करल - ५

२०७०६ | २७१ | २०२२

घोषणापत्र

मी Nivanjan Sura ---------- याद्वारे घोषित करतो की, दुय्यम निबंधक---- HR 105 यांचे कार्यालयात-Re-development Agreement या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.श्री-Swati Desai व इ. Shilpa Desai 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 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 पूर्णत: सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास,नोंदणी अधिनियम,1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

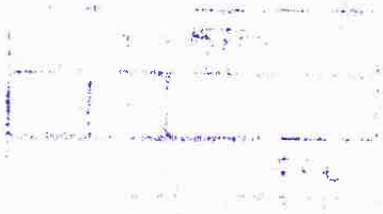
दिनांक :06/12/22

कुलमुखत्यारपत्रधारकाचे नाव

व सही

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

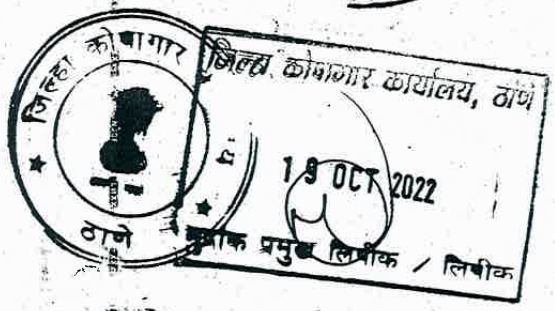














POWER OF ATTORNEY

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.

W H E R E A S : —

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करल - ५

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जोडपत्र - २

20 OCT 2022

मुद्रांक विक्री नोंदवही B2382 दिनांक .....

अनुक्रमांक .....

दस्ताचा प्रकार - P.o.A

दस्त नोंदणी करणार आहे का ? होय/नाही

मिळकतीचे थोडक्यात वर्णन - Ghatkopar

मुद्रांक विकत घेणाऱ्याचे नांव - Vipul S. Gandhi

इतर असल्यास त्यांचे नांव, पत्ता व सही - Upendra

दुसऱ्या पक्षकाराचे नांव - Nayana S. Gandhi

मुद्रांक शुल्क रक्कम - .....

मुद्रांक विक्रेत्याची सही - (शंकर साहेबराव यादव

मुद्रांक विक्रीचे ठिकाण/पत्ता - ठाणे जिल्हा न्यायालय.

ठाणे (प.) - ४०० ६०१.

परवाना मुद्रांक क्रमांक - १२०१०२१.

THE SEAL OF THE SUB REGISTRAR MUMBAI S.O. सत्यमेव जयते मुंबई उपनगर जिल्हा MUMBAI SUBURBAN DIST. (BANDRA)

ज्या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्यांनी त्या कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

NOTARY UDAIPUR Mumbai Reg. GOVT.

करल - ५

२०६९६ ५५४२१

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A. I/ We are the owner/s and have right, title and interest in Flat no. 29 on 3rd 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.

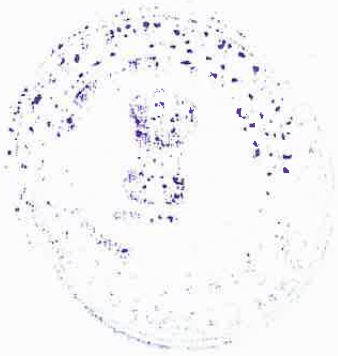
B. The said Society is seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land bearing Final Plot No./ CTS No. being TP Scheme 3- 352/2 (previously numbered as C.T.S. No. 5743/21) Ghatkopar admeasuring 1104.40 Sq. Mtrs. of Village Ghatkopar/Kirol lying 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. 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'**).

करल - ५
२०४८ दस्त २४१
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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 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





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२०६८६ ४५५७
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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 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





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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.

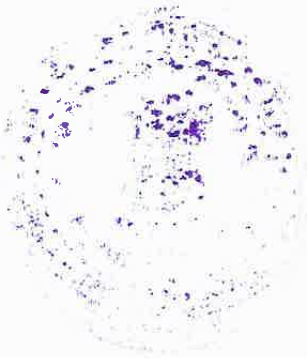
10. This POWER OF ATTORNEY shall remain in force unless and until revoked by me/ us, the Executor/ s hereof.

IN WITNESS WHEREOF We have hereunto set out our respective hands at Mumbai this _____ of _____ Two Thousand and Nineteen.

THE FIRST SCHEDULE ABOVE REFERRED TO

Flat no. 29 on 3rd 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. NX0106990020000 and bounded as under:

On or towards North:	Building, Neelkanth Chhaya CHS (CTS No 352/38)
On or towards South:	Road, Garden Avenue Lane
On or towards East:	Building, Parmeshwar CHS (CTS No 353/20)
On or towards West:	Building, PGD Manor Chandni CHS (CTS No 353/22)

SIGNED AND DELIVERED BY:

NAME AND SIGNATURE	PHOTO	THUMB IMPRESSION
VIPUL GANDHI		

SIGNED AND DELIVERED BY:

NAME AND SIGNATURE	PHOTO	THUMB IMPRESSION
NAYANA GANDHI I accept as Power of Attorney holder		

Register No.: 04
Serial No.: 834
Page No.: 48
Date: 21/10/2022

21-10-2022
Krishna Chandra Upadhyay
B.A.LL.B.
Advocate High Court, Mumbai
Shri Pastha Complex, Flat No. 201,
Nallasopara (W), Palghar.

BEFORE ME

21/10/2022

UDAI PRAKASH(M.A.LL.B.,)
ADVOCATE & NOTORY GOVT. OF INDIA
(MUMBAI (MAHARASHTRA)
REG. NO. 9972
Room No. 10, S. No. 94, Inshwadi, Kharodi Village,
Marve Road, Malad (W), Mumbai - 400 095.





करल - ५
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भारत सरकार

आधार

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

नोंदविण्याचा क्रमांक / Enrollment No 2017/78112/03119

To,
विपुल सुरेश गांधी
Vipul Suresh Gandhi
S/O: Suresh Manordas Gandhi
Jayesh B/10
R B Mehta Marg
Ghatkopar East
Mumbai
Rajawadi Mumbai Mumbai
Maharashtra 400077
9821555700

24/12/2016

Ref: 409 / 30M / 470667 / 471278 / P

SB176579477FH

आपला आधार क्रमांक / Your Aadhaar No. :

9631 5365 1032

माझे आधार, माझी ओळख

भारत सरकार
Government of India



विपुल सुरेश गांधी
Vipul Suresh Gandhi
जन्म तारीख / DOB : 04/10/1974
पुरुष / Male

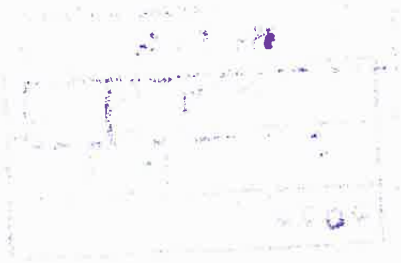
9631 5365 1032

माझे आधार, माझी ओळख

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

NOTARY MUMBAI (Maharashtra) Reg. No. 9972 GOVT. OF INDIA

NOTARY VIDAI PRAKASH Mumbai (Maharashtra) No. 9972 INDIA





करल - ५

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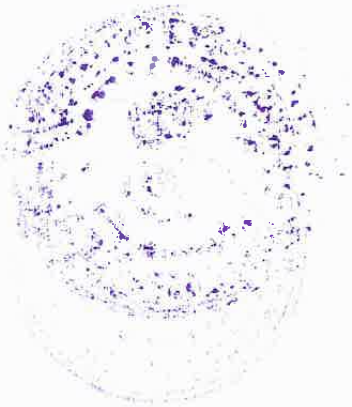
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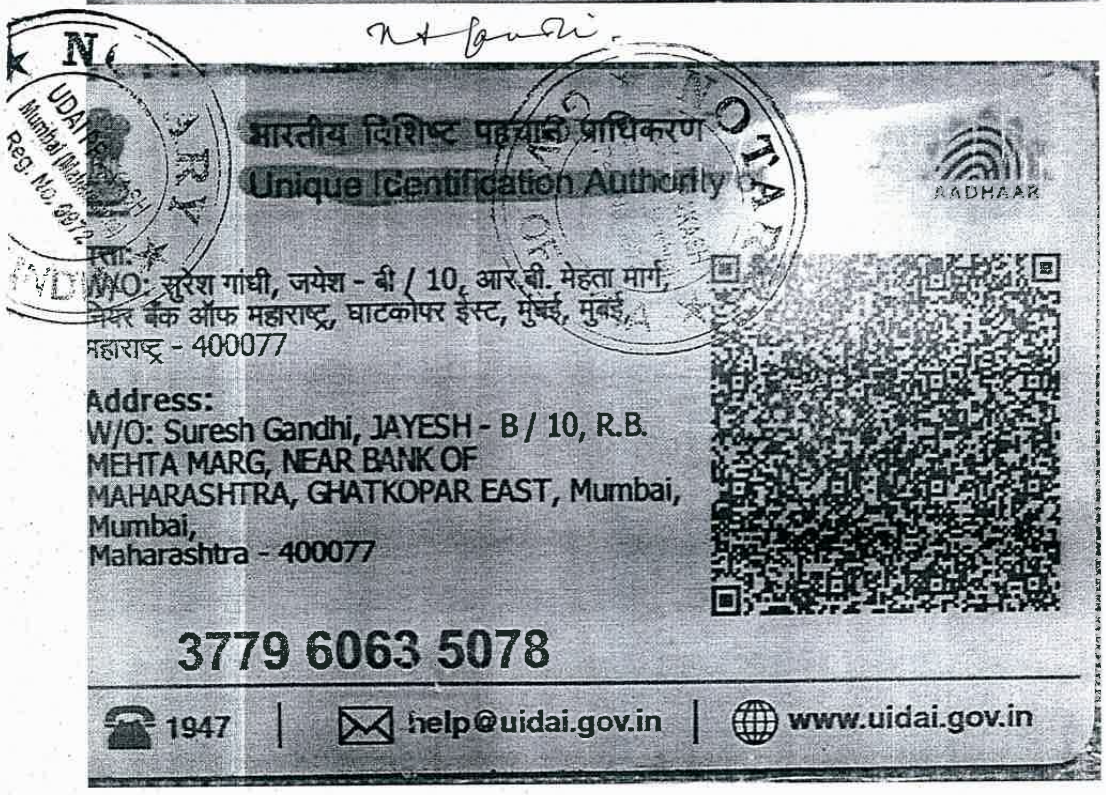






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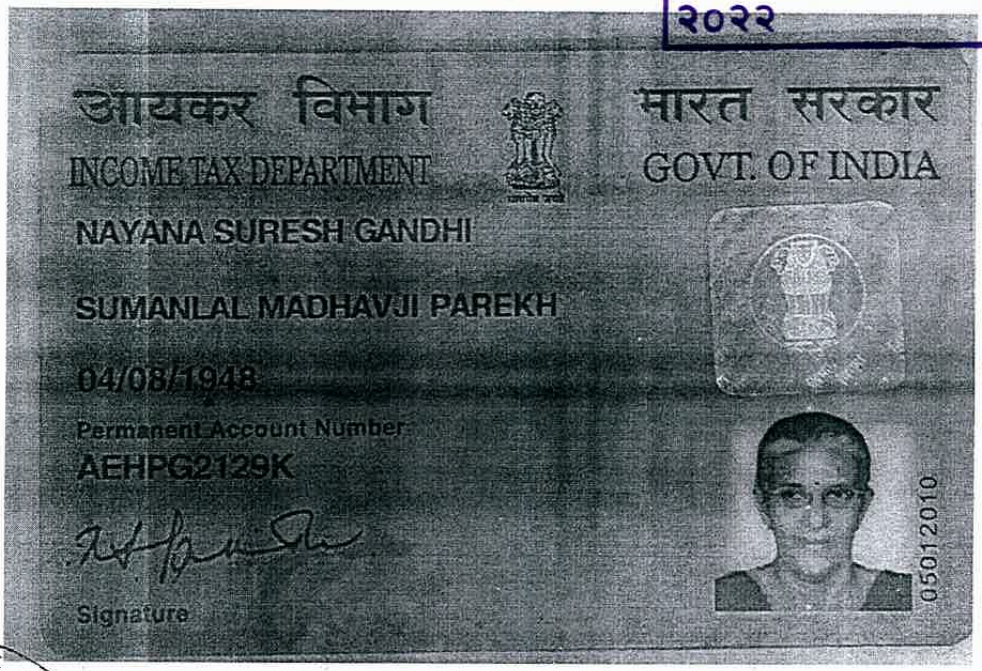






करल - ५

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आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
NAYANA SURESH GANDHI
SUMANLAL MADHAVJI PAREKH
04/08/1948
Permanent Account Number
AEHPG2129K
Signature
05012010


UDAI PRAKASH


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

B·29



करल - ५		
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घोषणापत्र

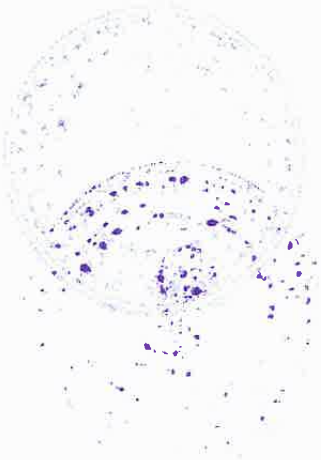
मी Nayna Gandhi यादवारे घोषित करतो की, दुय्यम निबंधक KRI-05 यांचे कार्यालयात Re-development Agreement या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.श्री Vipul Gandhi व इ. यांनी दि. 21/10/22 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी,सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला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

Y Gandhi

कुलमुखत्यारपत्रधारकाचे नाव

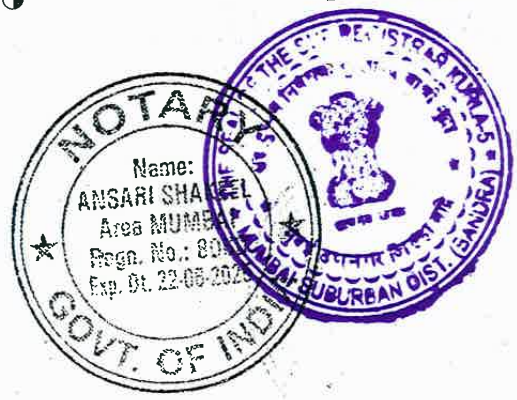
व सही





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:—

करल - ५

२४४६९५ | २०२

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29 NOV 2022

जोडपत्र -२ /Annexure -II

१. मुद्रांक [illegible] क्रमांक / दिनांक	154139
२. दस्ताचा प्रकार	P.A
३. एका नावाची करणार आहात का ?	होय / नाही
४. साक्षीदारांचे आडनावासह नावांसह -	
५. मुद्रांक घेणाऱ्याचे नाव व सही	Niyati Vipul Gandhi
६. [illegible]	
[illegible]	500/- V.S.Saraf
९. परवानाधारक [illegible] व परवाना क्रमांक व मुद्रांक विक्रीचे दिनांक	परवाना क्र. १२/५०२५, मुदतवाढ-०४/२०२३, सेक्टर-२, वाशी, नवी मुंबई - ४००७०३.

[illegible] मुद्रांक पेपर खरेदी केला त्याचा त्याच कारणासाठी मुद्रांक [illegible]

29 NOV 2022

NOTARY GOVT. OF INDIA Name NISARI SHAKEEL Regn. No. MUMBAI Exp. Dt. 22-05-2023 NOTARIAL

NOTARIAL

NOTARY GOVT. OF INDIA Name NISARI SHAKEEL Regn. No. MUMBAI Exp. Dt. 22-05-2023 NOTARIAL

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	
154139	500	1	500	∞
		TOTAL	500	∞

V-Saraf

V.S. SARAF

करल - ५
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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 at353/21, 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 for 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 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. 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.

करल - ५
२०२२

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 I/ we stay in **34 BANTRY OVAL, 17 BANTRY ROAD, BRYANSTON, JOHANNESBURG 2021, 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 **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 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

करल - ५
२७४६ | ७८७२०
२०२२

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.

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

TARY
Name:
RI SHAKEEL
MUMBAI
No.: 8060
12-06-2025
OF INDIA

करल - ५
२०२२

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.

करल - ५
२२६६६ | १७७ | २२२
२०२२

IN WITNESS WHEREOF We have hereunto set out our respective hands at Mumbai this 1 DEC 2022 of _____ Two Thousand and Twenty-Two.

THE FIRST SCHEDULE ABOVE REFERRED TO

Flat no. 29 on Third floor in the building known as JAYANTHI CO-OPERATIVE HOUSING SOCIETY LIMITED (hereinafter referred to as 'the said Society') situated at353/21, R B Mehta Road, Ghatkopar (East), Mumbai-400077. bearing Final Plot No. 353/21 of 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. NX0106990020000 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 West:	Building, PGD Manor Chandni CHS (CTS No 353/22)

करल - ५
२०६९ | ४७१ | २५०
2022

SIGNED AND DELIVERED BY:

NAME AND SIGNATURE	PHOTO	THUMB IMPRESSION
NIYATI UTPUL GANDHI		

SIGNED AND DELIVERED BY:

NAME AND SIGNATURE	PHOTO	THUMB IMPRESSION
KAUSHAL ARUN SHAH I accept as Power of Attorney holder		

NOTARY
Name:
ANSARI SHAKEEL
Area MUMBAI
Regn. No.: 8060
Exp. Dt. 22-06-2025
GOVT. OF INDIA

BEFORE ME
ANSARI SHAKEEL
NOTARY
GOVT. OF INDIA
01/12/2022
Notarial Register No 43
Regn No 174 Date 1 DEC 2022

करल - ५

२१६९६ | ५०२ | २१०

२०२२

भारत सरकार

आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदविण्याचा क्रमांक / Enrollment No 2017/78112/03118

To,
नियति विपुल गांधी
Niyati Vipul Gandhi
W/O: Vipul Suresh Gandhi
B/29, Jayanti
R B Mehta Marg
Ghatkopar East
Mumbai
Rajawadi Mumbai Mumbai
Maharashtra 400077
9821555700

24/12/2018

Ref: 409 / 30M / 470645 / 471278 / P

SB176579256FH

आपला आधार क्रमांक / Your Aadhaar No. :

7297 1802 9676

माझे आधार, माझी ओळख

भारत सरकार

Government of India



नियति विपुल गांधी
Niyati Vipul Gandhi
जन्म तारीख / DOB : 23/08/1977
स्त्री / Female

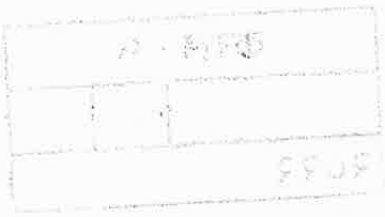
7297 1802 9676

माझे आधार, माझी ओळख





B-29







करल - ५

२४४६ | ३ | २०

२०२२ | १७३

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

Permanent Account Number Card
AABPS5339R

KAUSHAL ARUN SHAH

Father's Name
ARUN CHANDULAL SHAH

12/03/1973

Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनीट, UTIITSL
प्लाट नं: ३, सेक्टर ११, सीबीडी बेलापुर,
नवी मुंबई-४०० ६१४.

भारत सरकार
GOVERNMENT OF INDIA



कौशल अरुण शाह
Kaushal Arun Shah
जन्म तारीख / DOB : 12/03/1973
पुल्लिंगी / MALE

6045 2701 6973

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O अरुण शाह, ५९१/ १०४,
अमृत धारा कॉ ऑप हौसिंग
सोसायटी, जामे जमशेद रोड, कपोल
निवासच्या मागे, माटुंगा सी. आर,
मुंबई, मुंबई, महाराष्ट्र, 400019

Address:
S/O Arun Shah, 591/ 104, amrut
dhara co op housing society,
jame jamshed road, behind
kapol niwas, matunga c.r,
mumbai, Mumbai, Maharashtra,
400019

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

B-29

करल - ५

२२८८६ | १७८ | २२

२०२२

घोषणापत्र

मी Khushal. A. Shah याद्वारे घोषित करतो की, दुय्यम निबंधक KRL-05 यांचे कार्यालयात Re-development Agreement या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.श्री Niyati. V. Gandhi व इ. यांनी दि. 01/12/22 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 पूर्णत: 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

कुलमुखत्यारपत्रधारकाचे नाव

व सही

THE SUB REGISTRAR OF ASSURANCES दुय्यम निबंधक कुर्ला-५ यांचा शिक्का MUMBAI SUBURBAN (DIST.)



भारत सरकार

आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/61688/00145

08/11/2012

To,
रेमदेवी प्रभाकरण
Remadevi Prabhakaran
W/O: Nechikot Prabhakaran
301, Agrasen Tower
Kolbad Road
Near Pratap cinema Khopat, Thane West
Thane
Thane Thane Thane
Maharashtra 400601
9869188002

Ref: 133 / 18A / 209258 / 211161 / P

SH092763196DF

आपला आधार क्रमांक / Your Aadhaar No. :

6512 1360 4848

आधार — सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

रेमदेवी प्रभाकरण
Remadevi Prabhakaran
जन्म वर्ष / Year of Birth : 1953
स्त्री / Female

6512 1360 4848

आधार — सामान्य माणसाचा अधिकार

करल - ५

२४७८६ | ३७१ | २४०

२०२२

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

REMADEVI PRABHAKARAN
BHASKARAN NAIR
01/12/1953
Permanent Account Number
AQDPP7989A

Signature

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

A-1



करल - ५

२००८ | १०५२२०

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भारत सरकार

आधार

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

नोंदविण्याचा क्रमांक / Enrollment No 1271/50006/02715

11/08/2013

To.
भूपतभाई वच्छराजभाई दोशी
Bhupatbhai Vachharajbhai Doshi
S/O: Vachharajbhai Doshi
A / 2 , jayanti CHS
R.B. mehta marg garden Avenue lane
opp. canera bank Ghatakopar east
Mumbai
Rajawadi Mumbai Mumbai
Maharashtra 400077
9969118903

Ref: 162 / 21J / 246654 / 246918 / P

SH421952793FT

आपला आधार क्रमांक / Your Aadhaar No. :

7527 6561 0924

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India



भूपतभाई वच्छराजभाई दोशी
Bhupatbhai Vachharajbhai Doshi
जन्म तारीख / DOB : 01/06/1949
पुरुष / Male

7527 6561 0924

आधार - सामान्य माणसाचा अधिकार

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AACPD7691N



नाम /NAME
BHUPATRAI VACHHARAJ DOSHI

पिता का नाम /FATHER'S NAME
VACHHARAJ VALLABHJI DOSHI

जन्म तिथि /DATE OF BIRTH
01-06-1949

हस्ताक्षर /SIGNATURE

आयकर निदेशक (पद्धति)
DIRECTOR OF INCOME TAX (SYSTEMS)

BDoshi

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

A2





करल - ५

२२६८ | ७५५ | २२०

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भारत सरकार

आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1271/50006/02714

To.
मीनाक्षीबेन भूपतभाई दोशी
Minaxiben Bhupatbhai Doshi
W/O: Bhupatbhai Doshi
A / 2 , jayanti CHS
R.B. mehta marg garden Avenue lane
opp. canera bank Ghatakopar east
Mumbai
Rajawadi Mumbai Mumbai
Maharashtra 400077
9322628555

11/08/2013

Ref: 162 / 21J / 246679 / 246918 / P

SH421953048FT

आपला आधार क्रमांक / Your Aadhaar No. :

6101 1121 9624

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

मीनाक्षीबेन भूपतभाई दोशी
Minaxiben Bhupatbhai Doshi
जन्म तारीख / DOB : 20/05/1953
स्त्री / Female

6101 1121 9624

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MINAXI BHUPATBHAI DOSHI
DAYAL'AL HIRACHAND KOTHARI
20/05/1953
Permanent Account Number
AHZPD3739M
M.B. Doshi
Signature

M.B. Doshi

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

A2







करल - ५

२०८०६ | ५५६ | २२०

२०२२

भारत सरकार
GOVERNMENT OF INDIA



Issue Date: 17/07/2015

रितेश अशोककुमार मजेठिया
Ritesh Ashokkumar Majithia
जन्म तारीख / DOB: 02/09/1981
पुरुष / MALE
Mobile No.: 9322199999

2379 3247 1818
VID : 9187 9407 0772 8685

माझे आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Download Date: 19/03/2022

पत्ता:
कुमार रेसीडेन्सी, फ्लॉट नं.302, प्लॉट नं.1471, सांगली-माधवनगर रोड, परांजपे पार्क, पाटीदार भवन समोर, सांगली, सांगली, महाराष्ट्र - 416416

Address:
Kumar Residency, Flat No302, Plot No.1471, Sangli -Madhavnagar Road, Paranjape Park, Opp Patidhar Bhavan, Sangli, Sangli, Maharashtra - 416416

2379 3247 1818
VID : 9187 9407 0772 8685

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947, Bengaluru-560 001

THE SEAL OF THE SUB REGISTRAR KURLA-5
कुर्ला-५ दुय्यम निबंधक
मुंबई उपनगर जिल्हा
सत्यमेव जयते
MUMBAI SUBURBAN DIST. (BANDRA)

Ritesh. A. majithia

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AICPM4497R



नाम / Name
RITESH ASHOKKUMAR MAJITHIA

पिता का नाम / Father's Name
ASHOKKUMAR GOPALDAS MAJITHIA

01042022

जन्म की तारीख / Date of Birth
02/09/1981

Ritesh. A. majithia
हस्ताक्षर / Signature

करल - ५

२२६०६ | ४४६ | २०२२

आयकर विभाग
INCOME TAX DEPARTMENT

RAMESH DAMJI GADA

DAMJI GADA

24/03/1962

Permanent Account Number
ACEPG8575A

Signature

भारत सरकार
GOVT. OF INDIA





14012011

भारत सरकार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदणीयाचा क्रमांक / Enrollment No.

Ramesh Damji Gada
S/O Damji Gada
Opp. Canara Bank And Jayanti
Ghatkopar East
Mumbai
Maharashtra

Ref 189 260 312109





आपला आधार क्रमांक / Your Aadhaar No.

3302 2929 8823

आधार — सामान्य माणसाचा आधिकार

भारत सरकार
GOVERNMENT OF INDIA



Ramesh Damji Gada

जन्म वर्ष / Year of Birth

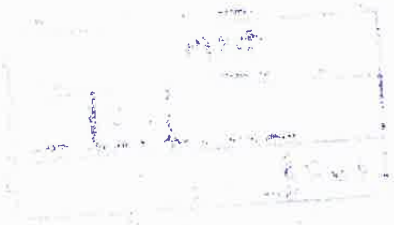
पुरुष / Male



3302 2929 8823

आधार — सामान्य माणसाचा आधिकार

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Lalitha

