

Receipt (pavti)

520/6851  
Monday, March 17, 2025  
12:26 PM

पावती

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

पावती क्र.: 7315 दिनांक: 17/03/2025

गावाचे नाव: बांद्रा  
दस्तऐवजाचा अनुक्रमांक: मबई31-6851-2025  
दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र  
सादर करणाऱ्याचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे सेक्रेटरी सुनील कृष्णराज टॉममुंड्रम

नोंदणी फी रु. 100.00  
दस्त हाताळणी फी रु. 800.00  
पृष्ठांची संख्या: 40  
एकूण: रु. 900.00

**DELIVERED**

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
12:45 PM ह्या वेळेस मिळेल.

सह दु.नि.मुंबई 31

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

**सह दुय्यम निबंधक वर्ग २  
मुंबई-३९**

- 1) देयकाचा प्रकार: DHC रक्कम: रु.800/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0325170105438 दिनांक: 17/03/2025  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017772883202425E दिनांक: 17/03/2025  
बँकेचे नाव व पत्ता:



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१/३०



**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 0325170105438 Receipt Date 17/03/2025

Received from SELF, Mobile number 9800000000, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 6851 dated 17/03/2025 at the Sub Registrar office S.R. Mumbai 31 of the District Mumbai Sub-urban District.



**Payment Details**

Bank Name SBIN	Payment Date 17/03/2025
Bank CIN 10004152025031705155	REF No. 507658710106
Deface No 0325170105438D	Deface Date 17/03/2025

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



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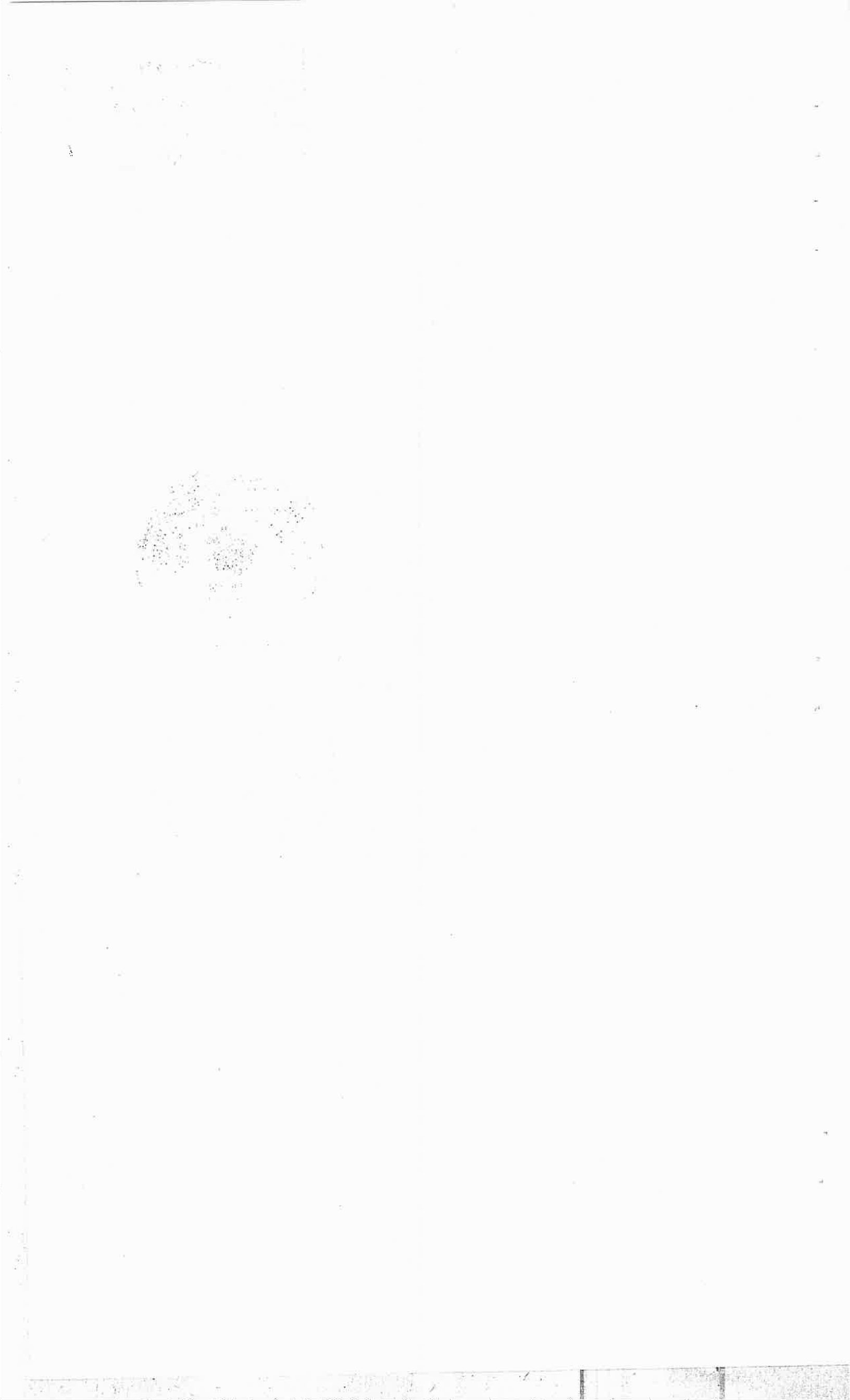
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0325170105438	Date 17/03/2025
Received from SELF, Mobile number 9800000000, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Mumbai 31 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 17/03/2025
Bank CIN 10004152025031705155	REF No. 507658710106
This is computer generated receipt, hence no signature is required.	







CHALLAN  
MTR Form Number-6

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GRN	MH017772883202425E	BARCODE		Date	13/03/2025-17:45:21	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-31_JT SUB REGISTRAR MUMBAI 31			Full Name	SUJATA NIVAS CHS LTD		
Location	MUMBAI						
Year	2024-2025 One Time			Flat/Block No.	LAND WITH BUILDING VILLAGE BANDRA CTS		
				Premises/Building	NO 1172		

Account Head Details	Amount In Rs.	
0030045501 Stamp Duty	500.00	Road/Street
0030063301 Registration Fee	100.00	Area/Locality
		Town/City/District
		PIN
		Remarks (If Any)
		SecondPartyName=ROSWALT REALTY/MBI
		Amount In
		Words
Total	600.00	



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	69103332025031318888	2919792214
Cheque/DD No.		Bank Date	RBI Date	13/03/2025-17:46:29	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	100 , 15/03/2025		

Department ID : Mobile No. : 0000000000  
**NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.**  
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-520-6851	0009878869202425	17/03/2025-12:25:56	IGR561	100.00



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GRN : MH017772883202425E Amount : 600.00

Bank : IDBI BANK

Date : 13/03/2025-17:45:21

2	(IS)-520-6851	0009878869202425	17/03/2025-12:25:56	IGR561	500.00
<b>Total Defacement Amount</b>					<b>600.00</b>









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**SPECIAL POWER OF ATTORNEY**

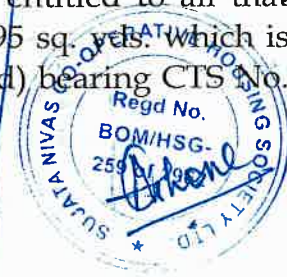
TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, **SUJATA NIVAS HOUSING SOCIETY LIMITED**, a Co-operative Housing Society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, bearing Registration No. BOM/HSG/ 259 of 1962 having PAN: AAGAS2613A situated at 1/C3/3, S.V. Road, Bandra West, Mumbai - 400050, represented through its office bearers:

Name of Member	Particulars	Flat No.
Mr. Sanjay Sharma	Managing Committee member	C-23
Mr. Sunil Krishnaraja Tommundrum	Secretary	A-4
Dr. Sundeep Kamath	Managing Committee member	B-12
Mr. Ashish Arun Ghone	Managing Committee member	A-6

hereinafter referred to as the "**Society**" SEND GREETINGS:

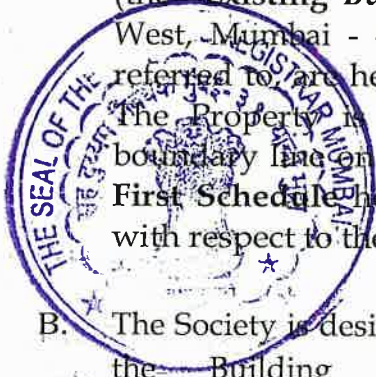
**WHEREAS:**

A. The Society is the owner of and solely and absolutely seized and possessed of, or otherwise well and sufficiently entitled to all that pieces and parcels of the Land admeasuring 1,695 sq. yds. which is equivalent to 1,417.20 sq. mts. (as per property card) bearing CTS No.



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and bearing Plot No. 1/C-3/3 ("said Land") and forming part of and being a sub-division of a larger piece and parcel of land bearing final Plot No. 1/C of Town Planning Scheme No. II, Bandra, bearing Survey No. F/1172 (which sub-division has been sanctioned by the Collector of Mumbai by the office letter bearing TP/8/65 sub of 1959-60 dated 20<sup>th</sup> October 1959) and lying within the Registration Sub-District of Bandra, together with the Building standing thereon known as "Sujata Nivas" comprising of Ground + 3 Upper Floors and comprising of 23 residential flats and 3 garages in the said building (the "Existing Building/Building") situated at S.V. Road, Bandra West, Mumbai - 400050. The Land and Building, unless individually referred to, are hereinafter collectively referred to as the "Property". The Property is more particularly demarcated in the red color boundary line on the plan and is more particularly described in the First Schedule herein under written. The copy of Property Card's with respect to the Land are annexed and marked as Annexure " ".



B. The Society is desirous of redeveloping the Property after demolition of the Building standing thereon and constructing new building/structure on the Land by utilising the land floor space index ("FSI"), fungible floor space index relating to and arising out of the Land under Regulation 33(11) of Development Control and Promotion Regulations, 2034 (as may be amended from time to time) ("DC Regulations");

C. By a development agreement dated 17/03/2025 ("Development Agreement"), made at Mumbai between and among the Society, the Members of the Society and the **ROSWALT REALTY PRIVATE LIMITED**, a private limited company (CIN No. U45201MH2013PTC248608), PAN AAECV8453B, registered under the provisions of Companies Act, 1956, having its registered office at 903, Naman Centre, Opp. LIC Digital, C-31, G-Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400051, through its authorized signatory Mr. Dilip Chimanlal Solanki, pursuant to Board Resolution dated 4<sup>th</sup> February 2025, (hereinafter referred to as the "Developer"), the Society has agreed to grant redevelopment rights in respect of the Property on the terms and conditions mentioned therein;

D. Pursuant to the Development Agreement, the Society has agreed to execute a power of attorney in favour of the Directors of the Developer for the purpose of obtaining necessary approvals/permission/consents and do other incidental and ancillary acts, deeds, things and matters for the redevelopment of the Property;

E. It is further confirmed that the Development Agreement is duly stamped under Receipt No. MBJ-31/6843/2025 at the office of the Deputy Inspector General & Registration and Deputy Collector of Stamps Mumbai under the provisions of Article 5(g-a) of the Bombay Stamp Act, 1958 and hence in accordance with the second proviso





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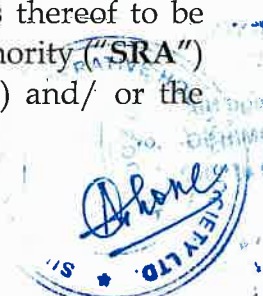
under Article 48(g), this Power of Attorney is stamped with stamp duty of Rs. 500 (Rupees Five Hundred Only). A copy of the receipt evidencing the payment of stamp duty on the Development Agreement is annexed hereto.

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH that We 1) Mr. Sanjay Sharma aged about 59 years, the Managing Committee member, 2) Mr. Sunil Krishnaraja Tommundrum aged about 59 years, the Secretary, 3) Dr. Sundeep Kamath aged about 49 years, the Managing Committee member and 4) Mr. Ashish Arun Ghone aged about 59 years, the Managing Committee member respectively, of the Society do hereby, jointly and severally, appoint, nominate and constitute the authorized signatories/Directors of the Developer, Mr. Dilip Chimanlal Solanki and Mr. Shailendra Narayan Raje, having its registered office at 903, Naman Centre, Opp.. LIC Digital, C-31, G Block Bandra Kurla Complex, Bandra (East), Mumbai 400 051, as our true and lawful attorneys (hereinafter referred to as "the Attorneys"), to act for it in the name and on behalf of the Society and as its act and deed and as the true and lawful Attorneys of the Society, to do execute and perform jointly or severally all or any of the several acts, deeds, matters and things hereinafter appearing:

1. **TO APPOINT OR NOMINATE**, engage and authorize Solicitors, Advocates, Pleaders, Architects, Structural Engineers, R.C.C. Consultants, Electrical Contractors, Legal Advisor, valuers and surveyors or any other person or persons and to remove them or any of them, to appoint in their place any other Solicitors & Advocates, Pleaders, Architects, Structural Engineers, R.C.C. Consultants, Electrical Contractors and Legal Advisor, valuers and surveyors, and to pay them such fees and remuneration as the Attorneys shall deem fit and for that purpose to sign, execute, deliver and file necessary Vakalatnama, warrants, contract and authority letters or other necessary documents to act or any other papers or any other necessary authorities in respect of redevelopment of the Property.
2. **TO PERFECT** the title of the Society to the Property in all respects as may be required, including by having the correct areas and other details in respect of the Property entered, mutated and recorded in such records; and for the said purposes, to do, execute and perform all necessary acts, deeds, matters and things, including to deal and correspond with and to appear and represent the Society/us before the aforesaid and other concerned authorities, and to sign, execute, register and deliver all applications, representations, letters, forms, undertaking, petitions and other documents and writings that may be required.
3. **TO CARRY OUT** development work in respect of the said Property including construction and completion of proposed new building thereon in accordance with the plans and specifications thereof to be approved and sanctioned by the Slum Rehabilitation Authority ("SRA") and/ or Brihanmumbai Municipal Corporation ("BMC") and/ or the



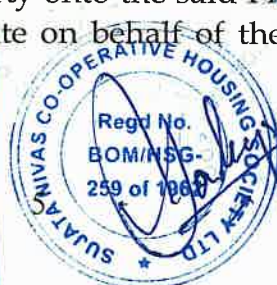
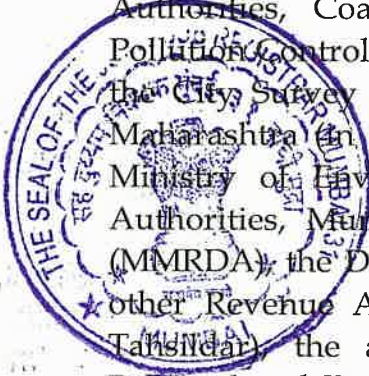
*Sanjay*





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Collector and/ or any other concerned authorities in accordance with the DC Regulations and in the manner set out in the said Development Agreement.	

4. **TO APPLY FOR** AND OBTAIN any and all permissions, sanctions or approvals in respect of the redevelopment of the Property and for the purpose of making all applications, petitions and representations to the SRA, BMC, Collector, authorities under the Maharashtra Land Revenue Code 1966, Divisional Commissioner, the Competent Authority under the Urban Land (Ceiling & Regulation) Act 1976, Government of Maharashtra, Central Government, Land Acquisition Authorities, Coastal Authorities, Air Aviation Authorities, the Pollution Control Boards, Environmental and Ecological Authorities, the City Survey & Land Records Authorities, the Government of Maharashtra (in all its Ministries and Departments), including the Ministry of Environment & Forests, the Railway Ministry and Authorities, Mumbai Metropolitan Region Development Authority (MMRDA), the Defence Ministry and Authorities, the Collector and other Revenue Authorities and officers (including the Talati and Tahsildar), the authorities and officers under the Maharashtra Regional and Town Planning Act, 1966, the Chief Fire Officer and other concerned Fire Brigade Authorities, Town Planning Authorities, the Competent Authorities constituted/ appointed under the Urban Land (Ceiling and Regulation) Act, 1976 (since repealed), and all other development authorities, and/or any other government, semi-government, local or public bodies or authorities concerned and all its respective departments (hereinafter collectively referred to as the "Concerned Authorities") or any other authority or authorities either personally or through any stipulation or a condition, which may be imposed by such authority or authorities as the case may be.
5. **TO HAND OVER**, surrender and/or transfer the portion/s of the Property, which may now or hereafter be notified for, designated as and/or affected by any set-back for road widening and/or amenity open space, if any, out of the Property to the Concerned Authorities or any other appropriate authorities and to claim the FSI or TDR or any other benefit for use on the Property and to avail the benefit of the Government including Government Notifications and, for that purpose, to sign all such deeds, documents, undertakings, affidavits, etc. for and on behalf of the Society and thereupon to carry out and effect the necessary amendments and mutations in the records of the aforesaid Concerned Authorities and the City Survey & Land Records authorities.
6. **TO AVAIL**, all incentives and benefits of DCPR 2034 and transfer and load Permanent Transit Camps (PTC's) as per the Developers discretion under the DC Regulations and/or Transferable Development Rights (TDR) as well as Fungible FSI or any incentive FSI in respect of the said Property or any part thereof and/or to make use of TDR of any other property onto the said Property and for the said purpose to sign and execute on behalf of the society the necessary

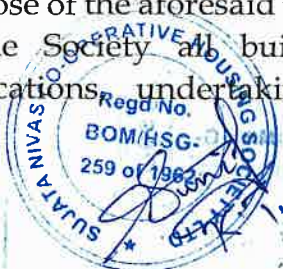
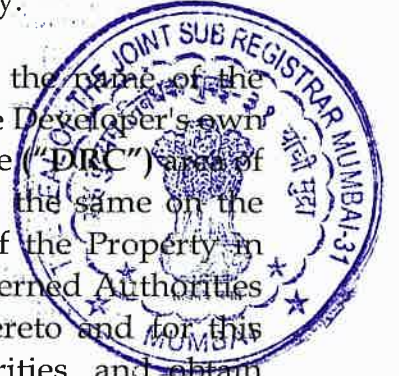




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application, affidavit and documents and submit the same to the SRA or BMC or other concerned authorities and to make the necessary payments, if any, towards the deposits, premium, etc.

7. **TO UTILISE** and consume the full development potential by way of FSI, fungible compensatory FSI and/or otherwise, arising, originating and/or available from or of any other property, for construction and development on the Property, as may be legally permissible from time to time in terms of the Development Agreement and to construct the new building or structures on the Property by utilizing such FSI, additional FSI and fungible compensatory FSI etc for the Society.
8. **TO PURCHASE** and acquire/ transfer/ load in the name of the Society, the maximum FSI, PTC, incentive FSI at the Developer's own cost, from holders of Development Rights Certificate ("DRC") area of FSI of other properties and utilise and consume the same on the Property for the construction and development of the Property in accordance with the DC Regulations and the Concerned Authorities rules and regulations and/or any amendment thereto and for this purpose and to submit to the Concerned Authorities and obtain sanctions to the plans or amendments thereto and further for this purpose to sign and execute agreements for acquisition/purchase of such FSI comprised in DRC's on such terms and conditions as the Attorneys may deem fit. It is hereby clarified that any amendment in the plans will be strictly in accordance with the terms and conditions of the Development Agreement.
9. **TO DO** and carry out and/or authorise to do and carry out and/or cause to be done and carried out all the acts, deeds, matters and things and exercise all rights for the same and for full and complete redevelopment of the Property envisaged in the Development Agreement.
10. **TO NEGOTIATE** and deal with the members of the Society and to enter into an agreement for temporary and/or permanent alternate accommodation, or any other agreements or assurances for release of their rights and/or any such agreement or arrangement as the Attorneys shall deem fit and proper and to accept surrender of rights of the members and obtain vacant and peaceful possession of the Building together with the Land from the members of the Society.
11. **TO PREPARE** and submit plans and specifications, etc. in respect of redevelopment of the Property and construction of buildings on the Property and for that purpose to apply to the Concerned Authorities for the purpose of obtaining their approvals, sanctions, permissions for amendments, revisions, modifications, alterations, rectifications, additions and/or deletions to such building plans and specifications and/or extension, renewal and revalidation thereof and for the purpose of the aforesaid to sign and execute in the name and on behalf of the Society all building plans, layout plans, specifications, applications, undertakings and other papers required by the

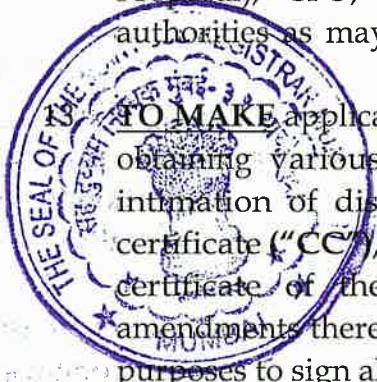




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Concerned Authorities or any of them in relation to all things or matters for or concerning sanctioning or approving plans for redevelopment of the Property, construction of buildings and providing amenities on the Property and/or to the buildings to be constructed thereon. Provided however that, all such amendment in the plan, drawing or design will be done in accordance with the terms and conditions of the Development Agreement.

12. **TO APPLY** for and obtain No Objection Certificate and /or other certificates from the Ward Officer, the Executive Engineer, (Building Proposal), CFO, Traffic and/or other concerned departments and authorities as may be necessary.



**TO MAKE** applications to the Concerned Authorities for the purpose of obtaining various permissions, approvals and sanctions including intimation of disapproval/approval ("IOD/IOA"), commencement certificate ("CC"), occupation certificate ("OC") and/or completion certificate of the buildings to be constructed on the Property and/ or amendments thereto if necessitated under certain situations and for that purposes to sign all such deeds, documents and papers, etc.

14. **TO PAY** to the Concerned Authorities the premiums, deposits, charges and other amounts required to be paid in relation to redevelopment of the Property and construction of buildings on the Property as the Attorneys deem fit and proper and ask for refund of such deposits/amounts paid by them and to apply for and obtain from the Concerned Authorities necessary permission or no objection certificate for drainage connection, water connection, drainage completion certificate and other no objection certificate for the purposes aforesaid and to sign and execute in the name of the Society or in our names and on our behalf all necessary plans, applications, undertakings affidavits, documents and papers as the Attorneys may require.

15. **TO MAKE** application to have suspended or disconnected or for obtaining any or all service and utility connections installed in respect of the Property or any part/s thereof, including water, electricity, gas and telephone connections, and for such purposes, to do, execute and perform all necessary acts, deeds, things and matters, including to sign, execute and submit to the Concerned Authorities, Adani Electricity Mumbai Limited (hereinafter referred to as "Adani") and/or Tata Power and/or any other concerned electricity and power providers, Mahanagar Telephone Nigam Limited ("MTNL") and/or any other concerned telephone and telecommunications services providers, Mahanagar Gas Limited, and all other concerned service and utility providers and suppliers and/ or the Concerned Authorities, all necessary applications, forms, indemnities, undertakings, affidavits, declarations, documents and writings, and to pay all charges, fees, premium, deposits, amounts and levies whatsoever thereof, and to obtain refund thereof.

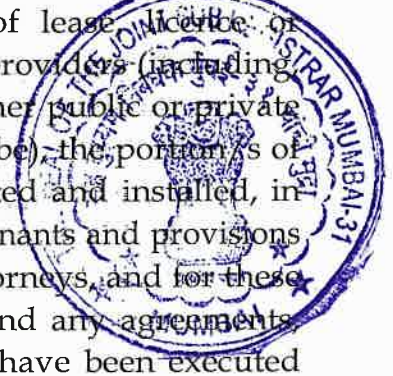
16. **TO DEAL**, correspond with and to appear and represent the Society/US



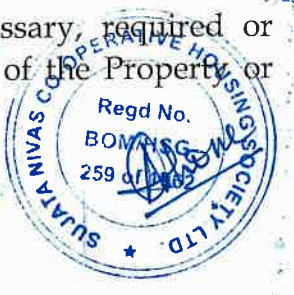
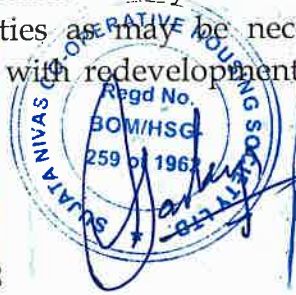


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before the concerned electricity / power providers (including, but not limited to, Adani/ Tata) and/or any other public or private body, authority and/or person, for removing, shifting or relocating any existing electricity sub-station/s or distribution kiosk/s on the Property, and/or for obtaining electricity and power lines, cables and connections during the course of construction and development and for and in respect of the new building, and to do and perform all necessary acts, deeds, matters and things for the same, including to construct and install or permit to be constructed and installed new electricity sub-station/s and/or distribution kiosk/s on the Property, and to hand over and/or transfer (by way of lease licence or otherwise) to the concerned electricity / power providers (including but not limited to, Adani/ Tata) and/or such other public or private body, authority and/or person (as the case may be) the portion/s of the Property whereon the same is/are constructed and installed, in such manner and on such terms, conditions, covenants and provisions as may be required by or agreed upon by the Attorneys, and for these purposes, to cancel, terminate, vary and/or amend any agreements, deeds, documents and/or writings which may have been executed heretofore in respect of any existing electricity sub-station/s or distribution kiosk/s on the Property, and to sign, execute, register (if required) and submit all necessary applications, forms, statements, affidavits, declarations, undertakings, indemnities, agreements, sub-lease and/or licence documents, and other deeds, documents, instruments and writings, and to pay all necessary charges, fees, premium, deposits and other amounts whatsoever, and to do and perform all other necessary acts, deeds, things and matters.



17. **TO CORRESPOND** with the Concerned Authorities including the SRA, BMC, MMRDA, State Government and/or Central Government in all their departments for any matter in connection with or relating or touching redevelopment of the Property as per the terms and conditions of the Development Agreement.
18. **TO REPRESENT** the Society/us and to appear before the SRA, Collector of Mumbai, Divisional Commissioner, Mamlatdar Tahsildar, the BMC, Talathi, Revenue Authorities, City Survey Officer, Consolidation Officer or any other authorities or bodies, including the State Government and/or Central Government in all their departments for any matter relating to or in connection with taxes or assessment payable in respect to the Property, including filing of any complaint, appeal, etc. **AND** settlement thereof and do all such correspondence with them and such departments in respect of the Property.
19. **TO APPEAR** on behalf of the Society/on our behalf before all Concerned Authorities and parties, sign and execute all necessary applications, forms, appeals, indemnities, declarations and undertakings and to make such agreements and arrangements or any other deeds or documents with the Concerned Authorities as may be necessary, required or advisable for or in connection with redevelopment of the Property or





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construction of Building/s thereon as per the terms and conditions of the Development Agreement.

20. TO COMMENCE, prosecute, institute, defend, oppose and negotiate for settlement of any dispute and settle and appear on behalf of the Society and represent it in suits, appeals or revision proceedings and in all actions and legal proceedings, whether civil, criminal, original or appellate side and in all applications, petitions in any Court of law in India or Tribunal including for perfecting the title of the Society to the Property and/or the construction and development to be effected thereon and in all applications or petitions in Court of law and as also in proceedings before Registrar of Co-operative Societies and all his subordinates and superiors, as also in any proceedings before revenue authorities and/or any proceedings before SRA, BMC, coastal authorities, air aviation authorities, housing, police, revenue, stamp authorities, public works, postal authorities and/or registration authorities as also before all Magistrates, Judicial, Municipal and Revenue Officers and the Sub-Registrar of Assurances and other officers and to issue and accept services of writs, processes or summons, notices and to do all acts, deeds, matters and things as may be necessary and if thought fit to abandon, execute and submit to judgement or decree or become non-suited in any action or proceedings and without prejudice to the generality of the foregoing contents to appear in all court proceedings and to attend all meetings in respect of the Property and to attend and defend all matters before any officers of court or other Government or Semi-Government Authorities pertaining to the Property and also to represent the Society/us and to appear before the officers of the court or other Government or Semi-Government Authorities in respect of the Property.

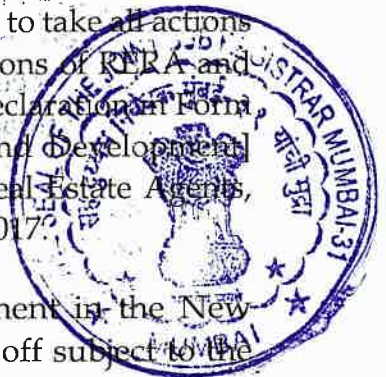
21. TO SIGN, verify, depose, apply, present and declare plaints, petitions, Written Statements, Consent Terms, compromise, replies, affidavits, declarations, Memorandum of appeals, Applications, complaints, representations, to withdraw any money deposited in any court and other necessary papers or documents for all or any of the purposes aforesaid in respect of the Property for and on behalf of the Society.
22. TO APPEAR, act and represent the Society/us in all courts, Civil, Criminal or the Co-operative Court or any tribunal specially constituted under any law or any officers or any of the Concerned Authorities or courts or tribunals thereunder, to defend or prosecute any action pertaining to the development of the Property and/or against any of the Member or Members of the Society, who are or may be obstructing or hindering the development work and to do all things required to be done in that behalf.
23. TO PAY all taxes, rates, charges, expenses and other outgoings in respect of the Property relating to the re-development of the said Property in terms of Development Agreement.





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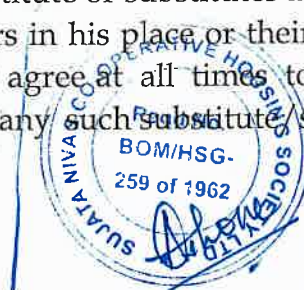
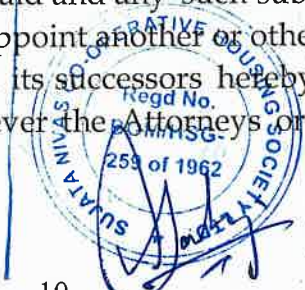
24. **TO REGISTER** the project contemplated under the Development Agreement in accordance with The Real Estate (Regulation and Development) Act, 2016 read with The Maharashtra Real Estate (Regulation and Development) Rules, 2017 ("RERA") and for that purpose, to make necessary applications and representations before RERA and to upload information relating to the redevelopment of the said Property in accordance with RERA on MahaRERA website from time to time, including wherever required, in the name of the Society in its capacity as the land owners of the said Property and to take all actions and sign all documents as required under the provisions of RERA and the Rules and Regulations thereunder including the Declaration Form 'B' under the Maharashtra Real Estate [Regulation and Development] [Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website] Rules, 2017.



25. **TO SELL AND TRANSFER** the Free Sale component in the New Building which the Developer is entitled to dispose off subject to the terms and conditions of the Development Agreement and grant ownership rights in respect of the Flats/Units in the Free Sale component in the new building (at such consideration/premium as the Developer may, from time to time, determine in its sole discretion) and to receive from such purchasers in respect of the Free Sale component the consideration/ premium and to appropriate the same to themselves i.e. the Developer and to put such purchasers/acquirers in vacant possession of their respective Flats/Units and to lodge for registration with the concerned Sub- Registrar of Assurances and admit execution thereof before him and complete the formalities for the registration of the Agreements for Sale. Provided that under no circumstances shall the said Society be made a party to such Agreement for Sale.

26. **TO MAKE** applications to the Concerned Authorities for the purpose of surveying the Property and for constructing boundary lines and/or putting fencing and for the purposes aforesaid to sign and execute in the name of the Society/our names and on our behalf necessary applications, documents, writings, forms and papers as may be required and upon such survey being done to execute on behalf of the Society deed/deeds of rectification, supplemental agreements or any other writings or writing confirming the variation of the area of the Property and to do all necessary acts, deeds, things and matters including presenting and getting such documents registered with the authorities concerned including municipal, revenue etc.

27. **AND ALSO** for better and more efficient doing, effecting and perfecting the several matters and things aforesaid to appoint from time to time or generally such person or persons as the Attorneys may think fit as substitute/s or deputy/s to do, execute and perform all or any such matters and things as aforesaid and any such substitute or substitutes at pleasure to remove and to appoint another or others in his place or their places and the Society and its successors hereby agree at all times to ratify and confirm whatsoever the Attorneys or any such substitute/s





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or deputy/s shall lawfully do or cause to be done in respect of the Property. It is however clarified here that such substitute(s)/deputy(s) shall only be another Director of the Developer.

28. AND GENERALLY to do everything whatsoever, which may be deemed necessary, proper or expedient for development of the Property, but as per the terms and conditions of the Development Agreement, and which the Society could do by itself or by its successors if personally present and if this power had not been executed.

29. AND GENERALLY to do, execute and perform and cause to be done, executed and performed all acts, deeds, matters and things, as the Attorneys shall think fit and proper for the purpose of redevelopment of the Property, but only as per the terms and conditions of the Development Agreement, as amply and effectually as the Society itself and/or its successors could have personally done.

IT IS HEREBY FURTHER DECLARED that all costs, charges and expenses of and incidental to any acts, deeds, matters and things done or caused to be done by the Attorneys in or about exercise of the powers and authorities herein contained, shall be borne and paid by the Attorneys and the Attorneys shall be responsible for the same and they have agreed to indemnify the Society/us and the office bearers and keep the Society/us and the office bearers fully indemnified from and against payment of the aforesaid costs, charges and expenses incurred in exercise of the powers and authorities conferred herein and from and against any notices, actions or proceedings and/or any loss and damage that may be caused to the Society/us and/or the office bearers by reason of the Attorneys doing or causing to be done any acts, deeds, matters or things by virtue of these presents.

AND IT IS HEREBY FURTHER AGREED AND CONFIRMED THAT the Attorneys doth hereby agree to indemnify and keep indemnified the Society and its office-bearers and us, against any claims, demands, actions and/or proceedings and/or loss or damages that the Society and/or its office bearers may suffer or having to pay as a consequence of the powers and authorities herein conferred on the Attorneys in pursuance of the terms and conditions contained in the Development Agreement.

AND IT IS HEREBY FURTHER AGREED AND CONFIRMED THAT the powers and authorities herein conferred on the Attorneys shall remain valid until redevelopment of the Property is completed and is co-extensive and co-terminus with the Development Agreement and that this power of attorney automatically stands revoked if the Society takes over redevelopment activities, under the Development Agreement. If the Development Agreement is terminated, this power of Attorney shall ipso facto come to an end.





मुंबई नगरपालिका  
नगरपालिका

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IN WITNESS WHEREOF, WE, have hereunto set its hands at Mumbai aforesaid this 17<sup>m</sup> day of March 2025.

**THE SCHEDULE HEREINABOVE REFERRED**

All that piece and parcel of the Land admeasuring 1,695 sq. yds. which is equivalent to 1,417.20 sq. mts. (as per property card) bearing CTS No. 1172 and bearing Plot No. 1/C-3/3 ("said Land") and forming part of and being a sub-division of a larger piece and parcel of land bearing final plot No. 1 of Town Planning Scheme No. II, Bandra, bearing Survey No. F/1172 (which sub-division has been sanctioned by the Collector of Mumbai by the office letter bearing TP/8/65 sub of 1959-60 dated 20<sup>th</sup> October 1959) and lying within the Registration Sub-District of Bandra, together with the Building standing thereon known as "Sujata Nivas" comprising of Ground + 3 Upper Floors and comprising of 23 residential flats and 3 garages in the said building (the "Existing Building/Building") situated at S.V. Road, Bandra West, Mumbai - 400050. The Land and Building, unless individually referred to, are hereinafter collectively referred to as the "Property". The Land is bounded by:



- On or towards East : 33.55 mtr. wide Road
- On or towards West : Anand Court Building
- On or towards North : 6.00 mtr. wide Road
- On or towards South : 9.15 mtr. wide Road

SIGNED, AND DELIVERED by the withinnamed "SOCIETY" SUJATA NIVAS CO- OPERATIVE HOUSING SOCIETY LIMITED, has been hereunto affixed pursuant to the resolutions passed by the members of the Society at its Special General Body Meeting held on by the hands of

- (1) Mr. Sanjay Sharma,
- (2) Mr. Sunil Krishnaraja Tommundrum,
- (3) Dr. Sundeep Kamath and



Sanjay Brijbhushan Sharma  
MC Member



Sunil Krishnaraja Tommundrum  
Gen. Secretary



Dr. Sundeep Srinivas Kamath  
MC Member



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(4) Mr. Ashish Arun Ghone



Ashish Arun Ghone  
MC Member

*Ashish Ghone*

Before me,



We accept and confirm,  
For ROSWALT  
REALTY PRIVATE  
LIMITED



(1) Mr. Dilip Chimanlal Solanki,  
Director

ROSWALT REALTY PVT. LTD.

*Dilip Solanki*

Director



(2) Mr. Shailendra Narayan Raj



ROSWALT REALTY PVT. LTD.

*Shailendra Raj*

Director



witness:

1) Ajadhav



महाराष्ट्र राज्य बार काउन्सिल  
मुंबई

महाराष्ट्र राज्य बार काउन्सिल  
मुंबई



महाराष्ट्र राज्य बार काउन्सिल  
मुंबई







17/03/2025

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.सुंबई 31

दस्त क्रमांक : 6843/2025

नोदंणी :

Regn 63m

गावाचे नाव : बांद्रा

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	301446610
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	344333000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	

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(5) क्षेत्रफळ  
(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) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: विकसनकरारनामा,जमीन व बिलिंग,मौजे बांद्रा,सी .टी .एस.नं.1172,या वरील इमारत सुजाता निवास को.ऑप.हौ.सो.लिमिटेड,एस.वि.रोड,बांद्रा पश्चिम,सुंबई 400050,क्षेत्रफळ 1417.20 चौ. मी. अभिनिर्णित क्रमांक.एडीजे/1100900/164/2025 अन्वये बाजारभाव रु.34,43,33,000/- मोबदला रु.30,14,46,610/- त्यावर भरलेले मुद्रांक शुल्क रु.1,72,17,000/- व बँक गॅरंटी रु.15,00,00,000/- यावर भरलेले मुद्रांक शुल्क रु.4,50,000/- एकूण मुद्रांक शुल्क रु.1,76,67,000/- दिनांक 13.03.2025 दस्तात नमुद देण्यापमाणे (( C.T.S. Number : 1172 ; ))

1) 1417.20 चौ.मीटर

- 1): नाव:-सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे सेक्रेटरी सुनील कृष्णराज टोममुंडरुम वय:-59; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: ऑफिस 1/सी3/3, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A
- 2): नाव:-सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मॅनेजिंग कमिटी मेम्बर संजय शर्मा वय:-59; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: ऑफिस 1/सी3/3, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A
- 3): नाव:-सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मॅनेजिंग कमिटी मेम्बर डॉ.संदीप श्रीनिवास वय:-49; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: ऑफिस 1/सी3/3, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A
- 4): नाव:-सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मॅनेजिंग कमिटी मेम्बर आशिष अरुण घोणे वय:-59; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: ऑफिस 1/सी3/3, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A
- 5): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर चंद्रशेखर ठक्कर वय:-72; पत्ता:-प्लॉट नं: 1, माळा नं: 0, इमारतीचे नाव: तळ मजला,सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A
- 6): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर स्मार्थल केअर क्लिनिक प्रायव्हेट लिमिटेड तर्फे संचालिका वैशाली कराड वय:-56; पत्ता:-प्लॉट नं: 2, माळा नं: 0, इमारतीचे नाव: तळ मजला,सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A
- 7): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर रेणू भरत पटेल वय:-79; पत्ता:-प्लॉट नं: 3, माळा नं: 1, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A
- 8): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर सुनील के.तोमुंडरुम वय:-59; पत्ता:-प्लॉट नं: 4, माळा नं: 1, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A
- 9): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर मोहन आनंद गुरबक्षानी वय:-82; पत्ता:-प्लॉट नं: 5, माळा नं: 2, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A
- 10): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर आशिष अरुण घोणे वय:-59; पत्ता:-प्लॉट नं: 6, माळा नं: 2, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A
- 11): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर कौशल आशिष घोणे वय:-51; पत्ता:-प्लॉट नं: 6, माळा नं: 2, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A
- 12): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर नवाज गोदरेज दांडीवाला वय:-78; पत्ता:-प्लॉट नं: 8, माळा नं: 3, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A
- 13): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर बॉम्बे अर्बन इंडस्ट्रियल लीग फॉर डेव्हलपमेंट (बिल्ड) जनरल सेक्रेटरी रत्ना मरियादास वय:-55; पत्ता:-प्लॉट नं: 11, माळा नं: 1, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A
- 14): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर संदीप श्रीनिवास कामथ वय:-49; पत्ता:-प्लॉट नं: 12, माळा नं: 1, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड,



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- ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A
- 15): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर अस्मा रईस झहीर वय:-78; पत्ता:-प्लॉट नं: 16, माळा नं: 3, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A
- 16): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर जितेशा श्रीकांत पारिख वय:-76; पत्ता:-प्लॉट नं: 19, माळा नं: 1, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A
- 17): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर शामजी कांजी गाला वय:-72; पत्ता:-प्लॉट नं: 21, माळा नं: 2, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A
- 18): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर अमृतबेन शामजी गाला वय:-66; पत्ता:-प्लॉट नं: 21, माळा नं: 2, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A
- 19): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर त्रिजनारायन वय:-72; पत्ता:-प्लॉट नं: 22, माळा नं: 2, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A
- 20): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर संजय त्रिजसूषण शर्मा वय:-59; पत्ता:-प्लॉट नं: 23, माळा नं: 3, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A
- 21): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर बॉम्बे अर्बन इंडस्ट्रियल लीग फॉर डेवेलोपमेंट (बिल्ड) तर्फे जनरल सेक्रेटरी रत्ना मरियादास वय:-55; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: जी 1, सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A
- 22): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर रेणू पटेल वय:-79; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: जी 2, सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A
- 23): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर झुबेर अब्दुल हमीद काझी वय:-57; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: जी 3, सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A
- 24): नाव:- (मान्यता देणार) सुजाता निवास को.ऑप.हौ.सो.लिमिटेड तर्फे मेम्बर वास्पर दांडीवाला वय:-44; पत्ता:-प्लॉट नं: 8, माळा नं: 3, इमारतीचे नाव: सुजाता निवास को.ऑप.हौ.सो.लिमिटेड, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAGAS2613A

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

1): नाव:- रोसवॉल्ट रियल्टी प्रायव्हेट लिमिटेड चे संचालक दिलीप चिमणलाल सोलंकी वय:-54; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: ऑफिस 903, नमन सेंटर, ब्लॉक नं: एलआयसी डिजिटल समोर, सी 31 जी ब्लॉक, बांद्रा कुर्ली कॉम्प्लेक्स, बांद्रा पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AAECV8453B

- |                                      |            |
|--------------------------------------|------------|
| (9) दस्तऐवज करून दिल्याचा दिनांक     | 17/03/2025 |
| (10) दस्त नोंदणी केल्याचा दिनांक     | 17/03/2025 |
| (11) अनुक्रमांक, खंड व पृष्ठ         | 6843/2025  |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 17666650   |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क   | 30000      |
| (14) शेरा                            |            |

मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



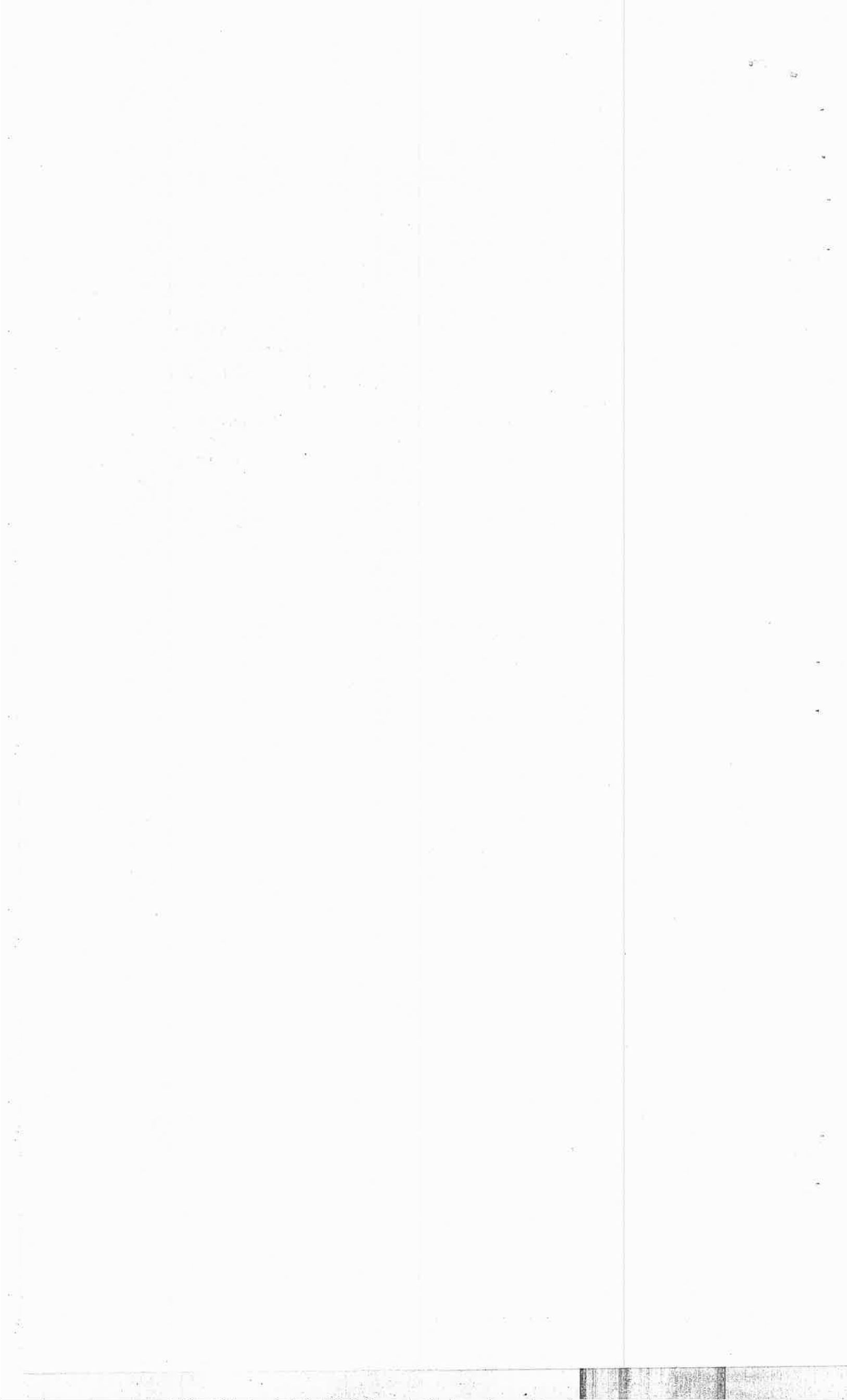
## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/1100900/164/2025	1100900	17666650	SD		
2		DHC		0325170604936	1000	RF	0325170604936D	17/03/2025
3		DHC		0325176504690	2000	RF	0325176504690D	17/03/2025
4		DHC		0325170505116	2000	RF	0325170505116D	17/03/2025
5		eChallan		MH017772622202425E	30000	RF	0009877380202425	17/03/2025

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

महई-३१	
दस्ता क्र. ६५९	२०२५
२०/००	







मवई-३९  
दस्त क्र. २५९ २०२५  
२९/३०

**SUJATA NIVAS CO-OPERATIVE HOUSING SOCIETY LTD.**

REGD. NO. BOM/HSG-259 OF 1962  
1/C3/S, S.V. ROAD, BANDRA WEST, MUMBAI-400050



Minutes of the Special General Body Meeting held on 29 March 2025 at 11:00 am in the compound of Sujata Nivas CHS, Bandra West, Mumbai 400050 in camera for authorisation for draft of Power of Attorney (POA) and other ancillary documents on behalf of the society.

The Following Members were present:

S. No.	Name	Flat No.
1	Mr. Sunil Krishnaraja Tommundrum	4
2	Lt. Gen. Gurbaxani	5
3	Mr. Ashish Ghone	6
4	Mr. Vaspar Dandiwala	8
5	M/s. BUILD (Ms. Rathna Mariadoss)	11
6	Dr. Sundeep Kamath	12
7	Mrs. Nirmala Samant Prabhavalkar	13
8	Mr. Sunil Alimchandani	18
9	Ms. Jitksha Parikh	19
10	Mr. Shyami Gala and Mrs. Amrutben Shyamji Gala	21
11	Ms. Namrata Biyawat	22
12	Mr. Zuber Kazi	G-3

Ms. Ketki Prajapati, SL Partners in attendance.

Meeting was adjourned for 30 minutes for want of quorum and commenced at 11.30 am.

Secretary Mr. Sunil Krishnaraja requested Lt. Gen. Gurbaxani to Chair the meeting and the same was seconded by Dr. Sundeep Kamath. Lt. Gen. Gurbaxani thereafter, accepted to Chair the meeting.

Lt. Gen. Gurbaxani addressed all the members present good morning ladies and gentleman. We are all aware what has been exchanged on email by the managing committee. And I suppose that you are also aware what Nirmala Madam has raised about the Associate members not be given the Power of Attorney and that





मबई-३९	
दस्ता क्र. ६५५	३०२५
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only members should be given. That is also being abided by in which the name chart is Mr. Sunil Krishnaraja, Dr. Sundeep Kamath, Mr. Ashish Gnone and Mr. Sanjay Shadma. These are the people who are being given the authority for Power of Attorney on behalf of the society. And that is the first point of the agenda.

**AGENDA 1 :** Authorising the Chairman, Secretary and TWO other members of the Managing Committee to sign and execute the Power of Attorney and other ancillary documents, if any required, in respect of redevelopment.

My point to you is that we have elected a managing committee. All along that managing committee has functioned. We have come a long way in our progress for redevelopment and it is time when you realize that after all to progress further the power of attorney has to be given. Then only the authorities whom we have named for Power of Attorney can execute the work or rather sign the papers for the execution of the work. So therefore, if anyone has any observation, please state it now.

Adv. Nirmala Samant Prabhavalkar stated that since it's International Women's Day, she has to go after some time and that she has to give her observations and that there is nothing personal about it in the larger interest of the society. I have just mentioned that remaining two members who are already having the flats in their name, there is no problem. I have no objection personally to the chairperson or also to the secretary, but technically whatever I feel necessary, tomorrow somebody will say ki aapko ina pata tha toh aap chup kyu baithe.

Mr. Sunil Krishnaraja clarified that he is the member.

Adv. Nirmala Samant replied that's what she said. That's very good. That's what I said. I have nothing personally about it. We were not informed. I said you confirm it and subject to confirmation. I have written it subject to confirmation. If you are a member, very good, very nice and you can sign it. If Namrata also wants, she also can sign it. But being an associate member, I just recorded my observation, that is it. Secondly, I am very thankful to Ketaki Ma'am and Devang ji for accepting my various suggestions on track mode and I am so happy that whatever was your earlier Power of Attorney having certain portions which I asked you to delete it, I am so happy that you have deleted it in the larger interest of the society and also you have added something or that which I am thankful. I have no problem. I support the Power of Attorney draft which is given by you. Only my objection is to that associate member should not sign, that's it and I may be permitted to leave the meeting, thank you.





मबई-३९	
दस्ता क्र. ८५५१	२०२५
२३	८०

Namrata Biyawat clarified that before Adv. Nirmala Samant leaves the meeting, request all members to hear out my clarification on the subject. I stand before you today to clarify some important aspects of our ongoing redevelopment process. As a chairperson, I would first of all like to thank all the members for electing me in the managing committee today.

I want to ensure to each and every one of you that the steps we have taken so far have been methodical, have been transparent and have been in the best interest of the society as a whole. Over the last two and a half years, we have conducted multiple meetings where every member was invited to voice their opinions, concerns and suggestions. We ensured that every viewpoint was carefully considered, whether by the professionals we appointed or the developers we chose to work with.

Decisions were not made in any isolation. We held votes to ensure that the democratic process was followed, giving everyone a fair opportunity to have their say. And today, I am proud to say that we have reached a crucial milestone that is the execution of redevelopment papers. This brings us one step closer to securing a brighter future for our society. However, I am aware that there are concerns regarding my associate membership to my father's flat and how it may impact the smooth process of redevelopment. Some members have raised objections regarding this, suggesting that my position might pose a legal complication.

Let me clarify, as an associate member, I too will be equally affected to any legal complication that may arise, as much as each one of you. The intention has always been and remains to prioritise the greater good of the society and its members. In light of these concerns, let the General Body decide on authorising the original flat members, the rightful flat owners, to sign the redevelopment papers on behalf of the society. This will ensure that there are no hindrances or delays and that the redevelopment process proceeds swiftly and smoothly. In closing, I want to reiterate that we are all together and I am fully committed to ensuring that the process moves forward without any issues. As an associate member, I have prioritized the interests of the society and I will continue to do so.

Let us move in unity and continue to work together to bring the vision of our redevelopment to smooth completion. I thank every member once again.

Lt. Gen. Gurbaxani stated that therefore having heard her and Madam Nirmala can we have the votes for passing this agenda.

After a round of discussion, votes were taken.





पत्राई-३९	
दस्ता क्र. ६५९	२०२५
२५/००	

So, let's have the votes passing this agenda point. Lt. Gen. Gurbaxani reiterated the four names.

1. Mr. Sunil Krishnaraja Tommundrum and/or
2. Dr. Sundeep Srinivas Kamath and/or
3. Mr. Ashish Arun Ghone and/or
4. Mr. Sanjay Brijbhushan Sharma.

These four people are proposed to be authorized to sign P.O.A. and other ancillary documents in respect of redevelopment on behalf of the society.

Adv. Nirmla Samant stated that these four people, I have no problem because nothing personal. It is because of the ownership of the flat. Thank you.

Members in favour of authorising Mr. Sunil Krishnaraja Tommundrum and/or Dr. Sundeep Srinivas Kamath and/or Mr. Ashish Arun Ghone and/or Mr. Sanjay Brijbhushan Sharma to execute draft of Power of Attorney (POA) and other ancillary documents on behalf of the society.

S. No.	Name	Flat No.
1	Mr. Sunil Krishnaraja Tommundrum	4
2	Lt. Gen. Gurbaxani	5
3	Mr. Ashish Ghone	6
4	Mr. Vaspar Dandiwala	8
5	M/s. BUILD (Ms. Rathna Mariadoss)	11
6	Dr. Sundeep Kamath	12
7	Ms. Nirmla Samant Prabhavalkar	13
8	Ms. Jitksha Parekh	19
9	Mr. Shamji Gala & Mrs. Amrutben Gala	21
10	Ms. Namrata Biyawat	22
11	Mr. Zuber Kazi	G-3

Members opposing:

S. No.	Name	Flat No.
1	Mr. Sunil Alimchandani	18





मबई-३१	
दस्त क्र. ६५७	२०२५
२५/००	

**RESOLUTION:** Resolved that 1. Mr. Sunil Krishnaraja Tammundrum and/or 2. Dr. Sundeep Srinivas Kamath and/or 3. Mr. Ashish Arun Ghone and/or 4. Mr. Sanjay Brijbhushan Sharma are hereby authorized to sign P.O.A. and other ancillary documents in respect of redevelopment on behalf of the society.

**Proposed By:** Lt. Gen Gurbaxani

**Seconded By:** Jitksha Parikh

**Carried by Majority**

With that the meeting was closed since there was no other agenda.

**For Sujata Nivas CHSL**

  
K.S.  
**Hon. Secretary**





मह-३१	
वसु क्र. ६५५	२०२५
१६/२०	



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दस्त क्र. ८५७	२०२५
१७/६०	

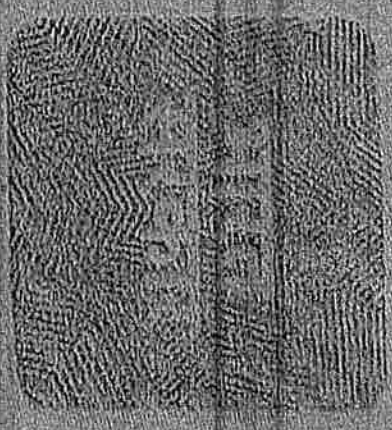


आयकर विभाग  
INCOME TAX DEPARTMENT

SUJATA NIVAS CO-OPERATIVE  
HOUSING SOCIETY LIMITED



भारत सरकार  
GOVT. OF INDIA



11/12/1962

Permanent Account Number

AAGASS2613A

25062011





भा.सं. - ३१	
दस्तावेज क्र. ६५९	२०२५
२८/१०	



मबई-३९	
दस्त क्र. ६५७	२०२५
५/१०	



Flat no. 4



महर्षि-३१	
दस्ता क्र. ६५७	२०२५
७०/८०	



Flat No 25

मबई-३९	
दस्त क्र. ६५९	२०२५
३९/६०	

**आयकर विभाग** भारत सरकार  
**INCOME TAX DEPARTMENT** GOVT. OF INDIA  
 SANJAY BRIJBHUSHAN SHARMA  
 BRIJBHUSHAN NANDKISHORE SHARMA  
 20/09/1965  
 Permanent Account Number  
 ANPPS0428J  
  
 Signature  
  
 3BX032008



*Sanjay Sharma*



मार्ग-३१	
दस्ता क्र. ६५९	२०२५
३२/४०	



Flat-16

मुंबई-३१	
दस्त क्र. ६५७	२०२५
३३/४०	

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AIBPK3753H



नाम /NAME

SUNDEEP SRINIVAS KAMATH

पिता का नाम /FATHER'S NAME

SRINIVAS MADHAVA KAMATH

जन्म तिथि /DATE OF BIRTH

25-12-1975

हस्ताक्षर /SIGNATURE

R.R.Sharma

आयकर आयुक्त (कंप्यूटर केंद्र)

Commissioner of Income-tax(Computer Operations)





मार्ग-३१	
दस्त क्र. ६५९	२०२५
३१/१०	



A-6



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

नोंदविण्याचा क्रमांक / Enrollment No 106717012/09432

To,  
आशिष अरुण घोणे  
Ashish Arun Ghone  
S/O: Arun Ghone  
A/6, Sujata Nivas CHS. LTD.  
S.V. Road  
Opp Sidharth Hotel  
Mumbai  
Bandra West Mumbai Mumbai  
Maharashtra 400050  
9969014613

08/11/2013

Ref: 181 / 08L / 313706 / 314026 / P



SH636129601FT



आपला आधार क्रमांक / Your Aadhaar No. :

**8465 0583 1836**

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
Government of India

आशिष अरुण घोणे  
Ashish Arun Ghone  
जन्म तारीख / DOB : 04/05/1965  
पुरुष / Male



**8465 0583 1836**

आधार - सामान्य माणसाचा अधिकार

मुंबई-३१	
दस्त क्र. ६५५	२०२५
३५/६०	

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ASHISH ARUN GHONE

ARUN NARHARI GHONE

04/05/1965

Permanent Account Number  
ACEPG7255P

*Ashish*  
Signature



*Ashish*



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मंडळ-३१	
वस्त क्र. ६५१	२०२५
३६/४०	

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
 भारतीय राजकीय कर विभाग  
 ROSNIALE REALTY PRIVATE LIMITED  
 स्थायी वेश्म संख्या कार्ड  
 Permanent Account Number Card  
**AAECV8453B**  
 भारत सरकार  
 GOVT. OF INDIA  
  
 08102020









भारत सरकार  
GOVERNMENT OF INDIA



अमोल मधुकर जाधव  
Amol Madhukar Jadhav  
जन्म तारीख / DOB: 18/08/1983  
पुरुष / MALE  
Mobile No.: 9987204144



3580 5818 6624

माझे आधार, माझी ओळख

*Jadhav*

मबई-३९

दस्त क्र. ६५९

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३६/००

Government of India  
Vikas D Shelar  
जन्म तिथि / DOB: 25/05/1968  
पुरुष / MALE  
Mobile No.: 7745890641

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।  
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण) या आधार कोड/  
आधार पहचानपत्र की स्कैनिंग के साथ किया जाना चाहिए।  
Aadhaar is proof of identity, not of citizenship or date of birth.  
It should be used with verification (online authentication or scanning  
of QR code / offline XML)

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मेरा आधार, मेरी पहचान



Aadhaar no. issued: 31/07/2014





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**BY AND BETWEEN**

**SUJATA NIVAS CO-OPERATIVE HOUSING SOCIETY  
LIMITED ("SOCIETY")**

**AND**

**ROSWALT REALTY PRIVATE LIMITED  
("DEVELOPER")**

**SPECIAL POWER OF ATTORNEY**

Dated this      day of \_\_\_\_\_, 2025

520/6851

सोमवार, 17 मार्च 2025 12:26 म.नं.

दस्त गोषवारा भाग-1

मबई31

दस्त क्रमांक: 6851/2025

दस्त क्रमांक: मबई31 /6851/2025

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

मबई-३१	
दस्त क्र. ६८५१	२०२५
३८	६०

दु. नि. सह. दु. नि. मबई31 यांचे कार्यालयात

पावती:7315

पावती दिनांक: 17/03/2025

अ. क्रं. 6851 वर दि.17-03-2025

सादरकरणाराचे नाव: सुजाता निवास को.ऑप.ही.सो.लिमिटेड तर्फे सेक्रेटरी सुनील कृष्णराज टॉममुंड्रम

रोजी 12:23 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकुण: 900.00

दस्त हजर करणाऱ्याची सही:



सह दुय्यम निबंधक वर्ग २

सह दु.नि.मुंबई 31

मुंबई-३१

दस्ताचक्र प्रसारक: कुलमुखत्यारपत्र

सह दुय्यम निबंधक वर्ग २

सह दु.नि.मुंबई 31

मुंबई-३१

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

शिक्षा क्रं. 1 17 / 03 / 2025 12 : 23 : 28 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 17 / 03 / 2025 12 : 25 : 12 PM ची वेळ: (फी)

### प्रातज्ञापत्र

प्रस्तुत दस्तऐवज भारतीय नोंदणी अधिनियम १९०८ व महाराष्ट्र नोंदणी नियम १९६१ मधील तरतुदीनुसार निष्पादीत करून नोंदणीस सादर केलेला आहे. दस्तऐवजासोबत जोडलेली कागदपत्रे, नकाशे व कुलमुखत्यारपत्रे यांच्या सत्यता व वैधतेबाबतची खात्री दस्तऐवजातील निष्पादीत यांनी केलेली असून, त्याची सर्वस्व जबाबदारी निष्पादीत यांची आहे. प्रस्तुत हस्तांतरणास केंद्र अथवा राज्य सरकारच्या कोणत्याही अधिनियम/नियम/अधिसूचना अथवा पत्रपत्रके यांचे निर्बंध नाहीत वा उल्लंघन होत नाही.

लिहून देणार

१)

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लिहून घेणार

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17/03/2025 12 30:19 PM

दस्त क्रमांक :मवई31/6851/2025

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

दस्त गोषवारा भाग-2

मवई31

दस्त क्रमांक:6851/2025

मवई-३१

दस्त क्र. ६५९ २०२५

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	वय	स्वाक्षरी
1	नाव:सुजाता निवास को.ऑप.हौ.सो.लि.मिटेड तर्फे सेक्रेटरी सुनील कृष्णराज टॉममुंड्रम पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: ऑफिस 1/सी3/3, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:AAGAS2613A	कुलमुखत्यार देणार	वय :-59	स्वाक्षरी:
2	नाव:सुजाता निवास को.ऑप.हौ.सो.लि.मिटेड तर्फे मॅनेजिंग कमिटी मेम्बर संजय शर्मा पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: ऑफिस 1/सी3/3, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:AAGAS2613A	कुलमुखत्यार देणार	वय :-59	स्वाक्षरी:
3	नाव:सुजाता निवास को.ऑप.हौ.सो.लि.मिटेड तर्फे मॅनेजिंग कमिटी मेम्बर डॉ.संदीप कामथ पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: ऑफिस 1/सी3/3, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:AAGAS2613A	कुलमुखत्यार देणार	वय :-49	स्वाक्षरी:
4	नाव:सुजाता निवास को.ऑप.हौ.सो.लि.मिटेड तर्फे मॅनेजिंग कमिटी मेम्बर आशिष अरुण घोणे पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: ऑफिस 1/सी3/3, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: एस.वि.रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:AAGAS2613A	कुलमुखत्यार देणार	वय :-59	स्वाक्षरी:
5	नाव:रोसवॉल्ट रियल्टी प्रायव्हेट लिमिटेड चे संचालक दिलीप चिमणलाल सोलंकी पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: ऑफिस 903,नमन सेंटर, ब्लॉक नं: ल्हायसी डिजिटल समोर,सी 31 जी ब्लॉक,बांद्रा कुर्ला कॉम्प्लेक्स,बांद्रा पूर्व, रोड नं: ., महाराष्ट्र, मुम्बई. पॅन नंबर:AAECV8453B	पाँवर ऑफ अटॉर्नी होल्डर	वय :-54	स्वाक्षरी:
6	नाव:रोसवॉल्ट रियल्टी प्रायव्हेट लिमिटेड चे संचालक शैलेंद्र नारायण राजे पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: ऑफिस 903,नमन सेंटर, ब्लॉक नं: ल्हायसी डिजिटल समोर,सी 31 जी ब्लॉक,बांद्रा कुर्ला कॉम्प्लेक्स,बांद्रा पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पॅन नंबर:AAECV8453B	पाँवर ऑफ अटॉर्नी होल्डर	वय :-60	स्वाक्षरी:

छायाचित्र

ठसा प्रमाणित



वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कवुल करतात.  
शिक्का क्र.3 ची वेळ:17 / 03 / 2025 12 : 28 : 31 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	नाव:विकास . शेलार वय:58 पत्ता:39 आर.सी.मार्ग,चेंबूर मुंबई पिन कोड:400071
2	नाव:अमोल . जाधव वय:41 पत्ता:39 आर.सी.मार्ग,चेंबूर मुंबई पिन कोड:400071

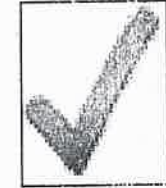


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ठसा प्रमाणित



शिक्का क्र.4 ची वेळ:17 / 03 / 2025 12 : 29 : 21 PM



सह दुय्यम निबंधक वर्ग २  
 सह दुय्यम निबंधक वर्ग २  
 Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SUJATA NIVAS CHS LTD	eChallan	69103332025031318888	MH017772883202425E	500.00	SD	0009878869202425	17/03/2025
2		DHC		0325170105438	800	RF	0325170105438D	17/03/2025
3	SUJATA NIVAS CHS LTD	eChallan		MH017772883202425E	100	RF	0009878869202425	17/03/2025

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

6851 /2025

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मबई-३९	
दस्त क्र. ६५५	२०२५
४०	४०

प्रमाणित करण्यात येते कि या दस्तामध्ये  
 एकूण .....१०..... पाने आहेत.  
 पुस्तक क्र. १ मबई-३९/ ६५५ /२०२५  
 या क्रमांकावर नोंदला  
 दिनांक १७/०३/२०२५



(इ.डॉ. देवशी)

सह दुय्यम निबंधक वर्ग २ मुंबई-३९  
 मुंबई