

घोषणापत्र

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| करल - ५ |     |      |
| २०६०६   | २२७ | २०२० |
| २०२२    |     |      |

मी Nivaranjan Surva याद्वारे घोषित करतो की, दुय्यम निबंधक HR1-05  
यांचे कार्यालयात Re-development Agreement या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात  
आला आहे. श्री Swati Desai व इ. यांनी दि. 13/10/22 रोजी मला  
दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत  
करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र  
रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले  
नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्दबातल 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.

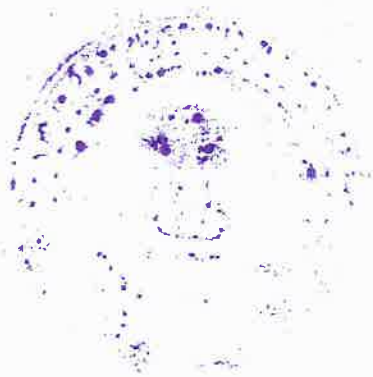
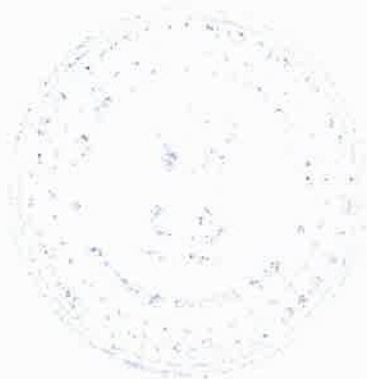
दिनांक ०६/१२/२२

  
कुलमुखत्यारपत्रधारकाचे नाव  
व सही



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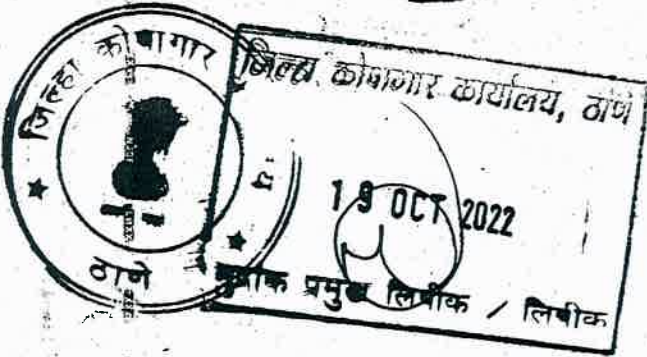
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महाराष्ट्र MAHARASHTRA

2022



### POWER OF ATTORNEY

This Power of Attorney is without consideration

TO ALL WHOM THESE PRESENTS SHALL COME, I **MR. VIPUL SURESH GANDHI** having **PAN AKYPG1933E** aged about 48 years, and presently residing at **Jayesh B/10, R.B. Mehta Marg, Ghatkopar (East), Mumbai - 400077** SEND GREETINGS.

WHEREAS : —

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जोहपत्र - २

20 OCT 2022

मुद्रांक विक्री मॉडेली ५२३८२० दिनांक .....  
 अनुक्रमांक ..... Po A .....  
 वस्तुस्थिति प्रकार ..... होम/नाही .....  
 इस्त नोंदणी करणार आहे का ? Ghodhkopar  
 मिळकतीचे धोब्यात वर्णन - Vipul S. Gandhi  
 मुद्रांक विकत घेणाऱ्याचे नांव - Upendra  
 हस्त अस्त्यास त्यांचे नांव, पत्ता व सही - Nayana S. Gandhi  
 घन्या पत्रकाराचे नांव -  
 मुद्रांक शुल्क रक्कम -  
 मुद्रांक विक्रीच्या सही - (शंकर साहेबराव यादव)  
 मुद्रांक विक्रीचे ठिकाण/पत्ता - ठाणे जिल्हा न्यायालय  
 ठाणे (प.) - ४०० ६०१.  
 परवाना मुद्रांक क्रमांक - १२०१०३१



यात कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी  
 त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून  
 ६ महिन्यात वापरणे बंधनकारक आहे.



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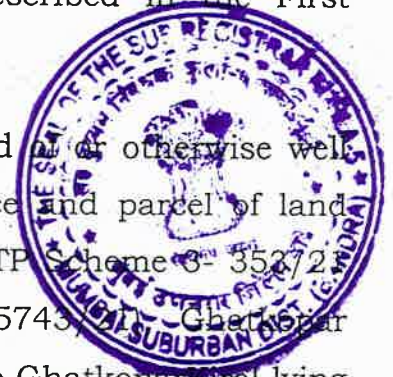
A. I/ We are the owner/s and have right, title and interest in Flat no. 29 on 3<sup>rd</sup> floor (hereinafter referred to as 'the said flat') in the building known as **JAYANTHI CO-OPERATIVE HOUSING SOCIETY LIMITED** (hereinafter referred to as 'the said Society') situated at 353/21, R B Mehta Road, Ghatkopar (East), Mumbai-400077. Pursuant to our ownership I/ we is/ are also member/s of the said Society and is/ are holding Share Certificate no. 23, Five Shares, Shares No. 111 to 115. The said Flat is more particularly described in the First Schedule hereunder written. ✓

B. The said Society is seized and possessed or otherwise well and sufficiently entitled to all that piece and parcel of land bearing Final Plot No./ CTS No. being TP Scheme 3- 353/2 (previously numbered as C.T.S. No. 5743/1, Ghatkopar admeasuring 1104.40 Sq. Mtrs. of Village Ghatkoparkirol 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.

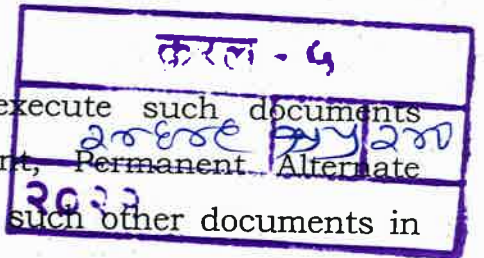
E. That being am owner of the said flat and being a member of the



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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.

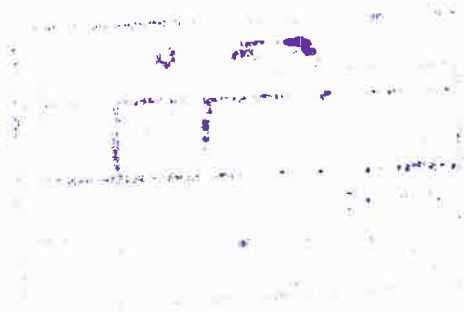


G. As I/ we stay in **34 BANTRY OVAL, 17 BANTRY ROAD, BRYANSTION 2021, JOHANNESBURG, SOUTH AFRICA**, I/ we shall not be able to personally attend to the said purpose and hence I/ we are desirous of appointing some fit and proper person to act for me/ us and do all necessary acts and things in connection with the said purpose.



**NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH** that I/ We, do hereby, jointly and severally nominate, constitute and appoint NAYANA SURESH GANDHI, who is related to me as **Mother** 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 Agreement and 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



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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 as said 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 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



*[Handwritten signature]*

