ADJ/T(R) 1655/2023
Page 1 53 / 55

R. K. associates
Architects & Consulting Engineer

Web Site : www.rajeshkassociates.com
Email : rajeshk.associates@gmail.com
345/A, Mahipatrai Chambers, 303, 3rd Floor, Above Vijay Sales, Kalyan Road, Bhiwandi - 421 302. Ph. : 02522 - 258247.

Ref: RK/2023/9-88/001-2023 Dt.: 16.09.2023

This is to certify that the project on land bearing **S. No. 11 & 14, At Village Kaneri, Tal. Bhiwandi, Dist. Thane.**, with an Area as per 7/12 Extract is **30800.00** sq. mt., the land is affected by 12.00 mt. wide D.P. road and is under non-congested Residential zone.

This is to further certify that, there is no corner plot/land and no dead end of the road. Hence maximum buildable potential of the plot will be estimated by 12.00 mt. wide only.

The information true and based on data as per UDCPR and DP remark by planning authority.

AREA STATEMENT AS PER UDCPR-2020		
Description		Area In Sq. Mt.
1	Land Area as per 7/12 Extract	30800.00
2	Area Not in Possession	5440.72
3	Balance Plot Area	25359.28
4	Land Area Considered for Proposal	25359.28
5	Permissible Built Up Area with reference to Basic FSI of 1.10 (on 25359.28)	27895.20
6	Permissible Pr. Paid FSI of 0.50 (on 25359.28)	12679.64
7	Permissible TDR FSI of 0.65 (on 25359.28)	16483.53
8	Total Area (5+6+7)	57058.37
9	Permissible ancillary FSI 60% of (8)	34235.02
10	Total Permissible Area (8+9)	91293.39

The Seal of the Joint Sub Registrar Class-II, Bhiwandi-1 ★ Dist. Thane ★

बबड - १
दि. क. १५२८ २०२३
पाने ५८/१३०

Thanking You,
Your Faithfully,
R. K. Associates,

ABDUL MAAJID SALIM

(Partner)

ADJ/T(R)/655/2023
Page/ 54 /55



SIYARA REALTY PRIVATE LIMITED

CIN : U41001MH2023PTC404661

THE CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF M/S. SIYARA REALTY PRIVATE LIMITED HELD ON 6TH NOVEMBER 2023 AT 11.30 A.M. HELD AT REGISTERED OFFICE OF THE COMPANY SITUATED AT B/914, LODHA SUPREMUS, LODHA BUSINESS DISTRICT GATE NO. 2, AKBAR CAMP ROAD, KOLSHET, THANE (W) – 400 607.

"**RESOLVED THAT** any one of the following officials of the Company, be and is hereby authorized by the Board of Directors to negotiate, finalize and execute the any agreements and documents on behalf of the Company and do all such acts, matters, deeds and all things and give such directions as may be required, necessary, expedient and/or desirable for giving effect to the Development Agreement, Power of Attorney and all other instruments on behalf of the Company.

Sr. No.	Name of Authorized Officials	Designation	DIN/PAN
1	Mr. Rajesh Punjalal Patel	Director	09290140
2	Mr. Kapil Punjalal Patel	Director	08321318
3	Mr. Janak Punjalal Patel	Director	08829594
4	Mr. Akshay Ashok Parolkar	Chief Financial & Operating Officer	BBCPS6255

"**RESOLVED FURTHER THAT** any one of the above officials of the Company, be and is hereby authorized to sign all agreements, power of attorney, documents, writings, applications/online applications, indemnities, undertakings and such other documents, as may be required from time to time, for the purpose of entering the **Development Agreement** with the **M/s. Ashok Properties (Bhiwandi Project)** and its partners."

"**FURTHER RESOLVED THAT,** any one of the above officials of the Company, be and is hereby authorized to do all such acts, deeds, things, sign all such papers, documents, power of attorneys, indemnities, correspondence and to do and perform all such acts, deeds and things and deal with all such matters and take all such steps as may be necessary for the purpose of re-negotiating, drafting, updating, modifying, renewing, and/or making any amendments/changes/rectification into such agreement(s) if any, with respect to the **Development Agreement** with the **M/s. Ashok Properties (Bhiwandi Project)** and its partners."

"**IT IS ALSO RESOLVED THAT** the Board of Directors as referred above in the table of the Company, be and is hereby authorised to give authorisation to any employee of the Company on behalf of them and to the Company to sign, execute and/or represent before any of such appropriate authorities as the case may be from time to time as the Company Management deem fit."

Joint Sub Registrar Bhiwandi-1 Dist. Thane
SIYARA REALTY PVT LTD U41001MH2023PTC404661
दस्त क्र. 9425 दस्त
₹ 601930

**\\ CERTIFIED TRUE COPY **
For Siyara Realty Private Limited

Mr. Kapil Patel
Director

Mr. Janak Patel
Director

Date: 06.11.2023
Place: Thane

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पाने ६१/१३०

319/14701
Wednesday July 19 ,2023
1:08 PM

पावती

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

पावती क्र.: 15950 दिनांक: 19/07/2023

सादरचे नाव: मनवार
दस्तऐवजाचा अनुक्रमांक: बबड2-14701-2023
दस्तऐवजाचा प्रकार : जनरल पॉवर ऑफ अॅटर्नी
सादर करणाऱ्याचे नाव: शिखर विनोद सेठ

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 400.00
पृष्ठांची संख्या: 20	
एकूण:	रु. 500.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
1:28 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, मुंबई-2

DELIVERED

सह. दुय्यम निबंधक
मुंबई शहर क्र. २

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

1) देयकाचा प्रकार: DHC रक्कम: रु.400/-
रोडी/धनादेश/पे ऑर्डर क्रमांक: 1807202313782 दिनांक: 19/07/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
रोडी/धनादेश/पे ऑर्डर क्रमांक: MH005385755202324E दिनांक: 19/07/2023
बँकेचे नाव व पत्ता:

DELIVERED

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1807202313782	Date	18/07/2023
Received from Shikhar Vinod Seth, Mobile number 7021999403, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Mumbai City 2 of the District Mumbai District.			
Payment Details			
Bank Name	IBKL	Date	18/07/2023
Bank CIN	10004152023071812653	REF No.	2846867582
This is computer generated receipt, hence no signature is required.			

The Seal of The Joint Sub Registrar Class-II Shivaji-I ★ Dist. Thane ★

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पाने | ६२/१३०

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI CITY-II ★ MUMBAI ★

दि. क्र. ९४१८ - २३
मुल्य | ९ | २०
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CHALLAN
MTR Form Number-6

GRN	MH005385755202324E	BARCODE		Date	18/07/2023-19:15:00	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)	FYMPS5813P
Office Name	BOM2_JT SUB REGISTRA MUMBAI CITY 2	Full Name	Shikhar Vinod Seth
Location	MUMBAI		
Year	2023-2024 One Time	Flat/Block No.	GENERAL POWER OF ATTORNEY
Account Head Details	Amount In Rs.	Premises/Building	
0030045501 Stamp Duty	500.00	Road/Street	MUMBAI
0030063301 Registration Fee	100.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 2 8
		Remarks (If Any)	PAN2=AABPB3243P~SecondPartyName=Rekha Vinod Seth~
Total	600.00	Amount In Words	Six Hundred Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	691033320230718204 52	2818927706
Cheque/DD No.		Bank Date	RBI Date	18/07/2023-19:18:51	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
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. : 9819614041
सदर चलन केवल दुय्यम निबंधक कार्यालयाकडे नोंदणीकरावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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

The Seal of The Joint Sub Registrar Class-II ★ Dist. Thane ★

खंड - १
क्र. क्र. ९५४८ २०२३
पावती ६३१२०

खंड - १
पावती 2 / 20
२०२३

Print Date 18-07-2023 07:17:05





GENERAL POWER OF ATTORNEY

To All To Whom these presents shall come, I **Shikhar Vinod Seth**, aged about 24 years, an adult, residing at Flat No.133, B-Wing, Heera Panna, Bhulabhai Desai Road, Haji Ali, Mumbai – 400026 Send Greetings:

Whereas:

a) I am desirous of appointing my mother **Smt. Rekha Vinod Seth**, aged about 49 years, an adult, residing at lat No.133, B-Wing, Heera Panna, Bhulabhai Desai Road, Haji Ali, Mumbai – 400026 (hereinafter called the **"Attorney"**), to act for me and manage and look after my affairs which the Attorney has consented to do.

Now Know Ye All And These Presents Witness that I, **Shikhar Vinod Seth**, do hereby nominate, constitute and appoint my mother Smt. Rekha Vinod Seth as my true and lawful Attorney to do execute, act, conduct, manage and look after all my affairs in the Republic of India and also in the world, and or the said purposes aforesaid I hereby confer upon the Attorney all the powers and authorities including the following powers and authorities:-

1. To operate any Bank account/s i.e. Saving Account, Current Account, Fixed Deposit etc. which are standing in my name in any Bank/s as my said constituted Attorney shall deem fit and proper for me and on my behalf.
2. To open new, current, saving and/or overdraft accounts, etc., in my name with any Banks or Bankers and also to draw cheques and otherwise to operate upon any such accounts on my behalf.
3. To deposit and withdraw any cash and/or cheque in my said Bank account/s and also to issue cheque to any person as my said attorney shall deem fit and proper for me and on my behalf.

The Seal of The Joint Sub Registrar Class-II ★ Dist. Thane

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4. To sign on my behalf on any application, authorisation slip, Cheque and also to remain present and sign before any Bank Authorities as and when shall be necessary for me and on my behalf.

5. To open a new Demat Account and/or operate any existing Demat Account in my name through any Depository Participant which are authorized by BSE/NSE for me and on my behalf.

6. To purchase and/or sell in my name any shares and/or Debentures and/or Bonds of any company and to dispose, sell the same as the said Attorney shall deem fit and proper for me and on my behalf.

7. To make, sign and submit necessary applications, membership forms, Bonds, Undertakings, declarations Affidavits, any Society Forms, Police NOC Forms etc., as may be required, and to do, execute and perform all other acts, deeds, matters and things as may be necessary for the same, and attend society meetings, join society committees, accept any society post, pay regular society maintenance, receive receipts on my behalf and take proper decisions and/or sign same and sign any other required document or related documents on my behalf.

8. To represent me before the Society/Committee Members of the Society and Office bearers thereof and to sign all correspondences, affidavits, declarations, applications forms, bonds, etc., on my behalf.

9. To accept service of any writ , summons or other legal process or notice and to appear and my persons to represent in any Court and before all Courts, Judicial revenue or other officers and Tribunals whatsoever as by the Attorney shall be thought advisable and to commence any suit, action or other proceeding in any court of Justice and/or before any public officer or Tribunal and to prosecute or discontinue or become non-suit therein if the Attorney shall see cause and also to take such other ways and means including proceedings in execution, distress, distraint and the like for recovering or getting in any such sum of money or other thing whatsoever which due owing, belonging or payable to me by any person whosoever and also to appoint pleaders, advocates, solicitors and legal advisers to prosecute or defend the aforesaid or any of them as occasion may require and from time to time them or any of them to remove and other or others to appoint in their place and to pay them such fees and remuneration as the Attorney shall think fit or be advised and for all or any of the purposes aforesaid to sign, execute, deliver, file all necessary Vakalatnamas, Warrants of Attorney, plaints, petitions, applications, defences, statements, accounts, declarations, affidavits and other documents, papers and writings.

10. To sell, purchase, exchange, gift, lease, convey, transfer, negotiate assign and/or deal any lands, buildings, premises, shops, flats, tenements, hereditaments, property, share, securities, stocks, etc., and other movable and/or immoveable properties etc., and all the rights, title and interest therein, for such consideration and subject to such terms, conditions, covenants, etc., as the Attorney may think fit, in my name and on my behalf.

11. To present and lodge in the Sub-Registrar of Assurances and to register and admit the execution of any and all agreement documents, etc., on my behalf and to



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पाने | ६६ ते ७०

appear before the Registrar, Sub-registrar and all other concerned authorities for the registration of deeds, assurances, contracts or other instruments, etc., and to present and register or cause to be registered any deeds, assurances, contracts, or other instruments and to pay such fees as shall be necessary for the registration.

12. To purchase, take on lease or otherwise acquire such lands, houses, premises, tenements, offices, commercial property, property, stocks, shares, securities etc., and other movable and immovable properties, on such terms and conditions as the Attorney may think fit or desirable.
13. To pledge, hypothecate, mortgage, charge, encumber etc., and/or concur in pledging hypothecating, mortgaging, encumbering, charging with etc., to or in favour of any person including Banks, financial institutions etc., goods, chattels, merchandise, commodities, effects, things, stocks, shares, securities, properties, flats, premises, land and other movable and immovable properties, etc., for such consideration and subject to such conditions as the Attorney may think fit.
14. To enter into, make, sign, seal, admit, execute, register, deliver, acknowledge and perform all instruments, deeds, documents, writing/s, engagements, contract, agreements, partnership deed, retirement deed, indentures, letter/s, affidavits, declaration, bonds, indemnity bonds, assurances, papers, writings, things, including agreement for sale, gift deed, deed of rectification, deed of cancellation, supplementary deed, mortgage deed, sale deed, conveyance deed, lease, exchange, charge, hypothecation, pawn, pledge, lien, to sign any partnership, retirement, any deed or document on my behalf as a partner on my behalf.
15. To operate any current account in any bank/banks in my name or on my behalf in any partnership concern wherein I am a partner.
16. To sell any of my present or future investments and for that purpose to employ and pay brokers and other agents in that behalf and to receive and give receipts for the purchase money payable in respect of such sales and to transfer any of my investments so sold to the purchaser or purchasers thereof or as he or they may direct and for these purposes to sign and execute all such contracts, transfer deeds and other writings and do all such other acts as may be necessary for effectually transferring the same.



17. To accept the transfer of any shares, stocks, debentures, stock, annuities, bonds, obligations or other securities of whatever nature that may at any time be transferred to me.
18. To attend vote at and otherwise take part in all meetings held in connection with any company or corporation with which I am concerned or in relation to any of my investments and to sign proxies for the purpose of voting threat or for any other purpose connected therewith as freely as I myself could do.
19. In general to do all other acts, deeds, matters and things whatsoever in or about my estate, property and affairs, etc., or concur with persons jointly interested with myself therein in doing all acts, deeds, matters and things herein either particularly or generally described as amply and effectually to all intents and purposes as I could do in my own proper person if these presents had not been made.

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The Seal of The Joint Sub ... Dist. Thane
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For all or any of the purposes aforesaid powers, authorities and discretions conferred by these presents, to use and sign in my name or in which I am or may be in anywise or to use and sign his name as the Attorney shall think fit.

21. To appear on my behalf and to represent my interest before the Income Tax, Wealth Tax and/or other Tax and other Authorities, as also before any Tribunal or Court and also to sign on my behalf Income Tax, Wealth Tax returns and other returns and file and submit the same on my behalf to the respective Authorities.
22. To remain present and sign before the concerned authorities of GST office and to file GST returns for me and on my behalf.
23. To remain present and sign before any concerned authorities of Government and/or Semi-Government in any matter hereinabove mentioned for me and on my behalf.
24. To appoint on my behalf any advocate, solicitors, lawyers, auditors, accountants, etc., as the said Attorney shall deem fit and proper and to appear before any courts whether Civil, Criminal, Tribunal, Appellate, Labour, etc., for me and on my behalf.
25. To compound, compromise, and settle with any person including the Income Tax, Wealth Tax and/or other authorities, etc.,
26. To sign and execute any declarations, affidavits, letters, applications, forms, as and when required and deem fit and proper by the said Attorney for me and on my behalf.
27. To do and execute and/or cause to be done and/or executed, all the acts, deeds, matters and/or things, and to exercise all the powers, which are not specially mentioned herein.
28. And for more effectually removing any doubt which may arise as to the true meaning of these presents or as to the construction or application of the powers, authorities and discretion hereby conferred I do hereby declare that the powers, authorities and discretions hereby conferred shall not in any case be deemed to revoke any powers or authorities or discretions before given by me to the Attorney or to any other person or persons or be deemed to limited by any such previously given powers, authorities and discretions or be deemed to be limited to such transactions and matters as are herein expressly mentioned but the same are intended to extended and shall in all cases extend to any other matters or transactions not herein precisely mentioned or defined which in the course of any of my business, concerns or affairs may by the Attorney be deemed to be requisite or expedient to be done or performed.
29. And I do hereby declare that all the powers and authorities and discretions hereby conferred upon the Attorney shall be available for exercise by him both during my absence as also at the same time and place along with the Attorney.
30. This Power of Attorney is given without any consideration and shall remain Irrevocable and same shall not be revoked by me. This Power of Attorney is executed by me after going through the contents and after having understood it in letter and spirit as given above.

AND I the above named Shikhar Vinod Seth, do hereby undertakes to ratify and confirm all and whatsoever the Attorney or any substitute or agent appointed by him under in that behalf hereinbefore contained may lawfully do or cause to be done in and by virtue of these presents for me and on my behalf.

In Witnesses Whereof I the above named **Shikhar Vinod Seth** hereunto set and subscribe my hands to these presents on this 19th day of July, 2023.

Signed sealed and delivered)
By the withinnamed)
Shikhar Vinod Seth)
In the presence of .....)



1. Anish J Panpani.

2. Ashok Dalvi



Accepted by me

Smt. Rekha Vinod Seth

Witness:-

1. Anish J. Panpani.

2. Ashok Dalvi





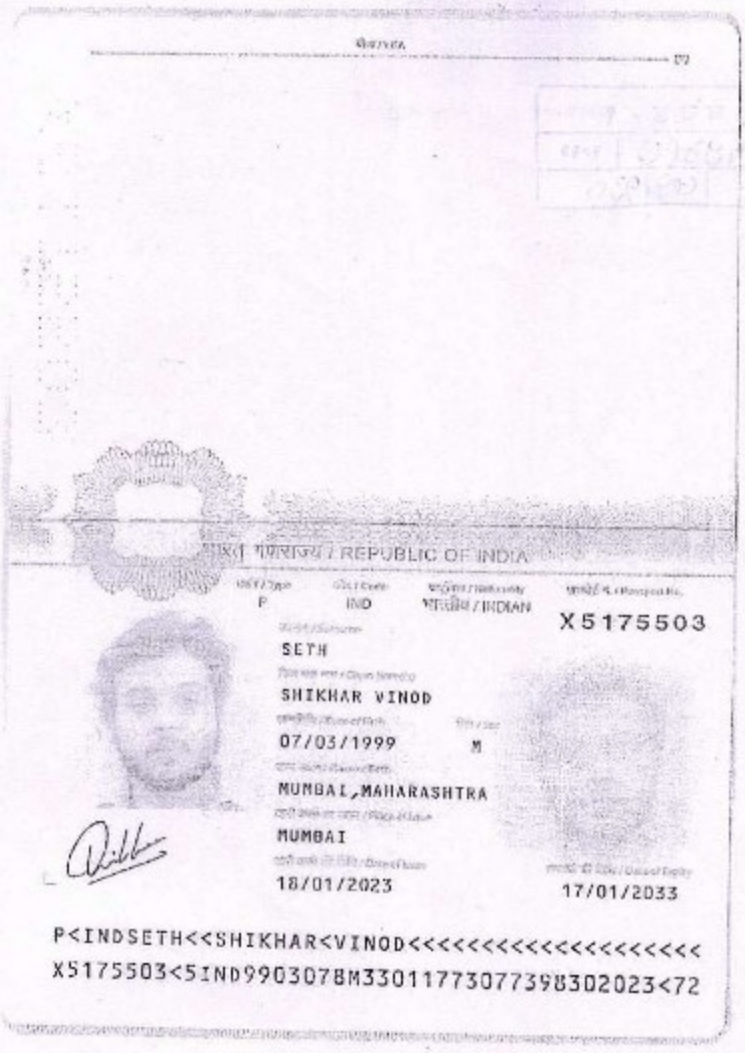
बबई - १	
दस्त क्रमांक	९४२८७ / २०२३
सादर	६८१९३०

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(मुद्रांक)	७ / २०
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The Seal of the Joint Sub Registrar Class-II, Kalyan-1
सह दुय्यम निबंधक वर्ग-२, कल्याण-१
वि. ठाणे
Dist. Thane

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SETH

SHIKHAR VINOD

07/03/1999 M

MUMBAI,MAHARASHTRA

MUMBAI

18/01/2023 17/01/2033

P<INDSETH<<SHIKHAR<VINOD<<<<<<<<<<<<<<<<<<<<

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THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI CITY-II MUMBAI

The Seal of the Joint Sub Registrar Class-II, Bhiwandi-1 Dist. Thane

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X6175509

VINOD PRITHVIRAJ SETH

REKHA VINOD SETH

133/B,HEERA PANNA 13TH FLOOR

BHULABHAI DESAI ROAD HAJI ALI,MUMBAI

PIN:400026,MAHARASHTRA,INDIA

M2082639 09/09/2014 MUMBAI

B03077398302023

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI CITY-II MUMBAI

The Seal of The Joint Sub Registrar Class-II Thane-1 Dist. Thane

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