bank CIN :** | 10029762026042105021 | **REF No. :** | 0310099230913 |
| **Deface No :** | 0426219505258D | **Deface Date :** | 21/04/2026 |

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

मबई-२७
२०२६

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-27
सह दुय्यम निबंधक, मुंबई - २७ यांची मुद्रा
MUMBAI

# IRREVOCABLE POWER OF ATTORNEY FOR REDEVELOPMENT

**TO ALL TO WHOM THESE PRESENTS SHALL COME**, We, **Shri. Sandeep Ramavtar Sodhani** (Chairman), Shri. **Anil Krishanlal Magoo** (Secretary) and Shri **Vithal Sahadeo Dhuri** (Treasurer) of **TILAK NAGAR TRIBHUVAN CO-OPERATIVE HOUSING SOCIETY LIMITED,** a Co-operative Housing Society duly registered under the Maharashtra Co-operative Societies Act, 1960, bearing Registration no. BOM/W-M/HSG. (OH) 4547 OF 1989-1990, having its registered office at Building No. 128, 129, & 130, New Tilak Nagar, Chembur, Mumbai 400 089, Hereinafter referred to as the "**SOCIETY**" (which expression, unless it be repugnant to the context or meaning thereof, shall be deemed to mean and include its successors and assigns) **SEND GREETINGS**;

मबई-२७

**AND**

**MEMBERS OF THE SOCIETY AS LISTED BELOW**, hereinafter referred to as the "**CONFIRMING PARTY**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their respective legal heirs, executors, successors and assigns);

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-27

| Flat No. | Name | Share certificate no |
|---|---|---|
| BUILDING NO. 158 | | |
| 4527 | Mr. Sunil Kumar Shankarlal Mange/Pooja Sunil Kumar Mange | 001- share 001 to 005 |
| 4528 | Mr.Kallakompil.Skariah.Varghese | 002 - share 006 to 010 |
| 4529 | Mrs. Shirija Vijay Nandiboina | 003- share 11 to 15 |
| 4530 | Mr. Sambhaji Sadashiv.Babar | 004 - share 16 to 20 |
| 4531 | Mrs.Shailaja. Shankar .Kadam | 005 - share 21 to 25 |
| 4532 | Mr.Ashok .Anand.Garud | 006 - share 26 to 30 |
| 4533 | Mrs. Usha Rajanikant .Parikh ] | 007 - share 31 to 35 |
| 4534 | Mrs.Vinod Ramajor Vishwakarma/Anita Vinod Vishwakarma | 008- share 36 to 40 |
| 4535 | Mr.Suresh .Nagraj.Rao | 009 - share 41 to 45 |
| 4536 | Mrs. Sushasini .Achyut. Mahajan | 010 - share 46 to 50 |
| 4537 | Mrs. Mrinal Madhusudan Desai | 011 -share 51 to 55 |

| Signed on behalf of M/S. HAWARE HOUSING | Signed on behalf of TILAK NAGAR TRIBHUVAN CO-OPERATIVE HOUSING SOCIETY LIMITED | | |
|---|---|---|---|
| PARTNER | CHAIRMAN | SECRETARY | TREASURER |

| | | |
|---|---|---|
| 4538 | Mrs.Rupali .Ravji .Gaikwad | 012- share 56 to 60 |
| 4539 | Smt. Abitha Bi Hameed.Khan | 013 -share 610to 65 |
| 4540 | Mr.Rajiv.Vasant . Yadav | 014 -share 66 to 70 |
| 4541 | Mrs.Sangita Vijay. Gupte | 015 -share 71 to 75 |
| 4542 | Mrs.Parmeet Kaur P.Chadha | 016 share 76 to 80 |
| 4543 | Mrs.Zubeda S.Khan | 017- share 81to 85 |
| 4544 | Mr.Suresh .Bhagwan.Kadam | 018 share 86 to 90 |
| 4545 | Mrs Kenita Chirag Rokade | 019- share 91to 95 |
| 4546 | Mr.Shreeram MadanGopal | 020 - share 96 to 100 |
| 4547 | Mr Pradeep Sakharam Shetye | 021- share 1401to 105 |
| 4548 | Mr.Gurunath Ramchandra Dixit | 022- share 106 to110 |
| 4549 | Mrs Vimala Devi Ramawtar Agarwal | 023 - share 111to 115 |
| 4550 | Mr Vipin Vilas Joshi | 024- share 116 to120 |
| 4551 | Mr.Deepak .Kashav.Shinde | 025- share 121 to 125 |
| 4552 | Mr. Wamanrao Ramchandra. Jadhav | 026- share 126 to 130 |
| 4553 | Smt.Vimal. Dayanand. Rangadal | 027 -share 131 to 135 |
| 4554 | Mr.Subhash .Venkat .Rao | 028- share 136 to 140 |
| | **BLDG.NO.129** | |
| Flat No. | Name | |
| 4555 | Mrs.Anjani Pandurang Harale | 029- share 141 to 145 |
| 4556 | Mr.Yugandhar Maddiboina Balram | 030 - share 146 to 150 |
| 4557 | Mrs.Vandana.Vasant .Vichare/ Amol Vasant Vichare | 031- share 151 to 155 |
| 4558 | Mr.Rashid .Kassim .Shaikh | 032- share 156 to 160 |
| 4559 | Mrs.Mrudula Vishwanath .kadam/Vinita Vishwanath Kadam | 033 share 161 to 165 |
| 4560 | Mrs.Latha.Kumar.Sirpuram/ Shiv Rajkumar Sirpuram | 034 share 166 to 170 |
| 4561 | Mrs.Usha Ramsagar Yadav/ Dinesh Kumar Yadav | 035 share 171 to 175 |
| 4562 | Mr.Mridul kumar Haridas .Pandey | 036 share 176 to 180 |
| 4563 | Mr. Sachin. Raghunath Kotian. | 037 share 181 to 185 |
| 4564 | Mr. Sanjay .Damodar .Bandiwadekar/ Suchita S Bandiwadekar | 038 share 186 to 190 |
| 4565 | Mr.Talib Shafique Ahmed .Ansari/Mrs Aasiya Talib Ansari | 039 share 191 to 195 |
| 4566 | Mr.Haresh kumar.Amritlal .Kamdar | 040 share 196 to 200 |
| 4567 | Mr.Vithal Sahadeo Dhuri/ Vishakha Vithal Dhuri | 041 share 201 to 205 |
| 4568 | Mr.Ashok Chakra Meena/Minoo Baniwarilal Meena Mr Baniwarilal Sardar Singh Meena /Bharat Baniwarilal Meena | 042 share 206 to 210 |
| 4569 | Mrs. Anuradha Ajit Ranbhare | 043 share 211 to 215 |
| 4570 | Mr.Parmajit Singh Chadha | 044 share 216 to 220 |
| 4571 | Mrs.Lata Naraindas .Sirumalani | 045 share 221 to 225 |
| 4572 | Mr. Sham .Sunder .Vohra | 046 share 226 to 230 |
| 4573 | Mr. Changuputhan .George. Abraham | 047 share 231 to 235 |
| 4574 | Mr.Ajay Chandra Nandiboina | 048 share 236 to 240 |
| 4575 | Mr.Ramachal Chaudhary | 049 share 241 to245 |

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI

| Signed on behalf of M/S. HAWARE HOUSING | Signed on behalf of TILAK NAGAR TRIBHUVAN CO-OPERATIVE HOUSING SOCIETY LIMITED | | |
|---|---|---|---|
| PARTNER | CHAIRMAN | SECRETARY | TREASURER |

| | | |
|---|---|---|
| 4576 | Mr.Anil. Krishanlal. Magoo/ Rashmi Anil Magoo | 050 share 246 to 250 |
| 4577 | Mr.Shantaram.Raghu.Chavan | 051 share 251 to 255 |
| 4578 | Mr. Hanuman Prasad. Ramrao .Sabnavis | 052 share 256 to 260 |
| 4579 | M/s D.C.Of India Ltd., | 053 share 265 to 265 |
| 4580 | M/s D.C.Of India Ltd., | 054 share 266 to 270 |
| 4581 | Mr.Dr.Sharad .Mahadeo Worlikar | 055 share 271 to 275 |
| 4582 | Mr. Darshan A. Naik/Mr Anil N Naik/ Mrs Arpita A Naik | 056 share 276 to 280 |
| Flat No. | Name | |
| | **BLDG.NO. 130** | |
| 4583 | M.T.N.LTD. | 057 share no 0281 to |
| 4584 | M.T.N.LTD. | |
| 4585 | M.T.N.LTD. | |
| 4586 | M.T.N.LTD. | |
| 4587 | M.T.N.LTD. | |
| 4588 | M.T.N.LTD. | |
| 4589 | M.T.N.LTD. | |
| 4590 | M.T.N.LTD. | |
| 4591 | Mrs.Kannan Bhagyalakshmi/Muthalagan Rajaram | 058 share 0316 to 0320 |
| 4592 | Mrs.Swati A.Zujem | 058 share 0321 to 0325 |
| 4593 | Smt.Y.K.Kenekar | 058 share 0326 to 0330 |
| 4594 | Mrs.Vinaya Vinayak.Temkar | 058 share 0331 to 0335 |
| 4595 | Mr.Vasant .Janardan.Vadke | 058 share 0336 to 0340 |
| 4596 | Mrs.Hemlata .Shantaram .Rasam | 058 share 0346 to 0350 |
| 4597 | Mrs.ShriDevi.Balachandran | 058 share 0351 to 0355 |
| 4598 | Mr.George Joseph Mandapam | 058 share 0351 to 0355 |
| 4599 | Mrs.Neha D.Wadekar/Dnyaneshwar H.wadekar | 058 share 0356 to 0360 |
| 4600 | Mr Ganpat Putalaji.Salkar | 058 share 0361 to 0365 |
| 4601 | Mr.Manish Ramavtar Sodhani/Ramavtar R Sodhani | 058 share 0366 to 0370 |
| 4602 | Mrs.Vandana Prakash Telure | 058 Share 0371 to 0375 |
| 4603 | Mr.Anil Kumar Rajaram Joshi | 058 share 0376 to 0380 |
| 4604 | Mr.Alfred Thomas/Thomas Aleyamma | 058 share 0381 to 0385 |
| 4605 | Mr.Kamlakar.Venkatray.Raikar | 058 share 0386 to 0390 |
| 4606 | Mrs.Priti .Amar Tolani | 058 share 0391 to 0395 |
| 4607 | Mr.Kottakkakathu .Phillipose Mathai | 058 share 0396 to 0400 |
| 4608 | Mrs.Sameeta .Gajanan.Raut | 058 share 0401 to 0405 |
| 4609 | Mr. Kunal Singh/ Mrs Anamika K singh /Mr Kundan Singh | 058 share 0406 to 0410 |
| 4610 | Mr.Vatsal.Indramurti.Verma | 058 share 0411 to 0415 |

मुंबई-२७

२०२६

SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-27 सह दुय्यम निबंधक, मुंबई - २७ यांची मोहर MUMBAI

**WHEREAS:**

I. The Maharashtra Housing and Area Development Authority (hereinafter referred as "***Development Authority***") was duly constituted with effect from the 5th December, 1977

| Signed on behalf of M/S. HAWARE HOUSING | Signed on behalf of TILAK NAGAR TRIBHUVAN CO-OPERATIVE HOUSING SOCIETY LIMITED | | |
|---|---|---|---|
| PARTNER | CHAIRMAN | SECRETARY | TREASURER |

under Government Notification in the Public Works and Housing Development No ARD-1077 (1) Desk-44, dated the 5th December 1977, the Maharashtra Housing Board, a corporation established under the Bombay Housing Board Act, 1948 (Bombay LXLX of 1948) (herein after referred to as "***the Board***") stood dissolved by operation of Section 15 of the said Act.

II. That under clauses (a) and (b) of the section 189 of the said Act all the property rights liabilities and obligations of the said dissolved Board including those arising under any agreement or contract have become the property rights liabilities and obligations of the said Development Authority.

III. That the Government of India had formulated a Housing Scheme for the construction and allotment of tenements on rental basis to industrial workers known as the Subsidized Industrial Housing Scheme.

IV. That the Board was possessed or otherwise well and sufficiently entitled to a piece or parcel of land with area according to MHADA of 2370 Sq. m. (as per lease deed) and had built a building Nos. 128, 129, and 130, bearing Plot no Survey no. 14-A Part, C.T.S No. 47 Part, Tilak Nagar at Mumbai (hereinafter referred to as the "***the said building***") housing persons belonging to the **Higher Income Group** as provided in that Housing Scheme.

V. That the conference of the Housing Ministers of all the States held at Calcutta in December 1975 had recommended to the Government of India to consider the transfer of these tenements to the occupants on ownership basis by giving them opportunity to pay for these tenements in suitable instalments as it was found that it was practically impossible to dispossess superannuated workers or workers who have crossed the prescribed income limit and consequently have become ineligible for retention of the tenements in the occupation.

VI. That the Government of India after considering the entire problem have permitted the State Government to transfer such tenements on certain conditions laid down by the Government of India on this behalf.

| Signed on behalf of M/S. HAWARE HOUSING | Signed on behalf of TILAK NAGAR TRIBHUVAN CO-OPERATIVE HOUSING SOCIETY LIMITED | | |
|---|---|---|---|
| PARTNER | CHAIRMAN | SECRETARY | TREASURER |

VII. Therefore, on the basis of the guidelines laid down by the Government of India, the Government of Maharashtra have inter-alia directed that the buildings built by the Housing Board and other agencies under certain schemes should be conveyed to the occupants by paying the requite amounts.

VIII. Hence, the allottee of the said buildings formed a co-operative housing society by the name and style of "**TILAK NAGAR TRIBHUVAN CO-OPERATIVE HOUSING SOCIETY LIMITED**" and applied to the authorities to convey the said buildings in the name of the party of the First Part Society.

IX. In pursuance of the decision of the Authority the land underneath and appurtenant to the said buildings is being granted by the Authority to the Society on a lease for a period of Ninety Years vide Indenture of Lease dated 29-10-2004 being duly registered Bandra - 13 under Sr. No. No. 553/2004, with the office of the Sub- Registrar, Mumbai. ***Hereto annexed and marked as Annexure [*] is the copy of the Indenture of Lease dated*** **29th October 2004.**

X. Thereafter, the said Authority executed Deed of Sale in favour of the Society vide registered Deed of Sale dated 29-10-2004, being with the Office of Sub-Registrar of Assurances Bandra -13, under Sr. No. 552/2004. Hence, the said buildings came to be conveyed right, title and interest in the said buildings in the name of the party of the First Part Society. ***Hereto annexed and marked as Annexure [*] is the copy of the Deed of Sale bearing no.*** 552/2004.

XI. Therefore, the Society is the owner of the land and as such well and sufficiently entitled to the plot admeasuring about 2370 Sq. Mts., ***(hereinafter referred to as the "said plot")*** along with the buildings thereon, known as **TILAK NAGAR TRIBHUVAN CO-OPERATIVE HOUSING SOCIETY LIMITED** ***(hereinafter referred to as "the said Buildings")*** situate and lying at Plot no Survey no. 14-A Part, C.T.S No. 47 Part, Tilak Nagar, Chembur, Mumbai which plot of land and buildings are more particularly described in the schedule hereunder written and delineated in red colour boundary line, on the plan annexed hereto and marked as "ANNXURE-1"***(hereinafter collectively***

| Signed on behalf of M/S. HAWARE HOUSING | Signed on behalf of TILAK NAGAR TRIBHUVAN CO-OPERATIVE HOUSING SOCIETY LIMITED | | |
|---|---|---|---|
| PARTNER | CHAIRMAN | SECRETARY | TREASURER |

***referred to as "the said Property"). Hereto annexed and marked as Annexure [*] is the copy of the map of the said plot.***

XII. The members are the shareholders of the society and as such are the members of the society and are in occupation of the flats in the said buildings. There are 84 members who are holding various flats (***hereinafter collectively referred to as the "said premises"***) in the said buildings having area as shown in "**ANNEXURE-____**" annexed hereto.

**B. WHEREAS:**

I. The existing Buildings on the said Property is presently in an old, feeble and dilapidated condition, owing to which, the members of both the Society deem it just and necessary to redevelop the said Property by demolishing the same and re-constructing new Building/s thereon.

II. The Society and its members unanimously decided to carry out redevelopment of said Property and in view thereof, resolved that offers from interested Builders/ Developers be called for in due course, and accordingly certain offers were received by the Society. The offers received were diligently scrutinized by the members of the Society, and out of the said offers, the offer of the Developer herein being quiet fair and reasonable was unanimously accepted by the majority of members of the Society in the meeting held on _____. ***Hereto annexed and marked as Annexure [*] is the copy of the Minutes of the Meeting held on _____.***

III. The Society has complied with the provisions of 79A of the Maharashtra Co-operative Societies Act, 1960 whereby 66 members of the Society attended the Special General Body Meeting dated 20-12-2025 in the presence of the Authorised Officer Shri. Pramod Kulkarni, appointed by the Sub-Registrar of Co-operative Societies, Mumbai (W) Suburban, MHADA. 86 members out of the 60 members present and voting have voted in favour of the Developer and unanimously appointed the Developer herein for the redevelopment of the property and accordingly the Office of the Deputy Registrar of Cooperative Societies, MHADA vide letter dated 03-12-2025, confirmed the selection of the Developer herein for the redevelopment of

the existing building. The copy of the Minutes of the Meeting of Special General Body Meeting held on 20-12-2025 and the said Letter of office of the Deputy Registrar of Cooperative Societies, MHADA, dated 03-2-2025, are marked as **Annexure-** .. and **Annexure-....** respectively.

IV. Pursuant to the approval of the application u/s 79A of the MCS Act, the Society has issued final appointment letter in favour of Developer thereby confirming its appointment to carry out redevelopment on the said property.

V. The Society by an Agreement of Redevelopment of the even date granted to **M/S HAWARE HOUSING** (the Developer) the rights to redevelop the Plot of Land admeasuring about 2370 Sq. Mts, bearing Plot no Survey no. 14-A Part, C.T.S No. 47 Part, Tilak Nagar, Chembur, Mumbai more particularly described in the schedule hereunder written (hereinafter referred to as "the said Property") by utilizing the existing FSI, additional FSI, VP quota FSI, tit bit area and its corresponding available FSI, fungible FSI, TDR or any other available FSI applicable now or in future as may be permissible under the Development Control Rules and MHADA guidelines and Rules and on the terms and conditions more specifically set out in the Agreement of Redevelopment dated 21/04/26.

VI. At the treaty of the said agreement, the Society agreed to give a Power of Attorney in favour of the Developer in order to enable to redevelop the said property and to do all other acts and things;

VII. The Society by a resolution passed in the Special General body meeting authorized us to execute this Power of Attorney in favour of authorized signatories of **M/S HAWARE HOUSING**: Shri. **AMIT SURESH HAWARE** which we hereby do;

VIII. In view of the above facts and circumstances, the Parties hereto having complied with the provisions of relevant laws laid down for the process of redevelopment of cooperative housing societies, are now desirous to enter into these present to record the mutually agreed terms on which the Society all its members, individually and severally, have agreed to irrevocably grant the Developer the development rights in respect of the said Property.

| Signed on behalf of M/S. HAWARE HOUSING | Signed on behalf of TILAK NAGAR TRIBHUVAN CO-OPERATIVE HOUSING SOCIETY LIMITED | | |
|---|---|---|---|
| PARTNER | CHAIRMAN | SECRETARY | TREASURER |

**NOW KNOW WE AND THESE PRESENTS WITNESS** that We, Shri. **Sandeep Ramavtar Sodhani** (Chairman), Shri. **Anil Krishanlal Magoo** (Secretary) and **Vithal Sahadeo Dhuri** (Treasurer) of **TILAK NAGAR TRIBHUVAN CO-OPERATIVE HOUSING SOCIETY LIMITED.** do hereby nominate, constitute and appoint **SHRI. AMIT SURESH HAWARE, authorized signatories of M/S HAWARE HOUSING** to be our true and lawful Attorney to do and execute and perform all or any of the following acts, deeds, matters and things viz.

1. To take over the possession of the said property, enter upon the said property, to get the said property surveyed, to construct the boundary, to put their Hoarding, to carry out the filling of the said property and/or the part of it.
2. To Amalgamate the said property and/or the along with the adjoining properties and get the common lay out prepared and get the same approved for the purpose of development with the Mumbai Municipal Corporation and/or the Collector/or to make the applications in respect to the said matter.
3. To prepare the revised plans for development of the said property and to submit the same to the Corporation and other Concerned Authorities for obtaining approval to the same and to submit proposals from time to time for the amendments of such Buildings Plans to the Corporation and other Concerned Authorities for the purpose of obtaining approval to such amendments.
4. To enter upon the said property either alone or along with others for the purpose of commencing construction work on the same.
5. To supervise the development work in respect of the Building/s on the said property and to carry out and/or to get carried out through Contractors, Consultants, Sub-Contractors, Consultants, Architects, Developers, Sub-developers, and/or Departmentally and/or in such manner as may be determined by the said Attorney, construction, marketing, sales of the structures on the said property in accordance with the plans and specifications sanctioned by the Corporation and other Concerned Authorities and in accordance with all the applicable

| Signed on behalf of M/S. HAWARE HOUSING | Signed on behalf of TILAK NAGAR TRIBHUVAN CO-OPERATIVE HOUSING SOCIETY LIMITED | | |
|---|---|---|---|
| PARTNER | CHAIRMAN | SECRETARY | TREASURER |

rules and regulations made by the Government of Maharashtra, Corporation, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/or other concerned Authorities, in that behalf for the time being.

6. To carry on correspondence with all concerned Authorities and Bodies including the Government of Maharashtra in all its Departments, Corporation and/or Town Planning Department, MHADA, MHADB, MCGM, MahaRERA, MSEB, Reliance Power, Adani Electricity, Tata Power, various authorities like airport, traffic, parking, water supply, drainage, etc. and other Concerned Authorities in connection with the redevelopment of the said property.

7. To appear and represent us before all concerned Authorities and parties as may be necessary in connection with the redevelopment of the said property as aforesaid and to obtain IOD, CC, OC and other valid permission from time to time to complete the said project by utilizing the existing FSI, additional FSI, VP quota FSI, to amalgamate, sign and execute agreements for any available tit bit area with MHADA, MCGM or any respective authority and admit registration with the sub-registrar on behalf of the Society and utilize the corresponding available FSI, ancillary fungible FSI, TDR or any other available FSI applicable now or in future as may be permissible under the Development Control Rules and MHADA guidelines and Rules and on the terms and conditions more specifically set out in the Agreement of Redevelopment dated 21/04/26

8. To appoint from time to time Architects, R.C.C. Consultants, MEP Consultants, Marketing & Sales Consultants, Partners, Channel Partners, Contractors, Sub-Contractors, Developers, Sub-developers, Engineers, and other personnel and workmen for carrying out the redevelopment of the said property as also construction of building/s thereon and to pay their fees, consideration monies salaries and/or wages.

9. To pay various deposits to the Corporation/ MHADA and other concerned Authorities as may be necessary for the purpose of carrying out the development work on the said property and construction of the structures thereon and to claim refund to such deposits so paid by our

| Signed on behalf of M/S. HAWARE HOUSING | Signed on behalf of TILAK NAGAR TRIBHUVAN CO-OPERATIVE HOUSING SOCIETY LIMITED | | |
|---|---|---|---|
| PARTNER | CHAIRMAN | SECRETARY | TREASURER |

said Attorney and to give valid and effectual receipts in the name of the Society and Society's behalf in connection with the refund of such deposits.

10. To approach the various Authorities and Officers of the Corporation for the purpose of obtaining various permissions and other service connections including water connection for carrying out and completing the redevelopment of the said property and construction of building/s thereon and also to obtain water connection and service connections to the said building/s constructed.

11. To execute in favour of the Corporation and/or M.S.E.B., Reliance Power, Tata Power, Adani Electricity, a Lease in respect of any portion of the said property for the purpose of enabling the Corporation, MHADA and/or the M.S.E.B., Reliance Power, Tata Power, Adani Electricity to put up and erect an Electric Sub-station for the supply of electricity to the new buildings.

12. To make necessary applications to the M.S.E.B, Reliance Power, Tata Power, Adani Electricity and other concerned authorities for obtaining electric power for the said property and the buildings constructed thereon.

13. To make necessary representations, including filing complaints and appeals before the Assessor & Collector, Mumbai Municipal Corporation / MHADA and other Concerned Authorities to the fixation of rateable value in respect of the buildings on the said property and/or portion thereof by the Assessor & Collector and the Corporation.

14. To approach the Government of Maharashtra in any or all the departments including Mumbai Municipal Corporation, Town Planning Authority, City Survey Officer, R.T.O., Police, Land Revenue Assessor, Surveyor, P.W.D., MHADA, MahaRERA or any concerned authorities for the renewal or grant of the licenses or permits or for the purpose of obtaining NOC or any permission or sanction in regard to the redevelopment of the said property and construction of the said buildings and completion of thereof and for obtaining Occupation Certificate in connection with the redevelopment, constitute, running and establishing anything and for that purpose give and write necessary letters, writings, affidavits, undertaking, and to execute any

| Signed on behalf of<br>M/S. HAWARE HOUSING | Signed on behalf of<br>TILAK NAGAR TRIBHUVAN CO-OPERATIVE HOUSING SOCIETY LIMITED | | |
|---|---|---|---|
| PARTNER | CHAIRMAN | SECRETARY | TREASURER |

forms or formats of any department including electricity department, water connection department etc.

मबई-२७ IV
रवेन्यू ११ ७८
२०२६

15. To represent the Society before the authority acquiring the said property or any part thereof reserved for market/open space, D.P. Road or any other public purpose and put before such authorities the Society's claim to receive the compensation in respect thereof and also to receive the compensation so fixed or to prefer appeal or appeals against the orders of the acquiring authority as our attorney may deem fit.

16. To apply for obtaining water connection for the buildings to be constructed on the said property and/or Occupation and Completion Certificate in respect of the said buildings or any part thereof from the Corporation and other Concerned Authorities.

17. To give such letters and writings and/or undertakings as may be required from time to time by the Corporation and/or other Concerned Authorities for the purpose of carrying out the redevelopment work in respect of the said property as also in respect of the construction work of the buildings thereon and also for obtaining Occupation and/or Completion Certificate in respect of the said buildings or any part or parts thereof.

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 27

18. To give necessary letters, writings and undertakings to the Corporation, Fire Brigade Department for occupying the said buildings and/or obtaining necessary No Objection Certificate (N.O.C) from the said Department in connection with the said buildings.

19. To do all other acts, deeds, matters and things in respect of the said property described in the Schedule hereunder written, including to represent before and correspond with the Corporation and other Concerned Authorities for any of the matters relating to the sanctioning of the Plans, obtaining the Floor Space Index (FSI), FSI from Proreta, VP quota, layout FSI, Fungible FSI, TDR, any other FSI, available Now or in future for the construction proposed to be carried out on the said property and any other matters pertaining to the said property, to use the TDR on the said property or in lieu to the said property, to execute the documents on behalf of the Society, in the matters relating thereto and get the same registered with the sub-Registrar of Assurances.

| Signed on behalf of M/S. HAWARE HOUSING | Signed on behalf of TILAK NAGAR TRIBHUVAN CO-OPERATIVE HOUSING SOCIETY LIMITED | | |
|---|---|---|---|
| PARTNER | CHAIRMAN | SECRETARY | TREASURER |

20. To make applications and submit the amended or new Buildings Plans to the Corporation / MHADA including all its Departments or any other Authorities for the purposes of getting the Buildings Plans, I.O.D. and Commencement Certificate sanctioned and/or revalidated and to give such other applications, writings, undertakings as may be required for the purpose of the redevelopment of the said property.

21. To apply to the Controller of Cement and Steel and any other Authorities for the purpose of making applications for cement and steel and other materials and procure the same and for that purpose to give such undertaking or execute such documents and applications as also to correspond with and do such other acts, matters and things as the Attorney may think fit and proper for the purpose of redeveloping the said property.

22. To enter into and execute Agreements for Sale of the flats and shops (except the flats and shops to be allotted to the Society members) in the new buildings under Maharashtra Ownership of Flats Act, RERDA, MahaRERA or any other law in force at that time that will be constructed on the said property in the name of Attorney and to receive and appropriate the sale proceeds thereof.

23. In the event the Attorney desires to assign his rights, title and interest under the said Agreement of Redevelopment in favour of any other person/s, to sign and execute any document/deed of transfer/assignment on our behalf as a Confirming Party, but in any case the final responsibility of completion of the buildings shall remain with **M/S HAWARE HOUSING**.

24. To sell and dispose off all or any of the flats, shops or any other commercial area falling into his Allocation that may be constructed on the said property and/or in any other manner that may be thought fit by the said Attorney at the price or for the amount that the said Attorney may think fit and proper. To collect and receive of and from the acquirers, occupants, or purchasers of such flats that may be payable by such aforesaid person or persons and for that act or purpose to make sign and execute and/or give proper and lawful discharge for the same.

25. To execute from time to time agreements or agreement for sale of such flats falling into The Developer's allocation and lodge the document or documents for registration and admit the

| Signed on behalf of M/S. HAWARE HOUSING | Signed on behalf of TILAK NAGAR TRIBHUVAN CO-OPERATIVE HOUSING SOCIETY LIMITED | | |
|---|---|---|---|
| PARTNER | CHAIRMAN | SECRETARY | TREASURER |

execution of any such document or documents before the sub-registrar or registrar of assurances for and on behalf of the Society.

26. To appoint a person through Power of Attorney to further execute Agreements with Purchasers, Acquirers, Occupants of such flats, bank(s), MahaRERA, financial institutions, various government authorities, MHADA, MCGM, etc.

27. To represent to and communicate with bank(s), financial institutions, NBFCs, BSE, FIIs, DIIs, FDIs, stock exchanges, fund houses, investors and create exclusive charge, mortgage on the flats, shops, plot, land, area (except for the flat and shops to be allotted to Society members) and raise finance for executing project and performing construction activity. To avail and take disbursement of construction loans for the purpose of this said project from such financial institutions by creating exclusive charge or mortgage on only the Developer's share of area without any further need of permission or NOC from the society.

28. To insure the said property against damages, fire, tempest, riots, civil commotion, floods earthquakes, title infringement, otherwise as our said Attorney may think fit and proper.

29. To provide various approvals, permissions, clearances, NOCs to various governmental agencies, Mumbai Municipal Corporation, Town Planning Authority, City Survey Officer, R.T.O., Police, Land Revenue Assessor, Surveyor, Banks, P.W.D., MHADA, MahaRERA, institutions, financial companies for processes related to operations of the project.

30. We hereby agree and undertake that we will not in any way write any letters and/or correspond with the Government of Maharashtra in all its departments, the Corporation in all its Departments and other concerned Local Authorities countermanding any acts, deeds, matters and things done by the said Attorney pursuant to this Power of Attorney. We hereby expressly agree and undertake that if any such instructions shall be issued by us the same shall not affect the acts, deeds, matters and thing by the said Attorney and all the concerned Authorities shall be entitled to disregard all such instructions given by us.

31. In name of the society to accept service of any Writ of Summons or other legal process and to appear in any Court and before all Courts, Magistrates or Judicial or other Officers whatsoever as by the said Attorney shall be thought or advisable and to commence any action

| Signed on behalf of M/S. HAWARE HOUSING | Signed on behalf of TILAK NAGAR TRIBHUVAN CO-OPERATIVE HOUSING SOCIETY LIMITED | | |
|---|---|---|---|
| PARTNER | CHAIRMAN | SECRETARY | TREASURER |

or other proceedings in any Court of Justice or Authority and the same action or proceedings to prosecute or discontinue or become non-suited therein and to settle, compromise or refer to Arbitration any suit, action or proceeding as the said Attorney shall think fit and if the said Attorney shall see cause and also to take such other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which shall by the said Attorney be conceived to be due owing belonging or payable to the Society by any person firm or body corporate and also to appoint any Solicitor and/or Advocate or Lawyer to prosecute or defend in the premises aforesaid or any of them as occasion may arise

32. To appoint Pleaders, Solicitors, Advocates or Attorneys or Lawyers to appear and act in any Court of Justice or before any other Officer or Officers of any State or Local Authority and to revoke such appointment and to substitute any others in their place and stead.

33. To sign, verify and execute Plaints, Written Statement, Counter-Claims, Appeals, Reviews, Applications, Affidavits, Authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions appeals and proceedings of any kind whatsoever in any Court of Law or Equity whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful Authority and to do all acts and appearances and applications in any such Court or Courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer Judgments or Decrees to be had given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute Decrees as the said Attorney shall be advised or think proper and to execute Decrees.

34. To advertise in the newspapers, magazines, TV, radio, internet, etc. for the sale of Developer's Allocation under the Agreement of Redevelopment, the flats falling to the Developer's Allocation in the new buildings to be constructed on the said property.

35. To take all necessary steps and adopt necessary proceedings, in case of any acquisition or requisition or reservation or design for reservation for any public purpose of the said property or release of the said property from the said reservation or design for reservation for any public purpose for further if the said property is covered by such acquisition or reservation

| Signed on behalf of<br>M/S. HAWARE HOUSING | Signed on behalf of<br>TILAK NAGAR TRIBHUVAN CO-OPERATIVE HOUSING SOCIETY LIMITED | | |
|---|---|---|---|
| PARTNER | CHAIRMAN | SECRETARY | TREASURER |

मुंबई-२७
२९५ २९ ०५
२०२६

or design for reservation for any public purpose is not denotified or derequisitioned or released from the reservation than in the case the attorneys shall receive or accept all the amounts by way of benefits provided under the Development Control Rules, award or by way of compensation, damages, or otherwise or whatsoever head including enhanced compensation, damages or any other legal act or otherwise in respect of the said property which is covered by acquisition, requisition or reservation or design for reservation for any public purpose including on account of any reference filed and proceedings or pleading taken by the attorneys and for the purpose aforesaid, the attorneys shall sign applications, correspondence, reference for enhancement of compensation for payment of damages and other sums, affidavits, claims and other pleadings and make, give necessary statement and particulars as well as the letter of the authority and other necessary documents as is required for enabling them to get the compensation, damages and other amounts awarded or receive from the Concerned Authorities as the case may be.

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-27 * MUMBAI *

36. **GENERALLY, TO DO AND PERFORM** all acts, deeds matters and things necessary and convenient for all or any of the purposes aforesaid and for giving full effect to the authorities hereinabove contained as full and effectually as the Society could in its person do.

37. For the better doing performing and executing all the matters and things aforesaid, we hereby further grant unto the said Attorney full power and absolute authority to substitute and appoint in his place and stead on such terms as he shall think fit specific person as Attorney to exercise all or any of the powers and authorities hereby conferred and to revoke any such appointment from time to time and to substitute or appoint other or others in place of such Attorney as the said Attorney shall from time to time deem fit and proper. But the final responsibility of completion of buildings and handover of flats / shops to the Society members shall be with **M/S HAWARE HOUSING**.

38. To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purpose according to Laws and Customs of India.

| Signed on behalf of M/S. HAWARE HOUSING | Signed on behalf of TILAK NAGAR TRIBHUVAN CO-OPERATIVE HOUSING SOCIETY LIMITED | | |
|---|---|---|---|
| PARTNER | CHAIRMAN | SECRETARY | TREASURER |

39. **AND WE HEREBY AGREE** to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents **AND WE HEREBY DECLARE** that we shall not enforce this Power of Attorney.

40. **AND** We hereby declare that the powers and authorities hereby granted are irrevocable till the said property is fully and properly redeveloped subject to strict compliance of the terms and conditions of the Agreement of Redevelopment dated 21/04/26 as per rules and regulations of the Mumbai Municipal Corporation and till all the flats falling to the Developer's Allocation as per the said Agreement are sold and each of the said purchasers have been duly admitted as the member of the society.

मजकूर - २७ वर्षे २०२६

**IN WITNESS WHEREOF,** we have hereunto set our hands at Mumbai this...21st.....day of April 2026.

## THE SCHEDULE-I ABOVE REFERRED TO

**All that** pieces and parcels of Land and Building Nos 128, 129, 130, consisting of 84 nos. residential Tenements in TILAK NAGAR TRIBHUVAN CO-OPERATIVE HOUSING SOCIETY LIMITED., standing on a Plot of Land admeasuring about 2370 Sq. Mts, bearing Survey No. 14-A and C.T.S No. 47 Part ,Tilak Nagar, Chembur, Mumbai 400 089 including all structures standing thereupon and all things permanently appurtenant thereto together with all privileges, estates, use, possession, benefit, easements, profits, advantages, rights and attachments whatsoever and/or any part thereof **and bounded as follows**:-

ON OR TOWARDS NORTH BY : 12-19 M2 Wide Road

ON OR TOWARDS SOUTH BY : D.P. Garden

ON OR TOWARDS EAST BY : Access To Tilak Nagar Station

ON OR TOWARDS WEST BY : 4.57 Sq. Mtrs Wide Nalla Diversion.

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - २७ MUMBAI

| Signed on behalf of M/S. HAWARE HOUSING | Signed on behalf of TILAK NAGAR TRIBHUVAN CO-OPERATIVE HOUSING SOCIETY LIMITED | | |
|---|---|---|---|
| PARTNER | CHAIRMAN | SECRETARY | TREASURER |

TILAK NAGAR TRIBHUVAN CHS. LTD. Regd. No. BOM/WM HSG. /(OH) 4547 OF 1989-90

**SIGNED AND DELIVERED** by the withnnamed

TILAK NAGAR TRIBHUVAN CO-OP. HSG. SOC. LTD

Chairman Hon. Secretary Treasurer





Shri. **Shri Sandeep Ramavtar Sodhani Chairman** )

TILAK NAGAR TRIBHUVAN CO-OP. HSG. SOC. LTD

Chairman Hon. Secretary Treasurer





**Shri. Shri Anil Krishanlal Magoo Secretary** )

TILAK NAGAR TRIBHUVAN CO-OP. HSG. SOC.

Chairman Hon. Secretary Treasurer





Shri **Shri Vithal Sahadeo Dhuri Treasurer** )

मबई-२७ तव
२१ ०८
२०२६

**TILAK NAGAR TRIBHUVAN CO-OPERATIVE** )

**HOUSING SOCIETY LIMITED**

**Pursuant to the Resolution No……** )

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-27 सह दुय्यम निबंधक, मुंबई - २७ यांची मुद्रा MUMBAI

**Passed in the Special General Body meeting** )

**Of the Society held on …….** )

in the presence of:..... )

1

2

| Signed on behalf of M/S. HAWARE HOUSING | Signed on behalf of TILAK NAGAR TRIBHUVAN CO-OPERATIVE HOUSING SOCIETY LIMITED | | |
|---|---|---|---|
| PARTNER | CHAIRMAN | SECRETARY | TREASURER |

**SPECIMEN SIGNATURE )**



**OF SHRI AMIT SURESH HAWARE )**

**SPECIMEN SIGNATURE )**

1.

2.

| | | |
|---|---|---|
| मध्य | १७ | W |
| May | 22 | २२ |
| २०२६ | | |

**BEFORE ME**

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-27 सह दुय्यम निबंधक, मुंबई MUMBAI

| Signed on behalf of M/S. HAWARE HOUSING | Signed on behalf of TILAK NAGAR TRIBHUVAN CO-OPERATIVE HOUSING SOCIETY LIMITED | | |
|---|---|---|---|
| PARTNER | CHAIRMAN | SECRETARY | TREASURER |

22/04/2026

# सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई 27
दस्त क्रमांक : 8794/2026
नोदंणी :
Regn:63m

**गाव: चेंबूर तालुका: कुर्ला जिल्हा: मुंबई उपनगर जिल्हा**

| | |
|---|---|
| (1)विलेखाचा प्रकार | असाईनमेंट ऑफ डेव्हलपमेंट राईट्स |
| (2)मोबदला | 454763000 |
| (3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे) | 132822000 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :, इतर माहिती: असाईनमेंट ऑफ डेव्हलपमेंट राईट्स,मौजे चेंबूर,जमीन आणि इमारत नं. 128,129,130,ज्यामध्ये टिळक नगर त्रिभुवन को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड मधील 84 निवासी सदनिकांचा समावेश आहे.,ही जमीन सुमारे 2370 चौ. मीटर्स क्षेत्रफळ असलेल्या भूखंडावर उभी आहे,ज्याचे सर्वे नं.14-ए आणि सी.टी.एस.नं. 47 भाग,टिळक नगर,चेंबूर,मुंबई- 400089. सदर दस्त अभिनिर्णयाकरिता सादर केला असून प्रकरण क्र. एडीजे/1100901/277/2026/के दिनांक 24/03/2026 अन्वये सदर मिळकतीचे बाजारमूल्य रु. 13,28,22,000/- आणि मोबदला रु. 45,47,63,000/- नुसार येणारे मुद्रांक शुल्क रु. 2,27,38,150/- दिनांक 15/04/2026 रोजी भरून दिनांक 16/04/2026 रोजी अभिनिर्णित केलेले आहे व इतर माहिती दस्तात नमूद केल्याप्रमाणे.( ( C.T.S. Number : 47 Part ; ) ) |
| (5) क्षेत्रफळ | 1) 2370 चौ.मीटर |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-टिळक नगर त्रिभुवन को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड तर्फे चेअरमन संदीप रामअवतार सोढानी वय:-46; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: टिळक नगर त्रिभुवन को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड , ब्लॉक नं: बिल्डिंग नं. 128, 129, आणि 130 , रोड नं: न्यू टिळक नगर, चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400089 पॅन नं:-AADAT8628B<br>2): नाव:-टिळक नगर त्रिभुवन को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड तर्फे सेक्रेटरी अनिल कृष्णलाल मग्गु वय:-67; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: टिळक नगर त्रिभुवन को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: बिल्डिंग नं. 128, 129, आणि 130 , रोड नं: न्यू टिळक नगर, चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400089 पॅन नं:-AADAT8628B<br>3): नाव:-टिळक नगर त्रिभुवन को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड तर्फे ट्रेझरर विठ्ठल सहदेव धुरी वय:-66; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: टिळक नगर त्रिभुवन को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: बिल्डिंग नं. 128, 129, आणि 130 , रोड नं: न्यू टिळक नगर, चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400089 पॅन नं:-AADAT8628B |
| (8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-मेसर्स हावरे हौसिंग तर्फे भागीदार अमित सुरेश हावरे ह्यांच्या तर्फे कुलमुखत्यार म्हणून संजय माहुलकर वय:-58; पत्ता:-प्लॉट नं: 2305, माळा नं: 23, इमारतीचे नाव: हावरे इन्फोटेक पार्क, ब्लॉक नं: सेक्टर 30 ए , रोड नं: वाशी, नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400705 पॅन नं:-AAHFH8891D |
| (9) दस्तऐवज करुन दिल्याचा दिनांक | 21/04/2026 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 22/04/2026 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 8794/2026 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 22738150 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14)शेरा | |

मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण अभिर्निणीत दस्त कारणाचा तपशील ADJ/1100901/277/26/K

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

**Payment Details**

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|---|---|---|---|---|---|---|---|---|
| 1 | | Certificate | ADJ/1100901/277/26/K | - | 22738150 | SD | | |
| 2 | | DHC | | 0426212805231 | 4000 | RF | 0426212805231D | 21/04/2026 |
| 3 | | eChallan | | MH001179867202627E | 30000 | RF | 0000674201202627 | 21/04/2026 |

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

मबई-२७
बुधवार | २१ | ०४
२०२६

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 27 सह दुय्यम निबंधक, मुंबई - २७ यांची मुद्रा MUMBAI

| मबई-२७ |
|---|
| ४५५ | २५ | ११ |
| २०२६ |

# नोंदणीचे प्रमाणपत्र

नोंदणी क्रमांक : बीओएम (डब्ल्यू-एम)/एचएसजी(ओ-च)/-४५४७

नोंदणी क्रमांक बीओएम/एचएसजी. सन १९८९-९०

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की, .....

टिळक नगर त्रिभुवन दास ऑपरेटिव्ह

हौसिंग सोसायटी लिमिटेड, मुंबई

.....

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील ( सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४ ) कलम ९ ( १ ) अन्वये नोंदण्यांत आलेली आहे.

उपरिनिर्दिष्ट अधिनियमांच्या कलम १२ ( १ ) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १० ( १ ) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून उपवर्गीकरण इतर गृहनिर्माण संस्था आहे.

( सही ) .....

( हुद्दा ) सहनिबंधक सहकारी संस्था (को-ऑपरेटीव्ह कोर्ट)
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ मुंबई

दिनांक :- २९/७/१९८९

# मालमत्ता पत्रक

63

विभाग/मौजे -- चेंबुर तालुका/न.भु.मा.का. -- न.भू.अ. चेंबुर जिल्हा -- मुंबई उपनगर जिल्हा

| गर भूमापन क्रमांक / फा. प्लो. नं. | शिट नंबर | प्लाट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची मिती (असल्यास) |
|---|---|---|---|---|---|
| ४७ | ४७ | | ६४५१६.७ | G | |

मुंबई-२७
२८/०८
२०२६

| | |
|---|---|
| गविधाधिकार | - |
| क्कचा मुळ धारक वर्ष | महाराष्ट्र सरकार. |
| पट्टेदार | - |
| इतर भार | - |
| इतर शेरे | - |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक (धा) पट्टेदार (प) किंवा भार (भा) | साक्षांकन |
|---|---|---|---|---|
| १५/०३/१९९७ | मा.अधिक्षक भूमि अभिलेख मुंबई यांचे कडील न.भू./शासकीय-मिळकती संगणीकरण/९७/३५३/९७ दि.२०-१-९७ अन्वये ब्कडील आदेश क्र.न.भू.अ.क्र.८/न.भू.चेंबूर/प.भू.३/शासकीय मिळकती संगणीकरण/९७ दि.१५-३-९७ अन्वये आरक्षण अंवाजीत क्षेत्र नमुद केले.<br>१)गार्डन ----------१३३०६<br>२)सेकंडरी स्कुल -------१७००<br>३)वेल्फर सेंटर -------- ९६८<br>४)म्युनसीपल डिस्पेनसरी - ४००<br>----------<br>१६३७४ | | THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-27 सह दुय्यम निबंधक, मुंबई - २७ MUMBAI | सही - १९९७-०३-१७ न.भू.अ.८मु८xZnB उप.मुंबई. |
| १८/०७/२००२ | अर्ज मा. जिल्हाधिकारी मुबंई यांचेकडील तावापावती व नकाशा तसेच इकडील आदेश क्र.न.भू.अ.चेंबूर/न.भू.क्र.४७/२००२ व दिनांक १८/७/२००२ अन्वये धारक सदरी नाव व क्षेत्र दाखल केले. | | धारक<br>मुबंई गृहनिर्माण व क्षेत्र विकास मंडळ<br>क्षेत्र ६०७०३.०० चौ.मी. | सही - १८/०७/२००२ न.भू.अ.चेंबूर |
| १८/०७/२००२ | अर्ज सुची क्र.२ चा उतारा व इकडील आदेश क्र. न.भू.अ.चेंबूर /न.भू.क्र.४७ /२००२ दिनांक १८.७.२००२ अन्वये भाडेपट्ट्याने नांव दाखल केले. | | भाडेपटेदार<br>टिळकनगर मुनलाईट को. ऑ.हौ.सो.लि.दिनांक १६.७.८७ पासून भाडेपट्टा मुदत ९९ वर्ष<br>क्षेत्र ३९४.६२ चौ.मी. | सही - १८/०७/२००२ न.भू.अ.चेंबूर |
| ०४/०९/२००६ | अर्ज सुची क्र. २ मा.न.भू.अ.चेंबूर यांचेकडील आदेश क्र./न.भू.अ.चेंबूर/ प.भू. ३/चेंबूर न.भू.क्र. ४७ पै/ २००६ मुलुंड दि. /९/२००६ अन्वये भाडेपट्टयाने नांव दाखल | | भाडेपट्टेदार<br>नवीन टिळकनगर रेल व्हयू को.ऑ.हौ.सो.लि.<br>भाडेपट्टा मुदत दि. १६/७/८७ पासून ९० वर्षे क्षेत्र ६८५.५० चौ.मी. | फे रफार क्र.५७४ प्रमाणे सही - ४/९/२००६ न.भू.अ.चेंबूर |

पान न.

मबई-२७

# मालमत्ता पत्रक

२०२६

विभाग/मौजे -- चेंबुर तालुका/न.भू.मा.का. -- न.भू.अ. चेंबुर जिल्हा -- मुंबई उपनगर जिल्हा

| नगर भूमापन क्रमांक / फा. प्लॉ. नं. | शिट नंबर | प्लाट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ) |
|---|---|---|---|---|---|
| ४७ | ४७ | | | | |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक (धा) पट्टेदार (प) किंवा भार (भा) | साक्षाकंन |
|---|---|---|---|---|
| ०३/०७/२००७ | अर्ज सुची क्र.२ व मा.न.भू.अ.चेंबूर यांचेकडील आदेश क्र./न.भ.अ.चेंबूर /प.भू.३/न.भू.क्र.४७ पै./०७ मुलुंड दि. ३/७/०७ अन्वये भाडेपट्टाने नाव व क्षेत्र दाखल केले . . | -- | भाडेपट्टेदार न्यु टिळकनगर पत्रकार को.ऑप.हा.सो.लि. भाडेपट्टा मुदत ९० वर्ष क्षेत्र १२८३.२५चौ.मि. | फे रफार क्र.६८५ प्रमाणे सही - ३/७/०७ न.भू.अ.चेंबूर |
| ०३/०७/२००७ | अर्ज सुची क्र.२ व मा. न.भू.अ.चेंबूर यांचेकडील आदेश क्र./न.भू.अ.चेंबूर /प.भू.३/न.भू.क्र.४७ पै/०७ मुलुंड दि. ३ /७ /०७ | -- | भाडेपट्टेदार श्री. प्रशांत काशिनाथ पटेल भाडेपट्टा मुदत ९० वर्ष क्षेत्र ६०२.०० चौ.मि. | फे रफार क्र.६८६ प्रमाणे सही - ३/७/०७ न.भू.अ.चेंबूर |
| २१/०४/२००८ | अर्ज, जबाब भाडेपट्टे करारपत्र सुची क्र.२ व मा.न.भू.अ.चेंबूर यांचेकडील आदेश क्र.न.भू.अ. चेंबूर/प.भू./न.भू.क्र.४७/०८ दि.२१/४/०८ | | भाडेपट्टेदार टिळकनगर निर्भयत्व को. ऑ.हो.सो.लि.भाडेपट्टेपुर्वत्तर दिनांक १६/७/८७ पासून ९९ वर्ष क्षेत्र २३७५.०० चौ.मी. | फे रफार क्र.७७८ प्रमाणे सही २१/४/०८ न.भू.अ.चेंबूर |

THE JOINT SUB-REGISTRAR, MUMBAI - 27 सह दुय्यम निबंधक, मुंबई - २७ MUMBAI

न.भू.अ. चेंबूर

तपासणी करणारा -

खरी नक्कल -

मुंबई उपनगर जिल्हा

(9)

| मबई-२७ | | |
|---|---|---|
| दस्त्र | २८ | ०५ |
| २०२६ | | |

# HAWARE HOUSING

— Sudesh K. Hawaare
— Amit S. Hawaare

To

— Sanjay Mahulkar.



(9)

Hot Payment Successful. Your Payment Confirmation Number is 38085812

IDBI BANK

CHALLAN

MTR Form Number - 6

| | | | | | |
|---|---|---|---|---|---|
| GRN NUMBER | MH002120389201415R | BARCODE | | Form ID : | Date: 02-08-2014 |
| Department | IGR | | | Payee Details | |
| Receipt Type | RE | | | Dept. ID (If Any) | |
| Office Name | IGR115-THN3_THANE NO 3 JOINT SUB REGISTRA | Location | | PAN No. (If Applicable) | DLN-1 |
| Year | Period: From : 02/08/2014 To : 31/03/2099 | | | Full Name | Ms HAWARE HOUSING |
| Object | | Amount in Rs. | | Flat/Block No, Premises/ Bldg | VASHI |
| 0030046401-75 | | 100.00 | | Road/Street, Area /Locality | |
| 0030063301-70 | | 0.00 | | Town/ City/ District | NAVI MUMBAI Maharashtra |
| | | 0.00 | | PIN | 4 0 0 7 0 3 |
| | | 0.00 | | Remarks (If Any) : | |
| | | 0.00 | | | |
| | | 0.00 | | | |
| | | 0.00 | | | |
| | | 0.00 | | | |
| | | 0.00 | | | |
| Total | | 100.00 | | Amount in words | Rupees One Hundred Only |
| Payment Details:IDBI NetBanking Payment ID : 46065783 | | | | FOR USE IN RECEIVING BANK | |
| Cheque- DD Details: | | | | Bank CIN No : 69103332014080250492 | |
| Cheque- DD No. | | | | Date | 02-08-2014 |
| Name of Bank | IDBI BANK | | | Bank-Branch | |
| Name of Branch | | | | Scroll No. | |

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-27 * MUMBAI *

For Haware Housing

Partner

For Haware Housing

Partner

(2)

मबई-२७ ३१
१७५ | ३० | ०८

(वि. नि. नमुना क्र. १) (Fin. R. Form No. 1) सर्वसा. ११३ मदं. Gen 113 me.

मूळ प्रत [अहस्तांतरणीय] 26/2017
ORIGINAL COPY [NON TRANSFERABLE]

शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place..... दिनांक/Date.....

Received from..... यांकडून/

रु./Rs.....(रुपये/Rupees.....)

..... याकरिता मिळाले.

on account of.....

900-00

रोखपाल वा लेखापाल
Cashier or Accountant. 900-00

(सही/Signature)
(पदनाम/Designation)

चे.का.मु.-५०,००० मु. (२०० प्रती)-११-२०१३-मुपीएस-(एस)११८

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 27
सह दुय्यम निबंधक, मुंबई - २७ यांची मुद्रा
MUMBAI

# POWER OF ATTORNEY

WE, THE PARTNERS of **M/S. HAWARE HOUSING**, a partnership firm, having its registered office at **413-416, VARDHMAN MARKET, SECTOR -17, VASHI, NAVI MUMBAI-400 703**, SEND GREETINGS

**WHEREAS**

The above mentioned firm is partnered by two regular partners, namely MR SURESH KASHINATH HAWARE , AND MR. AMIT SURESH HAWARE

**For Haware Housing** **For Haware Housing**

**Partner** **Partner**

**WHEREAS:**

The above mentioned firm is in process of buying properties in form of land, flats, shops, offices etc in vicinity of Navi Mumbai, Thane, and Panvel, and other parts of State of Maharashtra; as such, the partners of the said firm, have to execute agreements with the concerned land, flat or to say the property owners and have to register the same with the concerned sub registrar offices.

**WHEREAS:**

The firm as such has to present the said agreements, deeds or any such documents, concerning the conveyance of the properties before the concerned registrar of assurances for admitting the execution thereof before the registrar of Assurances for the purpose of registration of such documents.

**WHEREAS:**

This firm is desirous of appointing fit and proper persons to do all or any several acts, deeds, matters and things in this behalf for and on behalf of and in the name of the firm.

**NOW KNOWN YE AND THESE PRESENTS WITNESSETH THAT, WE,** MR. SURESH KASHINATH HAWARE , **AND** MR. AMIT SURESH HAWARE, do hereby nominate, constitute and appoint MR. SANJAY D. MAHULKAR to be the firm's true and lawful attorney to do all or any of the following acts, deeds matters and things for and on behalf of and in the name of the firm Namely **M/S. HAWARE HOUSING.**

To appear before the concerned sub-registrar of assurance of Thane/Vashi/Navi-Mumbai/Panvel/Karjat/Palghar and in other parts of

For Haware Housing

Partner

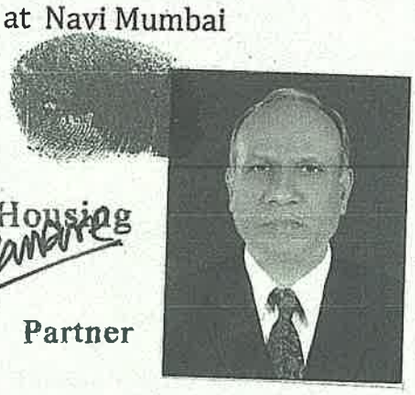
**For Haware Housing**

**Partner**

(8)

State of Maharashtra and to present agreements or deeds or any other matter before the sub-registrar of Assurance of Thane/Vashi/Navi-Mumbai/Panvel/ Karjat/Palghar and other parts of the State of Maharashtra for admission of agreement or Mortgages Deed, Leave & Licence Agreement & Lease Deed etc, executed by ourselves thereof and to do any act, that may be necessary for registration of the said document and to receive back when it has been duly registered and to sign and deliver a proper receipt for the same, to obtain certified copies thereof from the office of the concerned sub-registrar of assurances

**IN WITNESS WHEREOF WE,** MR. SURESH KASHINATH HAWARE , MR. AMIT SURESH HAWARE PARTNERS of **M/S. HAWARE HOUSING** hereunto set and subscribed our hands on this 2nd day of August 2014 at Navi Mumbai



SIGNED AND SEALED BY THE Withinnamed )
**SHRI SURESH KASHINATH HAWARE,** )

For Haware Housing

Partner



**MR. AMIT SURESH HAWARE** )
**(PARTNERS M/S. HAWARE HOUSING** )

For Haware Housing

In the presence )

Partner

SPECIMEN SIGNATURE OF CONSTITUTED ATTORNEY
1) SHRI. SANJAY D. MAHULKAR

In the presence



(4)

मबई-२१७ क्र
दस्त | ३३५८
२०२...

gps& associates
Chartered Accountants

6026

20th March, 2014

The Registrar of Firms
Maharashtra,
Mumbai

Ref : M/s. Haware Housing
Regd. Address : 413-416, Vardhaman Market,
Sector – 17, DBC Vashi,
Navi Mumbai 400 705

Sub : **Registration of M/s. Haware Housing**

Dear Sir,

With reference to above we enclose herewith the following documents to register the firm at an early date:

1. Original Form No – A duly notarized
2. Certified True Copy of Partnership Deed
3. Certified true copy of the Marathi translation of the above deed
4. Copy of Letter of Authority in the name of GPS & Associates
5. Stamp Paper of Rs.100/-
6. Demand Draft No.212283 dt.15.03.2014 for Rs.1,600/- in the name of Registrar of Firm, Maharashtra

We trust that the above is in order and request your goodselves to do the needful at your earliest.

Thank you,

Yours faithfully,
FOR GPS & Associates
Chartered Accountants

(V. V. Bhagwat)
Partner

Encl. As above

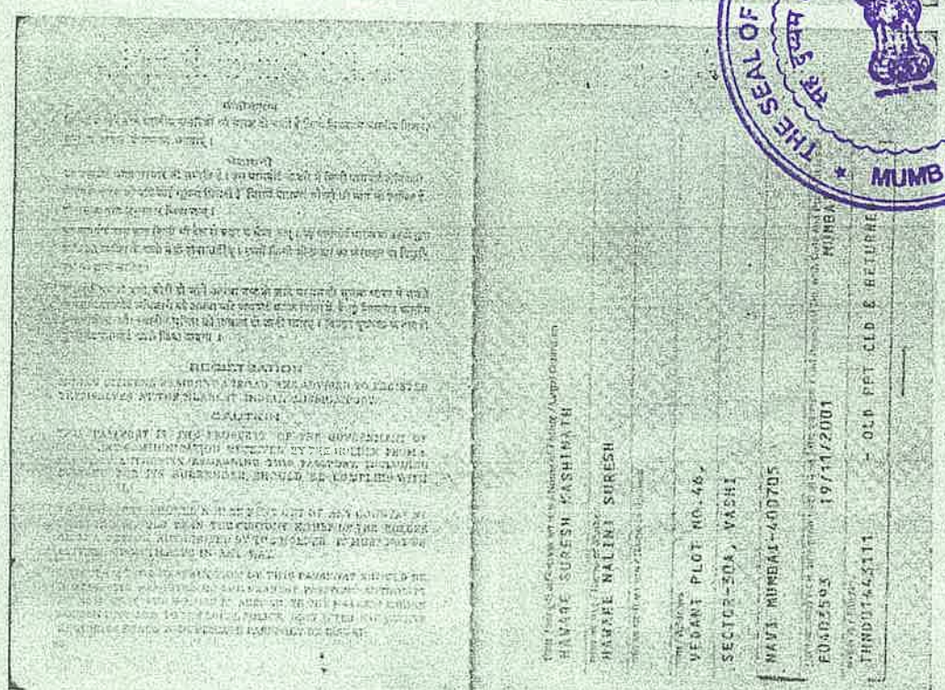
निबंधक, भागीदारी संस्था
महाराष्ट्र राज्य, मुंबई
आपक क्र. .....
दिनांक :
21/3/2014

\\192.168.1.3\masterdata\Haware Engg. & Builders\Haware Housing\Form - A Letter.doc

(E)

| मबई-२७ |  |  |
| --- | --- | --- |
| दस्त | ३१ | ११ |
| २०२६ |  |  |










(१)

# महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.

वीज आकार देयक

महावितरण

V 2.5.0.1
2001/370

वीज आकार देयक भरणा सुविधा फक्त पीजेएसबी बँकेच्या खातेदार ग्राहकांसाठी उपलब्ध आहे.
अधिक माहितीसाठी www.mahadiscom.in या वेबसाईट खातेदार संपर्क साधावा
For any additional information please contact e-mail id of bank branch
sdo4127@ho.mahadiscom.in /Contact No. 27626248

देयक दिनांक 19/07/14 देयक क्र. 370

Phone No.-27626248 / WASHI Sub Div - Ph.No. 27626248

GIS DTC POLE:

GGN:201407412745372

देयक कालावधी 17/06/14 पासून 17/07/14 पर्यंत

| | | रु. पैसे |
|---|---|---|
| अंतिम तारीख | 02/08/14 | 45600.00 |
| या तारखेपर्यंत भरल्यास | 28/07/14 | 45210.00 |
| या तारखेनंतर भरल्यास | 02/08/14 | 46510.00 |

* वरील रक्कम पूर्णांकात देण्यात आली

ग्राहक क्रमांक : 170-024-27/1775/2260

दर संकेत 04/LT II Comm 3 Ph 5-20KW

बी. यू. सी. क्र. 4127146

संलग्न भार 14.79 KW

बीज गुणक संकेत : 6

BANK

C

मंजूर भार 14.79 KW

पुरवठा तारीख : 08/08/87

| मिटर क्रमांक | चालू रिडिंग | मागील रिडिंग | गुणक अवयव | युनिट | सध्या युनिट | एकूण वीज वापर |
|---|---|---|---|---|---|---|
| 5309007649 | 41344 | 36833 | 1 | 4511 | 0 | 4511 |




मागील वीज वापर

| महिना | युनिट |
|---|---|
| JUN-14 | 7031 |
| MAY-14 | 3192 |
| APR-14 | 4291 |
| MAR-14 | 3997 |
| FEB-14 | 3049 |
| JAN-14 | 2697 |
| DEC-13 | 3626 |
| NOV-13 | 3626 |
| OCT-13 | 4132 |
| SEP-13 | 3617 |
| AUG-13 | 3455 |

ग्राहक सेंटर नं.
18002333435
18002003435

| विवरण | रु. पैसे |
|---|---|
| रिअर आकार | 190.00 |
| वीज आकार | 37296.18 |
| वीज शुल्क | 6635.06 |
| इंधन समायोजन आकार | 1843.71 |
| | 0.00 |
| | 0.00 |
| RLC refund : | -429.22 |
| वीज विक्री कर | 360.66 |
| वीज दरसवलती देयकाची रक्कम | 0.00 |
| व्याज | 0.00 |
| इतर आकार | 0.00 |
| | 0.00 |
| एकूण | 45596.63 |
| मिळवा थकबाकी / जमा | 610.26 |
| समायोजित रक्कम | -607.76 |
| व्याजाची थकबाकी | 0.00 |
| एकूण थकबाकी / जमा | 2.50 |
| देयकाची निव्वळ रक्कम | 45599.13 |
| पूर्णांक देयक | 45600.00 |
| मागील मासातीचा दिनांक 25/06/14 | 66980.00 |
| सुरक्षा ठेव जमा **41120 | विलंब आकार रु. 911.93 |

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI


RAISONI GROUP

RAISONI

The one word on the resume that launched thousands of successful careers



Counseling Center Address :
348/ Shradha House, Kingsway, Nagpur- 01 (M.S.) India
M : 9765216191, 9689810, 7350027444 Web : www.raisoni.net
Helpline : 0712-2... 9975663626

Engineering | Management | Law | Schools | Other Courses

NAGPUR • AMRAVATI • AHMEDNAGAR • PUNE • JALGAON • RAIPUR

RAISONI GROUP


ठाणे जि. ठाणे DIST. - THANE

(9)

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
HAWARE HOUSING
01/03/2014
Permanent Account Number
AAHFH8891D
Signature

मबई-२७
१०९५ ३६०१
२०२६

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
SURESH K HAWARE
KASHINATH BALIRAM HAWARE
01/03/1956
Permanent Account Number
AAAPH7008R
Signature

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - २७
सह दुय्यम निबंधक, मुंबई - २७
MUMBAI

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
DL No: MH43 20090015174 DOI : 15-05-2009
Valid Till : 14-05-2029 (NT) AED 10-08-2011
FORM 7 RULE 16 (2)
AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

| COV | DOI |
|---|---|
| MCWG | 15-05-2009 |
| LMV | 10-08-2011 |

DOB : 15-11-1987 BG :
Name :SHARAD MHADLEKAR
S/D/W of:SITARAM MHADLEKAR
Add :R.NO-197 / 002 , PAWANE GAON ,
KOPAR-KHAIRANE , NAVI MUMBAI .
PIN :400709
Signature & ID of Issuing Authority: MH43 2011280
Signature/Thumb Impression of Holder

THE SUB REGI
DI

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
CHANDRAKANT DAMU CHAVAN
DAMU DEHU CHAVAN
21/06/1976
Permanent Account Number
AKHPC3059J
Signature

लिहून देणार

① S S Hamare

② Amit Sawant

| मबई-२७ |
|---|
| तक्रिण दस्त क्र. |
| २०२६ ④ |

लिहून देणार मे हावरे हौसिंग लिमि. मार्फतीचार

① श्री सुरेश कालिदास हावरे ② कामिल सुरेश हावरे

लिहून घेणार श्री संजय डी माहुलकर

साक्षीदार



[illegible] दि. [illegible] २०१४

[illegible] सुरेश [illegible] हावरे

[illegible] ४१३.६१६ चौरस मीटर

[illegible] साक्षीदार



[illegible] ① [illegible] ② [illegible]

[illegible] वा.वी. [illegible]

[illegible]





९२६
मबर२०१४

9002

दि[illegible] प्रमाणित करण्यात येते की सदर मुखत्यार पत्राच दक्षण ६ पाने वरून कोणत्याही प्रकारचे कमी जास्त बदल खाडा खोडे काढून झालेली नाही

सह दुय्यम निबंधक वर्ग २
ठाणे क्र. ३



# घोषणापत्र

| | | |
|---|---|---|
| मबई-२७ | | |
| दस्त | ३१ | ०५ |
| २०२६ | | |

मी, संजय माहुलकर घोषित करते की, दुय्यम निबंधक मुंबई-२७ यांचे कार्यालयात असाईनमेंट ऑफ डेव्हलपमेंट राईट्स पत्र या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मेसर्स हावरे हौसिंग तर्फे भागीदार अमित सुरेश हावरे इ. यांनी दि. 02/10/2014 रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे. निष्पादीत करून कबुलीजबाब दिला आहे.

सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही. किंवा कुलमुखत्यार पत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कुलमुखत्यार रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्तकृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे नियम ८२ मी पात्र राहीन याची जाणीव आहे.

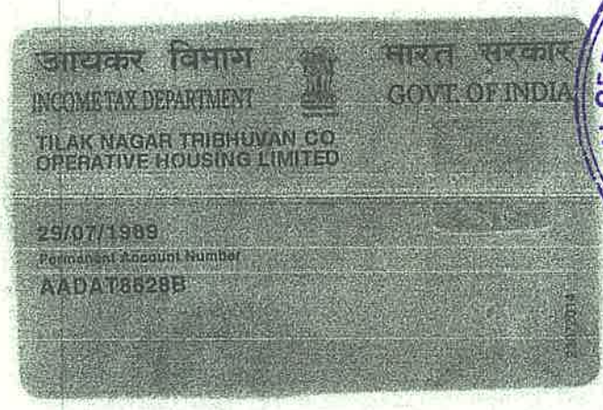
दिनांक:21/04/2026

कुलमुखत्यारपत्र धारकाचे

नाव व सह

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-27 MUMBAI

मबई-२७










TILAK NAGAR TRIBHUVAN CO-OP. HSG. SOC. LTD.

Chairman Hon. Secretary Treasurer

मबई-२७
२०२६










TILAK NAGAR TRIBHUVAN CO-OP. HSG. SOC. LTD

Chairman Hon. Secretary Treasurer

मबई-२७
२०२६










TILAK NAGAR TRIBHUVAN CO-OP. HSG. SOC. LTD

Chairman Hon. Secretary Treasurer

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

मबई-२७
२०१५
२०२६

E-Aadhaar Letter

नोंदणी क्रमांक:/Enrolment No.: 1104/20361/01820

Vithal Sahdeo Dhuri (विठल सहदेव धुरी)
S/O Sahadeo Dhuri, near vardhaman villa,
96/A,kamgar nagar chs ltd,s.g barve marg, Nehru Nagar, Mumbai,
Maharashtra - 400024

Date: 18/07/2015

तुमचा आधार क्रमांक/ Your Aadhaar No.:

**3608 6563 6233**

आधार-सामान्य माणसाचा अधिकार

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

सूचना

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वचे नाही.
- ओळखीचे प्रमाण ऑनलाइन ऑथेन्टीकेशन द्वारा प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-27
सह दुय्यम निबंधक, मुंबई - २७ यांचे मुद्रा
MUMBAI

Validity unknown
Digitally signed by UNIQUE IDENTIFICATION AUTH OF INDIA
Date: 2015.07.18 15:41:41 IST

- आधार देशभरात मान्य आहे.
- आधार साठी आपण एकदाच नामांकन नोंदणीची आवश्यकता आहे.
- कृपया आपल्या सध्याचा मोबाइल नंबर व ई-मेल पत्ता नोंदवा. यामुळे आपल्या विभिन्न सुविधा प्राप्त करण्यासाठी मदत मिळेल.

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.

भारत सरकार
GOVERNMENT OF INDIA



विठल सहदेव धुरी
Vithal Sahdeo Dhuri
जन्म तारीख/ DOB: 22/07/1959
पुरुष / MALE

3608 6563 6233

आधार-सामान्य माणसाचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
S/O सहदेव धुरी, वर्धमान विला जवळ, ९६/ए,कामगार नगर को-ऑप हौ सो लिमी,एस.जी बर्वे मार्ग, नेहरू नगर, मुंबई, महाराष्ट्र - 400024

Address:
S/O Sahadeo Dhuri, near vardhaman villa, 96/A,kamgar nagar chs ltd,s.g barve marg, Nehru Nagar, Mumbai, Maharashtra - 400024

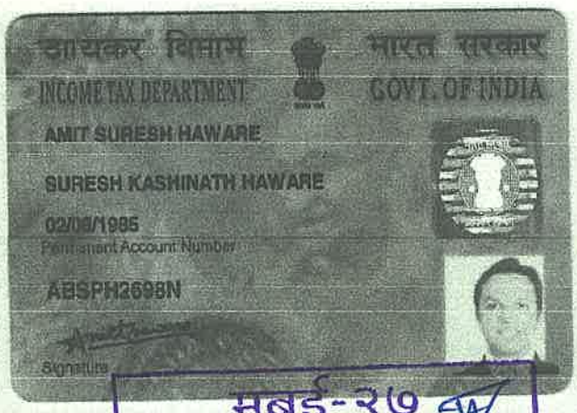
3608 6563 6233

Aadhaar-Aam Admi ka Adhikar

TILAK NAGAR TRIBHUVAN CO-OP. HSG. SOC. LTD

Chairman Hon. Secretary Treasurer




मबई-२७
१७६५ | ४३ | ४४
२०२६







THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-27
MUMBAI









मबई-२७
२०२६

भारत सरकार
Government of India
आधार

Issue Date: 06/10/2011



रितेश देवजी मेरिया
Ritesh Devji Meriya
जन्म तारीख / DOB: 26/04/1994
पुरुष / Male

7850 3531 2665

माझे आधार, माझी ओळख

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 27
सह दुय्यम निबंधक, मुंबई - २७ यांची मुद्रा
MUMBAI

भारत सरकार
Government of India

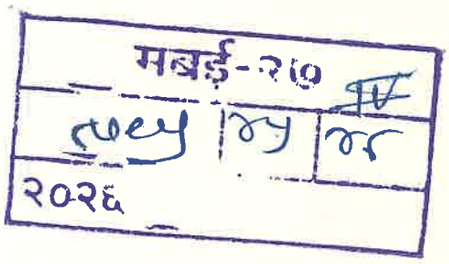
Issue Date: 13/01/2018



करणकुमार मंगीलाल तेली
Karankumar Mangilal Teli
जन्म तिथि/DOB: 20/09/2003
पुरुष/ MALE

2807 3022 0504
VID : 9123 2346 3317 8218

मेरा आधार, मेरी पहचान


मुंबई-२७
२०२६


THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-27
MUMBAI

369/8795
मंगळवार,21 एप्रिल 2026 3:14 म.नं.

**दस्त गोषवारा भाग-1**

मबई27
दस्त क्रमांक: 8795/2026

दस्त क्रमांक: मबई27 /8795/2026

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

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. मबई27 यांचे कार्यालयात

अ. क्रं. 8795 वर दि.21-04-2026

रोजी 3:09 म.नं. वा. हजर केला.

पावती:5754 पावती दिनांक: 21/04/2026

सादरकरणाराचे नाव: **टिळक नगर त्रिभुवन को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड तर्फे चेअरमन संदीप रामअवतार सोढानी**

| | |
|---|---|
| नोंदणी फी | रु. 100.00 |
| दस्त हाताळणी फी | रु. 1920.00 |
| पृष्टांची संख्या: 48 | |
| एकुण: | 2020.00 |

दस्त हजर करणाऱ्याची सही:

सुरेश भाऊराव म्हैसने
सह दु.नि.मुंबई 27
सह दुय्यम निबंधक
मुंबई-२७ (वर्ग-२)

सुरेश भाऊराव म्हैसने
सह दु.नि.मुंबई 27
सह दुय्यम निबंधक
मुंबई-२७ (वर्ग-२)

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-क) जेव्हा त्यामुळे खंड (अ) मध्ये उल्लेखिलेल्या बाबीहून अन्य असा एकाच संव्यवहारात एकाच किंवा अधिक व्यक्तींस काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्रं. 1 21 / 04 / 2026 03 : 09 : 53 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 21 / 04 / 2026 03 : 10 : 39 PM ची वेळ: (फी)

मबई-२७
२१ | ०४ | २६
२०२६

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-27
सह दुय्यम निबंधक, मुंबई - २७ यांची मुद्रा
MUMBAI

दस्त गोषवारा भाग-2

मबई27
दस्त क्रमांक:8795/2026

21/04/2026 3 31:39 PM

दस्त क्रमांक :मबई27/8795/2026 .
दस्ताचा प्रकार :-कुलमुखत्यारपत्र

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | ठसा प्रमाणित |
|---|---|---|---|---|
| 1 | नाव:मेसर्स हावरे हौसिंग तर्फे भागीदार अमित सुरेश हावरे ह्यांच्या तर्फे कुलमुखत्यार म्हणून संजय माहुलकर<br>पत्ता:प्लॉट नं: 2305, माळा नं: 23, इमारतीचे नाव: हावरे इन्फोटेक पार्क, ब्लॉक नं: सेक्टर 30 ए, रोड नं: वाशी, नवी मुंबई, महाराष्ट्र, ठाणे.<br>पॅन नंबर:AAHFH8891D | पॉवर ऑफ़ अटॉर्नी होल्डर<br>वय :-58<br>स्वाक्षरी:- |  | ✓ |
| 2 | नाव:टिळक नगर त्रिभुवन को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड तर्फे चेअरमन संदीप रामअवतार सोढानी<br>पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: टिळक नगर त्रिभुवन को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: बिल्डिंग नं. 128, 129, आणि 130, रोड नं: न्यू टिळक नगर, चेंबूर, मुंबई, महाराष्ट्र, MUMBAI.<br>पॅन नंबर:AADAT8628B | कुलमुखत्यार देणार<br>वय :-46<br>स्वाक्षरी:- |  | ✓ |
| 3 | नाव:टिळक नगर त्रिभुवन को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड तर्फे सेक्रेटरी अनिल कृष्णलाल मग्गु<br>पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: टिळक नगर त्रिभुवन को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: बिल्डिंग नं. 128, 129, आणि 130, रोड नं: न्यू टिळक नगर, चेंबूर, मुंबई, महाराष्ट्र, मुम्बई.<br>पॅन नंबर:AADAT8628B | कुलमुखत्यार देणार<br>वय :-67<br>स्वाक्षरी:- |  | ✓ |
| 4 | नाव:टिळक नगर त्रिभुवन को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड तर्फे ट्रेझरर विठ्ठल सहदेव धुरी<br>पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: टिळक नगर त्रिभुवन को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: बिल्डिंग नं. 128, 129, आणि 130, रोड नं: न्यू टिळक नगर, चेंबूर, मुंबई, महाराष्ट्र, मुम्बई.<br>पॅन नंबर:AADAT8628B | कुलमुखत्यार देणार<br>वय :-66<br>स्वाक्षरी:- |  | ✓ |

वरील दस्तऐवज करुन देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:21 / 04 / 2026 03 : 27 : 38 PM

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

| अनु क्र. | पक्षकाराचे नाव व पत्ता | छायाचित्र | ठसा प्रमाणित |
|---|---|---|---|
| 1 | नाव:रितेश मेरिया<br>वय:31<br>पत्ता:चेंबूर, मुंबई<br>पिन कोड:400071<br>स्वाक्षरी |  | ✓ |
| 2 | नाव:करण तेली<br>वय:23<br>पत्ता:चेंबूर, मुंबई<br>पिन कोड:400071<br>स्वाक्षरी |  | ✓ |

मबई-२७
२१ | ०४ | २६
२०२६

शिक्का क्र.4 ची वेळ:21 / 04 / 2026 03 : 28 : 23 PM

सुरेश भाऊराव म्हस्के
सह दु.नि.मुंबई 27
सह दुय्यम निबंधक
मुंबई-२७ (वर्ग-२)

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 27 सह दुय्यम निबंधक, मुंबई - २७ MUMBAI

Payment Details.

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|---|---|---|---|---|---|---|---|---|
| 1 | TILAK NAGAR TRIBHUVAN CHS LTD | eChallan | 00040572026042154908 | MH001175285202627E | 500.00 | SD | 0000674393202627 | 21/04/2026 |
| 2 | | DHC | | 0426219505258 | 1920 | RF | 0426219505258D | 21/04/2026 |
| 3 | TILAK NAGAR TRIBHUVAN CHS LTD | eChallan | | MH001175285202627E | 100 | RF | 0000674393202627 | 21/04/2026 |

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

8795 /2026

Know Your Rights as Registrants

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

For feedback, please write to us at feedback.isarita@gmail.com

मबई-२७ IV
[illegible] [illegible]
२०२६

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-27 सह दुय्यम निबंधक, मुंबई - २७ यांची मुद्रा MUMBAI

प्रमाणित करण्यात येते कि या दस्तामध्ये एकूण ...[illegible] पाने आहे
मबई-२७/ [illegible] /२०२६
या क्रमांकावर पुस्तक क्र. १ मध्ये नोंदला
दिनांक २२/०४/२०२६

सु. मा. म्हैसने
सह दुय्यम निबंधक, मुंबई-२७
मुंबई