Summary-2(दस्त गोषवारा भाग - २)

दस्त गोषवारा भाग-2

बबद1 २०२०
दस्त क्रमांक:4831/2019 नदम -- २

दस्त क्रमांक १४५२० /२०१९

26/07/2019 11 27:13 AM

दस्त क्रमांक :बबद1/4831/2019
दस्ताचा प्रकार :-पॉवर ऑफ अॅटर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अंबर अपार्टमेंट मेकर्स प्रा. लि. तर्फे संचालक अनिल मित्तल पत्ता:161, 16, विंग बी, मित्तल टावर, नरीमान पॉइंट, -, नरीमान पॉइंट, MAHARASHTRA, MUMBAI. Non-Government. पॅन नंबर:AAACA4865A	कुलमुखत्यार देणार वय :-58 स्वाक्षरी:-		
2	नाव:संजय एस इंदोरिया पत्ता:प्लॉट नं: प्लॉट नं 1803, माळा नं: -, इमारतीचे नाव: मित्तल पार्क टावर 1, ब्लॉक नं: रघुनाथ नगर, ठाणे पश्चिम, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AAAPI4409D	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-50 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत पॉवर ऑफ अॅटर्नी चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:26 / 07 / 2019 11 : 29 : 21 AM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:संदीप - मोदी वय:34 पत्ता:16वा मजला, विंग बी, मित्तल टावर, नरीमान पॉइंट, मुंबई पिन कोड:400021	स्वाक्षरी		
2	नाव:अनिष जे पारपानी वय:49 पत्ता:बी-37/51, आनंद नगर, दहिसर पूर्व, मुंबई पिन कोड:400068	स्वाक्षरी		

प्रमाणित करण्यात येते की या दस्तामध्ये एकूण.....२०.....पाने आहेत, पुस्तक क्रमांक १ बबई-१/४८३१/२०१९ अन्वये नोंदला 26 JUL 2019 दिनांक

उ. सह दुय्यम निबंधक मुंबई शहर क्र. १.

शिक्का क्र.4 ची वेळ:26 / 07 / 2019 11 : 30 : 05 AM

शिक्का क्र.5 ची वेळ:26 / 07 / 2019 11 : 30 : 38 AM नोंदणी पुस्तक 4 मध्ये

दुय्यम निबंधक, मुंबई-1

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH003631214201920E	0002340802201920
2	0407201906854	0407201906654D

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

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

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

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

टनन – २

दस्त क्रमांक १७२०/२०२१

Original/Duplicate

नोंदणी क्र.:39M

Regn.:39M

378/4013

Thursday, June 18, 2020

3:38 PM

पावती

पावती क्रं.: 4374 दिनांक: 18/06/2020

गावाचे नाव: बांद्रा

दस्तऐवजाचा अनुक्रमांक: वदर9-4013-2020

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: अंबर अपार्टमेंट मेकर्स प्राइवेट लिमिटेड चे औथो. सिग्ने. रमेश एम वातेचा

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 240.00
पृष्ठांची संख्या: 12	
एकूण:	रु. 340.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 3:58 PM ह्या वेळेस मिळेल.

सह दु नि अंधेरी-3

बाजार मुल्य: रु.0.0 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह. दुय्यम निबंधक, अंधेरी क्र. ३,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001336565202021P दिनांक: 18/06/2020
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.240/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1806202003616 दिनांक: 18/06/2020
बँकेचे नाव व पत्ता:

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 18 JUN 2020

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

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

NOTA
M. H. KI
Reg. No.
THA
MAHAR
GOVT.

ठ न न – २

दस्त क्रमांक ७७२० /२०२१

५६ – 3/8/4013

Thursday,18 June 2020 4:00 PM

इतर पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 4382 दिनांक: 18/06/2020

गावाचे नाव: -बांद्रा

दस्तऐवजाचा अनुक्रमांक: बदर9-4013-2020

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: अंबर अपार्टमेंट मेकर्स प्राइवेट लिमिटेड चे औथो. सिग्ने. रमेश प्रेम वालेचा वर्णन

दस्त हाताळणी फी रु. 160.00

पृष्ठांची संख्या: 8

एकूण: रु. 160.00

सह.दु.नि.अंधेरी-3

1); देयकाचा प्रकार: DHC रक्कम: रु.160/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 18062020006887 दिनांक: 18/06/2020

बँकेचे नाव व पत्ता:

सह. दुय्यम निबंधक, अंधेरी क्र. ३,
मुंबई उपनगर जिल्हा.

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

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

टनन - २

दस्त क्रमांक ११७२० /२०२१

५७ / ९०

Document Handling Charges

Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1806202003616	Receipt Date	18/06/2020

Received from Amber Apartment Makers Private Limited, Mobile number 9820880138, an amount of Rs.240/-, towards Document Handling Charges for the Document to be registered on Document No. 4013 dated 18/06/2020 at the Sub Registrar office Joint S.R. Andheri 3 of the District Mumbai Sub-urban District.

DEFACED ₹ 240 DEFACED

Payment Details

Bank Name	sbiepay	Payment Date	18/06/2020
Bank CIN	10004152020061802829	REF No.	2020170826933 22
Deface No	1806202003616D	Deface Date	18/06/2020

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

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 ... SUBURBAN DIST. BANDRA

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

दस्त - २

१ / २०

THE SEAL OF THE SUB REGISTRAR ... THANE - 2

ठाणे - २

दस्त क्रमांक ७७२० /२०२१

५८ / ९०

Document **H**andling **C**harges

Inspector General of Registration & Controller of Stamps

Receipt of Document Handling Charges

PRN	1806202006887	Receipt Date	18/06/2020

Received from Ramesh valecha, Mobile number 9820880138, an amount of Rs.160/-, towards Document Handling Charges for the Document to be registered on Document No. 0 dated 18/06/2020 at the Sub Registrar office Joint S.R. Andheri 3 of the District Mumbai Sub-urban District.

DEFACED ₹ 160 DEFACED

Payment Details

Bank Name	sbiepay	Payment Date	18/06/2020
Bank CIN	10004152020061805366	REF No.	202017038057426
Deface No	1806202006887D	Deface Date	18/06/2020

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

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1 MUMBAI SUBURBAN DIST.

THE SEAL OF THE SUB-REGISTRAR ... THANE-2

दस्त नं. २

पुस्तक क्र. १ | ७०१३ | 2/20

२०२०

CHALLAN

MTR Form Number-6

GRN	MH001336585202021P	BARCODE	Date 18/06/2020-11:15:52 Form ID 48(f)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AAACA4865A
Office Name	BDR15_JT SUB REGISTRAR ANDHERI 4	Full Name	AMBER APARTMENTS MAKERS PRIVATE LIMITED
Location	MUMBAI		
Year	2020-2021 One Time	Flat/Block No.	FLAT NO 602 6TH FLOOR UDAY BHANU

Account Head Details	Amount in Rs.
0030045501 Stamp Duty	500.00
0030063301 Registration Fee	100.00
Total	600.00

Premises/Building	
Road/Street	PLOT NO 65 MAIN AVENUE SANTACHUZ WEST
Area/Locality	Mumbai
Town/City/District	
PIN	4 0 0 0 5 4
Remarks (If Any)	
	PAN2=AFTPD7661N~SecondPartyName=SANJAY
	DOSHI~CA=0~MarketVal=1
Amount In Words	Six Hundred Rupees Only

DEFACED ₹600.00 DEFACED

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO 4 ★ दुय्यम निबंधक, अंधेरी क्र. ४ ★ MUMBAI DIST. BANDRA

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502020061800259	3597403436914
Cheque/DD No.		Bank Date	RBI Date	18/06/2020-11:17:03	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 :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not Valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

पुस्तक क्र. १ 2073 3 20

THE SUB REGISTRAR ★ दुय्यम निबंधक ★ THANE - 2

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(iS)-378-4013	0000586832202021	18/06/2020-15:38:25	GR188	100.00

Print Date 18-06-2020 03:40:55

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

पावती
पावती क्रमांक १४८२० /२०२१
ए / ९०

2877412006 18

CHALLAN

MTR Form Number-6

GRN MH001336585202021P	BARCODE	Date 18/06/2020-11:15:52	Form ID 48(i)
Department Inspector General Of Registration		Payer Details	
Type of Payment Registration Fee 2020		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AAACA4865A
Office Name BDR1_JT SUB-REGISTRAR ANDHERI 4		Full Name	AMBER APARTMENTS MAKERS PRIVATE LIMITED
Location MUMBAI			
Year 2020-2021 One Time		Flat/Block No.	FLAT NO 602 6TH FLOOR UDAY BHANU
Account Head Details	Amount In Rs.	Premises/Building	
0030045501 Stamp Duty	500.00	Road/Street	PLOT NO 65 MAIN AVENUE SANTACRUZ WEST
0030063301 Registration Fee	100.00	Area/Locality	Mumbai
		Town/City/District	
		PIN	4 0 0 0 5 4
		Remarks (If Any)	
		PAN2=AFTPD7661N~SecondPartyName=SANJAY D DOSHI~CA=0~Marketval=1	
Total	600.00	Amount In Words	Six Hundred Rupees Only
Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	10000502020061800259 / 3397403436914
Cheque/DD No.		Bank Date / RBI Date	18/06/2020-11:17:03 / 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 :

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

Mobile No. : 9820880138

सदर चलन केवल दुय्यम निबंधक कार्यालयात, नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

GOVT. OF INDIA NOTARY M. I. KHAN REG. NO. 1779 THANE MAHARASHTRA

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 4 MUMBAI SUBURBAN DIST.

बंदर - १

पुस्तक क्र. १ | ७०१३ | ६ | २०

२०२०

Print Date 18-06-2020 11:21:00

बदर - ९
पुस्तक क्र. १ | १०९३ | ५ | २०
२०२०
टनन - २
दस्त क्रमांक ७७२० /२०२१
६९ / १०

LIMITED POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, Shri Ramesh M. Valecha, having my office address at Raheja Tower, Level 9, Block G, Plot No. C-30, Next to Bank of Baroda, Bandra Kurla Complex, Bandra (East), Mumbai 400 051, resident of 602, Uday Bhanu, Plot No.65/0, Santacruz, Mumbai-400 054, do hereby send Greetings:

A. The Company M/s Amber Apartment Makers Pvt Ltd Board of Directors consist of Group A namely Mr. Arun Mittal, Mr. Suresh Mittal and Mr. Anil Mittal, and Group B namely Mr. Chandru Raheja, Mr. Akshay Raheja, Mr. Viren Raheja and Mr. Shyam Wadhwani, I am Authorised Signatory of Group B Directors of Amber Apartment Makers Private Limited, having its Registered office at Mittal Tower, 16th floor, B Wing, 210 Nariman Point, Mumbai 400021. I am, from time to time, authorized to sign and execute certain documents on behalf of the aforesaid company relating to its immovable properties at Village Mumbra and Village Sonkhar as mentioned below.

B. Originally, the Narottam Nagar Co-op Hsg Soc Ltd.(the Society) was seized and possessed of or otherwise well and sufficiently entitled to all those pieces and parcels of the land bearing 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,

ठाणे-२
दस्त क्रमांक ७८२० /२०२१
६२ /८०

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 **Schedule** hereunder written (herein referred to as "**The Larger Property**");

C. By and under a Development Agreement dated 21st January 1991 (hereinafter referred to as "**the said Development Agreement**") executed between the Society and **M/s Amber Apartment Makers Pvt Ltd (the company)**, the Society has granted the entire developmental rights of the Larger Property to the Amben Apartment Makers Pvt Ltd , at or for the consideration and in the manner stated therein. The said Development Agreement has been adjudicated, vide EVN No. 617/11 dated 21.03.2011, for payment of stamp duty and is stamped in accordance with the provisions of the Bombay Stamp Act, 1958.

D. Amber Apartment Makers Private Limited has vide Resolutions dated 21.06.2019 and 18.02.2020 passed at the meetings of its Board of Directors, authorized Director Mr. Anil Mittal from Group A along with any one of the Directors from Group B or their authorized person to sign and execute in favour of any third party, all the necessary Agreements, Agreements for Sale, Sale Deed, Conveyance, Power of Attorney and all relevant documents including Agreement for Settlement, if any, on behalf of the Company that may be necessary to give effect to the all transactions of sale/transfer/conveyance, OR for development of any immovable property belonging to the company as aforesaid or in which

ठाणे - ३
पुस्तक क्र. १ | ७०९३ | ६ | २०
२०२०

the company may have any interest of whatsoever nature. I am the person representing Directors from Group B of the company authorized to sign and execute the documents as aforementioned.

टनन - २
दस्त क्रमांक ७२०/२०२१
६३/२०

The documents relating to sale/transfer/conveyance/settlement of the plots/sub-plots forming part of the aforesaid properties are required to be registered with the concerned registrar/sub-registrar of assurances, Thane. Since it is not always possible for me to appear before the registration authority and admit execution of the documents, I wish to appoint someone to do so on my behalf.

NOW KNOWN YE AND THESE PRESENTS WITNESS that I, **Shri Ramesh M. Valecha** do hereby nominate, constitute and appoint **Shri Sanjay Doshi**, having his office address at Raheja Tower, Plot No.C-30, G Block, Opp.SIDBI, Bandra Kurla Complex, Mumbai-400 051, to be my true and lawful attorney and to act for me and on my behalf, jointly and/or severally, to do only the following administrative acts and deeds:

1. To appear before any Registrar, sub- Registrar of Assurances or other Authorities at their offices in Thane City and in Mumbai City and Mumbai suburbs or any other place and to lodge and/or present document/documents for registration, to admit the execution of the documents, i.e. Agreement for Sale, Deed of Conveyance, Deed of Rectification, Deed of Confirmation and all other documents executed by me in my capacity as Authorised signatory of Amber Apartment Makers Private Limited relating to the immovable properties mentioned above and to sign or execute the receipt therefor in my name or on my behalf as such Authorised signatory, and deliver the said registered document/documents to each person/s as may be intended under the terms and conditions of the said document/s and to do all things necessary for the purpose of registration of the said document or documents under the Indian Registration Act, 1908.

THE SEAL OF SUB-REGISTRAR ANDHERI NO. 1 MUMBAI SUBURBAN DIST. BANDRA

THANE - 2 SUB REGISTRAR

टनन - २
पुस्तक क्र. १ | ७०९३ | ६ | २०
२०२०

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

ठाणे - २
दस्त क्रमांक ४७२० /२०२१
६४ /१०

to sign all letters, papers and to appoint Advocate/s, Pleader/s necessary for all or any of the above purposes and to incur expenses for all or any of the purposes.

And generally to do all lawful acts necessary for the aforesaid purposes, and I hereby agree that all acts, deeds and things lawfully done by my said Attorney in respect of the aforesaid purposes shall be construed as acts, deeds and things done by me and I hereby undertake to ratify and confirm all and whatever that my said Attorney shall lawfully do and cause to be done for me by virtue of this Power of Attorney.

IN WITNESS WHEREOF, I, the said **SHRI RAMESH M. VALECHA** signed this Power of Attorney this 18th day of June, 2020.

Signed and delivered by the

Within named

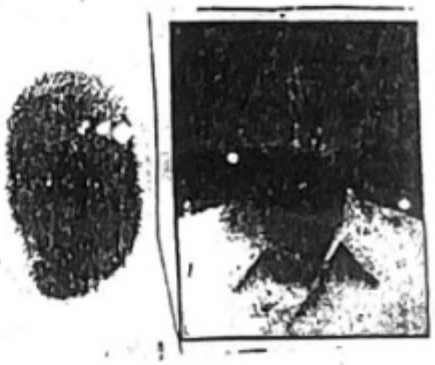
SHRI RAMESH M. VALECHA



Signature of Power of Attorney Holder Sanjay Doshi

In presence of

1. Ashwin Valecha
2. Sanjay Pawar



बदर - ९			
पुस्तक क्र. १	७०१३	८	२०