ठाणे - २
दस्त क्रमांक १२७२९ /२०२१
३६ / ९०

# POWER OF ATTORNEY

ALL TO WHOM THESE PRESENTS SHALL COME, I, **MR. ANIL MITTAL** aged about 59 years, Indian inhabitant residing at Mittal Bhavan, 62-A Peddar Road, Mumbai – 400 026 authorized Director of **M/S. AMBER APARTMENT MAKERS PRIVATE LIMITED**, a private limited company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 16th Floor, B-Wing, Mittal Tower, 161, Nariman Point, Mumbai – 400 021 (hereinafter referred to as "the Company"), SEND GREETINGS:

WHEREAS -

1. The Company's Board of Directors consist of 'Group A' namely Mr. Arun Mittal, Mr. Suresh Mittal, Mr. Sunil Mittal, Mr. Anil Mittal (that is me) and Mr. Ashok Mittal and **'Group B'** namely Mr. Chandru Raheja, Mr. Akshay Raheja, Mr. Viren Raheja and Mr. Shyam Wadhwani.

2. The Company own various immovable properties. all those pieces and parcels of the land bearing Survey No. 35 /1, 35 / 2, 37 / 1/B, 39 / 1, 39 / 2, 39 /3/ A,39/3/ B, 40 /1,40 /2, 41 to 49, 50/1, 50/2, 51/1, 51/2, 52, 53 to 61, 63, 64/1, 64/2, 65, 66/1, 66/2, 67, 68/ 1, 68/ 2,115 to 125 situate at Village Mumbra and Survey No. 53 to 77 at Village Sonkhar, Taluka and District Thane, Maharashtra, more particularly described in the First Schedule hereunder written (herein referred to as **"The Larger Property"**);

3. The Thane Municipal corporation has approved the entire lay-out for the larger property , demarcated the plot with Sub Plot A1, A2, B, C ,D,E,F G H and J with its respective survey numbers and part of survey numbers thereat

4. The Company vide its Resolution dated 21/06/2019 passed in the meeting of its Board of Directors has resolved that one Director, namely **Mr. Anil Mittal** (that is me) from 'Group A' alongwith any one Director from 'Group B', be



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jointly authorized to sign, submit, execute in favour of any third party, all the necessary Agreements, Agreement For Sale, Sale Deeds, Conveyance, Power of Attorney and all relevant documents on behalf of the Company, that may be necessary to give effect to the all transaction of sale/transfer/conveyance of any immovable property belonging to the Company or in which the Company may have any interest of whatsoever nature.

दस्त क्रमांक ८४५/२०२१

5. Since I, Mr. Anil Mittal, the said Director of M/s. Amber Apartment Makers Private Limited authorized to represent the said 'Group A' cannot personally visit the office of the concerned Sub-Registrar of Assurances to admit the execution of the necessary Agreements, Agreement for Sale, Sale Deeds, Conveyance, Power of Attorney and all relevant documents and registration thereof, in favour of such third parties, I am desirous of constituting, appointing and nominating **Mr. Sanjay S Indoria aged about 50years** having his address at Flat No. 1803, Mittal Park Tower-I, Raghunath Nagar, Thane (w) 400 604, (hereinafter referred to as 'the said Attorney) as my constituted Attorney, to do for me and on my behalf, any of the following acts, deeds, matters and things required for the effectual completion of the registration of the documents. in favour of any other party/entity.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH, MR. ANIL MITTAL aged about 59years, authorized Director of M/s. Amber Apartment Makers Private Limited, doth hereby appoint, nominate and constitute MR. SANJAY S. INDORIA to be my true and lawful attorney, to do for me and on my behalf, any of the following acts, deeds, matters and things required for the effectual completion of the Sale/transfer/conveyance of any immovable property belonging to the Company or in which the Company may have any interest whatsoever in favour of any third party/entity.

a) To lodge for registration before the concerned Sub-Registrar of Assurances all the necessary Agreements, Agreement for Sale, Sale Deed, Conveyance and all relevant documents or any other assurances, signedby me as authorized Director of the said M/s. Amber Apartment Makers Private Limited, in favour of in favour of any third party/entity, and to appear and to admit the execution of the said Agreements, Sale

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THE SEAL OF THE SUB REGISTRAR
दुय्यम निबंधक २ ठाणे
THANE - 2

GOVT. OF INDIA NOTARY
M. H. KHAN
REG. NO. 7179
THANE
MAHARASHTRA

ठाणे - २
दस्त क्रमांक ९१७९ /२०१९
२०१ / ९०

Deed, Conveyance and all relevant documents or any other assurances on my behalf before the concerned Sub-Registrar of Assurances.

b) To lodge for registration before the concerned Sub-Registrar of Assurancesall the necessary Agreements, Sale Deed, Conveyance, and all relevant documents or any other assurances, signed by me as authorized Director of the said M/s. Amber Apartment Makers Private Limited, in favour of any other party/entityin respect of all immovable properties in which the Company may have any interest of whatsoever nature, and to appear and to admit the execution of the said Agreements, Sale Deed, Conveyance, and all relevant documents or any other assurances on my behalf before the concerned Sub-Registrar of Assurances.

c) To sign incidental forms, deeds and documents as may be necessary for admitting the execution of the said Agreements, Sale Deed, Conveyance, and all relevant documents or any other assurances before the concerned Sub-Registrar.

d) To apply for and obtain certified copies of the entries from Index II and other index and records maintained by such Sub-Registrar.

e) To do all or any of the aforesaid acts, and/or other acts, deeds or matters or things as may be necessary to complete the sale /transfer/conveyance of Company's any property as aforesaid.

f) I hereby agreeand undertake to ratify and confirm all and whatsoever the said attorney shall lawfully do or caused to be done by virtue of these power hereby given and same shall be binding on me and shall be in full force and effect.

26th JULY, 2019

IN WITNESS WHEREOF I have affixed my signature on the date ~~first hereinabove written.~~

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९२३९ / ७ / २०
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3

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-1 MUMBAI

THANE 2

NOTARY M. H. KHAN REG. NO. 7179 GOVT. OF INDIA

ठाणे - २
दस्त क्रमांक ७२० /२०२१
Bill 1500 - 29/10/21

SIGNED SEALED AND DELIVERED )
BY THE WITHINAMED COMPANY )
M/S. AMBER APARTMENT MAKERS )
PRIVATE LIMITED )
THROUGH ITS DIRECTOR )
MR. ANIL MITTAL )
in the presence of .....



1. Anish J. Parpani

2. Sd/- Modi [Sandeep Modi]

SIGNED SEALED AND DELIVERED )
BY THE WITHINAMED )
POWER OF ATTORNEY HOLDER )
MR. SANJAY INDORIA )



NOTARY GOVT. OF INDIA
M. H. KHAN
Reg. No. 7179
THANE
MAHARASHTRA

बबई - २
२२१ | ८ | २०
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THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI CITY-1

THE SEAL OF THE SUB-REGISTRAR ठाणे-२ ठाणे - २ THANE - 2

# AMBER APARTMENT MAKERS PRIVATE LIMITED

MITTAL TOWER, 16TH FLOOR, 'B' WING, 210, NARIMAN POINT, MUMBAI - 400 021. INDIA
Tel.: +91-22-4060 7777 / 2285 2247 • Fax: +91-22-2204 6186 • Email: sales@mittal.com • Website: www.mittal.com

दस्त क्रमांक ११७२०/२०१९

१२ / १०

CERTIFIED TRUE COPY OF THE EXTRACT OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF AMBER APARTMENT MAKERS PRIVATE LIMITED ("THE COMPANY") HELD ON 21ST JUNE, 2019 AT 2.30 PM AT ITS REGISTERED OFFICE AT MITTAL TOWER, 16TH FLOOR, 'B' WING, 210, NARIMAN POINT, MUMBAI-400 021.

"RESOLVED THAT the Company do enter into an Agreement For Sale under which Narottam Nagar Co-operative Housing Society Ltd (The Owners / The Society) and the Company would sell/ transfer/ assign and Unto Messers NICE BUILDERS, the Agreement For Sale with Conveyance of the Land admeasuring in aggregate about 23,736 sq. metres. bearing Survey Numbers 53, 54, 55(part) and 58 (Part) situate at Village Sonkhar, Taluka and District Thane (hereinafter referred to as "The said Property"), for the consideration (mutually agreed between AAMPL and M/s NICE BUILDERS ) payable by M/s NICE BUILDERS to the Company AAMPL."

"RESOLVED FURTHER THAT any one Director from 'Group A' i.e. Mr. Arun Mittal, Mr. Suresh Mittal, Mr. Sunil Mittal, Mr. Anil Mittal and Mr.Ashok Mittal and any one Director from 'Group B' i.e. Mr.Chandru Raheja, Mr. Akshay Raheja, Mr. Viren Raheja and Mr.Shyam Wadwani, be and are hereby jointly authorized with the necessary authority/powers to finalize the terms and conditions for sale and transfer/ assignment of the Said Property and the draft of the Agreement for sale and/or Sale Deed, incidental Specific Limited Power of Attorney and other incidental writings for and on behalf of the company"

"RESOLVED FURTHER THAT any one Director from 'Group A' i.e. Mr. Arun Mittal, Mr. Suresh Mittal, Mr. Sunil Mittal, Mr. Anil Mittal and Mr.Ashok Mittal and any one Director from 'Group B' i.e. Mr.Chandru Raheja, Mr. Akshay Raheja, Mr. Viren Raheja and Mr.Shyam Wadwani, be and are hereby jointly authorized with the necessary authority/powers to execute the said Agreement for Sale Sale Deed, the incidental Specific Limited Power of Attorney and other incidental writings, for and on behalf of the Company."

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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-1 * MUMBAI *

AMBER APARTMENT MAKERS PRIVATE LIMITED
MITTAL TOWER, 16TH FLOOR, 'B' WING, 210, NARIMAN POINT, MUMBAI - 400 021. INDIA
SINCE1952 Tel.: +91-22-4060 7777 / 2285 2247 • Fax: +91-22-2204 6186 • Email: sales@mittal.com • Website: www.mittal.com

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| दस्त क्रमांक ७७२० /२०२१ |
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"RESOLVED FURTHER THAT any one Director from 'Group A' i.e. Mr. Arun Mittal, Mr. Suresh Mittal, Mr. Sunil Mittal, Mr. Anil Mittal and Mr.Ashok Mittal and any one Director from 'Group B' i.e. Mr.Chandru Raheja, Mr. Akshay Raheja, Mr. Viren Raheja and Mr.Shyam Wadwani, be and are hereby jointly authorized to take all necessary steps and do such acts, deeds, things and execute necessary letters, applications, forms, communications, notices, affidavits, declarations, indemnities, representations, proposals, etc. as may be necessary and required for full and effective implementing the said Agreement For Sale, Sale Deed, the incidental Specific Limited Power of Attorney and incidental writings."

"RESOLVED FURTHER THAT any one Director from 'Group A' i.e. Mr. Arun Mittal, Mr. Suresh Mittal, Mr. Sunil Mittal, Mr. Anil Mittal and Mr.Ashok Mittal and any one Director from 'Group B' i.e. Mr.Chandru Raheja, Mr. Akshay Raheja, Mr. Viren Raheja and Mr.Shyam Wadwani, be and are hereby jointly authorized to appear before the concerned Registrar/ Sub-Registrar/ Jt. Sub Registrar of Assurances or other registering authority and to lodge and admit the execution of the aforesaid documents/ writings/ papers including the said Agreement for Sale and/or Sale Deed and incidental Specific Limited Power of Attorney as may be required to be registered and to cause the same to be duly registered and to do all other acts, deeds, things and matters that may be necessary for valid and effective registration thereof."

For and on behalf of the Board of Directors
Amber Apartment Makers Pvt. Ltd.

Director
ASM:Sl:mt

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| २०२१ |

NOTARY GOVT. OF INDIA M. H. KHAN Reg. No. 7179 THANE MAHARASHTRA

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-1

THE SEAL OF THE SUB-REGISTRAR ठाणे - २ THANE - 2

ठाणे - २

दस्त क्रमांक ७१७२०/२०२१

११/१०

प्रारूप आई० आर०
Form I. R.

नियमन का प्रमाण-पत्र
**CERTIFICATE OF INCORPORATION**

सं०..... का सं०.....
No. 27471 of 19 82

मैं एतद्द्वारा प्रमाणित करता हूं कि आज.....
.....
.....
.....
कम्पनी अधिनियम 1956 (1956 का 1) के अधीन निगमित की गई है और यह कम्पनी परिसीमित है।

I hereby certify that AMBER APARTMENT MAKERS PRIVATE LIMITED
.....
is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the Company is limited.

मेरे हस्ताक्षर से आज सं०.....को दिया गया।

Given under my hand at BOMBAY this EIGHTEENTH day of JUNE One thousand nine hundred and EIGHTYTWO.

(V. GOVINDAN)
कम्पनियों का रजिस्ट्रार
Registrar of Companies

THE SEAL OF THE REGISTRAR OF COMPANIES MAHARASHTRA

न० मुद्रण सी०-1
प्रमाणपत्रके-348-19 बनरस एडीशन/78-79-गासमुटेक-(सी-305)-30-4-79-15,000.
GIPTC-Govt. Mah. Press-GIPTC-(C-305)-30-4-79-15,000.

THE SEAL OF THE SUB-REGISTRAR सह दुय्यम निबंधक, ठाणे - २ यांचा शिक्का ठाणे - २ THANE-2

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-1 सह दुय्यम निबंधक, मुंबई शहर क्र. १ यांचा शिक्का MUMBAI

बबई - ३
८२३९ | ११ | २०
२०२१

ठाणे - २

दस्त क्रमांक १२८२०/२०२१

१५ / १०

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAACA1885A

नाम NAME

AMBER APARTMENT BUILDERS PVT LTD

निगमन/गठन की तिथि /DATE OF INCORPORATION/FORMATION

18-06-1982

आयकर निदेशक (प्रणाली)

DIRECTOR OF INCOME TAX (SYSTEMS)

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CENTRAL 3

GOVT. OF INDIA NOTARY

M. H. KHAN REG. NO. 7121 THANE MAHARASHTRA

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THE SEAL OF THE SUB-REGISTRAR ठाणे - २

ठाणे - २

THANE - 2

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दस्त क्रमांक ९२७२०/२०२१

२७ / ००

भारत सरकार

Unique Identification Authority of India

नोंदणीचा क्रमांक / Enrollment No 2017/00688/00071

To,
अनिल शंकरलाल मित्तल
Anil Shankarlal Mittal
S/O Shankarlal Mittal
MITTAL BHAVAN
62 A, PEDDAR ROAD
Cumballa Hill S.O
Mumbai
Maharashtra 400026
9821060780

25/09/2011

Ref: 320 / 13E7 614579 / 010087 / P

UE4548794E2IN

आपला आधार क्रमांक / Your Aadhaar No.:

7797 1134 2199

आधार — सामान्य माणसाचा अधिकार

अनिल शंकरलाल मित्तल
Anil Shankarlal Mittal
जन्म वर्ष / Year of Birth : 1960
पुरुष / Male

7797 1134 2199

आधार — सामान्य माणसाचा अधिकार

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-1
सह दुय्यम निबंधक, मुंबई शहर क्र. १ यांचा शिक्का
MUMBAI

बबई - १

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THE SEAL OF THE SUB-REGISTRAR
दुय्यम निबंधक, ठाणे-२ यांची मुद्रा
ठाणे - २
THANE - 2

NOTARY
M. H. KHAN
Reg. No. 7129
THANE
MAHARASHTRA
GOVT. OF INDIA

MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No MH03 20116673378 DOI : 29-09-2011
Valid Till : 27-12-2018 (NT) AED 27-06-2016

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

| COV | DOI |
|---|---|
| LMV | 29-09-2011 |
| MCWG | 29-09-2011 |

DOB 28-12-1968 BG

Name : ANISH PARPANI
S/D/W of JAGDISH PARPANI
Add :B-8791, ANAND NGR, INDRA PRASTH SOC DAHISAR (E) MUMBAI

PIN 400068
Signature & ID of Issuing Authority: MH47 20163

Signature/Thumb Impression of Holder

ठाणे - २
दस्त क्रमांक १२७२०/२०२१
२८/१०

भारत सरकार
Government of India

अनिश जगदीश पारपाणी
Anish Jagdish Parpani
जन्म तारीख / DOB : 28/12/1968
पुरुष / Male

8632 5175 6605

माझे आधार, माझी ओळख

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-1 ★ MUMBAI ★

बबई - २
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NOTARY ★ GOVT. OF INDIA ★ M. H. KHAN Reg. No. 7179 THANE MAHARASHTRA

THE SEAL OF THE SUB-REGISTRAR ★ ठाणे - २ ★ IE - 2

Summary1 (GoshwaraBhag-1)

ठाणे - २
318/4831
शुक्रवार 26 जुलै 2019 11:26 म.पू.
दस्त क्रमांक: बबइ1/4831/2019
बाजार मूल्य: रु. 01/- मोबदला: रु. 00/-
भरलेले मुद्रांक शुल्क: रु.500/-

दस्त गोषवारा भाग-1

बबइ1
दस्त क्रमांक: 4831/2019

दु. नि. सह. दु. नि. बबइ1 यांचे कार्यालयात
अ क्रं. 4831 वर दि.26-07-2019
रोजी 11:25 म.पू. वा. हजर केला.

पावती:6253 पावती दिनांक: 26/07/2019

सादरकरणाराचे नाव: अंबर अपार्टमेंट मेकर्स प्रा. लि. तर्फे संचालक अनिल मित्तल

| | |
|---|---|
| नोंदणी फी | रु. 100.00 |
| दस्त हाताळणी फी | रु. 400.00 |
| पृष्ठांची संख्या: 20 | |
| एकुण: | 500.00 |

दस्त हजर करणाऱ्याची सही:

दुय्यम निबंधक, मुंबई-1

दुय्यम निबंधक, मुंबई-1

दस्ताचा प्रकार: पॉवर ऑफ अॅटर्नी

मुद्रांक शुल्क: (48-अ) जेव्हा एकाच संव्यवहाराच्या संबंधात एका किंवा अधिक दस्तऐवजांची नोंदणी करण्याऱ्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज निष्पादित केल्याचे कबूल करण्यासाठी केला असेल तेव्हा

शिक्का क्रं. 1 26 / 07 / 2019 11 : 25 : 10 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 26 / 07 / 2019 11 : 26 : 20 AM ची वेळ: (फी)

## प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार्य नोंदणीस दाखल केलेला आहे. • दस्तात नमूद करण्यात आलेला निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची ओळख पटवली आहे. • दस्ताची सत्यता, वैधता याबाबत दस्त निष्पादक व साक्षीदार हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे:

लिहून घेणारे:

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-1 ★ MUMBAI ★

THE SEAL OF THE JOINT SUB-REGISTRAR ★ THANE - 2 ★