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. 974/21) of 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. 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 **ANKIT JAYSUKHLAL SHAH**, who is related to me as **SON** or who is a friend to be my/ our true and lawful attorney

A.J.Shah



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 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.

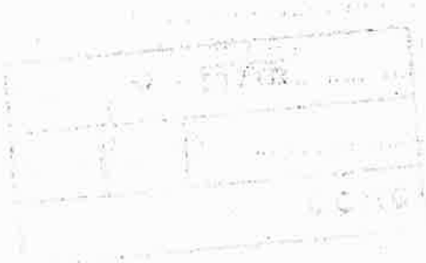
3. To receive consideration and also deliver the receipts in this respect in my/our name and on my/our behalf with respect to the said purpose.

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.

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. 17 on **Ground** 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

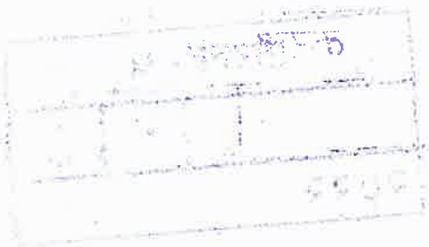
All that piece and parcel of land bearing Final Plot No./ CTS No. being TP Scheme 3-353/21 (previously numbered as C.T.S. No. 5743/21), Ghatkopar admeasuring 1104.40 Sq. Mtrs. of Village Ghatkopar Kirol lying and situated at Garden Avenue Road, Off R.B. Mehta Road, Ghatkopar within the Registration District 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:

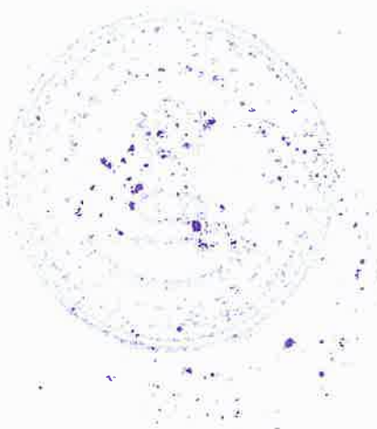
On or towards North: Building, Neelkanth Chhaya CHS (CTS No 353/38)

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)







SIGNED AND DELIVERED BY:

NAME AND SIGNATURE	PHOTO	THUMB IMPRESSION
MRS. JAYSUKHLAL L. SHAH		

करत - ५

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SIGNED AND DELIVERED BY

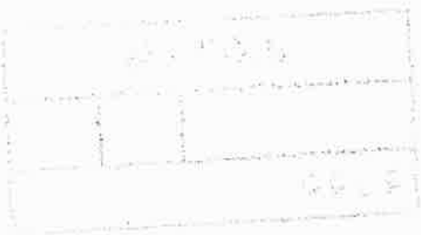
NAME AND SIGNATURE	PHOTO	THUMB IMPRESSION
MRS. ANKIT JAYSUKHLAL SHAH I accept as Power of Attorney holder		

BEFORE ME

VIVEK B. SUDADE
B.A.LLB. (MUMBAI)
Advocate & Notary
(Govt.of India)

22 NOV 2022

NOTED & REGISTERED
Sr. No. 9668 Page No. 80
Book No. B-16





NOTARY
VIVEK B...
REGD NO. 15493
EXP. DATE 9 OCT. 2024
GOVERNMENT OF INDIA

करस - ५

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स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEGPS5195G



नाम /NAME

JAYSUKHLAL LALJI SHAH

पिता का नाम /FATHER'S NAME

LALJI POPAT SHAH

जन्म तिथि /DATE OF BIRTH

07-11-1950

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, राजकोट

COMMISSIONER OF INCOME TAX, RAJKOT

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



