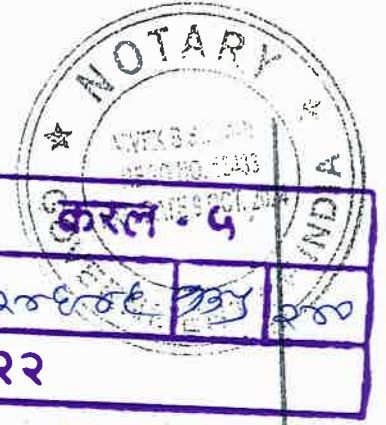




ભારત સરકાર
Government of India



શાહ જયસુખલાલ લાલજીભાઈ
Shah Jaysukhlal Lalibhai
જન્મ તારીખ/DOB: 07/11/1950
પુરુષ/ MALE



6435 8260 9087

મારી આવાર, મારી ઓળખ



ભારતીય વિશિષ્ટ ઓળખ
Unique Identification Authority of India

Address:

plot number 20 gnanashayam nagar, સરનામું :
kamnath mahadev mandir ni same. પ્લોટ નંબર 20, ઘનશયમ નગર, કામનાથ
darji colony Bhuji City, Kachchh. મહાદેવ મંદિરની સામે કચ્છ, ભુજ સીટી, કચ્છ.
Gujarat - 370001 ગુજરાત - 370001



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06 Aug. 2022

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भारत सरकार
GOVERNMENT OF INDIA



अंकितकुमार जयसुखलाल शाह
Ankitkumar Jaysukhlal Shah
जन्म वर्ष / Year of Birth : 1984
पुरुष / Male



4853 4663 0958

आधार — सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता S/O: जयसुखलाल लालजी शाह, बी. शाह, B - 17, Jayanti CHS, Garden Avenue, R. B. Mehta Marg, Near Canara Bank, Ghatkopar - East, Mumbai, Rajawadi, Maharashtra, 400077



1947

1800 180 1947



help@uidai.gov.in

WWW

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 091

आयकर विभाग
INCOME TAX DEPARTMENT

ANKIT J SHAH

JAYSUKHLAL LALJI SHAH



भारत सरकार
GOVT. OF INDIA



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घोषणापत्र

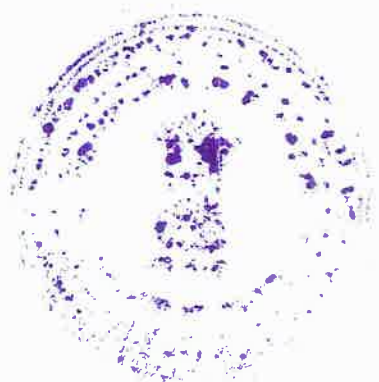
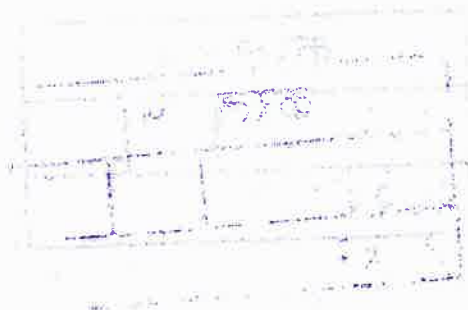
करल - ५		
२०६०६	३५	२००
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मी Ankit. J. Shah याद्वारे घोषित करतो की, दुय्यम निबंधक KR 1-05
यांचे कार्यालयात Re-development Agreement या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात
आला आहे. श्री Jaysukhlal. Shah व इ. यांनी दि. 03/10/2022 रोजी मला
दिलेल्या कुलमुखत्यारपत्राच्या 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 पूर्णतः सक्षम आहे.
सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये
शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक 06/12/22

AJ Shah
कुलमुखत्यारपत्रधारकाचे नाव
व सही







करल - ५		
२०६०६	३३६	२००
३०३२		

SPECIFIC POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE,
MRS. SWATI DESAI currently residing at 1227 CASHMERE
LANE, ST. PETERS MO 63376, UNITED STATES OF
AMERICA, and MRS. SHILPA DESAI currently residing at
1349, RIVERWOODS TRAIL, SAINTE GENEVIEVE, MO
63670, UNITED STATES OF AMERICA, SEND GREETINGS

WHEREAS:

We are the joint owners on 50:50 basis as well as joint members
of Flat No. 24, B wing, admeasuring 475 sq. ft., carpet area, of
the Jayanti Co-Operative Housing Society Ltd. situated near R.B.

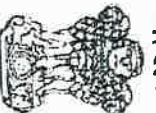
Mehta Road, Ghatkopar East, Mumbai 400077, (hereinafter
referred to as "the said Society") and as such member, we are
absolutely entitled to the beneficial right, title and interest on and
over the flat bearing No. B-24, of the building known as
'JAYANTHI,' lying being and situated at R.B. Mehta Road,
Ghatkopar East, Mumbai 400077, (hereinafter the said Sheds,
the said flat are collectively referred to as the "said Flat")

Shri. U. V. Patil
Proper Officer
General Stamp Office Mumbai



MAH-GSO/2918/17

GENERAL STAMP OFFICE
TOWN HALL
FORT, MUMBAI



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करल - ५		
28/05/2022	WHEREAS	as
2022	America,	it is

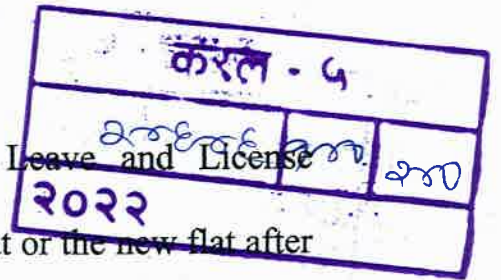


WHEREAS as we are currently residing in the United States of America, it is necessary to execute deeds and writings and various acts, deeds, leave and license agreement, matters and things as are necessary to be performed for completing the said registration of Leave and License Agreement as well as our other affairs relating to re-development of the building in which we have our joint ownership flat as well as bank, courts, income tax, etc. and being unable to attend the same personally We are hereby appointing Mr. Niranjana Sura to act as our duly constituted attorney.

NOW KNOW YE MEN AND THESE PRESENTS WITNESSETH THAT WE, MRS. SWATI DESAI and MRS. SHILPA DESAI do hereby nominate, constitute and appoint, Mr. Niranjana Sura of Mumbai, Indian Inhabitant residing at Plot No. 17, Jaibharat Society, 1 floor, 3 Road, Khar West, Mumbai-400052 as our duly constituted attorney and do hereby authorize him to act for and on our behalf and exercise following powers and authorities, viz :-

1. To enter into, sign and execute for and on our behalf, deeds and writings such as Re-Development agreements along with any and

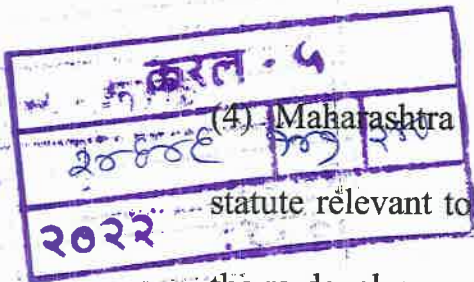
all deeds and documents related to it, Leave and License Agreement with the Licensee for the said flat or the new flat after the re-development and more particularly described in the schedule hereunder or which would be after the re-development.



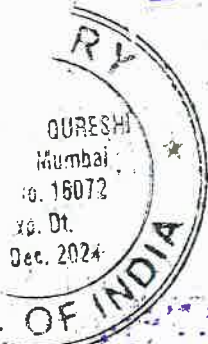
2. To present and lodge all the deed and documents including Re-development, Leave and License Agreement etc., in the office of the Sub-Registrar of Assurances, Mumbai and to admit the execution thereof for and on our behalf to perform the necessary acts, deeds, matters and things for the due registration and indexing of the said documents.



3. To sign and execute other writings and deeds such as deed of rectification, modification, correction etc., for effecting the sub-letting of the said flat or the new flat after the re-development in favor of the Licensee and more particularly described in the schedule hereunder or which would be after the re-development.
4. To represent us and to perform all the acts, deeds, matters or things in all matters pertaining to the said flat and deeds and writings before authorities under (1) Bombay Stamp Act, (2) Indian Registration Act (3) Bombay Municipal Corporation Act



(4) Maharashtra Co-operative Societies Act and every other statute relevant to 23-letting of the said flat or the new flat after the re-development.



5. To appear before the Sub Registrar of Assurances or any such competent authorities in India to admit execution for our said flat or the new flat after the re-development.



6. To answer all requisitions and queries raised by the office of Sub Registrar of Assurances in respect of registration of the said Leave and License agreement.

7. To attend the office of the Assessor and Collector, City Survey and land records and such other municipal bodies and authorities for effectively registering the Leave and License Agreement of the said flat and generally to do and perform all act, deed, matter and things as may in her absolute discretion be necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the authority herein before contented as full and effectually as we could in our own person do.

[Signature]

[Signature]