11 NOV 2022

011209

NOTARY M. P. GUPTA MAHARA... P...

जोडपत्र-२ / Annexure - II

POWER OF ATTORNEY

१. मुद्रांक विक्री नोंदवही अनु. क्रमांक / दिनांक

२. दस्ताचा प्रकार

३. दस्त नोंदणी करणार आहेत का ?

४. मिळकतीचे थोडक्यात वर्णन

५. [illegible] नाव व सही.

11 NOV 2022

६. हस्ते असल्यास त्यांचे नाव, पत्ता व सही

७. दुसऱ्या पक्षकाराचे नाव

myaa Ramchandani
Bandra @
Ajay Ramchandani

८. परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक

(Bongale

परवाना क्रमांक ८०००११

मुद्रांक विक्रीचे ठिकाण / पत्ता : सौ. कांचन हर्षद बोंगाळे

दुकान नं. २, बिल्डींग नं. ४, कोलगेट मैदानासमोर, [illegible]

खेरनगर, बांद्रा (पूर्व), मुंबई - ४०० ०५१.

[illegible]

NOTA M. P. GU MAHARA Regd. N Expir 10/0 GOVT.

SMT. KANCHAN HARSHAD BONGALE

LICENSE STAMP VENDOOR LIC. NO. 8000011

Shop No 2, Bldg No 4, Colgate Ground Kher Nagar,
Near Saibaba Temple, Bandra (East), Mumbai - 400051.

Bill No. : 1900 Date : 11/11/22

M/s. Myaa Ramchandani

Description	Description	Amount Rs.
STAMP PAPER COURT FEE STAMPS REVENUE STAMPS IMPRESS COURT FEE	500 X 1	500
	Less Advance	
	TOTAL	500 -

NOTARY M. P. GUPTA MAHARASHTRA Regd. No. 5484 Expiry Date 10/03/2023 GOVT. OF INDIA

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST.

For Kanchan Harshad Bongale

Proprietor

E. & O. E.

बदर-९

पुस्तक क्र. १ Jorye Rel 200

२०२२

WHEREAS the Grantor is the joint co-owner along with her son **MR. AJAY BHAGWAN RAMCHANDANI** (AADHAR - 792650947696) and her daughter **MS. AARTI BHAGWAN RAMCHANDANI** (AADHAR - 585663145497) and each one of them is having a one-third undivided share, right, title and interest in respect of Flat No.4, First Floor, IDEAL MANOHAR Co-operative Housing Society Ltd., Plot No.152, 30th Road, TPS-III, Bandra (West), Mumbai 400050 and more particularly described in the schedule hereunder written (hereinafter referred to as "**The said Flat**") and five fully paid up shares of Rs. 50/- each bearing Distinctive Nos.16 to 20 (both inclusive) under Share Certificate No.4 issued by the said Society in respect of the said Flat are duly transferred in the joint names of the Grantor herein along with her son **MR. AJAY BHAGWAN RAMCHANDANI** and her daughter **MS. AARTI BHAGWAN RAMCHANDANI** in the records of the said society (hereinafter referred to as "**The said Shares**")

AND WHEREAS the Grantor herein is unable to attend to the affairs of her one-third undivided share, right, title and interest in respect of the said Flat and on account of absence from time to time and for reasons of convenience it is necessary that the Grantor do appoint her son and co-owner **MR. AJAY BHAGWAN RAMCHANDANI,** as the true and lawful Attorney/s (hereinafter referred to as the **Attorney/s**) to act, manage and look after her affairs in respect of the said Flat and which the Attorney/s has/have consented to do.

बंदर-९
पुस्तक क्र. ९ 9407 / 2023

AND WHEREAS the Grantor is therefore desirous to appoint her son and co-owner **MR. AJAY BHAGWAN RAMCHANDANI,** as the true and lawful Attorney/s and grant this General Power of Attorney/s and confer upon the said Attorney/s the Powers as stated hereunder.

MB Ramchandani
G. P. A. Holder

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that the Grantor do hereby nominate, constitute and appoint her son and co-owner **MR. AJAY BHAGWAN RAMCHANDANI,** as the true and lawful Attorney/s for the Grantor and in the name of the Grantor and on behalf of the Grantor to do all or any of the following acts, deeds, matters and things, viz.

1. To deal with, attend to and correspond with the Mumbai Municipal Corporation, Mumbai Housing and Area Development Board and/or the General Body and/or Managing Committee including the Secretary and the Chairman of the IDEAL MANOHAR Co-operative Housing Society Ltd. and also deal and correspond with any Officer, body or authority or authorities and/or Central Government and/or State Government and/or any of its departments and Officers in connection with or relating to the affairs of the Grantor and sign all necessary applications, forms and/or writings that may be required.

2. To possess and/or otherwise deal with the said Flat and/or grant the same on Leave and License basis to any person, company and/or corporate body on the terms and conditions as the Attorney/s may deem fit.

3. To ask, demand, sue for, recover and receive from every person and every corporate whom it shall or may concern all sums of money, rents, issues, profits, debts, dues, goods, wares, merchandise, chattels, effects and things of any nature or description whatsoever which now are or which at any time or times during the subsistence of these presents shall or may be or become due owing payable or belonging to

बदर-९
क्रमांक क्र. ९ 7092 41 2022

M.B Ramchandani

them in or by any right, title, ways or means howsoever and upon receipt thereof or of any part thereof to make sign, execute and deliver such receipts releases or other discharges for the same respectively as the Attorney/s shall think fit.

4. In the name of the Grantor and on behalf of the Grantor execute Redevelopment Agreement, Permanent Alternative Accommodation Agreement, Agreements, Declarations, Indemnity, Undertaking, Power of Attorney/s and any such other documents as may be required, acknowledge receipt of money in the name of the Grantor and to pass valid and effective discharge and receipt, for the same, and complete all deeds, matters and things for the purpose aforesaid, in respect of the said flat.

5. In the name of Grantor and on behalf of the Grantor lodge and present the Agreements and/or any of the documents that may be executed either by the Grantor or by the said Attorney/s on behalf of the Grantor for registration with the Sub-Registrar of Assurances and to admit execution thereof, and to do all other acts, deeds and things in relation thereto which may be necessary to complete Registration.

6. To open operate and close any Bank Accounts in the name of the Grantor and to continue and or to open new accounts in the name of the Grantor either singly and/or jointly with any Banks or Bankers and/or Financial Institutions and also to draw cheques and otherwise to operate upon any such accounts.

7. To apply and obtain the necessary certificates under the Indian Income-Tax Act, 1961, and appear before any of the Officer or Officers

M B Ramchandani.
Ramchandani.
G.P.A. Holder

and to represent the Grantor before them and also if necessary to sign all applications or documents as the Attorney/s shall deem fit and also to appear before all Appellate Authorities under the said Act and/or State Government and/or Central Government in connection with the said Flat.

8. To appear before the City Survey Authorities or Land Record Authorities (SLR), Collector or Collector of Land revenue and Assessor of Municipal Rates and taxes, Planning Authorities, Commissioner of Police and other Officers concerned for any other purposes as may be necessary under any local act, rule or regulations and also appear before any Public Government Officer or other authorities whomsoever.

9. To commence, prosecute, institute, defend, oppose, negotiate for settlement and settle and appear and represent the Grantor in all actions and legal proceedings and also to represent the Grantor in appeal and revision proceedings both whether Civil, Criminal, Original or Appellate and in all applications or Petitions in any Court of Law as also in proceedings before Municipal and Police, Revenue, Stamp, Public Works, Postal and/or Registration authorities and also before all Magistrates Judicial and Revenue Officers or other Officer or Officers and to issue or accept service or writ proceedings of summons and do all acts and things as may be necessary to protect the interest of the Grantor and also if thought fit to refer to arbitration, abandon, execute and submit to judgement or decree or become non-suited in any action or proceedings and without prejudice to the generality of the foregoing

बदर-९
९४३/२००
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M B Ramchandani

to appear in all court proceedings and attend all meetings before officers of court or other Government, Semi-Government authorities.

10. To declare and affirm all Plaints, written statements, applications, petitions, affidavits and other necessary documents and to appear before any Judge, Magistrate or other officer empowered by law to hear any suit or proceedings or any other inquiry relating to any of the matters in respect of the said Flat.

11. To nominate, appoint, engage and authorize Solicitors, Advocates, Auditors, Attorney/s and Income-Tax Practitioners, Chartered Accountants, Architects, Surveyors, Engineers and other professional agents and to sign and give warrants or Vakalatnamas or other authorities as may be necessary from time to time and to revoke their appointments and pay their remuneration including special fees and charges.

12. To appoint, substitute or substitutes in the place of the said Attorney/s with same powers as are herein contained by executing power of Attorney/s in favour of such substitute or substitutes and to the will and pleasure of the said Attorney/s to remove such substitute or substitutes appoint another or other as the said Attorney/s may deem fit and such substitute/s shall also be entitled to authorize and appoint other substitute or substitutes with the same or limited powers.

13. 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

M B Ramchandra
Ramchandran
G. P. A. Holder

बदर-१
क्रमांक ४०२५ | १८/२००
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of the powers, authorities and discretion hereby conferred the Grantor do hereby declare that the powers, authorities and discretions hereby conferred shall not in any case be deemed to be revoked or be deemed to be limited by any such given powers, authorities and discretions or be deemed to be limited to such transactions and matters as are herein expressly mentioned but the same are intended to be extended and shall in all cases extend to any other matters or transactions not herein precisely mentioned or defined which in the course of any of the affairs may by the Attorney/s be deemed to be requisite or expedient to be done or performed.

14. AND GENERALLY to do and cause to be done all acts, deeds, matters, and things as the said Attorney/s shall think fit and proper as ably and effectively as the Grantor could have personally done.

15. AND the Grantor hereby agree and undertake to allow ratify and confirm all and whatsoever the said Attorney/s shall lawfully do or cause to be done in the premises aforesaid by virtue of these presents.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT one-third undivided share, right, title and interest of the Grantor herein in respect of Flat No.4 on the First Floor, totally admeasuring 735 Sq.Ft. equivalent to 68.31 Sq.Mtrs (carpet area) or thereabouts in the building of IDEAL MANOHAR Co-op. Housing Society Ltd. situated at Plot No.152, 30th Road, TPS-III, Bandra (West), Mumbai 400050 and membership of the said Society by virtue of Five fully paid up shares of the face value of Rs.50/- each bearing Distinctive Nos.16 to 20 (both inclusive) under Share Certificate No.4

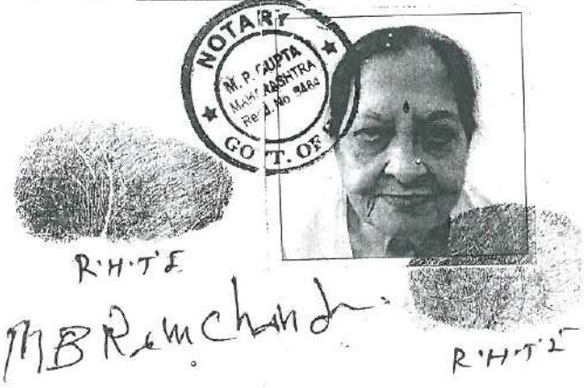
M B Ramchandani

Ramchandani

in respect of the said Flat in the building of the said Society constructed on the plot bearing C.T.S. No. F/685 of Village Bandra, Taluka Andheri in the Registration District and Sub-District of Mumbai Suburban.

IN WITNESS WHEREOF the Grantor and the Attorney/s have put their respective hands and signature as aforesaid on the 12th day of November, 2022.

SIGNED AND DELIVERED)
by the withinnamed **GRANTOR**)
MRS. MAYA BHAGWAN RAMCHANDANI)
(PAN NO. AHLPR2940L))
In the presence of :)



R.H.T.S

MB Ramchandani

R.H.T.S

1 Aarti · Ramchandani → MB. Ramchandani

2 Mukleshsharma →

BEFORE ME:

ACCEPTED BY ME/US:

SPECIMEN SIGNATURE OF

Ramchandani



MR. AJAY BHAGWAN RAMCHANDANI

(PAN NO. ACEPR8711K)

CONSTITUTED ATTORNEY/S

CERTIFIED TRUE COPY
MPGupta
12/11/2022
M. P. GUPTA
NOTARY
Govt. of India

BEFORE ME
MPGupta
12/11/2022
M. P. GUPTA
NOTARY
MAHARASHTRA
(Govt. of India)

NOTARY REGISTER
SR. NO. 492
12th NOV. 2022

बंदर-१
पुस्तक क्र. १ 12/11/2022

witnesses:—

1 Aarti · Ramchandani
MB. Ramchandani

2. Mukleshsharma
Lawrence

(3) J. S. Ferdamenes →
I·D·No- MH02 200/00602 67

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MAYA RAMCHANDANI
GOBINDRAM LEKHRAJ SHAHANI
29/07/1939
Permanent Account Number
AHLPR2940L

Signature



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

नोंदविण्याचा क्रमांक / Enrollment No 1067/17012/78874

To,
माया भगवान रामचंदानी
Maya Bhagwan Ramchandani
W/O: Bhagwan Ramchandani
Flat No-4, Plot No-152, Manohar Building
30th Road
Opp. St. Theresa School
Mumbai
Bandra West Mumbai Mumbai
Maharashtra 400050
9819624567

27/04/2014

Ref: 1445 / 09E / 252732 / 252752 / P

SE091903878FT

आपला आधार क्रमांक / Your Aadhaar No. :

7605 1637 8755

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India



माया भगवान रामचंदानी
Maya Bhagwan Ramchandani
जन्म तारीख / DOB : 29/07/1939
स्त्री / Female

7605 1637 8755

आधार - सामान्य माणसाचा अधिकार

NOTARY
M. P. GUPTA
MAHARASHTRA
Regd. No. 5484
Expiry Date
10/03/2023
GOVT. OF INDIA

CERTIFIED TRUE COPY
MPGupta
12/11/2022
M. P. GUPTA
NOTARY
(Govt. of India)

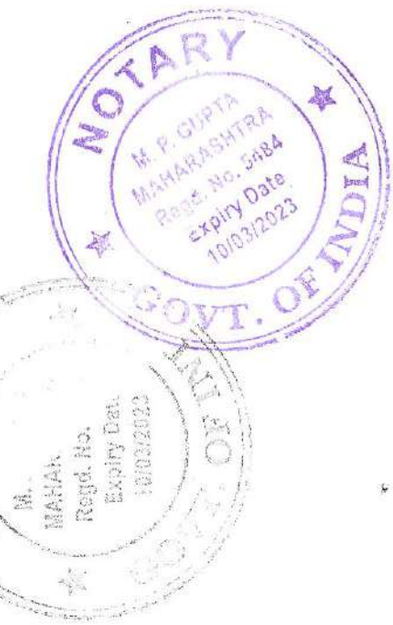
NOTARY
M. P. GUPTA
MAHARASHTRA
Regd. No. 5484
Expiry Date
10/03/2023
GOVT. OF INDIA

THE SEAL OF THE SUB-REGISTRAR ANDHERI-1
उप. दुय्यम निबंधक, अंधेरी क्र. १
SUBURBAN DIST. BANDRA

बदर-१
दस्त क्र. १ 9099 14/12/00
२०२२


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
AARTI RAMCHANDANI
B D RAMCHANDANI
13/12/1976
Permanent Account Number
AHLPR2941M
Signature


भारत सरकार
आधार
भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India
नोंदविण्याचा क्रमांक / Enrollment No 1067/17012/78875
To,
आरती भगवान रामचंदानी
Aarti Bhagwan Ramchandani
D/O: Bhagwan Ramchandani
Flat No-4, Plot No-152, Manohar Building
30th Road
Opp. St. Theresa School
Mumbai
Bandra West Mumbai Mumbai
Maharashtra 400050
9819322782
27/04/2014
Ref: 1445 / 09E / 252733 / 252752 / P
SE091903881FT
आपला आधार क्रमांक / Your Aadhaar No. :
5856 6314 5497
आधार - सामान्य माणसाचा अधिकार
भारत सरकार
Government of India
आरती भगवान रामचंदानी
Aarti Bhagwan Ramchandani
जन्म तारीख / DOB : 13/12/1976
स्त्री / Female
5856 6314 5497
आधार - सामान्य माणसाचा अधिकार


NOTARY
M. P. GUPTA
MAHARASHTRA
Regd. No. 5484
Expiry Date
10/03/2023
GOVT. OF INDIA

CERTIFIED TRUE COPY
12/11/2022
M. P. GUPTA
NOTARY
(Govt. of India)


THE SEAL OF THE SUB-REGISTRAR ANDHERI-1
सह दुय्यम निबंधक, अंधेरी


बदर-९
क्रं. १
२०२२