manner and new and sound materials of the best description in compliance with the Development Control Regulations and Building Regulations and all Municipal Rules, bye-laws and regulations applicable thereto.

(e) That the licensee shall bear pay and discharge all the present and future rates, taxes, cesses, assessments, duties, impositions, claims and outgoings whatsoever assessed, imposed or charged upon the said land or any building or erection thereon by the Government or the Municipal Corporation of Greater Bombay or any other local authority or statutory body under any law for the time being in force including all sanitary and water cesses of any kind whatsoever whether payable by the Authority or the licensee and all expenses relating thereto if any and save and keep harmless and indemnified the Authority in respect thereof;

(f) That any coins or any articles of Public interest discovered during the excavation shall belong to the Authority and the Licensee shall forthwith hand over the same to the Director on its behalf;

(g) That the licensee shall keep the Authority indemnified of from and against any and all claims for damage which may be to any adjoining buildings or other premises by such building or in consequence of the erection of the aforesaid building or the execution of the aforesaid works and also against all payments whatsoever which, during the progress of the work may become payable or be demanded by any local authority in respect of the said works or of anything done under the authority herein contained;

(h) That the Licensee shall duly observe and conform to all the Development Control Regulations and Building Regulations or any other statutory regulations in any way relating to public health and sanitation in force for the time being and shall provide sufficient latrine accommodation and any other sanitary arrangements for the labourers and staff employed during the construction of the building on the said land in order to keep the said land and its surroundings clean and in good condition to the entire satisfaction of the Director.

(i) That the Licensee shall not make any excavation upon any part of the said land or remove any stone sand, clay or earth or other material therefrom except so far as may in the opinion of the Director be necessary for the purpose of forming the foundations of the buildnig and compound walls and executing the works contemplated by this agreement;

(j) That the Licensee shall not directly or indirectly transfer assign encumber or part with his interest under or the benefit of this Agreement or any part thereof in any manner whatsoever without the previous consent in writing of the Authority and it shall be open to the Authority to refuse such consent or grant the same subject to such conditions including a condition regarding the payment of additional premium as the Authority may in its absolute discretion think fit;

OF THE SUB REGISTRAR BORIVALI-7
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AND WHEREAS the licensee has prior to the execution of this agreement paid to the Authority a sum of Rs. 7,89,600/- (Rupees Seven lacs Eighty Nine Thousand ~~Seven~~ only) towards premium and Rs. 19,740/- (Rupees Nineteen Thousand Seven Hundred Forty only) towards the lease rent for the period from 30.7.1986 to 29.7.1987 (the receipt of which the Authority doth hereby admit and acknowledge).

HOW IT IS HEREBY MUTUALLY AGREED AND DECLARED AS FOLLOWS :

1. During the period of three years from the date of possession the Licensee shall only have licence and authority to enter upon the said land for the purpose of erecting a building or buildings and executing works thereon as hereinafter provided and for no other purpose Licensee shall be deemed to be bare Licensee only of the said land at the same rent and subject to the same terms as if the said Lease had been actually executed.

2. Nothing contained in these presents shall be construed as a demise in law of the said land or any part thereof so as to give to the Licensee any legal interest therein until the lease hereby contemplated shall be executed and registered but the licensee shall only have a licence to enter upon the said Land for the purpose of performing this agreement.

3. The Licensee doth hereby agree to observe and perform the following conditions that is that is to say:

(a) The Licensee shall within three months from the date hereof submit to the appropriate planning Authority under the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the planning Authority") for its approval the detailed proposals for construction of the buildings as required by the said Planning Authority.

(b) The Licensee shall take the said land in the condition existing at the time of the handing over of the possession thereof and shall incur expenditure if any for the further development of the said land at his own cost.

(c) No work shall be commenced or carried on which infringes any of the Development Control Regulations and Building Regulations as also Municipal or any other regulations so far as the same are applicable to the said Land or to the use for which the said Land and/or building thereupon is going to be put to being the subject of these presents nor until the said plans, elevations, sections, specifications and details shall have been so approved as aforesaid and thereafter it shall not make any alterations or additions thereto unless such alterations and additions shall have been previously in like manner approved;

(d) That the Licensee shall commence the work of erecting the building within three months from the receipt of approval as aforesaid of the plans and specifications of the building intended to be erected on the said land and complete the same within a period of three years from the date of agreement at its own expense and in all respects in substantial and workmanlike

THE SEAL OF THE SUB REGISTRAR BORIVALI-2 HUMAN SUBURBAN DIST. (MAHARASHTRA)

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1014/82

DATED THIS 30th DAY OF July 1986

MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY

AND

Scott Charkop Powergas / Co-op Housing Society Ltd.

AGREEMENT TO LEASE

THE SUB REGISTRAR BORIVALI-7 ... BAN DIST (BANDRA)

Shri M. V. Tathavadkar,
Legal Adviser,
Maharashtra Housing and Area
Development Authority,
Bombay-400 051.

15

9031E 913 JUL

2022

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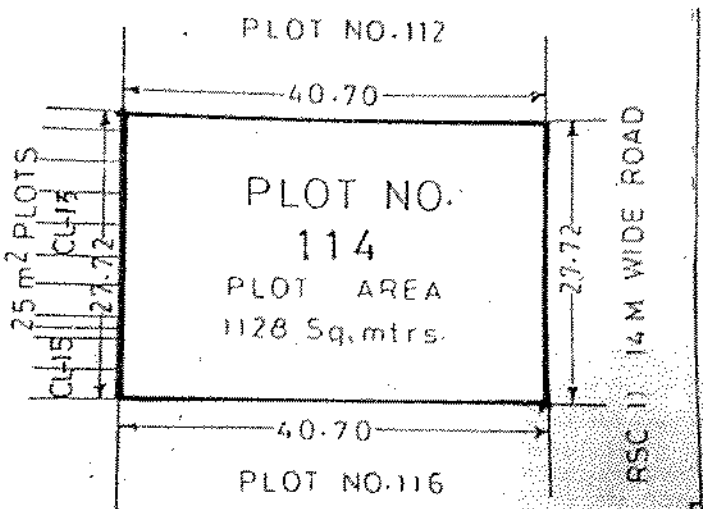
MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY

PLOT NO. 114 ROAD NO. R.S.C. 11
SECTION NO. 11 PART I

CHARKOP – KANDIVALI

S. NO. 149 OF KANDIVALI VILLAGE
AND S. NO. 39 pt., 40 pt., 41 pt. OF CHARKOP VILLAGE

GROSS AREA OF PLOT	:	1128 m^2
DEDUCTIONS IF ANY	:	— m^2
NET AREA OF PLOT	:	1128 m^2



Chairman Secretary Hon. Treasurer.

Director
World Bank Project
M.H.& A.D. Authority
Bombay.

THE PLOT IS A PART OF LAY OUT PLAN OF CHARKOP – KANDIVALI APPROVED VIDE A.M.C.'S LETTER NO. CE/43/BP(WS)/GOVT. DATED 6th DECISION OFFICE OF THE E.E./BLDG. PROPOSALS (W.S.)/ WARDS, MUNICIPAL CORPORATION OF GREATER BOMBAY.

NOTE: A DUPLICATE HAS BEEN ISSUED AS PER SUGGESTION GIVEN BY REVENUE & FOREST DEPTT. GOVT. OF MAHARASHTRA TO BOMBAY MUNICIPAL CORPORATION VIDE THEIR LETTER NO. C.T.S./1088/A.4603/3368 DATED 30th SEPT. 1985.

PLOT NO. 114 (ONE HUNDRED AND FOURTEEN)
AREA IN FIGURES : 1128 m^2
AREA IN WORDS : ELEVEN HUNDRED AND TWENTY EIGHT Sq. mtrs.
F.S.I. PERMISSIBLE : 1.20 (ONE POINT TWENTY)

NORTH

SCALE : 1:500

CERTIFIED BY,

DEPUTY CHIEF ENGINEER
H.A.D. PROJECT

9032 998 901

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घोषणापत्र

मी PRADEEP RAJAN MENON याद्वारे घोषित करतो की, दुय्यम निबंधक Borivali - 7 यांच्या कार्यालयात Development Agreement या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. Manbendra Nath Saha व इ. यांनी दि. 14/12/2024 रोजी मला दिलेल्या मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजवाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तींपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे 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.

THE JOB REGISTRAR BORIVALI-7 सह दुय्यम निबंधक बोरीवली-७ MUMBAI SUBURBAN DIST (BANDRA)

Pmenon

दिनांक : 22/12/2024

कुलमुखत्यारपत्रधारकाचे नाव
व सही

बरवा - ७		
१०३८	१९५	१७८
२०२१		



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

L 151380

NOTARY GOVT. OF INDIA
T. K. DEY
REGN. No. 1537/2000
ALIPORE
24 PARGANAS

BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA

SPECIAL POWER OF ATTORNEY

By this power of attorney I, Manabendra Nath Saha S/o Late Narendra Nath Saha having permanent address at 621 Crystal Green, Sector 2, Plot no-114, Charkop Kandivili (West), Mumbai-400067 hereby constitute and appoint Mr. Pradeep Ranjan Menon, residing at 309 Crystal Green, Sector 2, Plot No.-114, Charkop Kandivili (West), Mumbai-400067, Passport no.-P8487836 as my lawful attorney to perform the following acts and deeds for and on my behalf.

As I am currently residing at South City Residency, Tower-3, Flat 31 L, 375 Prince Anwar Shah Road, Kolkata-700068 and am unable to travel to Mumbai to discharge my transactions, I hereby appoint the above named attorney to act on my behalf and to perform the following.

THE JOINT SUB REGISTRAR BORIVALI-7 MUMBAI

1. To look after and manage my Flat No. 621 situated at Plot no.114, Crystal Green Apartment Sec-2, Charkop Kandivali West Mumbai, India, PIN-400067, RSC– II of the Society bears, C.T.S. No. 39pt, 40pt, 41pt and Area-1128 Square Meter of Charkop Village, Charkop Powergas Staff C.H.S. Limited (Crystal Green) Charkop ("the Society") (hereinafter referred to as "the said Flat Premises").

NOTARY GOVT. OF INDIA
T. K. DEY
REGN. No. 1537/2000
ALIPORE
24 PARGANAS (S)

2. To prepare and execute the Development Agreement in respect of the said Flat.

3. To negotiate and to execute the permanent Alternate Accommodation Agreement in respect of the said Flat and/or to receive the security deposit and the monthly compensation charges/ fees thereof from the prospective Developer, on my behalf, as my said Attorney may deem fit and proper.

14 DEC 2021

बरवा - ७/		
१०३८	१९६	१०८
२०२१		

10.12.2021

33157 Manabendra Nath Saha
South City Residency
Kolkata - 700068

Jadavpur.

Sd/-

Manab Kr Maity



दस्त	नं	७/	
७०३८	७७	७८	
२०२१			

matters and things as fully and effectually in all respects as I myself could do it personally present in respect of the said Flat.

Executed on this day of 14th December 2021.



POWER DONOR: MANABENDRA NATH SAHA

Witness:

1 Kunal Sengupta, Sotuth City Residency, Tower-2, Flat 19G, 375 Prince Anwar Shah Road, Kolkata-700068. Kunal Sengupta

2 Ashish Kumar Das, Acharya Pally, B-10, F-37, Narendrapur, 24P (S). Ashi Kumar Das

BEFORE ME

identified by me

Advocate

14 DEC 2021

Signature Attested on identification

T. K. Dey, Notary
Alipore Judge's Police Court, Cal-27
Regn. No.-1537/2000, Govt. of India

14 DEC 2021

बरवा - 10/		
903LE	99L	9UC
२०२१		

I accept



PRADEEP RATAN MENON

4. To pay the stamp duty regarding Agreement in respect of the said Flat and to register the said Leave and License Agreement.

5. To present before the Sub-Registrar of Assurances, Thane/Mumbai for admitting Agreement and other documents and to collect the registered documents from the Sub-Registrar of Assurances, Thane/Mumbai.

6. To sign and execute the Development Agreement, Permanent Alternate Accommodation, Deed of Rectification, Deed of Cancellation, Undertaking, and Affidavit for me and on my behalf.

7. To sign all the necessary papers, documents, affidavits, and other documents in respect of the said Flat in my name and on my behalf.

8. To approach the Collector of Stamp Office, for refund of the stamp duty, if any and to make necessary correspondence.

9. To present before the Society/ Police/ authorities for intimation of the said Agreement.

10. To handover the possession to the developer/s and to accept the possession in respect of the said New Flat.

11. To attend the society/ Builder meeting on my behalf and to sign all such necessary documents, application in respect of the said Flat Premises.

12. I do hereby authorize my attorney to be present for registration, in respect of the said Flat.

13. To engage Advocates and to file or defend cases in any Court and to sign and execute petitions, affidavits, plaint written statements, objections etc. before concerned Courts, give evidence and file execution proceedings, and to settle or compromise the matter, decide and accept consideration and to refer cases for arbitration, withdraw and deposit money for the purpose of any proceedings etc. on my behalf with respect to said property.

14. To perform or execute any act or deed which is incidental to the matters stated above. Any act or deed done by my Attorney shall be binding on me as if I have done it personally. I hereby undertake to rectify and confirm whatever other act or acts my attorney shall lawfully do, execute or perform or cause to be done, executed or performed in the above connection by virtue of this power of attorney.

15. To do all other lawful acts and things in connection with the above stated property as effectually as I could do the same if I was personally present.

These powers are given to the Attorney without accepting any consideration and generally to act as my Attorney or agent in relation to the Flat and all other matters in which I may be interested or concerned and on my behalf to execute and do all instruments, acts, deeds,

14 DEC 2021

9036	996	906
2022		

घोषणापत्र

मी PRADEEP RAJAN MENON याद्वारे घोषित करतो की, दुय्यम निबंधक Borivali - 7 यांच्या कार्यालयात Development Agreement या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. Sudeep Singh Bansal व इ. यांनी दि. 13/12/2024 रोजी मला दिलेल्या मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुलजवाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे 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.

Menon

कुलमुखत्यारपत्रधारकाचे नाव
व सही

दिनांक : 24/12/2024

THE SEAL OF THE SUB REGISTRAR BORIVALI-7 MUMBAI SUBURBAN DISTRICT MUMBAI

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2022		

CHALLAN

MTR Form Number-6

GRN	MH010243121202122P	BARCODE		Date	16/12/2021-17:18:41	Form ID	48(f)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	BRL5_JT SUB REGISTRAR BORIVALI 5	Full Name	SUDEEP SINGH BANSAL
Location	MUMBAI		
Year	2021-2022 One Time	Flat/Block No.	AS PER DOCUMENT
Account Head Details	Amount In Rs.	Premises/Building	
0030045501 Stamp Duty	500.00	Road/Street	
		Area/Locality	KANDIVALI WEST MUMBAI
		Town/City/District	
PIN			4 0 0 0 6 7
		Remarks (If Any)	
		SecondPartyName=PRADEEP RAJAN MENON~	
Amount In			
Total	500.00	Words	Five Hundred Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502021121602705	2921924424117
Cheque/DD No.		Bank Date	RBI Date	16/12/2021-17:19:08	18/12/2021
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		1008319 , 18/12/2021	

Department ID :

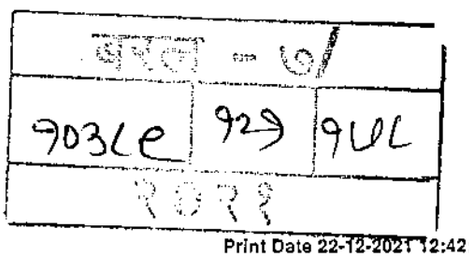
Mobile No. : 9004988014

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

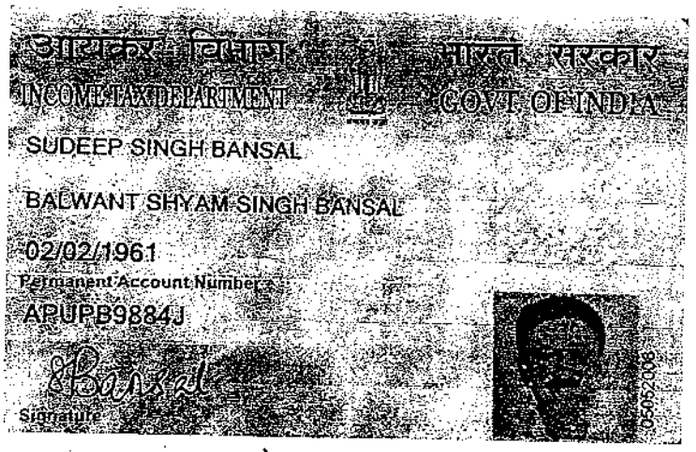
सदर चलन केवळ दस्तम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Signature Not Verified

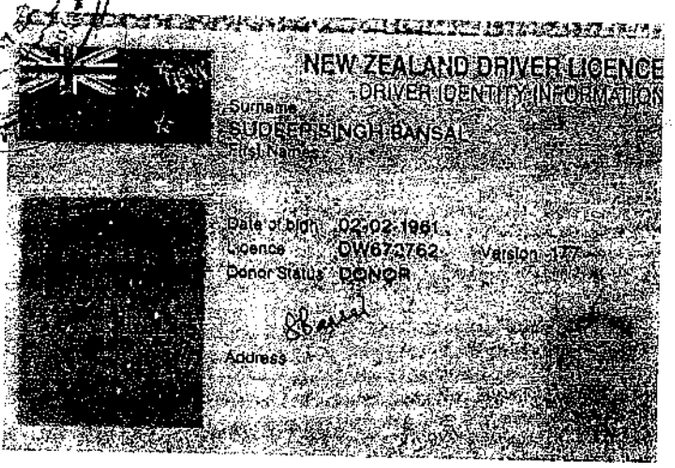
Digitally signed by DS VIRTUAL TREASURY MUMBAI 03
Date: 2021.12.22 12:42:28 IST
Reason: Secure Document
Location: India



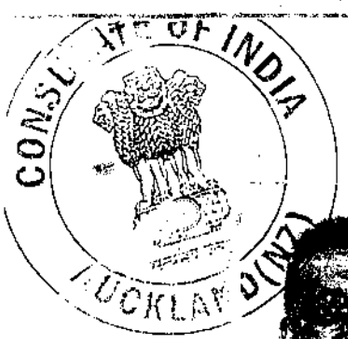
Print Date 22-12-2021 12:42:28


आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
SUDEEP SINGH BANSAL
BALWANT SHYAM SINGH BANSAL
02/02/1961
Permanent Account Number
APUPB9884J
Signature

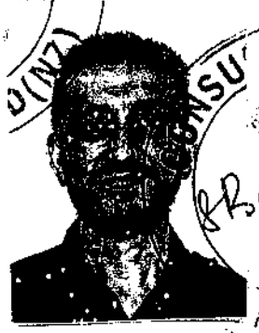
SBansal


NEW ZEALAND DRIVER LICENCE
DRIVER IDENTITY INFORMATION
Surname
SUDEEP SINGH BANSAL
First Names
Date of birth 02-02-1961
Licence DW67/3762 Version 177
Donor Status DONOR
Address

9031e	922	9UC
7099		



SPECIAL POWER OF ATTORNEY







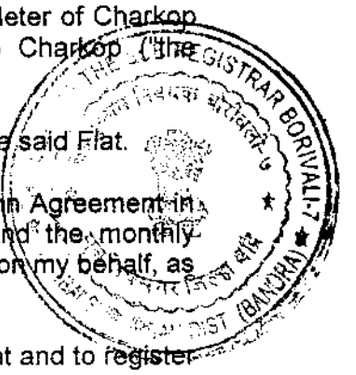

TO ALL TO WHOM THESE PRESENTS SHALL COME, I Sudeep Singh Bansal S/o Balwant Shyam Singh Bansal, aged 60 and having permanent address at A/31 Sea Pearl Apartment, off J.P. Road, 7 Bunglow, Andheri West, Mumbai Pin 400 061, Holder of Indian Passport No. R5708602 and currently residing at 721 Remuera Road, Remuera, Auckland 1050 hereby constitute and appoint my society friend Mr. Pradeep Rajan Menon, Aged 60 years, residing at Flat No.309, Plot-114 Crystal Green Apartment Sec-2, Charkop Kandivali West Mumbai, India, PIN-400067, holder of Aadhaar Card No. 708462371775, Passport No.P8487836 as my lawful attorney to perform the following acts and deeds for and on my behalf.

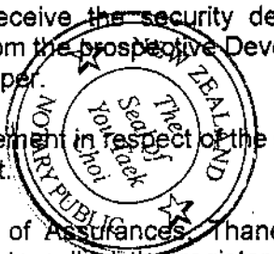
Since I am a permanent resident of New Zealand and due to the current pandemic situation, international travel restrictions, I am unable to travel to India to discharge my transactions at my native place and hence hereby appoint the above named Attorney to act on my behalf and to perform the following:

1. To look after and manage my Flat No. 622 situated at Plot no.114, Crystal Green Apartment Sec-2, Charkop Kandivali West Mumbai. India, PIN-400067, RSC- II of the Society bears, C.T S. No. 39pt, 40pt, 41pt and Area-1128 Square Meter of Charkop Village, Charkop Powergas Staff C.H.S. Limited (Crystal Green) Charkop (the Society) (hereinafter referred to as "the said Flat Premises*).

2. To prepare and execute the Development Agreement in respect of the said Flat.

3. To negotiate and to execute the permanent Alternate Accommodation Agreement in respect of the said Flat and/or to receive the security deposit and the monthly compensation charges/ fees thereof from the prospective Developer, on my behalf, as my said Attorney may deem fit and proper.





4. To pay the stamp duty regarding Agreement in respect of the said Flat and to register the said Leave and License Agreement.

5. To present before the Sub-Registrar of Assurances, Thane/Mumbai for admitting Agreement and other documents and to collect the registered documents from the Sub-Registrar of Assurances, Thane/Mumbai,

6. To sign and execute the Development Agreement, Permanent Alternate Accommodation, Deed of Rectification, Deed of Cancellation, Undertaking, and Affidavit for me and on my behalf.

7. To sign all the necessary papers, documents, affidavits, and other documents in respect of the said Flat in my name and on my behalf.

8. To approach the Collector of Stamp Office, for refund of the stamp duty, if any and to make necessary correspondence.

9031e	923	9UC

SBansal

No./AKL/ 3629 DATE: 14/12/21
Verification of the signature(s)/photograph(s) of SUDEEP SINGH BANSAL from his/her/their passport(s) bearing No.(s) R5708609
(No responsibility is accepted for the contents of the document)

10. To handover the possession to the developer/s and to accept the possession in respect of the said New Flat

11. To attend the society/ Builder meeting on my behalf and to sign all such necessary documents, application in respect of the said Flat Premises.

12. I do hereby authorize my attorney to be present for registration, in respect of the said Flat.

13. To engage Advocates and to file or defend cases in any Court and to sign and execute petitions, affidavits, plaint written statements, objections etc. before concerned Courts, give evidence and file execution proceedings, and to settle or compromise the matter, decide and accept consideration and to refer cases for arbitration, withdraw and deposit money for the purpose of any proceedings etc. on my behalf with respect to said property.

14. To perform or execute any act or deed which is incidental to the matters stated above. Any act or deed done by my Attorney shall be binding on me as if I have done it personally. I hereby undertake to rectify and confirm whatever other act or acts my attorney shall lawfully do, execute or perform or cause to be done, executed or performed in the above connection by virtue of this power of attorney.

15. To do all other lawful acts and things in connection with the above stated property as effectually as I could do the same if I was personally present.

These powers are given to the Attorney without accepting any consideration and generally to act as my Attorney or agent in relation to the Flat and all other matters in which I may be interested or concerned and on my behalf to execute and do all instruments, acts, deeds, matters and things as fully and effectually in all respects as I myself could do it personally present in respect of the said Flat.

Executed on this day of 13th Dec. 2021.

Sudeep Singh Bansal appeared before me with passport & Driver identity and signed this document in front of me this 13 day of December 20 21

You Taek Choi
Barrister and Solicitor of High Court of New Zealand and Notary Public

POWER DONOR: SUDEEP SINGH BANSAL

HONORARY CONSUL
CONSULATE OF INDIA
AUCKLAND, NORTHLAND, WAIKATO (NZ)

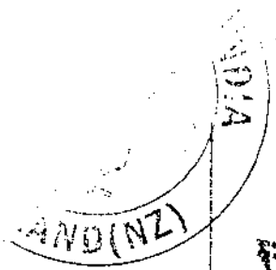
Witness:
1. Name: [illegible]
Passport Number: P6785589
Address: 2/12, EMMA CT, NORTHPARK, AUCKLAND
Signature:

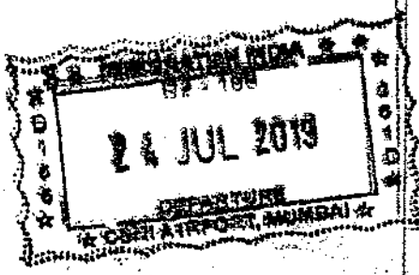
ytChoi
Lawyers & Notary Public
Level 11a, 17 Albert Street, Auckland
PO Box 7443, Auckland, New Zealand
Tel: +64 9 337 0777 • DX CX10155
www.ytchoilawyers.com

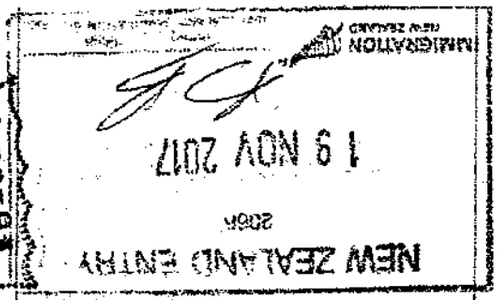
2. Name: Harvinder Singh Oberoi
Passport Number: J7057955
Address: 21 Melfort close, Tannemora
97 Earl Jahaki Heights, Auckland.
Signature:

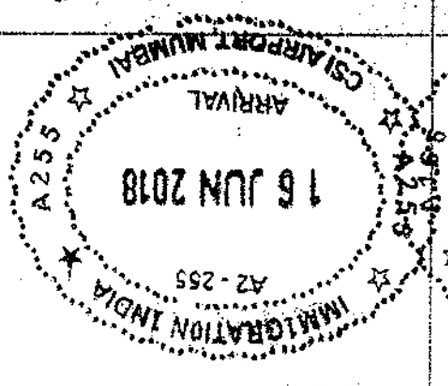
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PRADEEP RAJAN MENON

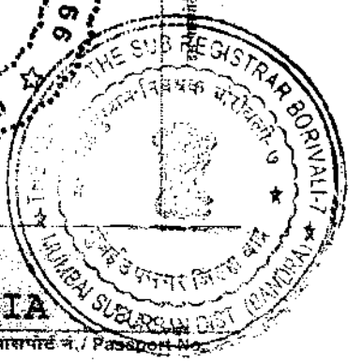












भारत गणराज्य REPUBLIC OF INDIA



टाईप / Type: P
राष्ट्र कोड / Country Code: IND
पासपोर्ट नं. / Passport No.: R5708602

उपनाम / Surname

दिया गया नाम / Given Name(s)
SUDEEP SINGH BANSAL

राष्ट्रीयता / Nationality: भारतीय/INDIAN
लिंग / Sex: M
जन्म तारीख / Date of Birth: 02/10/1961

जन्म स्थान / Place of Birth
MUMBAI, MAHARASHTRA

जारी करने का स्थान / Place of Issue
MUMBAI

जारी करने की तिथि / Date of Issue: 08/11/2017
समाप्ति की तिथि / Date of Expiry: 07/11/2027

P<IND<<SUDEEP<SINGH<BANSAL<<<<<<<<<<<<<<<<<<<<
R5708602<7IND6102021M2711070<<<<<<<<<<<<<<<4

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INDIA
LAND(NZ)

टिप्पणी / OBSERVATION

विविध सेवा / MISCELLANEOUS SERVICE

R5706602

पिता / कानूनी अभिभावक का नाम / Name of Father / Legal Guardian

BALWANT SHYAM SINGH BANSAL

माता का नाम / Name of Mother

PARAMJIT KAUR

पति या पत्नी का नाम / Name of Spouse

MANPREET SUDEEP BANSAL

पता / Address

A-31 SEA PEARL APARTMENT,OFF J.P.ROAD,7 BUNGLOW

ANDHERI WEST,MUMBAI

PIN-400061,MAHARASHTRA,INDIA

पुराने पासपोर्ट सं. और इसके जारी होने की तिथि एवं स्थान / Old Passport No. with Date and Place of Issue

Z1730006 10/03/2008 HO-CHI-MINH-CITY

फाईल नं. / File No.

B0207166276017

THE SUB REGISTRAR OF ASSURANCES
MUMBAI SUBURBAN DIST (BANDRA)

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घोषणापत्र

मी PRADEEP RAJAN MENON याद्वारे घोषित करतो की, दुय्यम निबंधक Borivali-7 यांच्या कार्यालयात Development Agreement या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. Sekhar chorkraborty व इ. यांनी दि. 13/12/2021 रोजी मला दिलेल्या 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 कारणामुळे 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 : 22/Dec/2021

कुलमुखत्यारपत्रधारकाचे नाव व सही

THE SEAL OF THE SUB REGISTRAR BORIVALI-7 MUMBAI SUBURBAN DIST. (MAHARASHTRA)

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SL NO 275 13/12/12



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

M 363710

NOTARY GOVT. OF INDIA SWAPNA DAS HOWRAH REGN. NO. 13814/18

THE SEAL OF THE SUB REGISTRAR BORIVALI-7 MUMBAI SUBURBAN DIST (MAHARASHTRA)

SPECIAL POWER OF ATTORNEY

By this power of attorney I, **SEKHAR CHAKRABORTY,** S/o Late Sudhanshu Chakraborty having permanent address at 103, Crystal Green, Sector 2, Plot no-114, Charkop Kandivill (West), Murnbal-400067, hereby constitute and appoint Mr. Pradeep Ranjan Menon, residing at 309 Crystal Green, Sector 2, Plot No.-114, Charkop Kandivill (West), Mumbal-400067, Passport no.-P8487836 as my lawful attorney to perform the following acts and deeds for and on my behalf.

13 DEC 2021

SWAPNA DAS
NOTARY GOVT. OF INDIA
Reg. No. 13814/18
Judges' Court, Howrah

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No. .....
Name Sekhar Chakraborty
.....
Address 50/A, College Rd.
..... Howrah - 711103
Rs. 500/-

Kolkata Collectorate
11, Lyon's Range, 1st Floor
Kolkata-1

Kamal Kr. Saha
Licensed Stamp
Vendor

Date 13 DEC 2021

THE SEAL OF THE SUB REGISTRAR BORIVALI-7 ★ MUMBAI SUBURBAN DISTRICT ★ BANDRAI

क्रमांक - ७		
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As I am currently residing at Kalpataru, 50/A, College Road, Flat No. C3, P.O. - B. Garden, Howrah – 711103, West Bengal and am unable to travel to Mumbai to discharge my transactions, I hereby appoint the above named attorney to act on my behalf and to perform the following.

1. To look after and manage my Flat No. 103 situated at Plot no. 114, Crystal Green Apartment Sec-2, Charkop Kandivall West Mumbal, India, PIN-400067, RSC- II of the Society bears, C.T.S. No. 39pt, 40pt, 41pt and Area-1128 Square Meter of Charkop Village, Charkop Powergas Staff C.H.S. Limited (Crystal Green) Charkop ("the Society") (hereinafter referred to as "the said Flat Premises").

2. To prepare and execute the Development Agreement in respect of the said Flat.

NOTARY SWAPNA DAS HOWRAH REGN. NO. 1381/18 GOVT. OF INDIA

3. To negotiate and to execute the permanent Alternate Accommodation Agreement In respect of the said Flat and/or to receive the security deposit and the monthly compensation charges/ fees thereof from the prospective Developer, on my behalf, as my said Attorney may deem fit and proper.

REGISTRAR BORIVALI-7

4. To pay the stamp duty regarding Agreement in respect of the said Flat and to register the said Leave and License Agreement.

13 DEC 2021

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5. To present before the Sub-Registrar of Assurances, Thane/Mumbai for admitting other documents and to collect the registered documents from the Sub-Registrar of Assurances, Thane/Mumbai.

6. To sign and execute the Development Agreement, Permanent Alternate Accommodation, Deed of Rectification, Deed of Cancellation, Undertaking, and Affidavit for me and on my behalf.

7. To sign all the necessary papers, documents affidavits, and other documents in respect of the said Flat in my name and on my behalf.

NOTARY SWAPNA DAS HOWRAH REGN. NO. 1381/18 GOVT. OF INDIA

8. To approach the Collector of Stamp Office, for refund of the stamp duty, if any and to make necessary correspondence.

9. To present before the Society/ Police/ authorities for intimation of the said Agreement.

10. The possession to the developer/s and to accept the possession in respect of the said New Flat.

THE SEAL OF THE SUB REGISTRAR BORIVALI-7 MUMBAI SUBURBAN

To attend the society/ Builder meeting on my behalf and to sign all such necessary documents, application in respect of the said Flat Premises.

I do hereby authorize my attorney to be present for registration, in respect of the said Flat.

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13. To engage Advocates and to file or defend cases in any Court and to sign and execute petitions, affidavits, plaint written statements, objections etc. before concerned Courts, give evidence and file execution proceedings, and to settle or compromise the matter, decide and accept consideration and to refer cases for arbitration, withdraw and deposit money for the purpose of any proceedings etc. on my behalf with respect to said property.

14. To perform or execute any act or deed which is incidental to the matters stated above. Any act or deed done by my Attorney shall be binding on me as if I have done it personally. I hereby undertake to rectify and confirm whatever other act or acts my attorney shall lawfully do, execute or perform or cause to be done, executed or performed in the above connection by virtue of this power of attorney.

NOTARY SWAPNA DAS HOWRAH REGN. NO. 13814/18 GOVT. OF INDIA

15. To do all other lawful acts and things in connection with the above stated property as effectually as I could the same if I was personally present.

These powers are given to the Attorney without accepting any consideration and generally to act as my Attorney or agent in relation to the Flat and all other matters in which I may be interested or concerned and on my behalf to execute and do all

13 DEC 2021

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