

509/7333

पावती

Original/Duplicate

Monday, May 06, 2024

नोंदणी क्र. :39म

8:43 PM

Regn.:39M

पावती क्र.: 7788

दिनांक: 06/05/2024

गावाचे नाव: वरळी

दस्तऐवजाचा अनुक्रमांक: बबई5-7333-2024

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: ओबेरॉय रिअल्टी लिमिटेड चे, ऑथोराइज्ड सिग्रेटरी, विकास ओबेरॉय तर्फे कबुली
जबाबाकारिता अरुणकुमार कोटियन AABCK0235H -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

DELIVERED

एकूण:

रु. 1100.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे

9:03 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह दुय्यम निबंधक, मुंबई-5

सह. दुय्यम निबंधक

मुंबई शहर क्र. ५

1) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001650064202425P दिनांक: 06/05/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0524064919955 दिनांक: 06/05/2024

बँकेचे नाव व पत्ता:

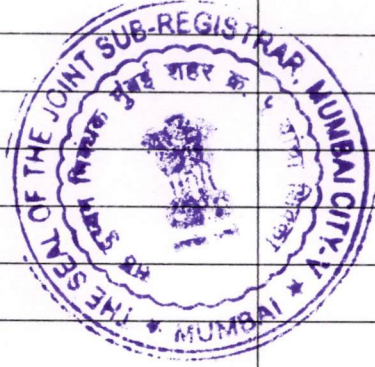
DELIVERED



CHALLAN
MTR Form Number-6



GRN	MH001650064202425P	BARCODE	[Barcode]		Date	06/05/2024-18:26:39	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Registration Fee Ordinary Collections IGR			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	BOM5_JT SUB REGISTRAR MUMBAI 5			Full Name	OBEROI REALTY LIMITED			
Location	MUMBAI			Flat/Block No.	C S NO 209 PART OF WORLI DIVISION			
Year	2024-2025 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	ADARSH NAGAR WORLI			
0030063301 Amount of Tax		100.00		Area/Locality	MUMBAI			
				Town/City/District				
				PIN	4	0	0	0
				Remarks (If Any)				
				SecondPartyName=ADARSH NAGAR SHRAMIK CO-OPERATIVE HOUSING SOCIETY LIMITED-				
				Amount In	One Hundred Rupees Only			
Total			100.00	Words				
Payment Details				FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA				Bank CIN	Ref. No.	10000502024050607722		8088932825617
Cheque-DD Details				Bank Date	RBI Date	06/05/2024-18:27:08		Not Verified with RBI
Cheque/DD No.				Bank-Branch		STATE BANK OF INDIA		
Name of Bank				Scroll No. , Date		Not Verified with Scroll		
Name of Branch								

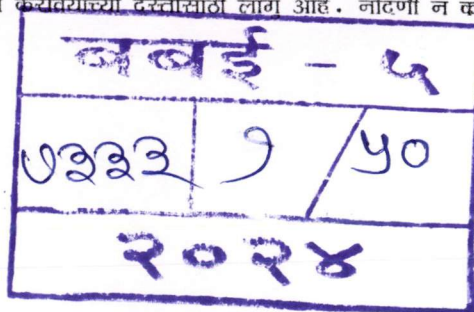


Department ID :

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 दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

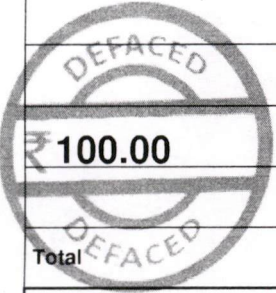




CHALLAN
MTR Form Number-6



GRN	MH001650064202425P	BARCODE			Date	06/05/2024-18:26:39	Form ID	
Department				Inspector General Of Registration				
Type of Payment				Registration Fee Ordinary Collections IGR				
Office Name				BOM5_JT SUB REGISTRAR MUMBAI 5				
Location				MUMBAI				
Year				2024-2025 One Time				
Account Head Details				Amount In Rs.				
0030063301				Amount of Tax 100.00				
Payer Details				TAX ID / TAN (If Any)				
PAN No.(If Applicable)								
Full Name				OBEROI REALTY LIMITED				
Flat/Block No.				C S NO 209 PART OF WORLI DIVISION				
Premises/Building				ADARSH NAGAR WORLI				
Road/Street				MUMBAI				
Area/Locality				MUMBAI				
Town/City/District				MUMBAI				
PIN				4 0 0 0 3 0				
Remarks (If Any)				SecondPartyName=ADARSH NAGAR SHRAMIK CO-OPERATIVE HOUSING SOCIETY LIMITED				
Amount In				One Hundred Rupees Only				
Words				100.00				
Payment Details				STATE BANK OF INDIA				
FOR USE IN RECEIVING BANK								
Cheque-DD Details				Bank CIN Ref. No. 10000502024050607722 8088932825617				
Cheque/DD No.				Bank Date RBI Date 06/05/2024-18:27:08 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. : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करताच्या दस्तासाठी सदर चलन लागू नाही.

0333 2 / 40
2024

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-509-7333	0000937697202425	06/05/2024-20:43:33	IGR550	100.00
Total Defacement Amount					100.00

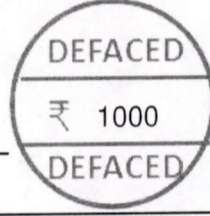


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0524064919955	Receipt Date	06/05/2024
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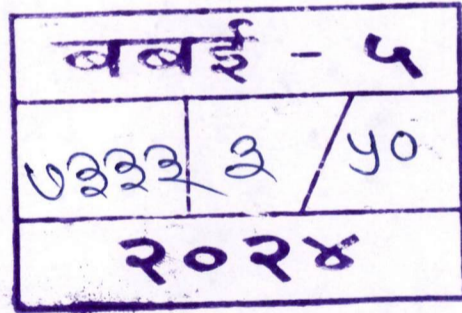
Received from DHC, Mobile number 0000000000, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered on Document No. 7333 dated 06/05/2024 at the Sub Registrar office Joint S.R. Mumbai 5 of the District Mumbai District.



Payment Details

Bank Name	SBIN	Payment Date	06/05/2024
Bank CIN	10004152024050618824	REF No.	449328986919
Deface No	0524064919955D	Deface Date	06/05/2024

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





महाराष्ट्र MAHARASHTRA

© 2023 ©

CL 363997

बबई - ५	
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प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८००००२६

12 APR 2024

सक्षम अधिकारी C

श्रीम. सुषमा चव्हाण

This stamp paper shall form an integral part of the Irrevocable Power of Attorney dated 6th May, 2024 executed by Adarsh Nagar Shramik Co-operative Housing Society Limited in favour of Oberoi Realty Limited.



Keio - 145



जोडपत्र-२ Annexure - II

008

मुद्रांक विक्री नोंद वही अनु. क्रमांक/दिनांक
(Serial No./Date)

173

दस्ताचा प्रकार
(Nature of document)

दस्त नोंदणी करणारा
(Whether It is for)

3 MAY 2024

Agree



Oberoi Realty Ltd.
Commerz, 3rd Floor,
International Business Park,

Oberoi Garden City, Off. W. E. Highway,
Goregaon (E), Mumbai-400063.

मुद्रांक विकत घेणाऱ्याचा नाव
(Stamp Purchaser's Name)

हस्ते असल्याचे नाव पत्ता व सही
/If through other person than Name
Address & Signature)

दुसऱ्या पक्षकाराचे नाव
(Name of Other Party)

Ashayy Nagar Shramik
Co-op.

मुद्रांक विकत घेणाऱ्याचे सही
(Stamp Purchaser's Sign.)

मुद्रांक विक्रीत्याची सही

3 MAY 2024

(Signature)

विक्री विशाल पाटील

परवाना क्रमांक

मुद्रांक विक्रीचे ठिकाण/पत्ता : इंडियन ऑइकोकेटस् मल्टि स्टेट
मल्टि पर्वज को-ऑपरेटिव्ह सोसायटी लि.

नगर दिकाणी सार खासदार, विजोशी मुंबई, विजोशी वर डे-सेक्टर,
जवळ असणारा मुंबई नगर, गोरेगाव (ए), मुंबई-४०० ०६३.

ज्या कारणासाठी याची मुद्रांक नोंदणी केली त्याच कारणासाठी
मुद्रांक नोंदणी केल्याबाबत 6 महिन्यात वापरणे बंधनकारक आहे.



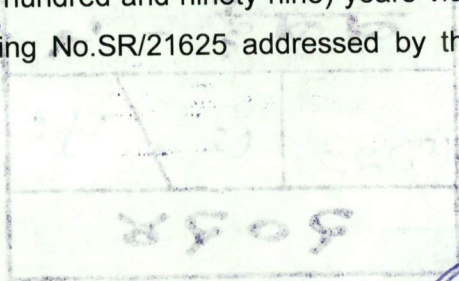
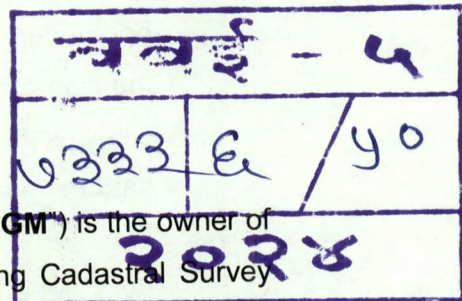
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IRREVOCABLE POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, ADARSH NAGAR SHRAMIK CO-OPERATIVE HOUSING SOCIETY, a society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 having its office at Welfare Centre, Adarsh Nagar, Worli, Mumbai 400030, (hereinafter referred to as "**the Society**") which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the Society, its Managing/Executive Committee, members of the general body and each of their respective heirs, executors and administrators), **DO HEREBY SEND GREETINGS:**

WHEREAS:

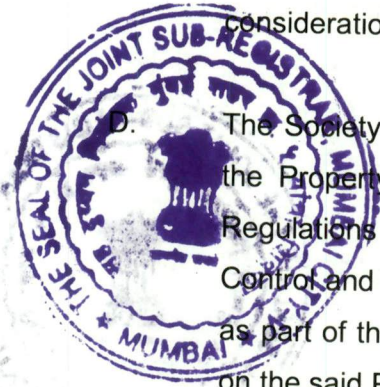
- A. The Municipal Corporation of Greater Mumbai ("**MCGM**") is the owner of land admeasuring 12,791.08 square meters bearing Cadastral Survey No.5(part) and Cadastral Survey No.209(part) of Worli Division situated at Adarsh Nagar, Worli, Mumbai 400030 forming part of the 'Adarsh Nagar' layout ("**said Land**") which is particularised in **Part A** of the **First Schedule** hereunder written and is shown shaded in pink and blue colour on the plan at **Annexure "A"** hereto. The said Land is comprised of two parts viz. (a) a portion admeasuring 10,282.58 square metres that is owned by MCGM and leased to the Maharashtra Housing and Area Development Authority, the authority constituted under the eponymous Maharashtra Housing and Area Development Act, 1976 (hereinafter referred to as "**MHADA**") and which MHADA has in turn sub-leased to the Society vide Deed of Sub-Lease dated 26th March, 2008 registered with the Office of the Sub-Registrar of Assurances under Serial No.3328 of 2007, which portion is particularised in **Part B** of the **First Schedule** hereunder written and is shown shaded in pink colour on the plan at **Annexure "A"** hereto and which is hereinafter referred to as "**the said Land Part 1**", and, (b) a portion of tit-bit land admeasuring 2,508.50 square metres that is owned by MCGM and leased to MHADA and which is not yet sub-leased to the Society, which portion is particularised in **Part C** of the **First Schedule** hereunder written and is shown shaded in blue colour on the plan at **Annexure "A"** hereto and which is hereinafter referred to as "**the said Land Part 2**". MCGM has demised the said Land to MHADA, for a term of 999 (nine hundred and ninety-nine) years vide Letter dated 21st July, 1949 bearing No.SR/21625 addressed by the



Estate Agent and Land Manager to the Executive Engineer, Housing
Bombay West Division.

B. The Government of India had promulgated subsidised industrial housing schemes for construction and allotment of tenements on rental basis to industrial workers. MHADA constructed Old Building Nos.33 to 39 ("**Old Residential Buildings**") on a portion of the said Land sometime between the years 1950 – 1970 in pursuance of the aforesaid housing scheme. The Old Residential Building are particularised in the **Second Schedule** hereunder written and are each identified with a black boundary line on the plan annexed as **Annexure "A"** hereto. The said Land and the said Old Residential Buildings are hereinafter collectively referred to as "**the said Property**".

C. By a Deed of Sale dated 26th March, 2008 registered with the Office of the Sub-Registrar of Assurances under Serial No.3401 of 2008, MHADA conveyed and sold the Old Residential Buildings to the Society for the consideration as mentioned therein



D. The Society comprises of *inter-alia* all the eligible tenants/occupants on the Property required to be rehabilitated under the provisions of the Regulations 33(5) or any other applicable provisions of the Development Control and Promotion Regulations for Greater Mumbai, 2034 ("**DCPR**") as part of the development scheme being undertaken by the Developer on the said Property.

E. By and under a Development Agreement of even date duly registered with the Office of the Sub-Registrar of Assurances under Serial No. BBES/7332/2024 ("**Development Agreement**") executed between the Society and Oberoi Realty Limited, an existing company under the Companies Act, 2013 having its registered office at Commerz, 3rd Floor, International Business Park, Oberoi Garden City, off Western Express Highway, Goregaon (East), Mumbai 400063 ("**the Developer**"), the Society granted full, free, uninterrupted, exclusive and irrevocable development rights to the Developer to develop / redevelop the said Property in accordance with Regulation 33(5) of the DCPR and / or under any other provisions of DCPR or applicable laws from time to time as the Developer may deem fit, in the manner, and on the terms and conditions

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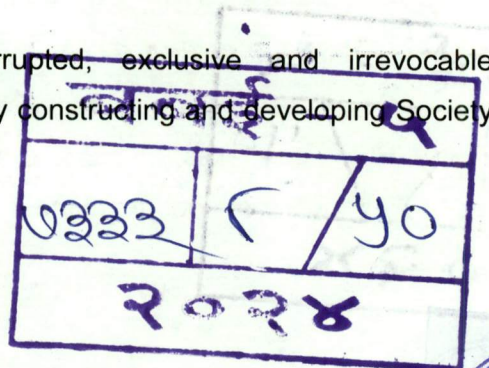
- F. In pursuance to the Development Agreement, we are executing this Irrevocable Power of Attorney to appoint the Developer to act and be our true and lawful attorneys to do all deeds, acts, matters and things as mentioned herein.
- G. The capitalized terms used herein and not defined shall have the meaning ascribed to them in the said Development Agreement.
- H. The requisite ad-valorem stamp duty is duly paid on the Development Agreement under Article 5(g-a) of Schedule I of the Maharashtra Stamp Act, 1958 and therefore a fixed stamp duty of Rs.500/- (Rupees Five Hundred only) is paid on this Power of Attorney under Article 48 of Schedule I of the Maharashtra Stamp Act, 1958.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that **ADARSH NAGAR SHRAMIK CO-OPERATIVE HOUSING SOCIETY**, do hereby irrevocably appoint, nominate and constitute **OBEROI REALTY LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 and an existing company under the Companies Act, 2013, having its registered office at Commerz, 3rd Floor, International Business Park, Oberoi Garden City, Off Western Express Highway, Goregaon (East), Mumbai 400063 i.e. the Developer, acting through any of its Directors or other Authorized Signatories from time to time hereinafter referred to as the "**Attorney**") as our true and lawful attorney for and on behalf of us to do the following acts, deeds, matters and things in the manner they may deem fit from time to time:

1. To enter upon the said Property and be in possession of the said Property.
2. To develop the Project on the said Property and to undertake all acts, deeds, matters and things as may be required by the Developer for exercise of its rights under the Development Agreement;
3. To commence and complete all construction and development work on the said Property and other structures and constructions in accordance with the plans and specifications as sanctioned by concerned planning authorities and other concerned authorities, from time to time;
4. To undertake full, free, uninterrupted, exclusive and irrevocable development of the said Property by constructing and developing Society



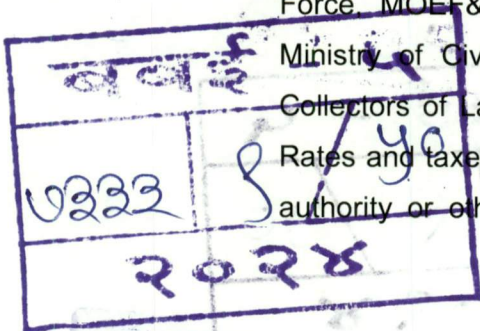
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Buildings and Sale Buildings thereon by way of demolition of the Old Residential Buildings standing on the said Land and exploiting, utilizing and consuming the Project FSI, being, the entire and full FSI, TDR and development potential by whatever name called and whether available at present or in future available on the said Land and/or as shall be available at any time in future and/or as shall be capable of being utilised on the said Land at anytime, including, (i) Basic/Zonal FSI, (ii) Additional FSI / Fungible FSI / Premium FSI, Incentive FSI or any other FSI available on payment of premium under DCPR and Applicable Law, (iii) TDR as may be available and/or as may become available in future and from amalgamation, if any, of said Land with any other plots in the future under the provisions of DCPR and Applicable Law, and (iv) all free of FSI areas and any areas not computed in FSI and as may be available and/or permissible for utilization having regard to (i), (ii) and (iii) above, under the provisions of Regulations 33(5) or any other provisions of DCPR and Applicable Law from time to time, and to do all acts, deeds, matters and things, as may be required in this regard, in the manner as the Developer deems fit.

5. To apply for and obtain all the Approvals for the construction and Redevelopment of the said Project and/or utilizing the Project FSI to its full and maximal extent and to do all acts, deeds, matters and things in relation thereto.

6. To deal with and carry on correspondence with all concerned authorities and bodies including the Government of Maharashtra in all its departments and the Union Government of India and all its departments, local authorities, the MCGM, Estate Department of MCGM, MHADA, SRA, HPC, State Government and all its departments including Urban Development Department, Industries Energy & Labour Department, Revenue and Forest Department, the Co-operation Textile & Marketing Department, the Registrar of Cooperative Societies, the Competent Authority or Authorities under the Urban Land (Ceiling and Regulations) Act, 1976, Office of the Collector, Revenue Authorities, Tehsildar, Mamlatdar, Collector, Superintendent of Land Records, Town Planning Authority, Commissioner of Police, Defence Establishments, Defence Authorities, Army, Navy, Air Force, MOEF&CC, Standing Committee of NBWL, MCZMA, NCZMA, Ministry of Civil Aviation, DGCA, concerned planning authorities, the Collectors of Land Revenue and Assessors and Collectors of Municipal Rates and taxes, MPCB and any other Government or Local or Statutory authority or other competent authority or authorities or public body or

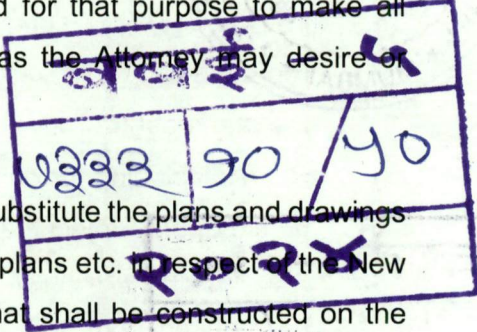
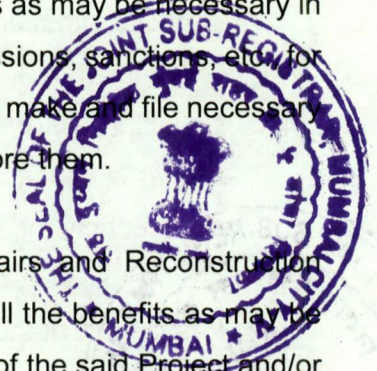


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bodies of any nature whatsoever, the Maharashtra State Electricity Board, Reliance Energy Limited, Adani Power, BEST, BSES, MGL, MTNL or other amenity and utility service providers for any aspect whatsoever with respect to the Redevelopment of the said Project and to act, appear, represent, make, sign, execute, submit, address any applications, forms, declarations, documents, undertakings, papers, writings, indemnity bonds, letters, communications, representations, statements, terms, conditions, before and obtain from the concerned authorities all orders, certificates, permissions, extensions, modifications, clearances, exemptions, Approvals, licenses, sanctions, no objection certificates, consents, permits, assessments, confirmations, clarifications and concessions as may be required by the Developer and/or as may be necessary for the Redevelopment of the said Project or any part thereof, for utilisation of the Project FSI and for full and proper implementation of the said Project and/or any part thereof and for that purpose to sign, execute, complete and deliver all letters, papers, writings, applications, affidavits, declarations etc. as may be necessary from time to time and to pay all charges, fees, premia, deposits and other amounts and levies whatsoever therefor, and to do and perform all other necessary acts, deeds, things and matters as may be required in this regard.

7. To follow up all applications made in pursuance hereof and for that purpose to represent us before all the concerned government authorities, statutory and / or non-statutory authorities and local bodies as may be necessary in connection with the obtaining of approvals, permissions, sanctions, etc. for Redevelopment of the Project as aforesaid and to make and file necessary written applications, pleadings, writings, etc., before them.
8. To apply to MHADA or Mumbai Building Repairs and Reconstruction Board, MCGM, Government of Maharashtra for all the benefits as may be available in fact or in law for the Redevelopment of the said Project and/or for taking benefit of reservations in respect of the said property under the Development Plan of City of Mumbai and for that purpose to make all applications, petitions or representations as the Attorney may desire or deem fit.
9. To apply for, amend, revise, modify, vary, substitute the plans and drawings including layout plans, building plans, floor plans etc. in respect of the New Buildings and any other new structures that shall be constructed on the said Land from time to time and to apply for and obtain or procure approvals



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and sanctions from all competent authorities, local authorities, planning authorities and/or any other statutory authorities including MCGM in accordance with the Development Agreement.

10. To develop the Sale FSI, Sale Building/s and Project in a phased manner for residential/commercial/non-residential/mixed user/s as the Attorney may deem fit and proper by exploiting, consuming and utilising the Sale FSI to its full and maximal extent.
11. To develop the said Land in phase wise or sector wise manner.
12. To undertake all actions, deeds, to sign, execute, apply for and obtain and to do all such things as may be required for proper implementation of the said Project.
13. To apply for and obtain permission for change of user of the said Land or any part thereof as per the Applicable Law.
14. To bear and pay the Project Cost from time to time including all costs and expenses for the liaison work for obtaining Approvals.
15. To make payments or discharge amounts towards statutory payments, deposits, premiums, fees, charges, payments levies, cess, etc. as may be required with the MCGM, SRA, MHADA, Civil Aviation Department, Collector and/or any other public/statutory authorities and/or public/private utilities in connection with the said Property for the Redevelopment thereof and to apply for and receive refund of such statutory payments, deposits, premiums, fees, charges, payments levies, cess or other amounts so made to any such authorities and to sign and give all effectual and valid receipts and discharges for the same.



16. To make, sign, submit, revise and upload all filings, submissions, representations, replies, statements etc. to be made from time to time with the Maharashtra Real Estate Regulatory Authority under the provisions of RERA, including for obtainment of RERA Certificate with respect to each phase of the Project that may be designated as a 'real estate project', and also any and all filings / submissions / representations under RERA as may be required from time to time. The Developer shall be solely entitled to make and finalise all such filings, submissions, representations, replies, statements etc. including for the purpose of withdrawing revenue /

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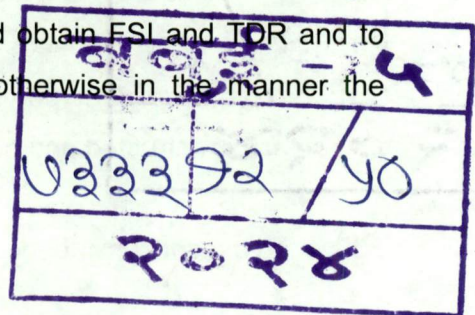
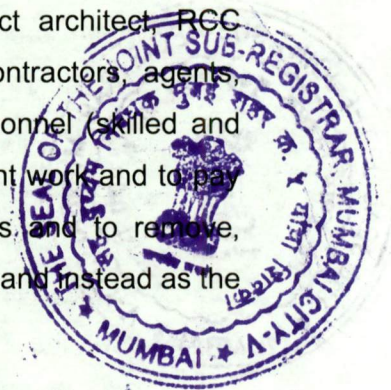


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realisations from time to time.

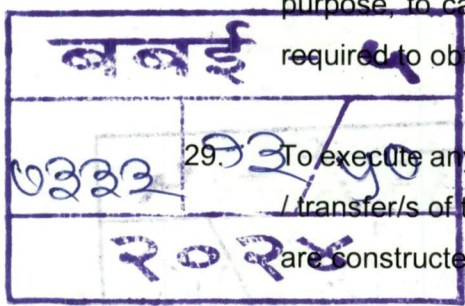
17. To deal with, appear before and file applications, declarations, certificates and submit and receive information, as may be required by and under Applicable Law to any Governmental Authority in relation to the Project, the said Land, and/or the Project FSI or any part thereof, and as may be required by the Developer for the full, free, uninterrupted and exclusive development of the said Land, the Project and the Project FSI in the manner stated in the Development Agreement;
18. To comply with all the terms of the Approvals as may be obtained from time to time.
19. To take all decisions with respect to the internal lay-out, design, aesthetics, planning, development, quality, amenities, facilities, lay-out infrastructure with respect to the said Land and with respect to the Project FSI.
20. To set up, install and make provision for the various facilities and services at the Project and to handover the maintenance thereof to the Organization/s or the maintenance agency of the Project, as the case may be.
21. To plan, conceptualize and design the Project in the manner as the Attorney may deem fit.
22. To appoint, employ or engage architects and project architect, RCC consultants, surveyors, engineers, contractors, sub-contractors, agents, designers, other professionals, labour, workmen, personnel (skilled and unskilled) or other persons to carry out the development work and to pay the wages, remuneration and salary of such persons, and to remove, appoint and substitute such other persons in their place and instead as the Attorney may deem fit and proper;
23. To hand over and / or develop the reservations affecting the said Land to the competent authority and in this regard to undertake all acts, deeds, matters and things and to execute all the deeds, documents, writings, correspondences, etc., and to apply for and obtain FSI and TOR and to consume the same on the said Land or otherwise in the manner the Attorney may deem fit and proper.



24. To obtain permission/s for shifting of any reservations / amenities / designations in respect of the said Property and relocate or realign the same as the Attorney may desire it and for that purpose, to carry on correspondence, make petitions or representations and follow up the said matter as the said attorney may desire.
25. To Market, allot, sell (including agreement to sell), dispose, transfer or alienate the Sale Premises and other premises/units/areas (including all and ancillary users and areas) comprised in the Sale FSI, Sale Buildings that shall be constructed on the said Land and/or the development to be carried out on the said Land howsoever it deems fit and proper.
26. To put up and display any hoardings in the name of the Developer and/or any other name that the Attorney may deem fit and appropriate for the purposes of effective Marketing of the Sale Building / Sale FSI on the said Property.
27. To take all necessary steps for the formation, incorporation and registration of one or more Organisations made thereunder with respect to the Purchasers of Sale Premises in each wing/tower/building comprised in the Sale Buildings to be constructed on the said Land in accordance with the provisions of the MOFA and the RERA and other Applicable Law and for that purpose to sign and execute and register all necessary declarations, applications, papers, writings, deeds, instruments and documents and make representations before all concerned authorities as and when necessary and required to do so. At the relevant time as agreed upon with the Purchasers, to cause the conferment of title in favour of such Organisations in accordance with Applicable Law and RERA.



28. To execute and register any deeds, documents and writings for the lease/s / sub-lease/s and/or transfer/s of any portions of the said Land and/or the Sale Buildings and/or the Society Buildings from time to time and for this purpose, to cause and obtain and do all acts, deeds, matters and things required to obtain such lease/s / sub-lease/s / transfer/s from MCGM.

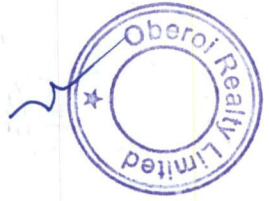


29. To execute any deeds, documents and writings for the lease/s / sub-lease/s / transfer/s of the portion/s of the said Land on which the Society Buildings are constructed and or any part thereof in favour of the Society.

30. To execute any deeds, documents and writings for the lease/s / sub-lease/s

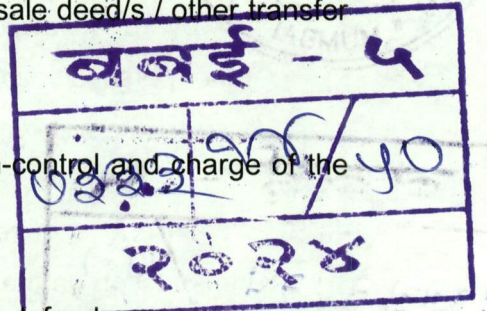
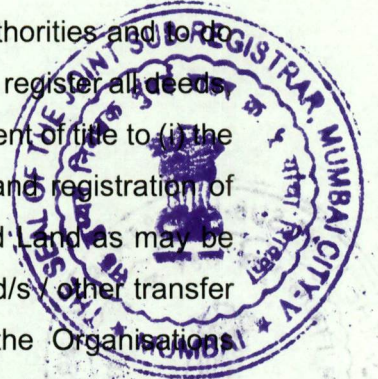


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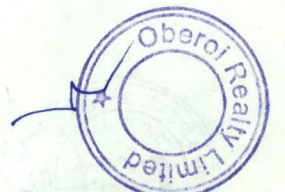


/ transfer/s of the portion/s of the Land on which the Sale Buildings are to be constructed or any part thereof in favour of the Organisation of the Purchasers.

31. To appoint facility management company/agency to maintain the facilities and common areas in the Project.
32. To take appropriate actions, steps and seek compliances and exemptions under the provisions of the Applicable Law.
33. To demarcate the common areas and facilities in the said Land and the Project and the limited common areas and facilities, if any, in the said Land and the Project.
34. To install site office(s) and store(s) and godown(s) on the said Land.
35. To obtain sanction from MCGM / MHADA and other competent authorities for the portion/s of the said Land on which (i) the Society Buildings, (ii) any component/area to be given to MCGM/MHADA/competent authorities, (iii) any other areas/buildings to any other persons/users/occupants, and, (iv) Sale Buildings, shall be constructed.
36. To deal with MCGM, MHADA and all other statutory authorities and to do all acts, deeds, matters and things and sign, execute and register all deeds documents and writings as may be required for conferment of title to (i) the Society of the Society Buildings by way of execution and registration of lease/s / sub-lease/s / transfer/s of portion/s of the said Land as may be identified by the Developer/MCGM and/or any sale deed/s / other transfer instrument of the Rehabilitation Buildings, and, (ii) the Organisations formed for the Sale Buildings by way of execution and registration of lease/s / sub-lease/s / transfer/s of portion/s of the said Land as may be identified by the Developer/MCGM and/or any sale deed/s / other transfer instrument of the Sale Buildings.
37. To manage the affairs of the Project and be in-control and charge of the Project.
38. To commence, prosecute, continue, enforce, defend, answer, oppose, resist, appear, accept service of any notices, writs of summons or processes in the name of the Society and to act for the Society and



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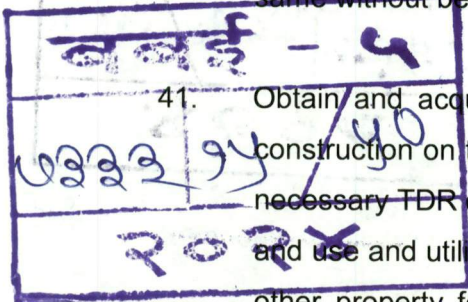


represent the Society in all actions, suits, legal and other proceedings and demands whatsoever whether civil, criminal arbitration, political or administrative relating to development / re-development of the said Property together with any other properties / schemes / lands of any nature whatsoever including any additional properties, and to reply to any notices and to sign, verify, declare and affirm, swear and file in or for the purposes of any such actions, suits, proceedings as aforesaid all such plaints, written statements, affidavits, consent terms, petitions, applications, appeals, review and revision applications as the Attorney think fit and to appoint, retain, employ and give instructions to advocates, lawyers, solicitors, counsel or pleaders and/or to terminate their appointments and to sign and give warrants, vakalatnamas and other authorities to them or any of them in respect of and/or in relation to or touching any of the matters and things contained in these presents including any of such actions, suits and proceedings as aforesaid and such retainers employments, instructions, warrants, vakalatnamas and authorities from time to time at pleasure to revoke and to withdraw and receive documents and/or money from any Court or Office in any suit or suits and to execute decree or otherwise.

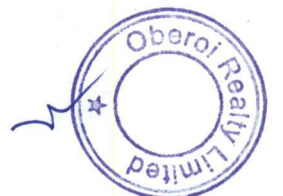
39. To construct boundary walls and compound walls around the said Land. To construct boundary walls and compound walls around and separating the Society Buildings/portions of the said Land identified for the Society Buildings from the Sale Buildings/ portions of the said Land identified for the Sale Buildings.



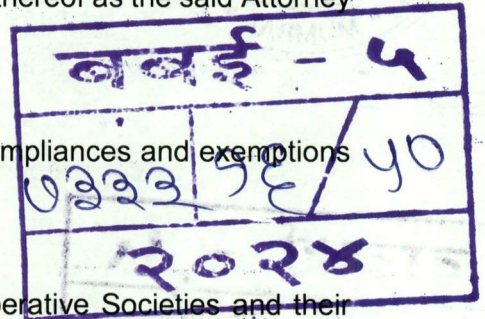
40. To obtain Development Rights Certificate ("DRC") in the name of the Developer or any substitute or substitutes as the said Attorney may deem fit and for that purpose to make any Application, petitions, representations and to give any undertaking or affidavit to the Government of Maharashtra and/or any Authority, MCGM as case may be and to deal with such DRC however the Developer deems fit including by way of sale and transfer to other persons/entities and to receive consideration and to appropriate the same without being liable for the same to the Society.



41. Obtain and acquire FSI/TDR, of any other property for the purpose of construction on the said Land/scheme and/or also acquire and obtain the necessary TDR of any other property to be used on the said Land/scheme and use and utilize the TDR/DRC available from the said Land and/or any other property for construction of additional floor(s) or use in the Sale Building/s to be constructed on the said Land.



42. To develop the said Property either on a standalone basis or along with other plots of land.
43. To amalgamate and/or club the development of the said Property/scheme thereon with any adjoining property / other lands / scheme and/or the benefit of FSI at the discretion of the Developer and in this regard to seek the necessary permissions and approvals from the competent authorities and to do all such acts, deeds, matters and things as are required including signing / executing necessary deeds and / or documents, as may be required from time to time.
44. To enter into any agreement, arrangement, private contract or commitment for the purpose of sale, lease, license or otherwise howsoever of any tenements in the Buildings to be constructed by the Developer from time to time in accordance with the terms of the Development Agreement and to receive consideration for the same and to appropriate the same without being liable to account for the same and lodge the aforesaid documents for registration with the Office of the Sub-Registrar of Assurances and to admit execution of the same as the Attorney may desire or deem fit.
45. To deal with and/or arrive at any agreement, arrangement/writing/contract or commitment with the Members of the said Property, at the costs of the Developer for settling the claims of such Tenants/Occupants as the Attorney may desire or deem fit.
46. To create mortgage/charge/hypothecation/encumbrance/security interest of any nature whatsoever over the Sale FSI, Sale Buildings, Sale Premises, receivables/monies arising from the Project, all the Developer's right, title and interest under the Development Agreement and in respect of the Project, and the said Land, as the lenders may require from time to time, and to execute and sign the necessary deeds, documents and writings in that regard and register the same with Office of the Sub-Registrar of Assurances at Mumbai and to admit execution thereof as the said Attorney may desire or deem fit.
47. To take appropriate actions, steps and seek compliances and exemptions under the provisions of the Applicable Law.
48. To represent us before the Registrar of Co-operative Societies and their superiors and subordinates for any of the purposes connected with the

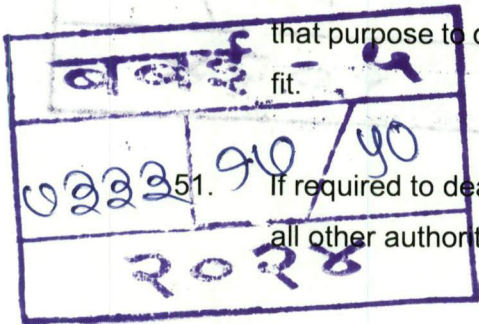


formation, incorporation and registration of a Co-operative Society or Societies of the Members and purchasers and/or acquirers of flats, shops, garages, row houses and other premises and to sign and deliver all any papers, applications and forms, writings, undertakings and declarations which may be required to be signed by us and/or by the Members / purchasers respectively of the said Property as well as in connection with any enquiry or maintenance of records meetings minutes or any other purposes whatsoever connected with and/or relating to the Co-operative Society/ Societies formed or to be formed by the acquirers of such premises on the said Property.

49. To appear before the Chief Minister, Minister of State for Urban Development and General Administration departments, Secretary, Deputy Secretary Under Secretary of General Administration and Urban Development Departments, Additional Collector and Competent Authority end the Commissioner . Konkan Division, Collector Additional/ Deputy Collector, Sub-Divisional, Officer, Tahsildar, Talathis, Municipal City Survey Authorities, Town Planning Authorities, MOEF and/or MCZMA Authorities and other Officers Including the members of J-light Power Committee or their nominees and Secretary/s, Under Secretary/s of the Government of India end their superiors and sub-ordinates in the matter of development of the said Property, construction of buildings, row houses, assessment thereof for municipal rates and taxes, survey, measurements, etc. as well as release from the reservation of any portion, if any, of the said Property and for any of the matters connected with and/or touching the development and transfer of the said Property.



50. To appear before the Collector, Mumbai and/or District Inspector of Land Records and/or Assessor & Collector and/or Revenue Authority for the purpose of making necessary mutation entry so as to transfer the said Property if necessary in name of the Society and thereafter to transfer the said Property in favour of the Developer and/or to transfer the said Property in accordance with the provisions of the said Development Agreement and for that purpose to make applications, petitions or representations and to cany on correspondence end to obtain such mutation in our favour and for that purpose to do all acts, deeds, as the said Attorney may desire or deem fit.



51. If required to deal with MCGM, Slum Rehabilitation Authority, MHADA and all other authorities for the purpose of receiving all concessions, sanctions

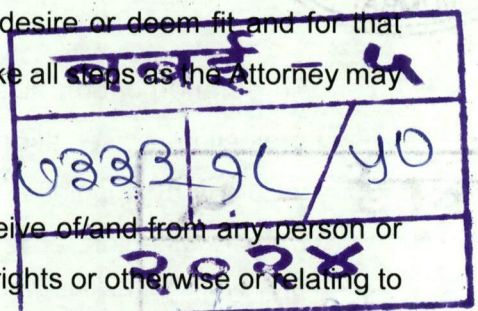


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for Redevelopment of the said Project for as may be found necessary for the completing the New Buildings and obtaining any occupation certificate/s and/or building completion certificate/s in respect of the New Buildings and submit any revised or substituted building plans or proposals and applications for any change of user and for that purpose to make all petitions, representations and submissions as the Attorney may desire and deem fit from time to time

52. To appear before any Police Authorities or Municipal Authorities or any other authorities in respect of the Redevelopment of the said Project and in respect of possession, use, enjoyment of the said Property and the New Buildings under construction thereon and for that purpose to give statements including any undertaking or affidavits for and on behalf of the Society and carry on any correspondence, submit any petitions or representations as the said Attorney may desire or deem fit.
53. To make application to B.E.S.T. Undertaking or any other electrical undertaking for obtaining electrical power and connection and for the purpose of electric meters including surrender of connections and meters in respect of the said Property and for that purpose to make any applications, petition or representations as the said Attorney may desire or deem fit.
54. To surrender any portion of the said Land (as may be required under Applicable Law) to the Governmental Authorities falling under the set back area or for road widening or under any reservation to the Governmental Authorities in the prescribed manner and to take all necessary steps in that regard and to apply for and obtain FSI and TDR and to consume the same on the said Land or otherwise.
55. To appear before any public body or authority for us and on our behalf and to make submissions or petitions or representations in respect of the Redevelopment of the said Project and transfer thereof in favour of any person or party as the said Attorney may desire or deem fit and for that purpose to carry on correspondence and take all steps as the Attorney may desire or deem fit.
56. To ask, demand, sue for recovery and receive of/and from any person or bodies corporate for any claim or action or rights or otherwise or relating to or concerning with the said Property and/or development thereof



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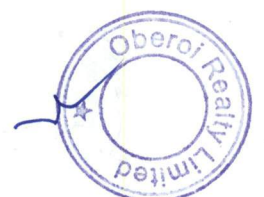
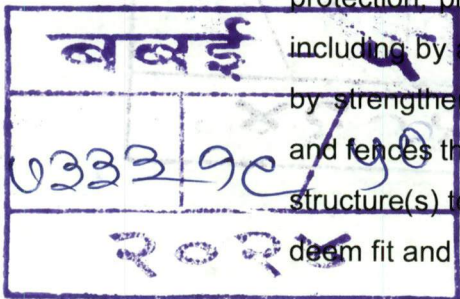
howsoever arising and whether past or present or future or against Government of India or Government of Maharashtra or MCGM or any other body or authority respectively and to commence, carry on and prosecute any motion suit, writ, petition or other proceedings whatsoever for recovering and compelling payment transfer or delivery thereof respectively and for that purpose sign and execute all plaints, written statement, affidavits and applications and to engage Advocates and to settle and pay their fees

57. To make and prepare and/or cause to be made and/or prepared all plans, revised plans, specifications, designs, details and the like including for lay out, constructions, amendments, variations, etc., and to submit the same to the concerned authorities including the Collector, the MCGM, the Town Planning Authorities, Competent Authorities and to obtain IOD(s), Commencement Certificate(s), Occupation Certificate(s), Completion Certificate(s), whether in full or part and obtain the same revalidated / extended from time to time and to fulfil and comply with all the conditions of the approval, permissions, sanctions, etc. and take all necessary steps incidental thereto.

58. To represent the Society and appear before officials in charge of assessment of the New Buildings for determining the amount of rates, taxes, assessments on the New Buildings and to make and furnish statements and information/s required and if aggrieved by any order, file, appeals, petitions, representations, etc., and to take all appropriate steps as the Attorney deems fit and proper in such matters including filing of complaints and appeals before the Assessor & Collector, MCGM, and other concerned authorities..

59. To name the Sale FSI / Sale Buildings and to all such acts, deeds, matters and things in respect thereof, including execution, registration of deeds, documents and writings, as may be required in this regard.

60. To do and perform all acts, deeds, matters and things necessary for the protection, preservation, securing and safeguarding of the said Property, including by appointing / engaging security guards in respect thereof, and by strengthening, constructing and/or reconstructing the boundary walls and fences thereof, and to effect insurance in respect of the building(s) and structure(s) to be constructed thereon, in the manner as the Attorney may deem fit and proper.



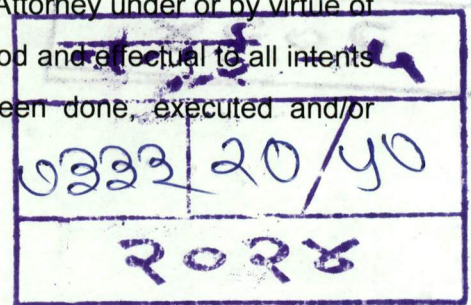
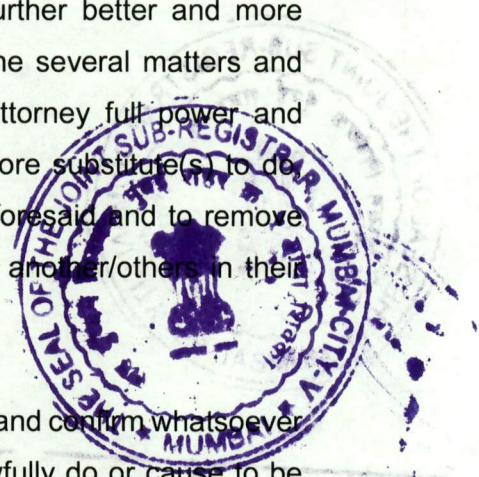
61. To pay the rates, taxes, assessments, charges, cess, impositions, deductions, expenses, insurance premium and other payments and outgoings whatsoever due and payable or to become due and payable for or on account of the said Property till the obtainment of the occupation certificate of the New Buildings.
62. To rectify and update all the revenue records and the property register cards and any other record with respect to the said Property and for that purpose to execute all the necessary deeds, documents, declarations and writings as may be required by the relevant authorities and to also rectify and update all other records of statutory / public / private bodies / authorities/ utilities with respect to the said Property.
63. To comply with all requisitions/objections in respect of the documents lodged for registration with the Sub-Registrar of Assurances.

AND GENERALLY, to do and perform all acts, deeds, matters and things necessary for and/or incidental and/or related to all or any of the purposes aforesaid, and for giving full effect to the Development Agreement and/or to the purposes of these presents, as amply, fully and effectually in all respects as the Society could themselves do and perform if these presents had not been made.

WE HEREBY AGREE AND UNDERTAKE for further better and more effectually doing affecting executing and performing of the several matters and things aforesaid, we hereby give and grant unto the Attorney full power and absolute authority from time to time to appoint one or more substitute(s) to do, execute and perform all or any such matters or things aforesaid and to remove such substitute or substitutes at pleasure and to appoint another/others in their place.

WE HEREBY AGREE AND UNDERTAKE to ratify and confirm whatsoever the Attorney and their substitute(s) and agent(s) shall lawfully do or cause to be done by virtue of these presents.

WE HEREBY DECLARE AND CONFIRM that all and whatsoever that shall be lawfully done, executed and/or performed by the Attorney under or by virtue of or for the purposes of these presents, shall be as good and effectual to all intents and purposes whatsoever, as if the same had been done, executed and/or performed by us.

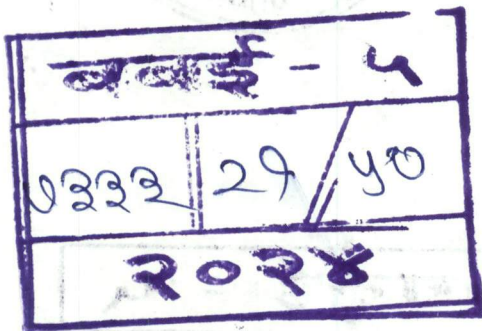


WE HEREBY CLARIFY AND DECLARE that, any Power of Attorney executed by any of us in respect of the said Property, the Project FSI, the Project, the Developer's Rights or any part thereof is hereby revoked/cancelled and this Power of Attorney is being executed for good and valuable consideration and this Power of Attorney is irrevocable and cannot be terminated and shall be binding upon our successors and permitted assigns.

WE HEREBY DECLARE AND CONFIRM that all the powers, authorities and discretions hereby given and granted to and conferred upon the Developer shall be exercised by him subject to and in accordance with the provisions of law in force for the time being and from time to time and are grant coupled with interest in the said Property.

AND the Attorney has in token of their acceptance of the powers granted herein executed these presents.

IN WITNESS WHEREOF we hereunto set and subscribe our hands to this Power of Attorney on the 6th day of May, 2024.



THE FIRST SCHEDULE REFERRED HEREINABOVE

Part A:

(Description of the said Land)

All those pieces and parcels of land admeasuring 12,791.08 square metres bearing Cadastral Survey No.5(part) and Cadastral Survey No.209(part) of Worli Division situated at Adarsh Nagar, Worli, Mumbai 400030 forming part of the 'Adarsh Nagar' Layout, and bounded as follows, that is to say-

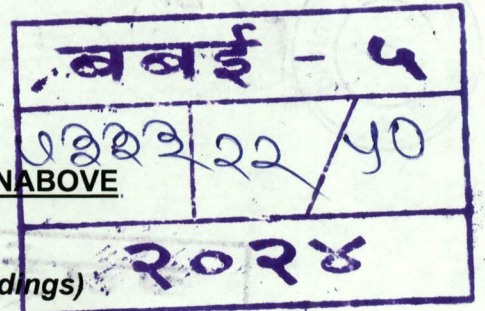
- On or towards the North : by parts of C.T.S. No.209, C.T.S. No.5 and Worli Sports Complex.
- On or towards the South : by parts of C.T.S. No.209 and Kharude Market.
- On or towards the East : by parts of C.T.S. No.209 and Adarsh Nagar Internal Road 2.
- On or towards the West : by parts of C.T.S. No.5 and Prabhadevi New Road.

Part B:

All those pieces and parcels of land admeasuring 10,282.58 square metres bearing Cadastral Survey No.5(part) and Cadastral Survey No.209(part) of Worli Division situated at Adarsh Nagar, Worli, Mumbai 400030 forming part of the 'Adarsh Nagar' Layout.

Part C:

All those pieces and parcels of land admeasuring 2,508.50 square meters a bearing Cadastral Survey No.5(part) and Cadastral Survey No.209(part) of Worli Division situated at Adarsh Nagar, Worli, Mumbai 400030 forming part of the 'Adarsh Nagar' Layout.



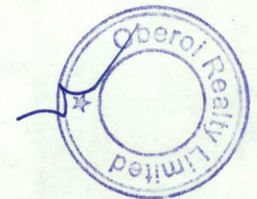
THE SECOND SCHEDULE REFERRED HEREINABOVE

(Description of the Old Residential Buildings)

7 (seven) buildings known as 'Adarsh Nagar' owned by the Society standing on the said Land bearing Building Nos. 33-39.



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SIGNED SEALED AND DELIVERED for)
 and on behalf of the within-named "Society")
ADARSH NAGAR SHRAMIK CO-OPERATIVE HOUSING SOCIETY by its)
 members of the Executive/Managing)
 Committee,)

For ADARSH NAGAR SHRAMIK C.H.S. LTD.
 HON. SECRETARY TREASURER CHAIR PERSON



(1) Mr. Surendra Gundu Naik (Hon'ble)
 Charman)

For ADARSH NAGAR SHRAMIK C.H.S. LTD.



(2) Mr. Shirish Krishnanath Khopkar)
 (Hon'ble Secretary)

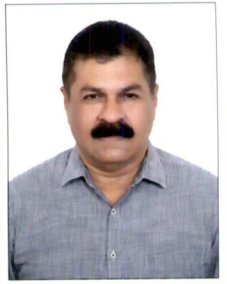
HON. SECRETARY TREASURER CHAIR PERSON

Shirish

(3) Mr. Milind Gajanan Brahme (Hon'ble)
 Treasurer),)

pursuant to the Resolution passed by its)
 members at their Special General Body)
 Meeting held on 21st April, 2024 in the)
 presence of)

For ADARSH NAGAR SHRAMIK C.H.S. LTD.
 HON. SECRETARY TREASURER CHAIR PERSON



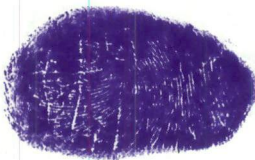
1. *Deepak Salunkhe*

Deepak

2. *Rajesh S. Pawar*

Rajesh

We Accept
 For **OBEROI REALTY LIMITED**



Authorized Signatory

बलई - ५
 ०३३३ २३ / ५०
 २०२४





06/05/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 5

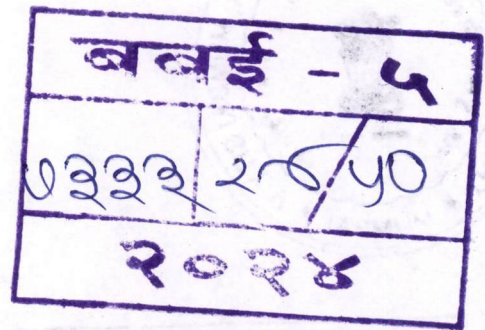
दस्त क्रमांक : 7332/2024

नोंदणी :

Regn:63m

गावाचे नाव : वरळी

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	0
(3) वाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	374182750
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :, इतर माहिती: जमिन क्षेत्रफळ 12791.08 चौ.मी.,सीएस नं.209 पार्ट,वरळी डिव्हिजन,आदर्श नगर,वरळी,मुंबई 400030.सदर दस्त मुद्रांक जिल्हा अधिकारी,मुंबई यांनी एडिजे 194/2024 या अनुक्रमाने अभिनिर्णित केलेला आहे व त्यावर मुद्रांक शुल्क रुपये 18,90,41,400/- इतके दिनांक 06 मे 2024 रोजी भरलेले आहे. सर्टिफिकेट नं.167/2024.आदर्श नगर श्रमिक को.ऑप.हा.सोसायटी लिमिटेड या सोसायटीचा विकसन करारनामा हा या दस्ताचा विषय आहे.इतर माहिती दस्तात नमूद केल्याप्रमाणे. PUI: GS1001290030000 ((C.T.S. Number : 209 पार्ट ;))
(5) क्षेत्रफळ	1) 12791.08 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-आदर्श नगर श्रमिक को.ऑप.हा.सोसायटी लिमिटेड तर्फे चेअरमन सुरेंद्र गुंडू नाईक --- AAAAA8398J वय:-66; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वेल्फेअर सेंटर, ब्लॉक नं: -, रोड नं: आदर्श नगर वरळी मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400030 पॅन नं:- 2): नाव:-आदर्श नगर श्रमिक को.ऑप.हा.सोसायटी लिमिटेड तर्फे सेक्रेटरी शिरीष कृष्णकांत खोपकर --- AAAAA8398J वय:-68; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वेल्फेअर सेंटर, ब्लॉक नं: -, रोड नं: आदर्श नगर वरळी मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400030 पॅन नं:- 3): नाव:-आदर्श नगर श्रमिक को.ऑप.हा.सोसायटी लिमिटेड तर्फे खजिनदार मिलिंद गजानन ब्रम्हे ---- AAAAA8398J वय:-60; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वेल्फेअर सेंटर, ब्लॉक नं: -, रोड नं: आदर्श नगर वरळी मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400030 पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ओबेरॉय रिअल्टी लिमिटेड चे ऑथोराइज्ड मिग्रेटरी,विकास ओबेरॉय तर्फे कवुली जबाबाकरिता अरुणकुमार कोटियन--- AABCK235H वय:-66; पत्ता:-प्लॉट नं: कॉमरझ - 1, माळा नं: 3 रा मजला, इमारतीचे नाव: इंटरनॅशनल बिझनेस पार्क, ब्लॉक नं: ओबेरॉय गार्डन मिटी, रोड नं: ऑफ वेस्टर्न एक्सप्रेस हायवे, गोरेगाव (पूर्व), मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400063 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	06/05/2024
(10)दस्त नोंदणी केल्याचा दिनांक	06/05/2024
(11)अनुक्रमांक,खंड व पृष्ठ	7332/2024
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	189041400
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

मुल्यांकनाची अधेशयुक्तता नसताना अभिनिर्णित दस्त कारणाचा तपशील ADJ 194

(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	167	ADJ 194	189041400	SD		
2		eChallan		MH001597202202425E	30000	RF	0000937717202425	06/05/2024
3		DHC		0524065220780	400	RF	0524065220780D	06/05/2024
4		DHC		0524067620761	2000	RF	0524067620761D	06/05/2024
5		DHC		0524066820328	2000	RF	0524066820328D	06/05/2024

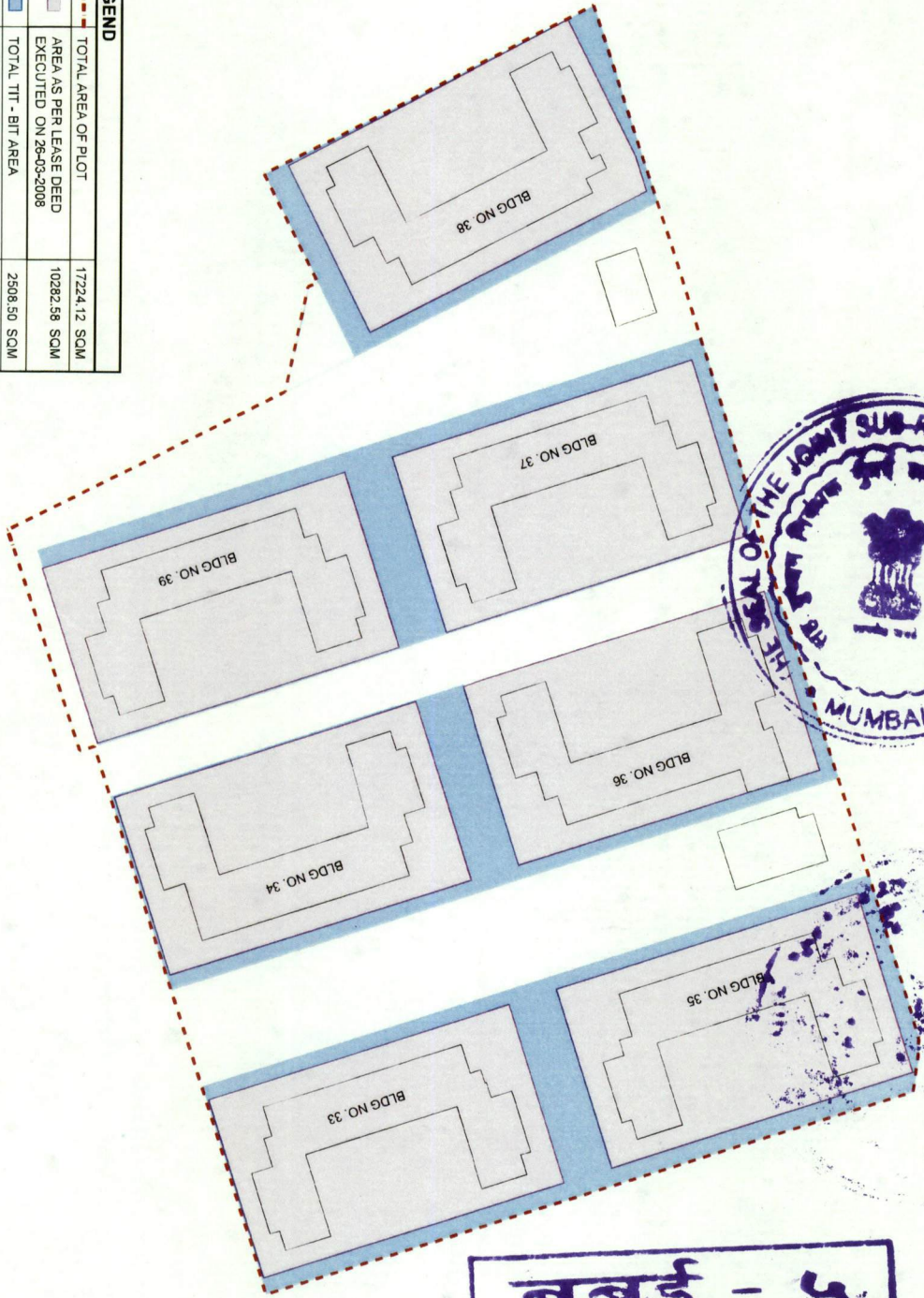
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



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ANNEXURE "A"

LEGEND		
	TOTAL AREA OF PLOT	17224.12 SQM
	AREA AS PER LEASE DEED EXECUTED ON 26-03-2008	10282.58 SQM
	TOTAL TIT - BIT AREA	2508.50 SQM
	EXISTING STRUCTURES	



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 २०२४



Handwritten signature and initials





आदर्श नगर श्रमिक को-ऑपरेटिव्ह हाऊसिंग सोसायटी लि.
Aadarsh Nagar Shramik Co-operative Housing Society Ltd.

Estd: 15 August 1975 Reg. No.BOM (W-G/South) Hsg. (OH)3512/88

नोंदणीकृत कार्यालय: आदर्श नगर इमारत क्र. ३७ व ३९ च्या मध्ये रहेजा कॉलेज समोर, मुंबई-४०००३०. रजि. नं: ३५ १२/८८

Registered Office: Behind Aadarsh Nagar Bldg. 37/38 opp. Raheja College, Mumbai-400 030. Mobile: 98671 38494

Ref. No./ संदर्भ क्र. : M.S./19/2024-25

Date: / दिनांक: 06/05/2024

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE SPECIAL GENERAL BODY MEETING OF ADARSH NAGAR SHRAMIK CO-OPERATIVE HOUSING SOCIETY LIMITED ("SOCIETY") HELD AT WORLI SPORTS CLUB GROUND ON 21st April 2024

At the Special General Body Meeting held on 21st April, 2024, Mr. Surendra Gundu Naik, the Chairman of the Society, informed the members of the Society that the Society and Oberoi Realty Limited ("**Developer**") are proposing to execute and register a (i) Development Agreement wherein the Society shall grant full, free, absolute, exclusive, uninterrupted development rights ("**said Development Agreement**") for undertaking development/re-development of all those pieces and parcels of land admeasuring 12,791.08 square metres bearing Cadastral Survey No.5(part) and Cadastral Survey No.209(part) of Worli Division situated at Adarsh Nagar, Worli, Mumbai 400030 forming part of the 'Adarsh Nagar' Layout together with such other/further lands for which the Developer may get development permission from MHADA, together with the residential buildings bearing No. 33 to 39 standing thereon (collectively "**said Property**"), in the manner and on the terms and conditions as mutually agreed between the Society and the Developer and (ii) Irrevocable Power of Attorney ("**said Power of Attorney**") granting various powers and authorities to the Developer for development / re-development of the said Property as stated thereunder (collectively "**Transaction**"). The finalized drafts of the said Development Agreement and the said Power of Attorney were tabled before the members of the Society and were explained and debated in detail. After due consideration of all relevant material, the members of the Society have with requisite majority, approved the finalized drafts of the said Development Agreement and the said Power of Attorney and have authorized and empowered some of their Managing Committee members to execute and register the same.

In this regard, the following resolutions were passed:

"**RESOLVED THAT** Mr. Surendra Gundu Naik (Hon'ble Chairman), Mr. Shirish Krishnanath Khopkar (Hon'ble Secretary) and Mr. Milind Gajanan Brahme (Hon'ble Treasurer) are hereby jointly authorized to execute and register the said Development Agreement, the said Power of Attorney and any other deeds, documents and writings as may be required with respect to said Transaction for and on behalf of the Society and to register the same under Registration Act, 1908 and admit execution thereof before the concerned office of the Sub-Registrar of Assurances on behalf of the Society and do all further acts as may be required for the Transaction."

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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF OPERATIONS COMMITTEE ("COMMITTEE") OF OBEROI REALTY LIMITED ("COMPANY") IN ITS MEETING HELD ON APRIL 26, 2024 AT THE REGISTERED OFFICE AT COMMERZ, 3RD FLOOR, INTERNATIONAL BUSINESS PARK, OBEROI GARDEN CITY, OFF WESTERN EXPRESS HIGHWAY, GOREGAON (E), MUMBAI 400063

"RESOLVED THAT the Company do enter into a development agreement with 'Adarsh Nagar Shramik Co-Operative Housing Society Limited' for obtaining full, free, uninterrupted, exclusive and irrevocable development rights with respect to all that piece and parcel of land admeasuring 12,791.08 square meters bearing Cadastral Survey No.5 (part) and Cadastral Survey No.209(part) of Worli Division situated at Adarsh Nagar, Worli, Mumbai – 400030 forming part of Adarsh Nagar layout of MHADA, and also accept power/s of attorney, and execute all such other agreements, deeds, undertakings, affidavits, notices, intimations, documents, and writings in connection with the foregoing."

"RESOLVED FURTHER THAT Mr. Vikas Oberoi, Mr. Saumil Daru, Mr. Rajendra Chandorkar, Mr. Arunkumar Kotian, Mr. Pravin Mahadik, and Mr. Mihir Salot (collectively "the Authorized Signatories") be and are hereby severally authorized (i) to agree, negotiate, finalise, settle, sign, execute and deliver the development agreement, power/s of attorney, and all such other agreements, deeds, undertakings, affidavits, notices, intimations, documents and writings; (ii) to lodge all or any of the documents mentioned therein for registration and to appear before the concerned Sub-Registrar of Assurances to admit execution thereof for the purpose of registration thereof either by the Authorised Signatories or any duly appointed authorized representative through them; (iii) to participate in meetings, providing information/ responses, represent the Company in all matters before all persons/ offices/ authorities; (iv) to generally deal in all matters in connection with or relating to or arising out of the transaction; and (v) to do all such acts, deeds matters and things as are necessary or required or considered expedient in connection with or incidental to the foregoing resolution."

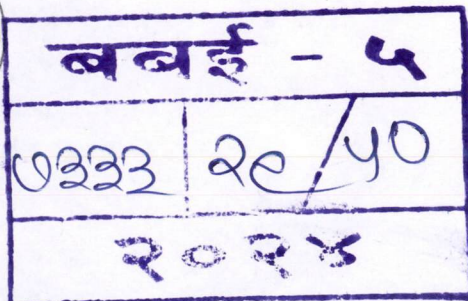
"RESOLVED FURTHER THAT, if so required, the Common Seal of the Company be affixed on all or any of the documents mentioned above in the presence of any of the Authorized Signatories, who shall sign the same in token thereof."

"RESOLVED FURTHER THAT a copy of the above resolution or any abstract thereof duly certified as true copy by any Director or Company Secretary of the Company, be furnished to such persons/ authorities as may be required from time to time."

Certified True Copy

For Oberoi Realty Limited


Managing Director

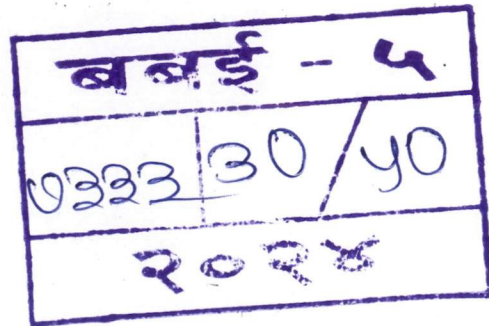


घोषणापत्र

मी डा. राजकुमार कोरीयन याद्वारे घोषित करतो की, दुय्यम निबंधक मुंबई
सदर 5 यांचे कार्यालयात कुलमुखत्यारपत्र या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात
आला आहे. श्री विकाट खांबेराय व इ. यांनी दि. 31/1/96 रोजी मला
दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत
करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र
रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले
नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही. सदरचे
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.
सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये
शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक 6/5/2024

कुलमुखत्यारपत्रधारकाचे नाव
व सही



इतर फीची अनुसूची

1961180

१. जादा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये.
२. रुजवात फी.
३. फाईल करण्याची फी.
अनुच्छेद अकरा अन्वये.
अनुच्छेद वीस अन्वये.
४. मुखत्यारनामा अनुप्रमाणन.
५. गृहभेट फी.
६. सुरक्षित ताबा फी.
७. मोहोरबंद पाकिटांचा निक्षेप.
८. मोहोरबंद पाकिटे उघडणे.
९. मोहोरबंद पाकिटे परत मागे घेणे.
१०. अडत.
११. परिचारिका किंवा स्त्री परिचाराची सेवा.
१२. न्युन आकारित फीची वसुली.
१३. जड संग्रहाच्या वस्तूंच्या विक्रीचे उत्पन्न.
१४. विलेख इ. च्या नकला पाठविण्याचा टपाल खर्च.
१५. प्रवास खर्च.
१६. भत्ता.

दस्तावेज परत केला.

दुय्यम निबंधक



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100Rs.



श्री राजद्र गजानन जुवळे

31 AUG 1996

परधाना धारक मुद्रांक विक्रेता

एम. के. कामधेनु स्वामी समर्थ नगर,

लोखंडवाळ संकुड, अंधेरी (प.) मुंबई ५३.

क्रमांक 12 दिनांक 31 AUG 1996

सर्वधी धी/धीमती MR. VIKAS OBEROI

यांना रु. 100/- चा न्यायकेतार मुद्रांक

बेपर विकला सही:

बबई - ५

023333/40

२०२४

परधाना धारक मुद्रांक विक्रेता

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I VIKAS R. OBEROI, Indian Inhabitant of Bombay, carrying on the business of Real Estate Development and having my office at Oberoi Trade Centre, Oberoi Complex, Off. Link Road, Andheri (West), Bombay 400053, DO HEREBY SEND GREETING:



WHEREAS, during the course of my business of Real Estate Development, I am required to execute various Undertakings, Indemnity Bonds, Affidavits, etc. in favour of The Municipal Commissioner of Bombay Municipal Corporation, and/or any other Competent Authorities, including the Agreements for Sale and Deeds of Transfer

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2 :

AND WHEREAS, such documents are required to be registered with the Registering Authorities, appointed under the provisions of The Registration Act, 1908.

AND WHEREAS, I am unable to attend to all such matters personally and therefore, I am hereby appointing authorising and constituting MR. ARUN KUMAR KOTIAN, presently residing at B-55, Radhika, 401, B-Wing, Gokuldhani, Goregaon(E), Bombay 400 063, as my true and lawful Attorney, to act for me and on my behalf, to do the following acts, deeds, matters and things :-

To appear before the Registering Authorities, appointed under the provisions of The Registration Act, 1908, and to lodge for registration and admit execution of all

...3/-



त्रबई - ५
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 २०२४

: 3 :

Undertakings, Indemnity Bonds, Affidavits, etc. in favour of The Municipal Commissioner of Bombay Municipal Corporation, and/or any other Competent Authorities, including the Agreements for Sale and Deeds of Transfer, AND I DO HEREBY FURTHER AGREE to ratify and confirm all such acts, deeds, matters and things, done and executed by my aforesaid Attorney, by virtue of these presents, as if I am personally present.

IN WITNESS WHEREOF, I, have set and subscribed my hand unto this Power of Attorney, at Bombay on this the 03rd day of September, One Thousand Nine Hundred Ninety Six.

SIGNED AND DELIVERED)
 BY THE WITHINNAMED,)
 VIKAS R. OBEROI)
 IN THE PRESENCE OF)

Before me



Specimen signature of
 ARUN KUMAR KOTIAN

with nase:- ① Suresh B. Marchande.
 Plot No. 35 Dr. Ambedkar colony
 18th 'A' Rd; Khaz (W) B'bay - 52

② Arvind sawant.
 Pragati chawl commety
 Jaiwahas Nagesh Khaz (E)
 Bombay - 51

① S/ Marchande -

② [Signature]

बवई - 4
 0222 ३३/५०
 २०२४

1184196

The General Powers of Attorney has been exercised

on 3-9-98 by (1) Mrs./Mr. Vikas R. Oberoi
 , aged 24 years.

Occupation Business, residing at - oberoi Trade
 Center oberoi complex off Link Rd.
 Andheri (W) Mumbai-53
 in my presence;

Their Indentity is proved by-

- (1) Suresh B. Merchante service
- (2) Plot - Plot No-35 D2 Amberlane
 to my satisfaction. Colony Khare (W) Mumbai-52

Authentication fee of Rs 5 received
 by Azim Sawant - Service Plot -
 Pragati Chawl, J. Khare, Khare (W)
 Mumbai-51
 Note- 3-9-98
 Sub-Registrar
 Bandra, Bombay

There is no correction, erasure, addition, interlineation
 in this General Power of Attorney (Special).

3-9-98

Sub-Registrar
 Bandra, Bombay



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

OBEROI REALTY LIMITED



08/05/1998

Permanent Account Number

AABCK0235H

10012010

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२०२४	





सत्यमेव जयते



आधार

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

नोंदविण्याचा क्रमांक / Enrollment No 1207/33954/10040

To,
 विकास रन्वीर ओबेरॉय
 Vikas Ranvir Oberoi
 Aura Plot-70
 12th N.S Road J.V.P.D Scheme
 Juhu Vile Parle west
 Mumbai
 Juhu Mumbai Mumbai
 Maharashtra 400049
 9920856118

Ref: 33302 / 07D / 4402111 / 4402127 / P



SE629054275FT



आपला आधार क्रमांक / Your Aadhaar No. :

3052 7153 5332

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
 Government of India

विकास रन्वीर ओबेरॉय
 Vikas Ranvir Oberoi
 जन्म तारीख / DOB : 08/09/1989
 पुरुष / Male

3052 7153 5332



आधार - सामान्य माणसाचा अधिकार

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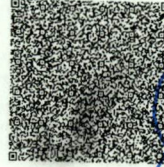
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ADTPK2940D



नाम / Name
ARUN KUMAR KOTIAN

पिता का नाम / Father's Name
NARAYAN NEMU KOTIAN

जन्म की तारीख
Date of Birth
28/04/1957

हस्ताक्षर / Signature

06112020

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२०२४

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपें:
आयकर पैन सेवा इकाई, एन एस टी एल
चौधी प्रब्लि, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
Please inform / return to :
Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2719 721 8081
e-mail: tininfo@nsdl.com





भारत सरकार
GOVERNMENT OF INDIA



अरुन कुमार कोटीयन
Arun Kumar Kotian
जन्म तिथि/DOB: 28/04/1957
पुरुष/ MALE
Mobile No: 9820033940
6229 6147 5224
VID : 9128 4232 1806 5676

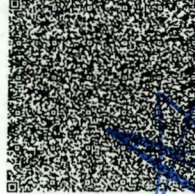
माझे आधार, माझी ओळख



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
ए - 803 ओबेरॉय पार्क व्यू, ठाकूर विलेज, कांदिवली ईस्ट,
मुंबई,
महाराष्ट्र - 400101

Address :
A - 803 Oberoi Park View, Thakur Village,
Kandivali East, Mumbai,
Maharashtra - 400101



6229 6147 5224
VID : 9128 4232 1806 5676



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

बबई - ५	
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२०२४	



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
AAAAA8398J

PAN/Name
ADARSH NAGAR S CHS LIMITED

तिथि / मूळ मंडी तारीख
 Date of Incorporation/Formation
11/08/1988




[Handwritten Signature] *[Handwritten Signature]*

बबई - ५	
०२३३	४१/५०
२०२४	

भारत सरकार
Government of India



सुरेंद्र गुंडु नाईक
Surendra Gundu Naik
जन्म तारीख / DOB : 24/10/1960
पुरुष / Male



7769 7908 5466

आधार - सामान्य माणसाचा अधिकार

Handwritten signature

वर्क - ५
०३३३/६२/५०
२०२४

आधार Unique Identification Authority of India

पत्ता 34/ 652, आदर्श नगर, वर्ळी, मुंबई, वरळी कॉलोनी, महाराष्ट्र, 400030
Address: 34/ 652, Adarsh Nagar, Worli, Mumbai, Worli Colony, Maharashtra, 400030

7769 7908 5466

1947 1800 300 1947 help@uidai.gov.in www.uidai.gov.in

Handwritten signature





भारत सरकार
GOVERNMENT OF INDIA



शिरीष कृष्णनाथ खोपकर
Shriish Krishnanath Khopkar
जन्म तारीख / DOB: 14/07/1956
पुरुष / MALE
Mobile No.: 9819945169

5264 5224 4241
VID : 9117 5849 3582 6076

माझे आधार, माझी ओळख

Shriish
03/05/2024



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार
पत्ता:
S/O कृष्णनाथ खोपकर, बिल्डिंग नं. 38, रूम नं. 992,
2रा मजला, आदर्श नगर, वीर नरामन स्ट्रीट, राहेजा कॉलेज
जवळ, वरळी, वरळी कॉलनी एस.ओ, मुंबई,
महाराष्ट्र - 400030

Address:
S/O Krishnanath Khopkar, Bldg No.38, Room No.992,
2nd Floor, Adarsh Nagar, Veer Nariman Street, Near
Raheja College, Worli, Worli Colony S.O, Mumbai,
Maharashtra - 400030

5264 5224 4241
VID : 9117 5849 3582 6076



1847
1800 300 1847

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1847,
Bengaluru-560 001

बकाई - ५
0393763/40
२०२४



भारत सरकार
GOVERNMENT OF INDIA



मिलिंद गजानन ब्रह्मे
Milind Gajanan Brahme
जन्म तारीख/DOB: 27/11/1964
पुरुष/ MALE

6502 8790 3958
VID : 9104 8020 0817 2680

माझे आधार, माझी ओळख

Milind Brahme

बबई - ५
७३३३ ८९/५०
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भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

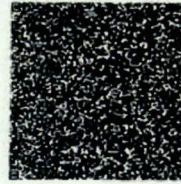


पत्ता:

S/O: गजानन ब्रह्मे, 39 / 1054 आदर्श नगर, सेंचुरी
बझार जवळ, वरली, मुंबई, मुंबई,
महाराष्ट्र - 400030

Address :

S/O: Gajanan Brahme, 39 / 1054 Adarsh
Nagar, Near Century Bazar, Worli, Mumbai,
Maharashtra - 400030



6502 8790 3958

VID : 9104 8020 0817 2680



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भारत सरकार
GOVT. OF INDIA

SANDESH DATTARAM PEDNEKAR
DATTARAM SHIVRAM PEDNEKAR

16/01/1976
Permanent Account Number
ANQPP6452N

Signature

08022006

Handwritten signature



यदि आपका PAN कार्ड खोया गया है या कोई अन्य व्यक्ति इसे चुरा लेता है, तो आप इसे वापस लेने के लिए निम्नलिखित जानकारी देना चाहिए।

अन्यथा, यदि आप इसे वापस नहीं लेते, तो आप इसे नष्ट कर देंगे।

आपका नाम: **सन्देश दत्ताराम पेदनेकर**

आपका पता: **सन्देश दत्ताराम पेदनेकर, 400 013**

आपकी PAN संख्या: **ANQPP6452N**

If your card is lost / someone's lost card is found, please inform / return to:

Joint PAN Services Unit, NSDE,
2nd Floor, Trade World, A Wing,
Kamatik Mills Compound,
S. B. Mansarovar, Mumbai - 400 013.

Tel: 91-22-2644-4444 / 22-2645-0664
Email: pan@nsde.gov.in

बर्खास्त - ५	
०३३३	४/४०
२०२४	



भारत सरकार
Government of India



सतीश किसान लाडे
Satish Kisan Lade
जन्म तारीख/DOB: 02/06/1978
पुरुष/ MALE
Mobile No: 9920731828

6085 2507 1055
VID : 9185 3785 9037 6825

मेरा आधार, मेरी पहचान

S. Lade



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता
S/O किसान बाबू लाडे, अश्रीवद बी २ बी पार्ट १ ए फ्लोर
७०६, एम पी मिल्स कंपाउंड, नव महाराष्ट्र नगर, तांदेव,
तुलसीवाडी पोस्ट, मुंबई,
महाराष्ट्र - 400034

Address:
S/O Kisan Balu Lade, Ashriwad B2B Part1 7
Floor 706, M P Mills Compound, Nav
Maharashtra Nagar, Tardeo, TULSIWADI
POST, Mumbai,
Maharashtra - 400034



6085 2507 1055

VID : 9185 3785 9037 6825



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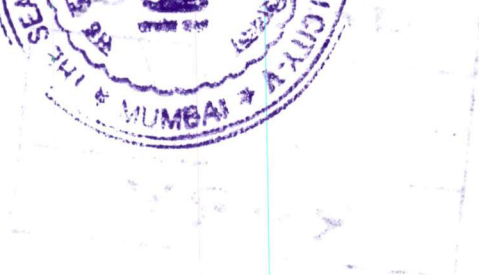
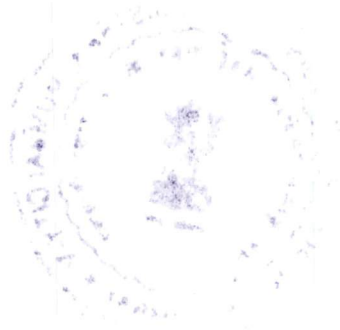


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बचत - ५
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२०२४



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 २०२४



509/7333

सोमवार, 06 मे 2024 8:43 म.नं.

दस्त गोपवारा भाग-1

बबई5

दस्त क्रमांक: 7333/2024

180190

दस्त क्रमांक: बबई5 /7333/2024

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. मह. दु. नि. बबई5 यांचे कार्यालयात

अ. क्रं. 7333 वर दि.06-05-2024

रोजी 8:42 म.नं. वा. हजर केला.

पावती:7788

पावती दिनांक: 06/05/2024

सादरकरणाराचे नाव: ओवेरॉय रिअल्टी लिमिटेड चे, ऑथोराइज्ड मिग्रेटरी, विकास ओवेरॉय तर्फे कबुली जबाबाकरिता अरुणकुमार कोटियन AABCK0235H -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

दस्त हजर करणाऱ्याची मही:

एकुण: 1100.00

मह दुय्यम निबंधक, मुंबई-5

सह दुय्यम निबंधक, मुंबई-5

दस्ताचा प्रकार: कुलमुखत्यारपत्र


मुद्रांक शुल्क: (48-ड) जेव्हा त्यामुळे एका व्यक्तीला एकापेक्षा अधिक संब्यवहारांत किंवा सरसहा काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा


शिक्रा क्रं. 1 06 / 05 / 2024 08 : 42 : 02 PM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 06 / 05 / 2024 08 : 43 : 06 PM ची वेळ: (फी)

प्रतिज्ञापत्र

* सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. * दस्तारील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता कायदेशीर प्रयोगासाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे: 

लिहून घेणारे: 





06/05/2024 8 46:56 PM

दस्त गोषवारा भाग-2

बवई5

दस्त क्रमांक:7333/2024 | 2024

दस्त क्रमांक :बवई5/7333/2024

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:ओबेरॉय रिअल्टी लिमिटेड चे,ऑथोराइज्ड सिग्नेटरी, विकास ओबेरॉय तर्फे कबुली जबाबाकरिता अरुणकुमार कोटियन AABCK0235H - पत्ता:प्लॉट नं: कोमरझ - 1, माळा नं: 3 रा मजला , इमारतीचे नाव: इंटरनॅशनल बिझनेस पार्क, ब्लॉक नं: ओबेरॉय गार्डन सिटी, रोड नं: ऑफ वेस्टर्न एक्सप्रेस हायवे, गोरेगाव (पूर्व), मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-66 स्वाक्षरी:		
2	नाव:आदर्श नगर श्रमिक को. ऑप. हा. सोसायटी लिमिटेड तर्फे चेअरमन सुरेंद्र गुंडू नाईक AAAAAA8398J - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वेल्फेअर सेंटर, ब्लॉक नं: -, रोड नं: आदर्श नगर वरळी मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:	कुलमुखत्यार देणार वय :-64 स्वाक्षरी:-		
3	नाव:आदर्श नगर श्रमिक को. ऑप. हा. सोसायटी लिमिटेड तर्फे सेक्रेटरी शिरीष कृष्णकांत खोपकरAAAAA8398J - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वेल्फेअर सेंटर, ब्लॉक नं: -, रोड नं: आदर्श नगर वरळी मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:	कुलमुखत्यार देणार वय :-68 स्वाक्षरी:-		
4	नाव:आदर्श नगर श्रमिक को. ऑप. हा. सोसायटी लिमिटेड तर्फे खजिनदार मिलिंद गजानन ब्रम्हे AAAAAA8398J - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वेल्फेअर सेंटर, ब्लॉक नं: -, रोड नं: आदर्श नगर वरळी मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:	कुलमुखत्यार देणार वय :-60 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:06 / 05 / 2024 08 : 44 : 47 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	छायाचित्र	ठसा प्रमाणित
1	नाव:- सतीश लाडे वय:45 पत्ता:वाडिया गांधी आणि कंपनी,2 रा मजला, एन एम वाडिया बिल्डिंग, महात्मा गांधी रोड फोर्ट मुंबई पिन कोड:400001	स्वाक्षरी	
2	नाव:- संदेश पेडणेकर वय:48 पत्ता:39/2, अंबिका भवन ताडदेव मुंबई पिन कोड:400034	स्वाक्षरी	

शिक्का क्र.4 ची वेळ:06 / 05 / 2024 08 : 45 : 24 PM

शिक्का क्र.5 ची वेळ:06 / 05 / 2024 08 : 46 : 35 PM नोंदणी पुस्तक 4

सह दुय्यम निबंधक, मुंबई-5

सह. दुय्यम निबंधक
मुंबई शहर क्र. 4



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Mudrank	CL363997	8000026	500	SD		
2		eChallan		MH001650064202425P	100	RF	0000937697202425	06/05/2024
3		DHC		0524064919955	1000	RF	0524064919955D	06/05/2024

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

7333 /2024

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बवई - ५	
०३३३	५० / ५०
२०२४	



प्रमाणित करणेत येते की
दस्तामध्ये एकूण.....५०.....बावे भाहेत
पुस्तक क्र.-१, मध्ये अ.क्र. बवई-५/०३३३/२०२४
नोंदला.
दिनांक ०६/०५/२०२४

सह. दुय्यम लिखक, मुंबई शहर क्र. ५

DATED THIS 6TH DAY OF MAY, 2024

BY AND BETWEEN

**ADARSH NAGAR SHRAMIK CO-OPERATIVE
HOUSING SOCIETY LIMITED**

...Society

AND

OBEROI REALTY LIMITED

...Developer

IRREVOCABLE POWER OF ATTORNEY

357
404

M/S. WADIA GHANDY & CO.

Advocates, Solicitors & Notary

N.M. Wadia Building

123, M.G. Road, Fort

Mumbai 400001