WHEREAS:—

a. THAT I am joint owner with my husband **MR. JAYESH JAYANTILAL GANDHI** of the **Flat No. B-3** situated on the **2nd Floor** of the building known as **"SANGHVI APARTMENT CO-OP HOUSING SOCIETY LTD.,"** at **KAMLA NEHARU CROSS ROAD NO.1, NEAR FIRE BRIGADE, KANDIVALI (WEST), MUMBAI 400067**, a society registered under the Maharashtra Co-operative Societies Act, (hereinafter referred to as **"the said Society"**) and we are also the registered members and Shareholder of the said Society and holding five shares of face value of Rs. 50/- (Rupees fifty only) each of the aggregate value of Rs. 250/- (Rupees Two Hundred Fifty only) bearing distinctive Nos. _____ to _____ (both inclusive) and Share Certificate No. _____ issued by the said Society incidental to the Ownership of the said Flat (hereinafter called the said flat and the said shares are hereinafter collectively referred to as **"the said premises"**).

b. THAT I am joint owner with my sisters **MRS. NUTAN ATUL SHETH & MRS. FALGUNI PANKAJ MEHTA** of the **Flat No. G-41** situated on the **Ground Floor** of the building known as **"SANGHVI APARTMENT CO-OP HOUSING SOCIETY LTD.,"** at **KAMLA NEHARU CROSS ROAD NO.1, NEAR FIRE BRIGADE, KANDIVALI (WEST), MUMBAI 400067**, a society registered under the Maharashtra Co-operative Societies Act, (hereinafter referred to as **"the said Society"**) and we are also the registered members and Shareholder of the said Society and holding five shares of face value of Rs. 50/- (Rupees fifty only) each of the aggregate value of Rs. 250/- (Rupees Two Hundred Fifty only) bearing distinctive Nos. _____ to _____ (both inclusive) and Share Certificate No. _____, issued by the said Society incidental to the Ownership of the said Flat (hereinafter called the said flat and the said shares are hereinafter collectively referred to as **"the said premises"**).

c. In view of the above circumstances, I will be required to sign, execute and get registered various documents, agreements including individual consents, resolutions, the development agreement and the permanent alternate accommodation agreement to be executed by and between the Society, the Developer and ourself to record the obligation of the Developer to hand over the new flat and the new car parking space to me in the new building to be constructed by the Developer on the Land upon redevelopment.

P.J. Gandhi

B3/G41

बरल - ६/

१४६६६	२४८	४१०

२०२३





d. Due to I am going out of Mumbai therefore, I am unable to sign, admit the execution of documents which may be required to be executed by me pursuant to redevelopment of the Property and am therefore desirous of appointing some fit and proper person to be my Constituted Attorney;

बरल - ६/
७४६६ २०८ ४९०
२०२२

e. Accordingly, I am desirous of appointing my husband **MR. JAYESH JAYANTILAL GANDHI,** (hereinafter referred to as "**Attorney**") to be my true and lawful attorney

-: NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT:-

I, **MRS. PARUL JAYESH GANDHI,** do hereby nominate, constitute and appoint my husband **MR. JAYESH JAYANTILAL GANDHI (Aadhar No. 9682 1857 4878 & Pan No. AABPG5019N),** aged about 61 years, Indian Inhabitant, presently residing at **C/1301, Orchid Suburbya, Near Dhanukarwadi Metro Station, Link Road, Kandivali (West), Mumbai 400067, Maharashtra,** having permanent address at **B-3, Sanghvi Apartment, Kamla Neharu Cross Road No.1, Near Fire Brigade, Kandivali (West), Mumbai 400067**, as my true and lawful attorney to act in, conduct, manage and look after all our affairs relating to the said premises and I hereby irrevocably confer upon my attorney the following amongst other powers and authorities.

To maintain and look after the said flat as if I would have done if personally present.

2. **TO REPRESENT** me, and act for and on my behalf, in all matters relating to the redevelopment process with respect to my Existing Flat before the Society including attending all meetings viz. annual general body meetings, special general body meetings etc. of the Society and to vote and to execute and sign or cause to be executed and signed by me any document, writing, deed, paper, letter and form and do all such acts as may be required by the Attorney.

3. **TO ENTER** into, make, sign, seal, execute, deliver, acknowledge all contracts, agreements, declarations, consents, deeds, assurances, documents, papers, writings and things that may be necessary or proper to be entered into, made, signed, sealed, executed, delivered, acknowledged and performed for the purposes of re-development of the Property and the development agreement and the permanent alternate accommodation to be allotted to me in lieu of my Existing Flat and additional space opted by me.

P.J. Gandhi


बरल - ६/
१४६६६
२५०
४९०
२०२३
THE SEAL OF THE SUB-REGISTRAR BORIVALI NO. 6
MUMBAI SUBURBAN DIST. (MAH.)


JAGDISH TRY
NO

TO VACATE the Existing Flat and handover keys to the Society for demolition and redevelopment in accordance with the terms and conditions of the Development Agreement.

5. **TO SIGN, EXECUTE, ADMIT AND LODGE** on my behalf the development agreement and permanent alternate accommodation agreement or any such deed or documents pertaining to the Existing Flat which may be required to be executed by me for re-development of the Property.

6. **TO SUBMIT** the development agreement and the permanent alternate accommodation agreement or any such deed or documents pertaining to the Existing Flat which may be required to be executed by me for re-development of the Property for registration before the Sub-Registrar or Registrar having authority for and to have them registered according to law and to do all acts, deeds and things which my said Attorney shall consider necessary as fully and effectually in all respects as I could do the same myself.

TO ACCEPT AND TAKE possession of the new flat upon redevelopment from the Developer/Society on my behalf and for that purpose to sign and execute all other deeds, instruments and assurances which my Attorney shall consider necessary.

8. **TO REPRESENT** me before the Registrar and/or Deputy Registrar of Co-operative Society or to appear before the Co-operative Court and/or the Co-operative Appellate Court in respect of any matter connected with the Existing Flat.

9. **TO DO** all such acts, matters, deeds and things for the purpose of re-development and/or management of the Existing Flat as if I were personally present and did the same and for that purpose to sign and execute the deeds, documents and papers and address letters and appear before the concerned and appropriate authorities.

10. **TO APPEAR** and represent me before the Managing Committee, the office bearers, administrator and also before the general body of the said society and to put in such applications, papers and writings as may be necessary and required by society.

P. J. Gandhi

बरल - ६/

१४६६६	९५२	४१०

२०२३

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 6
सह दुय्यम निबंधक बोरिवली - ६
मुंबई उपनगर जिल्हा (वांद्रे)
MUMBAI SUBURBAN DIST. (BANDRA)

JAGDISH TR.
NO

11. **TO ATTEND** the annual general meeting of the said Society and to vote on my behalf and also to take part in all the proceedings of the Society and its meetings on my behalf.

12. **TO TAKE** any post or as a committee member in the said society on my behalf.

13. **TO NEGOTIATE** with the builder/developers/Society regarding the redevelopment matters of the said flat premises.

14. **TO GIVE** the above said Flat Premises on Leave and License basis and sign the necessary Leave and License Agreement on the terms and conditions he likes and lodge the same for Registration with the concerned Registering authorities and complete all the necessary formalities including the taking back the said Agreement.

15. **TO REGISTER** the Leave and License Agreement with the concerned Sub-Registrar of Assurances in my name and on my behalf and to represent me with the society to intimate in this regard and to complete the necessary formalities on my behalf and in my name.

16. **TO REPRESENT** me with the society for the intimation to create the Leave and License in respect of the above said Flat Premises and pay the necessary charges of non-occupancy.

17. **TO RECEIVE** the Security Deposit amount and License fees/compensation amount and pass the necessary receipts and acknowledgement in my name and on my behalf.

18. **TO REPRESENT** me before the concerned Police Authorities concerning the Police verification of the said Premises.

19. **TO INSTITUTE,** defend, compromise, conduct, prosecute, commence, file, pursue, withdraw, continue, abandon all kinds of legal proceedings, Civil, including Civil Suit Revenue and/or Criminal and for these purpose to sign, verify, file, make, execute any plaint, complaint, written statement, reply memorandum of appeal revision, petition, application, review application, claim, statement, compromise terms, Vakalatnama, deposition, affidavit application, pleading of all types in connection with the said above premises in that my behalf.

P J Gandhi


बरल - ६/
१४६६६ २५४ ४१०
२०२३
THE SEAL OF THE SUB-REGISTRAR KURLA No. 6
MUMBAI SUBURBAN DIST. (BANDRA)



20. **TO ENGAGE** and appoint an Advocate/Advocates, solicitors, for defending any civil suits/appeals, criminal or any other case and to withdraw compound and compromise any matter which my said attorney deems fit and proper.

९४६६६	२५५	४९०
	२०२३	

21. **THIS POWER OF ATTORNEY** does not entitle my attorney to valid Sale/Transfer of flat and/or occupy the flat/s by Power of attorney holder and/or any third party.

22. **AND GENERALLY** to do all other acts, deeds and things which my Attorney may require or deem expedient to be done or performed in order to carry out the intents of this Power of Attorney;

IN WITNESS WHEREOF I, **MRS. PARUL JAYESH GANDHI** have hereunto set and subscribed my hand at Mumbai on this 8th day of July, 2023.

SIGNED, SEALED & DELIVERED)
By the withinnamed EXECUTRIX)
MRS. PARUL JAYESH GANDHI) P. J. Gandhi

In the presence of .....)

EXECUTRIX

I accept and confirm that,

Specimen Signature of Attorney
MR. JAYESH JAYANTILAL GANDHI

CERTIFIED TRUE COPY

JAGDISH TRYAMBAKRAO DONGARDIVE
ADVOCATE & NOTARY, (GOVT OF INDIA)
Ganesh Chawl Committee, Kranti Nagar,
Zopadpatti, Akurli Road, Kandivali (East)
Mumbai - 400 101

BEFORE ME

JAGDISH TRYAMBAKRAO DONGARDIVE
ADVOCATE & NOTARY, (GOVT. OF INDIA)
Ganesh Chawl Committe, Kranti Nagar,
Zopadpatti, Akurli Road, Kandivali (East),
Mumbai – 400 101

8 JUL 2023

P. J. Gandhi


बरल - ६/
१४६६६ २५६ ४१०
२०२३





बरल - ६/

१४६६९	२५७	४१०

२०२३

भारत सरकार
GOVERNMENT OF INDIA



पारुल जयेश गांधी
Parul Jayesh Gandhi
जन्म वर्ष / Year of Birth : 1962
स्त्री / Female

8626 1322 7013

आधार — सामान्य माणसाचा अधिकार



P.J. Gandhi





भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: बी-3, सांघवी अपार्टमेंट, कमला नेहरू क्रॉस रोड नं-1, फायर ब्रिगेड जवळ, कांदिवली वेस्ट, मुंबई, कांदिवली वेस्ट, महाराष्ट्र, 400067

Address: B-3, Sanghvi Apartment, Kamla Neharu Cross Road No-1, Near Fire Brigade, Kandivali West, Mumbai, Kandivali West, Maharashtra, 400067

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AALPG7338J



नाम /NAME

PARUL JAYESH GANDHI

पिता का नाम /FATHER'S NAME

BABULAL PAREKH

जन्म तिथि /DATE OF BIRTH

19-04-1962

हस्ताक्षर /SIGNATURE



आयकर निदेशक (प्रणाली)

DIRECTOR OF INCOME TAX (SYSTEMS)

बरल - ६/

१४६६८	२५८	४९०

२०२३

THE SEAL OF THE SUB ... (ORAL) NO 6 ... MUMBAI SUBURBAN DIST. (BANDRA)

P. J. Gandhi

JAGDISH TRYAMBAKRAO DONGARDIVE • NOTARY • GOVT. OF INDIA Reg. No. 10302

JAGDISH TRYAMBAKRAO DONGARDIVE • NOTARY • GOVT. OF INDIA Reg. No. 10302

बरल - ६/

१४६६०	२५९	४९०
-	२०२३	

भारत सरकार
GOVERNMENT OF INDIA

जयेश जयंतीलाल गांधी
Jayesh Jayantilal Gandhi
जन्म वर्ष / Year of Birth : 1985
पुरुष / Male



9682 1857 4878

आधार — सामान्य माणसाचा अधिकार







भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: बी-3, संघवी अपार्टमेन्ट, कमला नेहरू क्रॉस रोड नं-1; फायर ब्रिगेड के पास, कांदिवली वेस्ट, मुंबई, कांदिवली वेस्ट, महाराष्ट्र, 400067

Address: B-3, Sanghvi Apartment, Kamla Neharu Cross Road No-1, Near Fire Brigade, Kandivali West, Mumbai, Kandivali West, Maharashtra, 400067

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JAYESH JAYANTILAL GANDHI

JAYANTILAL GANDHI

03/08/1955

Permanent Account Number
AABPG5019N

Signature



बरल - ६/

४६६६	२६०	४७०

२०२३









घोषणापत्र

बरल - ६/		
१४६६६	२६१	४१०
२०२३		

मी. Jayesh Jayantilal Gandhi यादवारे घोषित करतो कि, दुय्यम निबंधक न. बोरीवली 6 यांचे कार्यालय Development Agreement या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. Parul Jayesh [illegible] व इ. यांनी दि. 8/7/23 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोन्हीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्दबाबत ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक
12/7/23

कुलमुखत्यारपत्रधारकाचे नाव
व सही

G-43

भारतीय गैर न्यायिक

भारत INDIA

बरल - ६/

१४६६९	२६२	४९०

२०२३

रु. 500

FIVE HUNDRED RUPEES

[redacted] रुपये

Rs.

सत्यमेव जयते

INDIA NON JUDICIAL

THE SEAL OF THE SUB-REGISTRAR SUBURBAN No.6 उपनिबंधक सह दुय्यम निबंधक क्र. ६ उपनगर जिल्हा (वांद्रे) MUMBAI SUBURBAN DIST. (BANDRA)

महाराष्ट्र MAHARASHTRA

2023

BZ 382939

नियुक्त कोषागार कार्यालय, ठाणे

JAGDISH TRYAMBAKRAO DONGARDIVE GOVT. OF INDIA Regd. No. 10302 NOTARY

JAGDISH TRYAMBAKRAO DONGARDIVE GOVT. OF INDIA Regd. No. 10302 NOTARY

JAGDISH TRYAMBAKRAO DONGARDIVE GOVT. OF INDIA Regd. No. 10302 NOTARY

NOTARIAL NOTARIAL NOTARIAL

- 3 JUL 2023

नोंदणी केली नोंदवही अनुक्रमांक ..... दिनांक .....

सादरकर्त्याचा प्रकार .....

दस्त नोंदणी करणार आहे का ? :- होय/नाही .....

निष्पादनाचे थोडक्यात वर्णन .....

मुद्रांक विक्रत घेणाऱ्याचे नांव व पत्ता ..... Nishant N. Gadhi

दुय्यम प्रकाराचे नांव व पत्ता .....

हस्ते असल्यास त्याचे नांव/पत्ता ..... Anil Shah

इतर तपशील .....

दस्तासोबतचे मुद्रांक विक्रेत्याची सही (प्रतीक अरुण दुबे) .....

मुद्रांक विक्रीचे ठिकाण :- आदेशावर कुपया, शांती पार्क, मीरा रोड (पूर्व).

दस्तऐवज क्रमांक १२०१/२०२३

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे. 3 JUL 2023

158943

बरल - ६/

१४६६६	२६३	४१०

२०२३

THE SEAL OF THE SUB-REGISTRAR SUBURBAN No 6 सह दुय्यम निबंधक मुंबई उपनगर जिल्हा (वर्ग) MUMBAI SUBURBAN DIST. (MUMBAI)

JAGDISH TRYAMBAKRAO DONGARGIVE NOTARY GOVT. OF INDIA REG. NO. 10502

:SPECIFIC POWER OF ATTORNEY:

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, **MR. NISHANT NILESH GADANI, (PAN NO.ALSPG0471E, PASSPORT NO.Z4285209)** aged adult, residing at 5806 LIVERPOOL STREET, CELINA, TX 75009, USA ___ (Enter USA Address), do hereby SEND GREETINGS:-

WHEREAS I am the owner of Flat No.G/43, Kandivali Sanghavi Co-operative Housing Society Limited, Kamla Nehru Cross Road No.1, Kandivali (West), Mumbai 400067 (hereinafter referred to as "THE SAID FLAT").

AND WHEREAS I, **MR. NISHANT NILESH GADANI** nominate, constitute and appoint **MRS. VARSHA INDRAVADAN GALIA**, (PAN NO.AKAPG9441P, AADHAR NO.7356 7667 3271), adult, having address at Flat No.G/29, Kandivali Sanghavi Co-operative Housing Society Limited, Kamla Nehru Cross Road No.1, Kandivali (West), Mumbai 400067, to be my lawful attorney, to act for me in my name and on my behalf and to do the following acts and things in which i am interested in respect of the of said Flat.

1. To sign, execute and deliver Development Agreement, Agreement of Permanent Alternate Accommodation, Supplementary Agreement, and all necessary Agreements, Deed of Rectification, documents, forms, applications, petitions, etc., in connection of the said Flat in respect of the Redevelopment and attend all the meetings for the same.

2. To lodge the above mentioned Agreement/s and any other necessary documents for registration with the concerned office and to appear before the Sub-Registrar of Assurances, sign the necessary registers and receive back the same.

Signature

SUBSCRIBED AND SWORN BEFORE ME
THIS 28th DAY OF June 2023

NOTARY PUBLIC

RENISHABEN R. PIRANI
MY COMMISSION EXPIRES
FEBRUARY 10, 2027
NOTARY ID: 134197889

3. To represent me with the Developers/Builders and to sign necessary Forms, Applications, Affidavits, Indemnity Bonds, Agreements in respect of the said Flat in connection with the Redevelopment.

नोंदणी- ६/
९४६६६ | २६५ | ४९०
२०२३

AND GENERALLY to act as my agent and true and lawful Attorney for me, in my name and on my behalf to do and execute or cause to be done and executed all acts, deeds, matters, things and instruments as fully and effectually as I could do and execute if personally present.

AND I DO HEREBY confirm and ratify and agree to confirm and ratify all and whatsoever that my said Attorney do and execute or cause to be done and executed by virtue hereof.

THE SEAL OF THE SUB REGISTRAR BORIVALI No. 6 MUMBAI SUBURBAN DIST. (BANDRA)

: PROPERTY SCHEDULE :

Flat No.G/43, Kandivali Sanghavi Co-operative Housing Society Limited, Kamla Nehru Cross Road No.1, Kandivali (West), Mumbai 400067.

Godani N.N.

Signature

SUBSCRIBED AND SWORN BEFORE ME
THIS 28th DAY OF June 2023

NOTARY PUBLIC

RENISHABEN R. PIRANI
MY COMMISSION EXPIRES
FEBRUARY 10, 2027
NOTARY ID: 134197689

GOVT. OF INDIA REG. NO. 0502 GOPINATH TRYAMBAKRAO DONGAONKAR NOTARY

IN WITNESS WHEREOF I have hereunto set and subscribed my hands at Katy, Tx, USA (Place of Execution) on this 28th day of June, 2023

RENISHABEN R. PIRANI
MY COMMISSION EXPIRES
FEBRUARY 10, 2027
NOTARY ID: 134197689

SIGNED, SEALED AND DELIVERED)
By the withinnamed EXECUTOR)
MR. NISHANT NILESH GADANI)

Gadani NN

Left thumb



Gadani NN
Signature

बरल - ६/
९४६६६ | २६६ | ४९०
२०२३

EXECUTOR



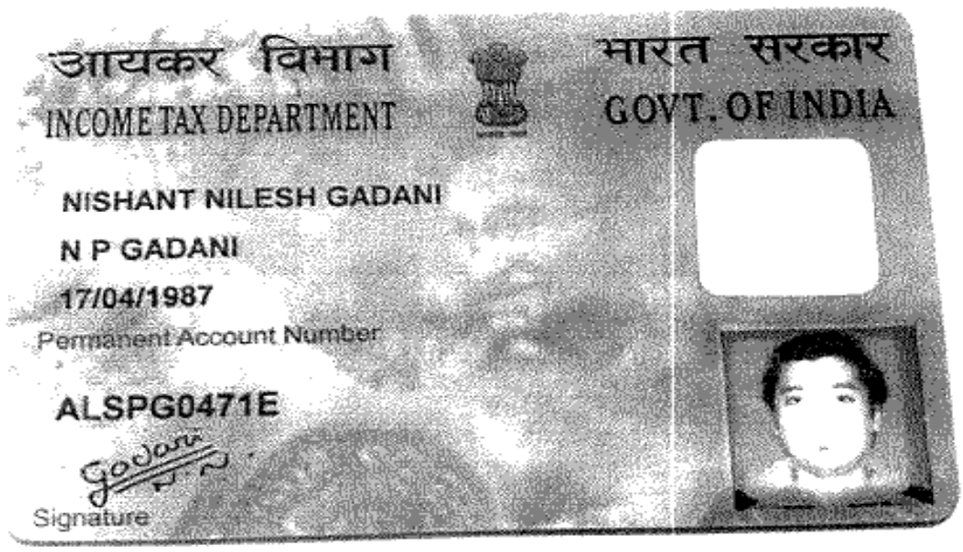
V I Gadia

Attorney

BEFORE ME

JAGDISH TRYAMBAKRAO DONGARDIVE
ADVOCATE & NOTARY, (GOVT. OF INDIA)
Ganesh Chawl Committee, Kranti Nagar,
Zaabbuan, Aarey Road, Kandivali (East)
Mumbai - 400 101

3 JUL 2023



बरल - ६/

७४६६९	२६७	४७०

२०२३



बरल - ६/

१४६६	२८८	४१०
	२०२३	

THE SEAL OF THE PASSPORT OFFICER NO. 6 ★ MUMBAI ★ पासपोर्ट अधिकारी क्र. ६ मुंबई

WARNING

If holder acquires a foreign passport of another country, he/she should surrender his/her Indian Passport forthwith to the nearest Indian Mission/Post abroad. Unauthorized possession of this Passport shall constitute an offence punishable under the Indian Passport Act, 1967.

H1B
Sep 02, 2018

R2285209



GADANI

NISHANT NILESH

INDIA

17/04/1987

MUMBAI

HOUSTON

17/01/2027

P<INDGADANI<<NISHANT<NILESH<<<<<<<<<<<<<<<<

R2285209<7IND8704175M2701172<<<<<<<<<<<<<<<6



GADANI NILESH PARSHOTAMDAS

GADANI RASHMI NILESH

GAJJAR VIDHI ASHOK

1-C/33 RUSTOMJEE REGENCY

JAYAWANT SAWANT ROAD DAHISAR (W)

MUMBAI 400068

64523484 23/07/2007 MUMBAI

बरल - ६/
१४६६९ | २७० | ४१०
२०२३

THE SEAL OF THE SUB REGISTRAR ASSURANCE OFFICE No. 6 MUMBAI SUBURBAN DIST. (BANDRA)

नामांकन क्रमांक / Enrollment No. : 0648/50062/05075

To
Varsha Indravadan Galia
वर्षा इंद्रवदन गालिया
G-29 Sanghvi Apartment,
Kamla Nehru Cross Road No 1,
Near Bajaj School,
VTC, Kandivali West,
District: Mumbai(Sub Urban),
State: Maharashtra, PIN Code: 400067,
Mobile: 9930741178

/401215/

KF769121956FI

आपका आधार क्रमांक / Your Aadhaar No. :

7356 7667 3271

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India



Issue Date: 28/08/2011

वर्षा इंद्रवदन गालिया
Varsha Indravadan Galia
जन्म तिथि / DOB: 19/06/1963
महिला / Female

7356 7667 3271

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VARSHA INDRAVADAN GALIA

PURSHOTTAM NAGARDAS GADANI

19/06/1963

Permanent Account Number

AKAPG9441P

V.I. Galia.



V.I. Galia.

बरल - ६/

१४६६६	२७१	४१०

२०२३



बरल - ६/
९४६६६ | २७२ | ४१०
२०२३

घोषणापत्र

मी. Varsha Indravadan Galia यादवारे घोषित करतो कि, दुय्यम निबंधक न. बोरीवली 6 येथे कार्यालय Development Agreement या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. Nishant Nile[illegible] व इ. यांनी दि. 28/6/23 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोन्हीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्दबाबत ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

V. I. Galia.

दिनांक
12/7/23

कुलमुखत्यारपत्रधारकाचे नाव
व सही



:GENERAL POWER OF ATTORNEY:

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, **MRS. RAMABEN NARSHIBHAI DESAI,** aged 87 years, residing at Flat No.A-6, Kandivali Sanghavi Co-Op. Hsg. Soc. Ltd., Sanghavi Apartments, Kamla Nehru Cross Road No.1, Kandivali (West), Mumbai 400067, do hereby SEND GREETINGS;

26 MAY 2023

बरल - ६/

१४६६८	२७४	४९०
२०२३		

परिशिष्ट - १/ Annexure - I

केवळ प्रतिज्ञापत्रासाठी / ONLY FOR AFFIDAVIT

१. मुद्रांक विक्री नोंदवही अनु. क्रमांक -/ दिनांक (Serial No. / Date)

Purchaser's Name & Signature

२. दस्त क्रमांक: दस्तासोबत जोडलेली सही







WHEREAS due to my old age I am unable to look after the management and affairs of my assets and other things therefore it is necessary for me to appoint a fit and proper person to act on my behalf, in my name, to do perform and execute all or any of the following acts, deeds, things and matter.

बरल - ६/
९४६६६ | २०५ | ४९०
२०२३

NOW KNOW YOU ALL TO WHOM THESE PRESENTS SHALL COME I, **MRS. RAMABEN NARSHIBHAI DESAI,** do hereby nominate, constitute and appoint, my son **MR. HITESH NARSHIBHAI DESAI,** aged 47 years, residing at Flat No.A/6, Kandivali Sanghavi Co-Op. Hsg. Soc. Ltd., Sanghavi Apartments, Kamla Nehru Cross Road No.1, Kandivali (West), Mumbai 400067, as my Constituted Attorney to do, perform and execute all or any of the following acts, deeds, things and matters in my name.

THE SUB REGISTRAR OF ASSURANCES BORIVALI No. 6 ... SUBURBAN DIST. (BANDRA)

1. To sell, purchase, gift (to the attorney himself or any other person), release, dispose off, create leave and license, sub-let, transfer, partition or create any other rights on any property(ies) (including the properties in the schedule hereunder) standing either in my sole/individual name or as co-owner, with any person/s and to receive the consideration/compensation on my behalf and give effectual receipts in that respect in my name and on my behalf. To do the same with any properties purchased in future.

2. To sign, execute and deliver all necessary M.O.U's, Agreement for Sale/Purchase, Development Agreement, Permanent Alternate Accommodation Agreement, Supplementary Agreement, Deed of Rectification, Gift, Release Deed, Deed of Partition, Deed of Conveyance or Transfer or Lease Deed or Agreement of Leave and License or Documents for purchase or Acquisition, of any immovable property, either on ownership, Lease or Tenancy, either in sole name or jointly with another or others as my Attorney deem fit and proper and for the purpose to all acts, deeds, matters and things that he may require to do.

3. To purchase any property from any person/s on my behalf and pay the consideration amount and obtain receipts from the seller/s and to sign all documents of purchase of property/(ies) and complete all formalities in all respects in my name and on my behalf.

4. To pay the appropriate Stamp Duty on the purchased property and to apply for refund of the same with the concerned authorities in my name on my behalf.

5. To appear before the sub-registrar of Assurances of any District or registrar of Deeds appointed or to be appointed under any Act or Law for the time being in force or otherwise for the registration of Agreement for Sale/Purchase, Development Agreement, Permanent Alternate Accommodation Agreement, Supplementary Agreement, Release Deed, Deed of Partition, Gift Deed, Deed of Rectification, Agreement of Leave and License, Deed of Conveyance or Transfer as Lease deed or such assurances, contracts or other instruments and then and there or at any time thereafter to present and register or cause to be registered any deeds, assurances, contract or other instrument in which I am/we may be the authority deemed to be interested in respect of my properties or affairs or any of them and to pay such fees as shall be necessary for the registration thereof.

6. To take possession of the new Flat/Premises after redevelopment from the concerned authorities/Developers/Builders/Society and sign any necessary documents on my behalf.

7. To approach before the concerned authorities of the Income Tax, Sales Tax, GST, department or any other Government departments for any purpose and complete all formalities on my behalf.

8. To appear before any officer or management committee of the locality and to attend society's meetings and to do all the acts, deeds and things in respect of any of my properties.

9. To give all notices, commence any legal proceedings or use any either lawful means that may appear to my Attorney desirable or necessary in order to safeguard or enforce my rights in or in connection with any of my investments/properties with full power to prosecute or discontinue any such proceeding and to compromise or submit to arbitration any matter in dispute or doubt.

10. To represent me with Telephone authorities such as MTNL, Gas authorities, LIC of India, P.P.F, Postal authority or any other authorities in connection of my matter in my name and on my behalf.

11. To correspond and deal with any bank/s Financial Institution for availing Loan in my name and on my behalf and provide all information in that respect and sign all papers and documents.

12. To operate any or all my all Banks accounts, with any bank and branch and/or to open new accounts or the close any existing account and to open new FD's or renew the F.D's standing in my name or submit the F.D's for encashment on the date of maturity or before maturity and also operate my safe deposit lockers on my behalf and in my name and in general to do all things in respect of any of my accounts as my Attorney may deem fit and proper and which may be necessary in that regard.

बरल - ६/
९४६६८ | २७७ | ४९०
२०२३

13. To invest and withdraw any moneys belonging to me in company deposits, public provident Fund accounts, mutual funds, shares, debentures, bonds, units, National Saving Certificate, Nations Saving Schemes, Recurring Deposit or any other postal schemes, mutual funds or corporate or any other securities in such manner and upon such terms and conditions as my Attorney shall in his absolute discretion think fit and from time withdraw any such moneys and apply the same to any purpose he may think fit and proper.

14. To attend all the required Government/semi-Government/BMC/Nagarpalika authorities to get the work done in respect of any property and any other matter on my behalf and in my name.

15. To engage Advocates or lawyers to defend the cases in any disputes in respect of any properties or for any other matter or reason or to put signature(s) on my behalf to the papers such as Vakalatnama, petitions, plaints etc.

16. To state, settle, adjust, compound, submit to arbitration and compromise all suits, legal proceedings, accounts, claims and demands whatsoever which now are or hereafter shall be pending between me and any person or persons body corporate or statutory constituted corporation in all respects as my said Attorney shall think fit and proper.

17. To collect money/cheque from my Debtors on my behalf and in my name.

18. To speak in the society meetings and give suggestions and acknowledge the decisions of the society on my behalf and in my name as per my Attorney deems fit and proper.

19. To cast vote in the Society meeting on my behalf and in my name.

20. To pay all calls that maybe lawfully made upon me or other expenses, including society maintenance and other outgoings, taxes, etc. that may be incurred in relation to any of my properties.

21. To reply and receive any correspondence in my name and on my behalf in all the matters and deeds in respect of any of my properties.

22. To sign and submit all the necessary documents including letters, affidavit, indemnity bond, undertaking, declaration, etc. for the matters as mentioned hereinabove.

AND GENERALLY to do all necessary acts which ought to be done for the purpose and acts mentioned hereinabove.

AND I hereby agree and undertake to ratify and confirm all the whatsoever my Attorney under the powers in that behalf herein before contained shall lawfully do execute or perform in exercise of the powers, authorities and liberties hereby conferred upon, under, by virtue of the deed he is authorized to do all such acts, deeds and things including signing any papers/documents as are necessary and incidental to the above.

:PROPERTY SCHEDULE:

1. Flat No.A-6, Kandivali Sanghavi Co-Op. Hsg. Soc. Ltd., Sanghavi Apartments, Kamla Nehru Cross Road No.1, Kandivali (West), Mumbai 400067.

2. Any other movable and immovable properties standing in my name.

बरल - ६/
९४६६६ | २७८ | ४९०
२०२३

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 6 MUMBAI SUBURBAN DIST.

IN WITNESS WHEREOF, I, the above named **MRS. RAMABEN NARSHIBHAI DESAI**, have hereunto set my hand to this writing at Mumbai on this __ day of **MAY, 2023.**





Sign

SIGNED, SEALED & DELIVERED)
The withinnamed EXECUTRIX)
MRS. RAMABEN NARSHIBHAI DESAI)
PAN NO.ANNPD1858P)
AADHAR NO.3454 7205 5080)

EXECUTED बरल - ६/
९४६६६ २७६ ४९०
२०२३



Specimen Signature of Constituted Attorney
(MR. HITESH NARSHIBHAI DESAI)
PAN NO.AAKPD8272C, AADHAR NO.9282 9354 6121

BEFORE ME

बरल - ६/

४४६६६	२८०	४९०

२०२३

घोषणापत्र

मी. Hitesh Narshibhai Desai यादवारे घोषित करतो कि, दुय्यम निबंधक न. बोरीवली 6 यांचे कार्यालय Development Agreement या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. Ramaben Narshi Desai व इ. यांनी दि. 31/5/23 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोन्हीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्दबाबत ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

Desai Hitesh N

दिनांक

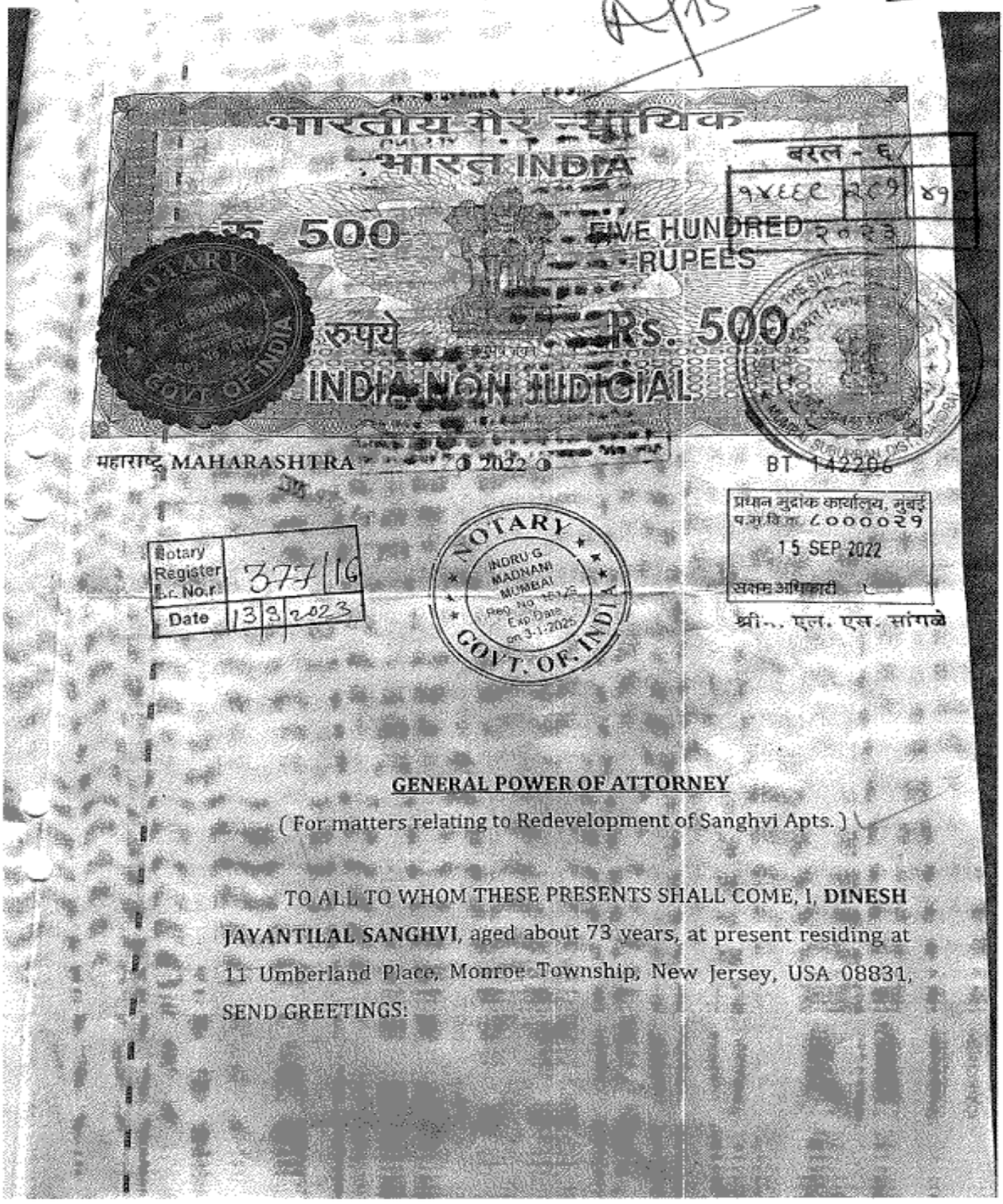
12/7/23

कुलमुखत्यारपत्रधारकाचे नाव

व सही

A-15

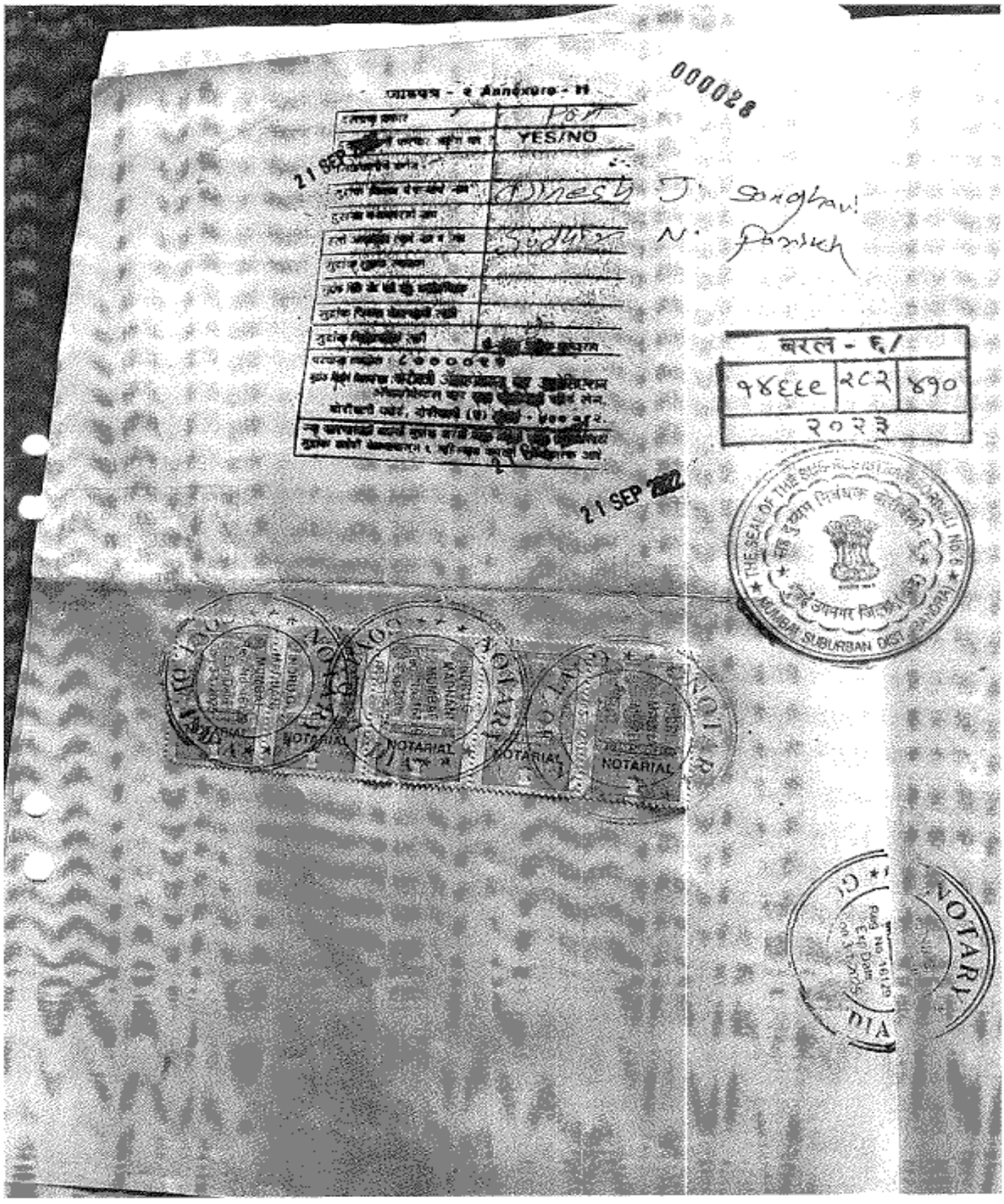
A-15



GENERAL POWER OF ATTORNEY

(For matters relating to Redevelopment of Sanghvi Apts.)

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, **DINESH JAYANTILAL SANGHVI**, aged about 73 years, at present residing at 11 Umberland Place, Monroe Township, New Jersey, USA 08831, SEND GREETINGS:


000028
जोडपत्र - २ Annexure - II
YES/NO
21 SEP 2022
बरल - ६/
९४६६६ २८२ ४९०
२०२३
THE SEAL OF THE SUB-REGISTRAR OF ASSURANCE NO. 8
MUMBAI SUBURBAN DIST. (MUMBAI)
NOTARIAL
NOTARY
INDIA

0028

Sanghvi
Society

WHEREAS:

(1) I, am the owner in respect of a residential premises viz. Flat No. A-15 on the 1st Floor of **SANGHVI APARTMENTS** in Kandivali Sanghvi Co-Operative Housing Society Ltd., situated at Kamala Nehru Cross Road No. 1, Kandivali (West), Mumbai, 400067, Maharashtra, (hereinafter referred to as the **Said Premises**) by virtue of holding 5 shares of Rs. 50/- each bearing Share Nos. 281 to 286 under Share Certificate issued by Kandivali Sanghvi Co-OP. Housing Society Ltd.;

बरल - ६/
१४६६६ | ८८३ | ८९०
२०२३

NOTE : The expression 'Said Premises' shall also mean and include the premises to be allotted to me in newly constructed building / tower.

(2) The said building i.e. Sanghvi Apartments in which the said residential premises viz. Flat No. A-15 are situated is in dilapidated condition and is soon to be demolished for the purpose of redevelopment and new building is to be constructed in which I am entitled to get new residential flat in lieu of present Flat No. A-15;

(3) M/S. TAMOS ASSICIATES, Builders and Developers, having their office at Shamikh Building, Bohra Colony, Church Road, Marol, Andheri (East), Mumbai 400059, have already been appointed by the Society for the purpose of redevelopment;

(4) Being unable to personally attend before the Office Bearers of the Society, the Builders and Developers and their agents and contractors for signing various documents, before the Sub-Registrar of Assurances, Maharashtra, for admitting execution of documents, etc. I am desirous of appointing some fit and proper person to attend the office of the Society and the office of the Builders & Developers for signing letters, deeds, agreements and also the office of the Sub-Registrars, Mumbai, Maharashtra to lodge and to admit execution of the documents relating to the Said Premises;

NOTARY

NOW THESE PRESENTS WITNESS that I, **DINESH JAYANTILA SANGHVI** do hereby nominate, constitute and appoint **MR. SUDHIR NAGARDAS PAREKH**, my brother-in-law, aged about 73 years, residing at 102 Shree Puri Tower, Soni Wadi, Simpoli Road, Borivali (West) Mumbai 400 092, to be my true and lawful Attorney for myself and on my behalf to do or cause to be done all or any of the following acts, deeds, matters and things, viz:-

बदर - ६/
९४६६ २०४ ४७०
२०२३

1. To supervise, direct and manage all affairs in respect of the Said Premises before and after demolition of old building and construction of new building and do all such acts and things as the said Attorney shall deem fit and expedient.

2. To conduct all correspondence for any purpose and in relation to the Said Premises with any person or persons, Government and/or semi-Government authorities, Municipal Corporations, developers, builders, contractors, managers, supervisors, police, etc.

3. To vote at the meetings of the members of the Co-Operative Housing Society which exists and/or existed earlier and which may hereafter be formed in relation to the Said Premises and otherwise to act as my Proxy or representative and for that purpose to sign and execute any Proxy or other instrument in my name and on my behalf.

4. To receive and sign and give effectual receipts and discharges for all or any moneys which shall come to his hand by virtue of the powers herein contained, which receipts, whether given in my name or in the name of the said Attorney shall exonerate the persons or person paying such moneys in respect of the Said Premises.

5. To sign, execute, present for registration, admit execution of, register or otherwise perfect or cause to be signed, executed, registered and perfected any agreement in respect of the Said

Premises which may in the opinion of my said attorney be expedient or necessary.

6. To sign and give notice or notices to any person or persons, Society, Builder, Developer, Municipal Corporation, institution or Government or non-Government organisation to abate any nuisance or to remedy a breach of covenant or agreement or for any other purpose or purposes whatsoever and to avail of and enforce all remedies open to me in respect thereof and to enter into the Said Premises and/or the premises allotted to me in the newly constructed building redeveloped with a view to inspecting the same or exercising any right vested in me.

बरल - ६
१४६६२ | २८५ | २०१
२०२३

7. To demand, sue, enforce payment of and receive and give receipts for all moneys, debts, goods and other mercantile in respect of the Said Premises.

8. To commence, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings and demands touching any matter in respect of the Said Premises and/or newly allotted premises and if the said Attorney shall deem fit to settle, compromise, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid.

9. To declare and affirm all plaints, written statements, applications, petitions, affidavits, and other necessary documents in my name and to accept notices or service of Writ of Summons or other legal process in respect of the Said Premises that may be served upon me.

10. To appear before any Judge, Magistrate or any Revenue, Taxation or other Officer or Authority empowered by law to hear any suit or proceedings or any other inquiry relating to the Said Premises.

11. To represent me before Kandivali Sanghvi Co-OP. Housing Society Ltd. or any other society which may be formed by the members, any Municipal or local Authority and/or Income Tax, GST, Wealth Tax, Gift Tax Authority, Bank officers, Regional Transport Authority, officers of any other Insurance or Assurance company, or any State or Central Government Officer for any purpose or purposes and do everything necessary in relation to the Said Premises.

12. To engage any solicitor, advocate or other expert as may be necessary for prosecuting and defending and do everything necessary or any of them or in any other matter relating to the Said Premises and do everything necessary as occasion may require.

13. To buy/ purchase any tiles, plumbing and bathroom fittings, etc. of better qualities of his choice while the construction of the tower/ multi-storeyed building is in progress concerning the Said Premises and get the same fitted for use in the Said Premises and request the builders/ developers/ contractors to do the same and if possible, to get possession of the tiles, fittings, etc. proposed to be used by the builders/ developers for the Said Premises and sell the same.

14. To visit the site time to time during the construction of the tower containing the Said Premises and inspect the progress and hold meetings with the developers/ builders/ contractors and or their managers, supervisors, etc.

15. To take the physical possession of the Said Premises and the keys thereof and give effectual receipt for the same after duly inspecting the premises and satisfying himself about the amenities such as electricity, water supply, elevators, car-park, etc. promised by the builders/ developers.

16. To open Savings Account in my name in any Nationalised Bank or deposit in my existing bank account any money received by way of rent, compensation, etc. from builders, developers, etc.

17. I also hereby authorise the attorney to present for registration and admit execution on my behalf, of documents executed or to be executed by me hereafter in relation to the Said Premises.

18. **AND GENERALLY**, to act as my Attorney in relation to the Said Premises situated at Kandivali (West), Mumbai, and all other matters pertaining to the Said Premises 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 if personally present.

This GENERAL POWER OF ATTORNEY hereby given shall be given the widest possible interpretation and shall be construed as my express authority to the said Attorney to act and deal with my all and every affair in relation to and pertaining to the Said Premises as fully and effectually as I myself could do.

AND I hereby for myself, my heirs, executors and administrators, ratify and confirm and agree to ratify and confirm whatsoever my said Attorney **MR. SUDHIR NAGARDAS PAREKH** shall lawfully do or purport to do by virtue of these presents.