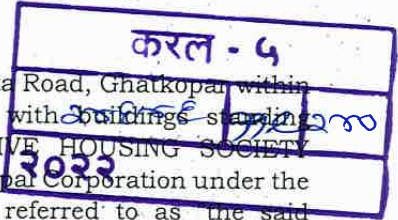


and situated at Garden Avenue Road, Off R.B. Mehta Road, Ghatkopar within the Registration District of Suburban Mumbai. with buildings standing thereon and known as JAYANTHI CO-OPERATIVE HOUSING SOCIETY LIMITED which are assessed by the Mumbai Municipal Corporation under the Assessment No. NX0106990020000.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



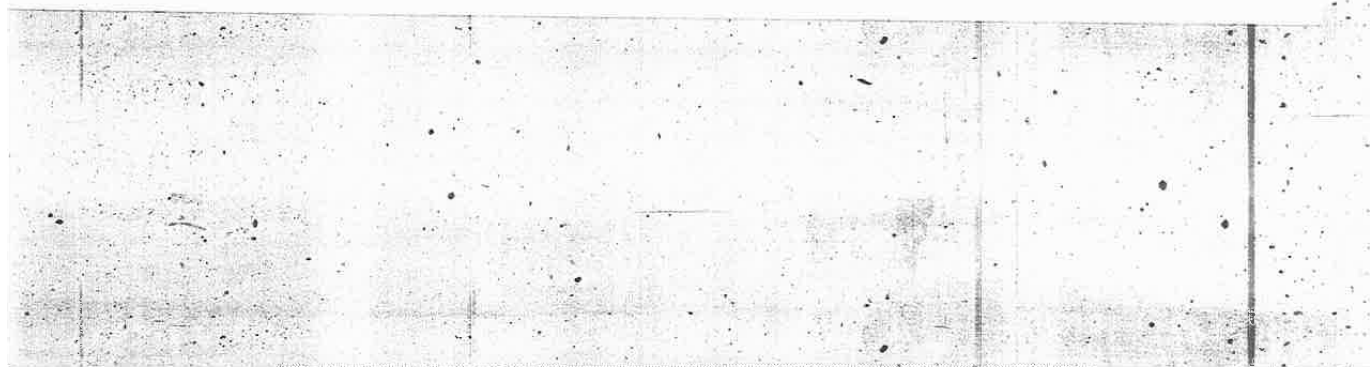
- C. Considering the age of the said existing buildings and present condition thereof the Members including me/ us of the Society are desirous of redeveloping the said Property by demolishing the said existing buildings and reconstructing a new building thereon by utilizing primary FSI, TDR FSI and the 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 have consented to the said redevelopment in favour of the said M/s RDK Constructions with respect to the said flat.
- 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 due to my old age and deteriorating health condition I will not be 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 MR. **HITESH DHIRAJLAL BHUVA**, who is related to me as **my Son** 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



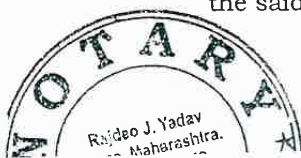
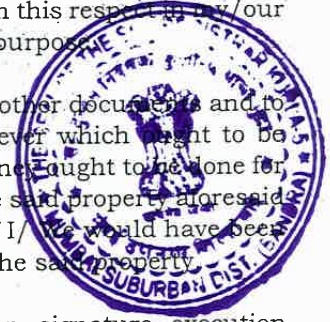




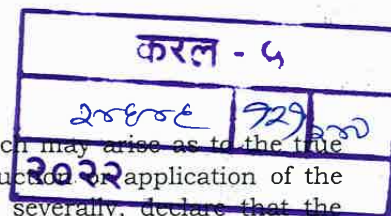
writings and to do all other acts, deeds, matters and things in relation thereto in order to give effect to the said purpose.

करल - ५
2033
2033

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 on 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 07 of November Two Thousand and Twenty Two.



THE FIRST SCHEDULE ABOVE REFERRED TO

Flat no. 11 on 2nd 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)





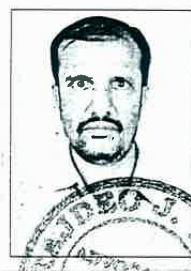
करल - ५		
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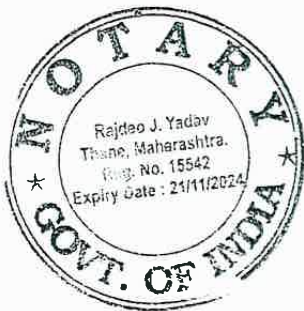
SIGNED AND DELIVERED BY:

NAME AND SIGNATURE	PHOTO	THUMB IMPRESSION
MR. DHIRAJLAL TRIBHUVANDAS BHUVA 		



SIGNED AND DELIVERED BY

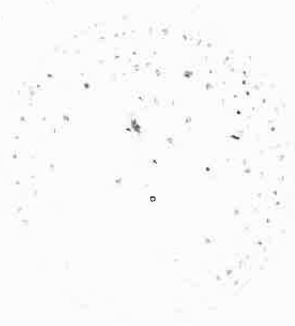
NAME AND SIGNATURE	PHOTO	THUMB IMPRESSION
MRS. HITESH DHIRAJLAL BHUVA  I accept as Power of Attorney holder		



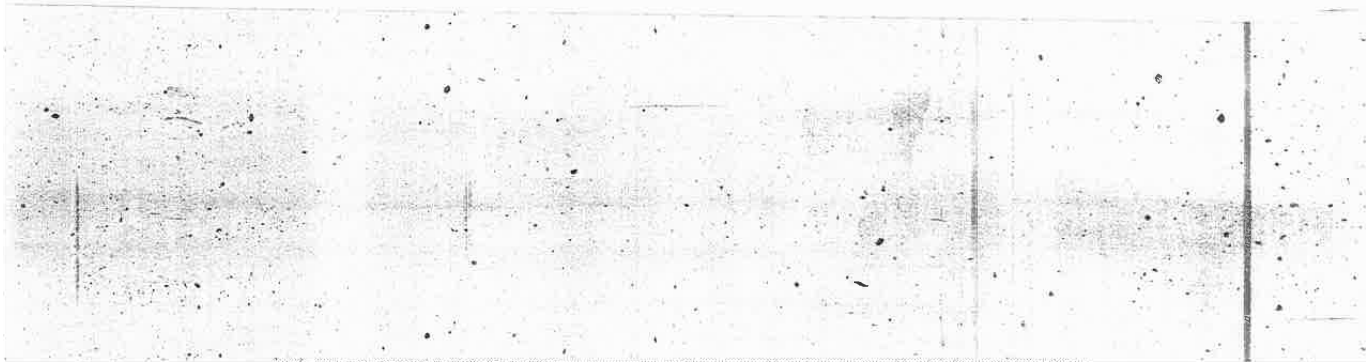
BEFORE ME


Rajdeo J. Yadav
Advocate & Notary
GOVT. OF INDIA
Regd No.: 15542
Sai Nivasa, Balking No. 8, Road No. 604,
Atrahidhara, Near Vasant Vikar, Dharmvagar,
Thane (W), Maharashtra 400610

Noted & R. No. 6795/2022
Page No. 09
Date: 7 NOV. 2022



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करल - ५		
२०६०६	७२३	२००
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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DHIRAJLAL T BHUVA

T 8 BHUVA

29/11/1935

Permanent Account Number

AAMPB7858H


Signature







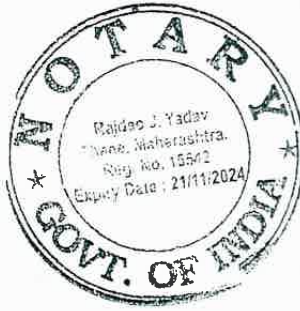


करल - ५		
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२०२२		



भारत सरकार
Government of India

नॉटारिण्याचा क्रमांक / Enrollment No 1104/20111/04735



To,
धीरजलाल त्रीभोवनदास भुवा
Dhirajlal Tribhovandas Bhuva
S/O Tribhovandas Bhuva
60 feet road 11-Ajayanti,gardan avenue lane
Ghatkopar East
Mumbai
Maharashtra 400075
9819851575



Ref: ISS / 188 / 201752 / 242597 / P



UE071123802IN



आपला आधार क्रमांक / Your Aadhaar No. :

3863 3945 5120

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



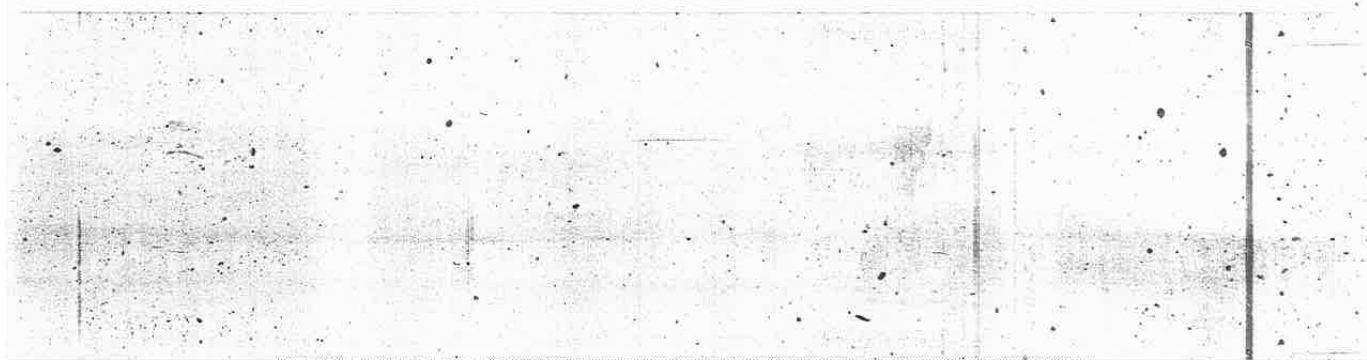
धीरजलाल त्रीभोवनदास भुवा
Dhirajlal Tribhovandas Bhuva
जन्म वर्ष / Year of Birth : 1935
पुरुष / Male



3863 3945 5120

आधार — सामान्य माणसाचा अधिकार

[Signature]





करल - ५		
२०८०६	७२५	२००
२०२२		



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

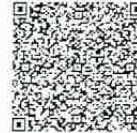
नोंदविण्याचा क्रमांक / Enrollment No 1104/20121/02498

To,
हितेश धीरजलाल भुवा
Hitesh Dhirajlal Bhuv
S/O Dhirajlal Bhuv
garden Avenue Lane 11/A, Jayanti, 60 feet Road
Ghatkopar East
Rajawadi Mumbai
Maharashtra 400077
9819851575

Ref: 6913 / 09K / 279237 / 280500 / P



UE683722946IN



आपला आधार क्रमांक / Your Aadhaar No. :

2084 7391 6032

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



हितेश धीरजलाल भुवा
Hitesh Dhirajlal Bhuv

जन्म वर्ष / Year of Birth : 1969
पुरुष / Male



2084 7391 6032

Hitesh





करल - ५		
2008E	724	200
2022		

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AACPB9582E



नाम /NAME

HITESH DHIRAJLAL BHUVA



पिता का नाम /FATHER'S NAME

DHIRAJLAL TRIBHOVANDAS BHUVA

जन्म तिथि /DATE OF BIRTH

07-01-1969

हस्ताक्षर /SIGNATURE

Hitesh

R. D. Singh

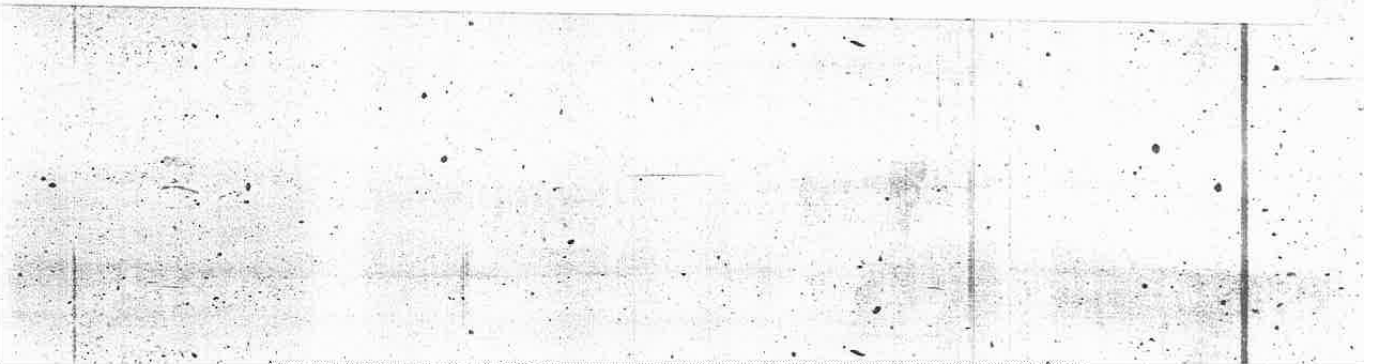
आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)



Hitesh

A-11



घोषणापत्र

करल - ५		
२४४४६	१२४	२४०
२०२२		

मी Hitesh . D. Bhuvra याद्वारे घोषित करतो की, दुर्यम निबंधक KRI-05 यांचे कार्यालयात Re-Development Agreement या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री Dhirajlal . T. Bhuvra व इ. यांनी दि. ०७/११/२२ 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, १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक - ०६/१२/२०२२

Hitesh . D. Bhuvra

कुलमुखत्यारपत्रधारकाचे नाव

व सही

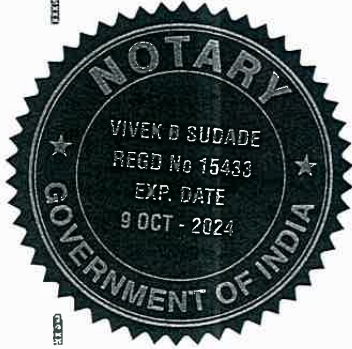






महाराष्ट्र MAHARASHTRA

2022



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क. ८०००००८
15 NOV 2022
सक्षम अधिकारी L

श्रीमती लता सांगळे

POWER OF ATTORNEY

This Power of Attorney is without consideration

TO ALL WHOM THESE PRESENTS SHALL COME, I **MR. JAYSUKHLAL LAJIBHAI SHAH** having PAN **AEGPS5195G** aged about **72** years, and presently residing at Plot No. 20, Ghanshyam Nagar, opp. Kamnath Mahadev mandir Darji Colony, Bhuj City, Kachchh Gujarat-370001 SEND GREETINGS.

WHEREAS:

- A. I/We are the owner/s and have right, title and interest in Flat no. 17 on **Ground** 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. 16**, Five Shares, Shares No. **76 to 80**. The said Flat is more particularly described in the First Schedule hereunder written.

Shah
जयश्याम. २०. २०२२

फॉर्म प्रमाणपत्रासाठी Only for Affidavit

करल : ५
२०८०६२२
२०२२

Ankit Kumar Jaysukhlal Shah
Char term

मुद्रांक विप्रेत घेणाऱ्याची सही

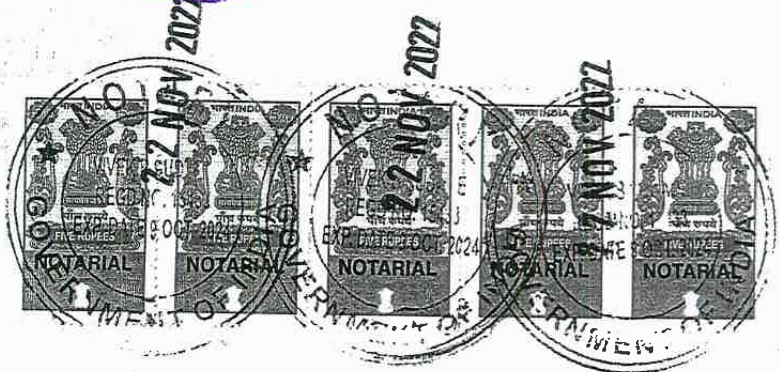
पट्टागारधारक मुद्रांक विमोचकाची सही

पट्टागार क्रमांक : ८०००००४

मुद्रांक विक्रीचे दिनांक/वर्ग : श्री. राजेंद्रजी. लो

१६ NOV 2024

१६ NOV 2022





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. 7 CTS No. being TP Scheme 3- 353/21 (previously numbered as C.T.S. No. 5746721) 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

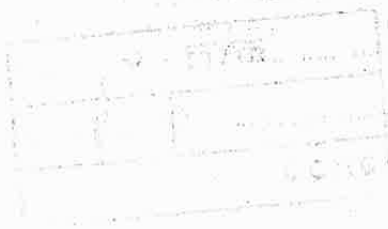
Handwritten signature: Ankshah
Handwritten text: 27.11.2024



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 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 is 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.

Ashah
06/04/2014. 21.2. 21.2



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:

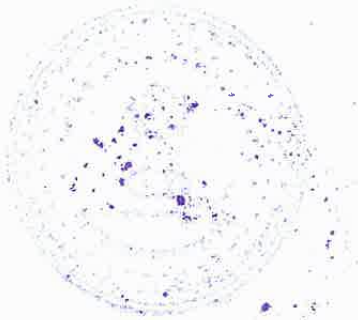
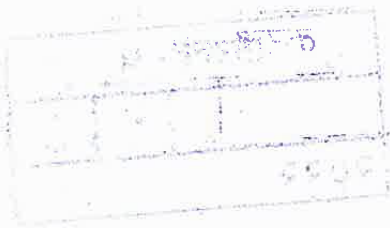
On or towards North: Building, Neelkanth Chhaya CHS (CTS No 353/38)

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)

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02.10.2022

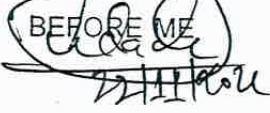


SIGNED AND DELIVERED BY:

NAME AND SIGNATURE	PHOTO	THUMB IMPRESSION
<u>MRS. JAYSUKHLAL . L. SHAH</u> 	 	 

SIGNED AND DELIVERED BY

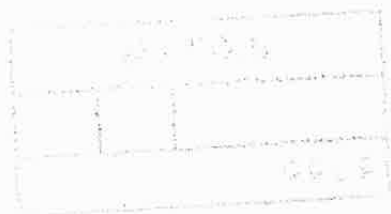
NAME AND SIGNATURE	PHOTO	THUMB IMPRESSION
<u>MRS. ANKIT JAYSUKHLAL SHAH</u> I accept as Power of Attorney holder 	 	 

BEFORE ME

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

22 NOV 2022

Page 5 of 5

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





स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEGPS51950



नाम /NAME

JAYSUKHLAL LALJI SHAH

पिता का नाम /FATHER'S NAME

LALJI POPAT SHAH

जन्म तिथि /DATE OF BIRTH

07-11-1950

हस्ताक्षर /SIGNATURE

Jaysukhlal Lalji Shah

आयकर आयुक्त, राजकोट

COMMISSIONER OF INCOME TAX, RAJKOT

कर - ५		
२०६८६	३३६	२००
२०२२		



Jaysukhlal Lalji Shah

100	
100	100
100	





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



ભારત સરકાર
Unique Identification Authority of India

Address:

plot number 20 gnanshayam nagar,
kamnath mahadev mandir ni same.
darji colony - Bhuj City, Kachchh.
Gujarat - 370001

સરનામું :

પ્લોટ નંબર 20, ઘનશયમ નગર, કામનાથ
મહાદેવ મંદિરની સામે રજા ધર્મીની બુઝ
સીટી, કચ્છ,
ગુજરાત - 370001



6435 8260 9087

Shahm. Sub. Dist. 2

P. 1000		
1000		





भारत सरकार
GOVERNMENT OF INDIA

अंकित कुमार जयसुखलाल शाह
Ankit/kumar 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

पता 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

1800 180 1947
1947
P.O. Box No. 1947, Bangalore-560 091

help@uidai.gov.in
www.uidai.gov.in

Yashwantrao Chavan
15/10/2024

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANKIT J SHAH

JAYSUKHLAL LALJI SHAH

14/09/1984

Permanent Account Number
BPQPS41750

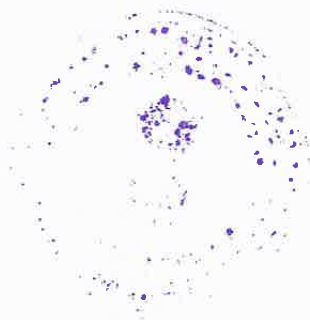
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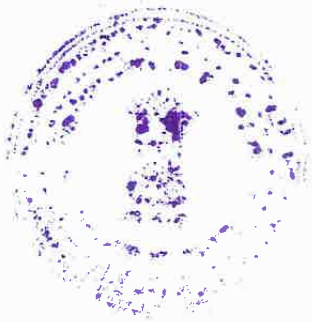
करल - ५		
२०६६६	७३५	२००
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दिनांक 06/12/22

कुलमुखत्यारपत्रधारकाचे नाव
व सही



578	





SPECIFIC POWER OF ATTORNEY

करल - ५	
२०८०६	१३६ २००
२०२२	

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 Shares,
the said flat are collectively referred to as the "said Flat")



GENERAL STAMP OFFICE
TOWN HALL
FORT, MUMBAI
MAH-GSO/2918/17

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R.0000500/-PB6778
OCT 11 2022
ADHESIVE
16:07
MAHARASHTRA
STAMP DUTY

Smt. *[Signature]* Patil
Proper Officer
General Stamp Office Mumbai

करल - ५	
25/05/2022	WHEREAS
2022	America, it is



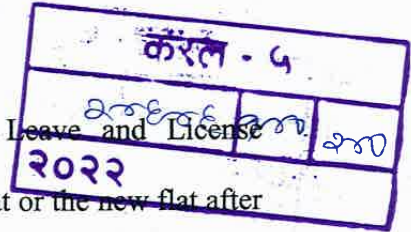
WHEREAS as we are currently residing in the United States of America, it is necessary to execute deeds and writings and various acts, deeds, leave and license agreement, matters and things as are necessary to be performed for completing the said registration of Leave and License Agreement as well as 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, 1floor, 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.



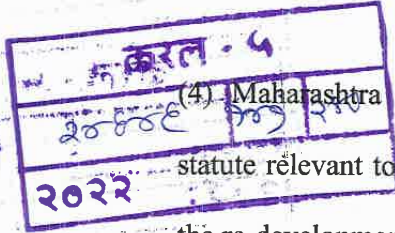
2. To present and lodge all the deed and documents including Re-development, Leave and License Agreement etc., in the office of the Sub-Registrar of Assurances, Mumbai and to admit the execution thereof for and on our behalf to perform the necessary acts, deeds, matters and things for the due registration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



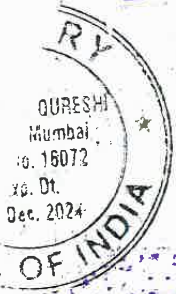
3. To sign and execute other writings and deeds such as deed of rectification, modification, correction etc., for effecting the sub-letting of the said flat or the new flat after the re-development in favor of the Licensee and more particularly described in the schedule hereunder or which would be after 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

[Signature]

[Signature]



(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.



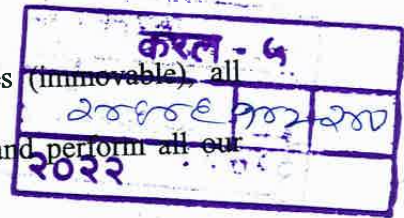
6. To answer all requisitions and queries raised by the office of Sub Registrar of Assurances in respect of registration of the said Leave and License agreement.

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.

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8. To manage all present and future properties (immovable), all affairs and to exercise all rights privileges and perform all our duties in that regards.



9. To operate, open, close etc. any bank account/accounts and to do all banking activity including to pay or deposit with any Bank or Banks all moneys which shall come to the hands of our said attorneys and withdraw any moneys being at our credit from time to time and for that purpose for us and in our name to draw sign and endorse any cheque or cheques or withdrawal froms or receipts on any Bank or Bankers and to remit / transfer money abroad or receive money from abroad and to do all such acts, deeds or formalities in these regards.

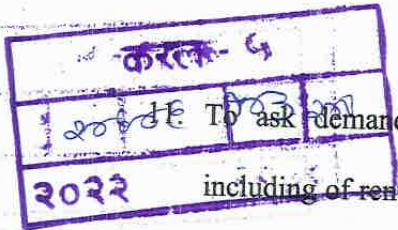


10. To invest any of our moneys in immovable as well as movable properties i.e. securities, stocks, shares, debentures or other securities and including making applicants in new issue of shares, securities etc. and to generally invest in any form of securities, government bond etc.

[Signature]

[Signature]

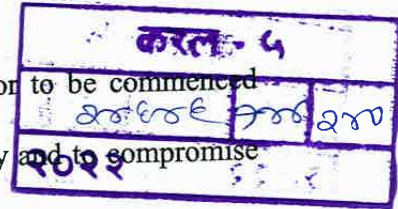




To ask demand sue for recovery and all money due to us including of rent, compensation, etc., and receive of and from all persons companies and bodies politic or corporate in India or elsewhere liable to pay transfer and deliver the same respectively all sums of monthly compensation, license fee, money stocks shares funds interest dividends debts dues goods effects and things now or hereafter to be owing or payable belonging to us by virtue of any deeds and documents including Re-Development Agreements, Leave and License agreement, etc., security or upon any balance of account or otherwise howsoever and to pass receipt or receipts and sign dividend warrants or interest warrants and other discharges on payment of such claims and demands or any part thereof.

12. To pay and discharge all or any debts sum or sums now due or hereafter to become due or owing by us to any person or persons whomsoever.
13. To commence and prosecute any action suits or other civil or criminal proceedings at law against any persons or person in respect of any of the matter or thing relating to our affairs and to appear to defend and give evidence in any actions suits or other

civil or criminal proceedings commenced or to be commenced
against us or whereunto We shall be a party and to compromise
refer to arbitration submit to judgment discontinue or become
non-suited in any such actions suit or proceedings as aforesaid.



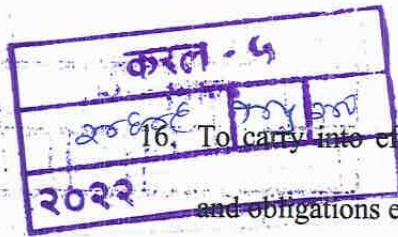
14. To appear in Court or Courts and to petition for a receiving order or orders in bankruptcy against any debtor or debts and to prove any debt or debts due to us and to vote in the choice of assignor trustees and committees and to oppose or consent to the provisional or final discharge of any such bankrupt debtor or debtors to receive any dividend or dividends and to attend meetings of creditors for approval of composition schemes or on other questions arising in their insolvencies and also to act in any other matters, connected with the bankruptcy estate or affairs or such debtor or debtors and to take or receive any dividend money from the official assignee or any such officer or Receiver.



15. To engage, employ and dismiss any agents, clerks, servants or any other persons in or about the performance of the duties and powers and authorities of this Deed as the said Attorney may think fit and to employ other or others in her place.

[Handwritten signature]

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16. To carry into effect and perform all agreements and covenants and obligations entered into by me.

17. To appear on our behalf and represent our interest before any competent authorities / departments in India including Income



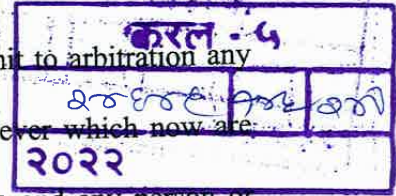
Tax Officer, Appellate Commissioner of Income Tax, Commissioner of Income Tax, Collector of Land Revenue and Assessor of Municipal Rates and Taxes, Commissioner of Police and Municipal Officer, Passport Officer and all other Officers or Authorities or Bodies, Municipal or Revenue or judicial and before any Public office or Authority whomsoever and sign and file any applications statements claims, income tax returns etc.

18. To declare and affirm all Plaints, Written Statements, Applications, Petitions, Affidavits any other necessary documents, including Consent Terms, in our name and on our behalf and to appear, give evidence before any Judge, Magistrate or other Officer empowered by law to hear any suit or civil or criminal proceedings or any other enquiry relating to any of the matters relating to us or in which We may be interest.

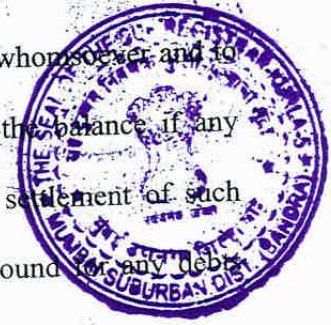
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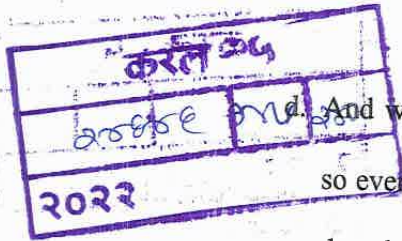
a. To adjust, settle, compromise or submit to arbitration any accounts claims and demands whatsoever which now are hereafter may be pending between us and any person or persons whomsoever or in such manner and in all respect as our said attorney shall think fit.



b. To examine, adjust and settle all accounts and reckonings between us and any person or persons whomsoever and to pay or receive (as the case may be) the balance if any which shall appear to be due on the settlement of such accounts and reckonings and to compound for any debts due to or owing by me.



c. To compound and accept part in lieu of and in satisfaction for the whole or to compromise debt or debts or sum of money now or hereafter owing or payable to us or any other claim or demand which We have or may have against any person or persons and upon payment of money to give sign or pass receipt, release and discharge for the same.



d. And we hereby agree to rectify and confirm all and what so ever the said Attorney shall lawfully do or purport to be done by virtue of these presents.

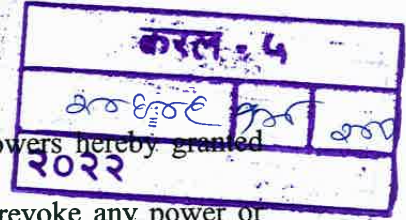


e. To substitute and appoint from time to time one or more attorney or attorneys under our said attorney with the same or limited powers and such substitute or substitutes at pleasure to remove and another or others to appoint.

f. To sign execute register or otherwise perfect or cause to be signed executed registered and perfected any deeds and documents including Re-development Agreements, Leave and License Agreement, etc., and other assurances.

g. GENERALLY TO perform every acts, deeds, matters or things for the due execution, registration and indexing of all deeds and documents including Re-Development Agreements, Leave and License Agreement, etc., as well as to look after effectively and manage our affair.

h. And for more effectually 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 shall not in any case be deemed to revoke any power or authorities heretofore given by us to the said attorneys or be deemed to be limited to such transactions and matters as are herein expressly mentioned but the same are intended to extend and shall in cases extend but to only such matters or transactions herein referred to or connected with which the attorneys be deemed to be requisite or expedient to be done or performed.



i. AND we hereby for our self, our heirs, executors and administrators agree to ratify and confirm all and whatsoever the said attorney or any substitute or substitutes action under her shall or purport to do or cause to be done by virtue of these presents.

SIGNED AND DELIVERED BY)

the within named Mrs. Shilpa)

Desai)

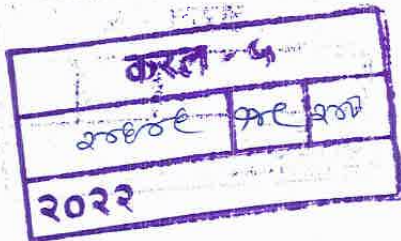
PAN NO. AKMPD8514E)

In the presence of)

Malini Desai



Mrs. Shilpa Desai



Naini Desai

SIGNED AND DELIVERED BY)

the within named Mrs. Swati)

Desai)

PAN NO. AQQPD7722C)

In the presence of)



Mrs. Swati Desai

Before me,



No responsibility is accepted by this Consulate General
for the contents of this document

भारत का प्रधान कौंसलावास, शिकागो (यू.एस.ए)
CONSULATE GENERAL OF INDIA, CHICAGO (U.S.A.)

सं. दिनांक
No. CHIC/ 3668 / Date

भारत के प्रधान कौंसलावास शिकागो में देखा गया।
Seen in the Consulate General of India, Chicago

SEP 17 2022

Manendra Kumar
Assistant Consular Officer
Consulate General of India
Chicago, Illinois, U.S.A

करल - ५		
२०८८६	१५०	१४०
२०२३		

I, Mr. Niranjn Sura, do hereby accept this Power of Attorney.



Photograph



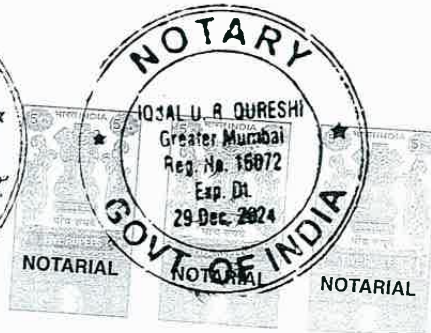
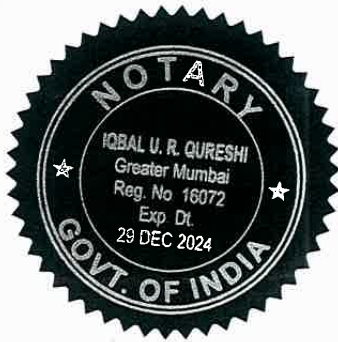
Mr. Niranjn Sura

BEFORE ME

IQBAL U. R. QURESHI
NOTARY
Government Of India
Greater Mumbai Maharashtra

NOTED & REGISTERED
Sr. No. 237 Page No. 20
Dt. 13 OCT 2022 Reg. No. V12

13 OCT 2022



[Signature]

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B-24

