situated at Garden Avenue Road, Off R.B. Mehta Road, Ghatkopar within the Registration District of Suburban Mumbai. with buildings standing thereon and known as JAYANTHI CO-OPERATIVE HOUSING SOCIETY LIMITED which are assessed by the Mumbai Municipal Corporation under the Assessment No. NX0106990020000. (hereinafter referred to as "the said Property").The said Property is more particularly described in the Second Schedule hereunder written.

C. Considering the age of the said existing buildings and present condition thereof the Members including me/ us of the Society are desirous of redeveloping the said Property by demolishing the said existing buildings and reconstructing a new building thereon by utilizing primary FSI, TDR FSI and the Fungible FSI.

D. That the said Society has appointed M/s RDK Constructions in respect of the said redevelopment of the said buildings of the said property. That I/ We have consented to the said redevelopment in favour of the said M/s. RDK Constructions with respect to the said flat.

E. That being am owner of the said flat and being a member of the said Society I am required to execute such documents including Redevelopment Agreement, Permanent Alternate Accommodation Agreement and/ or such other documents in order to appoint and authorize the said M/s RDK Constructions to carry out the redevelopment work of the said property (hereinafter referred to as **'the said purpose").**

F. Further, a draft of Redevelopment Agreement has been finalised by all the members of the said Society including me and being a member of the said Society I am required to remain present at the time of execution and/ or registration of the said Redevelopment Agreement and related document/s.

G. As due to my old age and deteriorating health condition I will not able to personally attend. I shall not be able to personally attend to the said purpose and hence I am desirous of appointing some fit and proper person to act for me and do all necessary acts and things in connection with the said purpose.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that I/ We, do hereby, jointly and severally nominate, constitute and appoint **ALPA RAJESH MALL**, who is related to me as **DAUGHTER** or who is a friend to be my/ our true and lawful attorney to act for us and in my/our name and do all acts, deeds and things with respect to the said purpose relating to the said flat and/ or said property for the said purpose that is to say:

1. To sign and execute such required documents including Redevelopment Agreement, Permanent Alternate Accommodation Agreementand all other

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NOTARY Rajdeo J. Yadav Thane, Maharashtra. Reg. No. 16542 Expiry Date : 21/11/2024 GOVT. OF INDIA

writings and to do all other acts, deeds, matters and things in relation thereto in order to give effect to the said purpose.

2. To sign, signature, execute on our behalf or cause to be signed, executed registered before Sub-Registrar of Assurances, Zilla Parishad, Registrar of Firms and Sub-Registrar, Mumbai City Suburban and Thane district to execute and appear for Redevelopment Agreement, Power of Attorney, Permanent Alternate Accommodation Agreement, Rectification Deed, Supplementary Agreement, Affidavit and Indemnity Bond and any other document with respect to the said flat and/ or the said property.

3. To receive consideration and also deliver the receipts in this respect in my/our name and on my/our behalf with respect to the said purpose.

4. GENERALLY, to sign all letters, correspondences and other documents and to execute any other act, deed matter or thing whatsoever which ought to be done or performed or which in the opinion of the attorney ought to be done for the said purpose in respect of the said flat and/ or the said property aforesaid as fully and effectual to all intents and purposes as if I/ We would have been personally present and did the same with respect to the said property.

5. The attorney authorised to appear and admit the sign, signature, execution on my behalf before Sub-Registrar of Assurances, Zilla Parishad, Registrar of Firms and Sub-Registrar, Mumbai City Suburban and Thane district to execute and appear for Redevelopment Agreement, Permanent Alternate Accommodation Agreement, Rectification Deed, Supplementary Agreement, Affidavit and Indemnity Bond and any other document with respect to the said flat and/ or the said property and to do all other acts that may be necessary to effectuate the said purpose with respect to the said flat and/ or said property. The said attorney shall be entitled to receive Redevelopment Agreement, Permanent Alternate Accommodation Agreement, Power of Attorney, Rectification Deed, Supplementary Agreement, Affidavit and Indemnity Bond and any other document with respect to the said flat and/ or the said property after registration and to give a receipt therefore to such person or give such authority in relation thereto as may be necessary in this behalf with respect to the said flat and/ or the said property.

6. To substitute and appoint from time to time more attorney or attorneys under our said attorney with the same of limited powers and such substitutes or substitutes at pleasure to remove one another or others to appoint.

7. In GENERAL to do all such other acts matters deeds and things whatsoever for the said purpose with respect to the said flat and/ or the said property.

8. AND GENERALLY to do all such acts, deeds, matters and things whatsoever in or about the said property as effectively to all intents and purposes as we could do in proper person as in these presents had not been made and executed and We hereby agree to ratify and confirm all and whatever my said attorney shall lawfully do or cause to be done in or about the said flat and/ or the said property by virtue of these presents.

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NOTARY
Rajdeo J. Yadav
Thane, Maharashtra.
Reg. No. 16542
Expiry Date : 21/11/2024
GOVT. OF INDIA

9. And for more effectual removing any doubt which may arise as to the true meaning of these presents or as to the construction or application of the powers hereby granted we hereby, jointly and severally, declare that the powers hereby granted shall not in any case be deemed to revoke any power of authorities heretofore given by us to the said attorney or be deemed to be limited to such transactions and matter as are herein expressly mentioned but the same are intended to extend and shall in cases extend to any other matters or transactions not herein precisely mentioned or defined which may by the attorney be deemed to be requisite or expedient to be done or performed.

10. This POWER OF ATTORNEY shall remain in force unless and until revoked by me/ us, the Executor/ s hereof.

IN WITNESS WHEREOF We have hereunto set out our respective hands at Mumbai this 2nd of October Two Thousand and Twenty Two.

THE FIRST SCHEDULE ABOVE REFERRED TO

Flat no. 07 on 1st floor in the building known as JAYANTHI CO-OPERATIVE HOUSING SOCIETY LIMITED (hereinafter referred to as 'the said Society') situated at 353/21, R B Mehta Road, Ghatkopar (East), Mumbai - 400077. Bearing Final Plot No. 353/21 in TPS-III, Ghatkopar admeasuring 1104.40 Sq. Mtrs. of Village Ghatkopar Kirol lying and situated at Garden Avenue Road, Off R.B. Mehta Road, Ghatkopar East, Mumbai: 400077 within the Registration District of Suburban Mumbai.

THE SECOND SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land bearing Final Plot No./ CTS No. being TP Scheme 3-353/21 (previously numbered as C.T.S. No. 5743/21), Ghatkopar admeasuring 1104.40 Sq. Mtrs. of Village Ghatkopar Kirol lying and situated at Garden Avenue Road, Off R.B. Mehta Road, Ghatkopar within the Registration District of Suburban Mumbai with buildings standing thereon and known as JAYANTHI CO-OPERATIVE HOUSING SOCIETY LIMITED which are assessed by the Mumbai Municipal Corporation under the Assessment No. NXO106990020000 and bounded as under:

On or towards North: Building, Neelkanth Chhaya CHS (CTS No 353/38)

On or towards South: Road, Garden Avenue Lane

On or towards East: Building, Parmeshwar CHS (CTS No 353/20)

On or towards Building, PGD Manor Chandni CHS (CTS No West: 353/22)

DAmody

NOTARY Rajdad J. Yadav Thane, Maharashtra. Reg No. 15543 Expiry Date : 21/11/2024 GOVT. OF INDIA

करल - ५

SIGNED AND DELIVERED BY

NAME AND SIGNATURE	PHOTO	THUMB IMPRESSION
MRS. DEVANGANA ASHOK MODY DAmody		

SIGNED AND DELIVERED BY

NAME AND SIGNATURE	PHOTO	THUMB IMPRESSION
MRS. ALPA RAJESH MALL A K Mall I accept as Power of Attorney holder		

BEFORE ME

Rajdeo J. Yadav
Advocate & Notary
GOVT. OF INDIA
Regd No.: 15542
Bal Niwas, Building No. 9, Room No. 02A, Tulshidham, Near Vasant Vihar, Dharmveer Nagar, Thane (W), Maharashtra 400610

Noted & R. No 2693/2022
Page No. 095
Date : - 3 NOV 2022

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

DEVANGANA A MODY

NAGARDAS NEMIDAS SHAH

04/04/1943

Permanent Account Number
ANGPM3846K

Signature

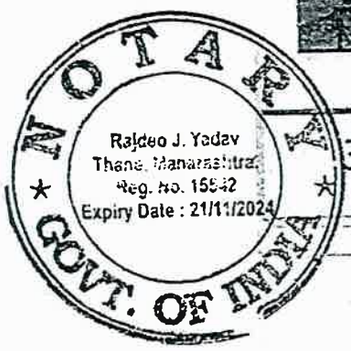
करल - ५
२०२२

भारत सरकार
Government of India

देवांगणा अशोक मोदी
Devangana Ashok Modi
जन्म वर्ष / Year of Birth : 1943
स्त्री / Female

[redacted]4548

आधार - सामान्य माणसाचा अधिकार



DAmody

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता: W/O: अशोक मोदी, 12 करमचंद मंन्शन, बॅरेक रोड, बॉंबे हॉस्पिटल जवळ, मरीन लाईन, मरीन लाइन्स, मुंबई, मरीन लाइन्स, महाराष्ट्र, 400020

Address: W/O: Ashok Modi, 12 KARAMCHAND MENTION, BARRACK ROAD, NEAR BOMBEY HOSPITAL, marine lines, Marine Lines, Mumbai, Marine Lines, Maharashtra, 400020

[redacted]4548

1947
1800 300 1947

A-7

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AJAPM1824D

नाम / Name
ALPA RAJESH MALL

पिता का नाम / Father's Name
ASHOK MODI

जन्म की तारीख / Date of Birth
29/12/1968

हस्ताक्षर / Signature

7082017

करल
२०२२

भारत सरकार
Government of India

आधार

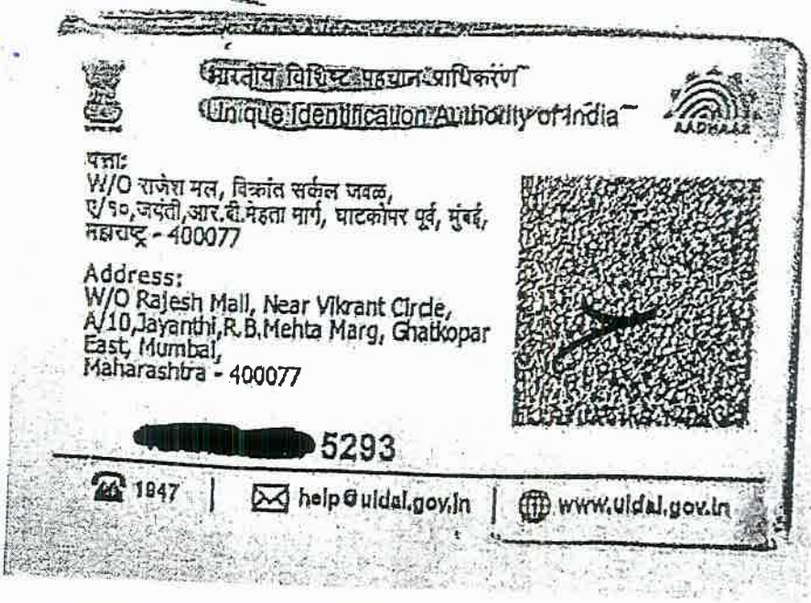
अल्पा राजेश मल
Alpa Rajesh Mall
जन्म तारीख/DOB: 29/12/1968
महिला/ FEMALE
Mobile No: 9833001587

5293
VID : 9192 4544 7276 6462

मेरा आधार, मेरी पहचान

NOTARY
Govt. of India
Vaidao J. Yadav
Thane Maharashtra.
Regd. No. 15542
Expiry Date : 21/11/2024

A A.R.Mall



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

AADHAAR

पता:
W/O राजेश मल, विक्रांत सर्कल जवळ,
ए/१०,जयंती,आर.बी.मेहता मार्ग, घाटकोपर पूर्व, मुंबई,
महाराष्ट्र - 400077

Address:
W/O Rajesh Mall, Near Vikrant Circle,
A/10,Jayanthi,R.B.Mehta Marg, Ghatkopar
East, Mumbai,
Maharashtra - 400077

5293

1947 | help@uidai.gov.in | www.uidai.gov.in

घोषणापत्र

मी Alpa. R. Mall ---------- याद्वारे घोषित करतो की, दुय्यम निबंधक KRI-05 यांचे कार्यालयात Re-Development Agreement या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.श्री Devangang . A . Mody व इ. यांनी दि. 02/10/22 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 कारणांमुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही.सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णत: सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास,नोंदणी अधिनियम,1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

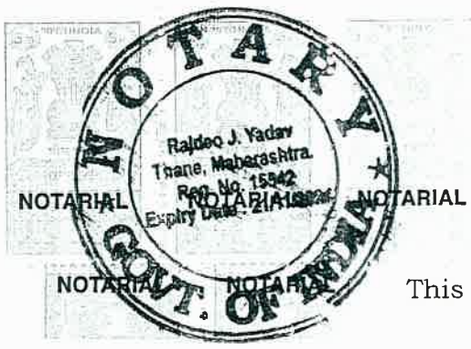
करल - ५
२८/१२ | २०२२ | २८०

दिनांक 06/12/22

A.R.Mall
कुलमुखत्यारपत्रधारकाचे नाव
व सही

THE SEAL OF THE SUB REGISTRAR KURLA-5 MUMBAI SUBURBAN DIST. (BANDRA)

महाराष्ट्र MAHARASHTRA © 2022 © T 352



POWER OF ATTORNEY

This Power of Attorney is without consideration श्रीमती लता चाफळे

TO ALL WHOM THESE PRESENTS SHALL COME, **I MR. DHIRAJLAL TRIBHUVANDAS BHUVA** having PAN **AAMPB7858H** aged about **88** years, and presently residing at A/11, JAYANTHI CO-OPERATIVE HOUSING SOCIETY LIMITED, R.B. Mehta Marg, Ghatkopar (East), Mumbai - 400077 SEND GREETINGS.

WHEREAS:

A. I/We are the owner/s and have right, title and interest in Flat no. 11 on 2nd floor (hereinafter referred to as the said flat) in the building known as JAYANTHI CO-OPERATIVE HOUSING SOCIETY LIMITED (hereinafter referred to as the said Society situated at 353/21, R B Mehta Road, Ghatkopar (East), Mumbai-400077. Pursuant to our ownership 1/ we is/ are also member/s of the said Society and is/ are holding Share Certificate no. 32, Five Shares, Shares No.21 to 25. The said Flat is more particularly described in the First Schedule hereunder written.

B. The said Society is seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land bearing Final Plot No./ CTS No. being TP Scheme 3- 353/21 (previously numbered as C.T.S. No. 5743/21), Ghatkopar admeasuring 1104.40 Sq. Mtrs. of Village Ghatkopar kirol lying