

करल - ५		
28/08/2022	28/08/2022	28/08/2022
2022		

आयकर विभाग
INCOME TAX DEPARTMENT
NAYANA SURESH GANDHI
SUMANLAL MADHAVJI PAREKH
04/08/1948
Permanent Account Number
AEHPG2129K

Signature




05012010

भारत सरकार
GOVT. OF INDIA



M. G. G. G.



B. 29



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घोषणापत्र

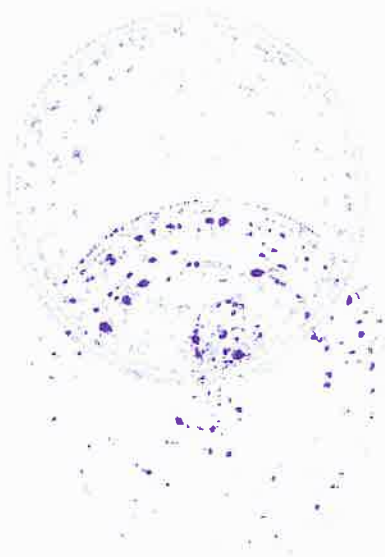
मी Nayna Gandhi याद्वारे घोषित करतो की, दुय्यम निबंधक KRI-05 यांचे कार्यालयात Re-development Agreement या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री Vipul Gandhi व इ. यांनी दि. 21/10/22 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब 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. सदर 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

Yashwanth
कुलमुखत्यारपत्रधारकाचे नाव
व सही

12-10-1974		
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69.9		

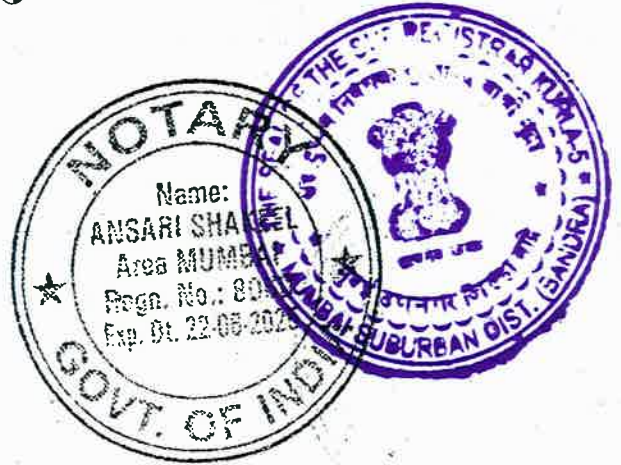




महाराष्ट्र MAHARASHTRA

2022

BT 400185



POWER OF ATTORNEY

This Power of Attorney is without consideration

TO ALL WHOM THESE PRESENTS SHALL COME, I, MRS. NIYATI VIPUL GANDHI having PAN AMSPS9696Q aged about 45 years, presently residing at Jayanti B/29, R.B. Mehta Marg, Ghatkopar (East), Mumbai 400 077 SEND GREETINGS.

WHEREAS: —

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जोड़पत्र -२ /Annexure -II

१. मुद्रांक (विवरण) - १०० रु. का मुद्रांक / दिनांक	154/39
२. दाता/दाता	P.A.
३. दाता दाता/दाता कर/कर आदि का ?	दाता/दाता
४. दाता/दाता/दाता/दाता/दाता -	
५. दाता/दाता/दाता/दाता/दाता/दाता	Niyati Vipul Gandhi
६. दाता/दाता/दाता/दाता/दाता/दाता	
७. दाता/दाता/दाता/दाता/दाता/दाता	500/-
८. दाता/दाता/दाता/दाता/दाता/दाता	V.S. SARAF
९. दाता/दाता/दाता/दाता/दाता/दाता	पत्रांक क्र १२-१०२५, पत्रांक-०६/२०२२, सेक्टर-२, वशी, नवी मुंबई - ४००००३.
१०. दाता/दाता/दाता/दाता/दाता/दाता	



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Ph. : 27823856 RECEIPT Mob.:9819412072

Vaibhavlaxmi Stamp Vendor
STAMP VENDOR- V.S. SARAF

Licence No. 1201025

B/3/6/0-2, Sector 2, Vashi, Navi Mumbai. 29-11-22

Sr.No: 1895

Date:.....

Name: Niyati Vipul Gandhi

Through:

No.	Amt.	Nos.	Total Amt
154/39	500	1	500
TOTAL			500

V.S. SARAF



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A. I/ We are the owner/s and have right, title and interest in Flat no. 29 on THIRD 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 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 of or otherwise well and sufficiently entitled to all that piece and parcel of land bearing Easid Plot No./ CTS No. being TP Scheme 3- 353/21 (previously known 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. 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.



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E. That being an 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 I/ we stay in **34 BANTRY OVAL, 17 BANTRY ROAD BRYANSTON, JOHANNESBURG 2021, SOUTH AFRICA**/ 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 **MR KAUSHAL ARUN SHAH**, who is related to me as BROTHER 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

[Handwritten Signature]

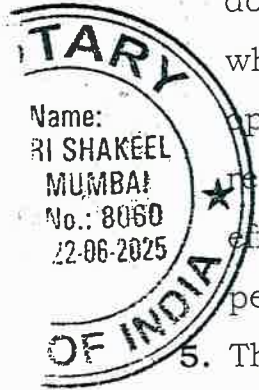
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Parishad, Registrar of Firms and Sub-Registrar, Mumbai City Suburban and Thane district to execute and appear for Redevelopment Agreement, Power of Attorney, Permanent Alternate Accommodation Agreement, Rectification Deed, Supplementary Agreement, 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 with 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.



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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.

[Handwritten Signature]