

IN WITNESS WHEREOF I, the said-MR. DINESH JAYANTILAL SANGHVI have hereunto set my hand this 12th day of ^{March} September 2023, and have also affixed hereunder my thumb impression as well as my photograph.

Photograph of Lima Rosalind



Dinesh Sanghvi
(Dinesh Jayantilal Sanghvi)
EXECUTANT

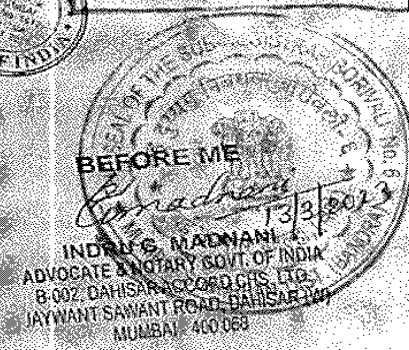
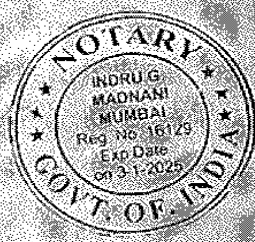
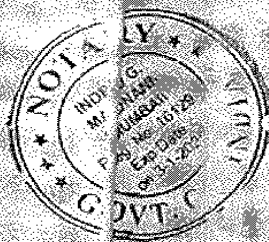
Thumb Impression of Dinesh J. Sanghvi



Ana...



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

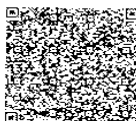
नोटिफिकेशन क्रमांक / Enrollment No.: 0628/13118/18027

To,
दिनेश सधवी
Dinesh Sanghvi
S/O: Jayantilal Sanghvi
6 Juhu, Vishal Coop HSG Soc. BLDG No 1,
Juhu Scheme,
Mumbai
Juhu Andheri Mumbai Suburban
Maharashtra - 400049
9820404596

Ref: 14 / 18M / 2222 / 2294 / P



SB586694420FH



आपला आधार क्रमांक / Your Aadhaar No.:

7454 4615 7114

माझे आधार, माझी ओळख



भारत सरकार
Government of India

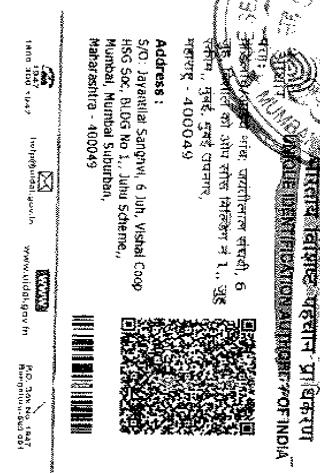
दिनेश सधवी
Dinesh Sanghvi
जन्म तारीख / DOB: 01/11/1949
पुरुष / Male



7454 4615 7114

माझे आधार, माझी ओळख

THIS IS A TRUE COPY
OF THE ORIGINAL



Dinesh Sanghvi
(DINESH SANGHVI)
NJ Lic S04221700011491 Page 5-
exp 11/1/2025
9/23/2022
Dinesh Sanghvi
9/23/22

GENERAL POWER OF ATTORNEY
(For matters relating to Redevelopment of Sanghavi 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:

WHEREAS:

(1) I, am the owner in respect of a residential premises viz. Flat No. A-15 on the 1st Floor of **SANGHAVI APARTMENTS** in Kandivali Sanghavi Co-Operative Housing Society Ltd., situated at Kamala Nehru 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 Sanghavi Co-OP. Housing Society Ltd.;

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. Sanghavi 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 ASSOCIATES, 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;

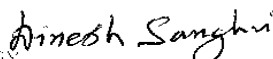
(4) Being unable to personally attend before the Office Bearers of the Society, the Builders and Developers and their agents and contractors for signing various documents, before the Sub-Registrar of Assurances, Maharashtra, for admitting execution of documents, etc. I am desirous of appointing some 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;

NOW THESE PRESENTS WITNESS that I, **DINESH JAYANTILAL 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.:

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



VINOD NIJHAWAN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 8/28/2025
Commission # 010031

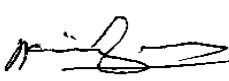


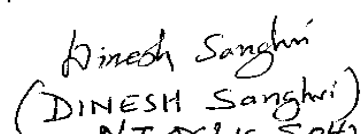
(**DINESH SANGHVI**)

NJ DLIC 564221700011491 exp 11/1/2025

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.
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 complaints, 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 Sanghavi 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.


VINOD NIJHAWAN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 3/09/2025
Commission # 2803331


(DINESH Sanghi)
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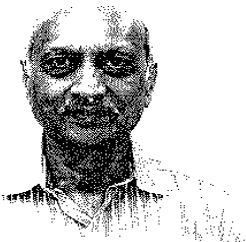
16. To open Savings Account in my name in any Nationalised Bank or deposit in my existing bank account any money received by way of rent, compensation, etc. from builders, developers, etc.
17. I also hereby authorise the attorney to present for registration and admit execution on my behalf, of documents 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 Kandivaii (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.

IN WITNESS WHEREOF I, the said MR. DINESH JAYANTILAL SANGHVI have hereunto set my hand this ...2...3... day of September 2022 and have also affixed hereunder my thumb impression as well as my photograph.

Photograph of Dinesh J. Sanghvi



Dinesh Sanghvi

(Dinesh Jayantilal Sanghvi)

EXECUTANT

Thumb Impression of Dinesh J. Sanghvi

NJ2YLIC S0422J70001149/2XP
11/1/2025

Aadhaar No.: 7454 4615 7114

BEFORE ME

PAN No.: DBVPS9004P

Signed, Sealed and Delivered in the presence of:

State of New Jersey, County of Middlesex, SS:

[Signature]

9/23/2022

Notary Public, New Jersey

NOTARY PUBLIC
My Comm. No. 123456789
Exp. Date 12/31/2025



भारतीय विशाल जनसंख्या आधारिक कार्यक्रम

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No 1067/11016/00377

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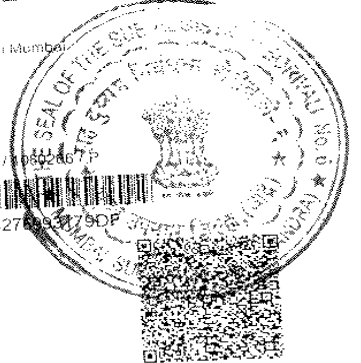
श्री
पारेख सुधीर नागर्दास
Parekh Sudhir Nagardas
A/3, Jawan Nagar
S V Road
Kumbal
Borivoli West Mumbai Mumbai
Maharashtra 400092

04082012

Ref: 819 / 10C / 1059236 / 10892007P



SH27893279DP



आपका आधार क्रमांक / Your Aadhaar No. :

9511 9235 1852

आधार - आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA

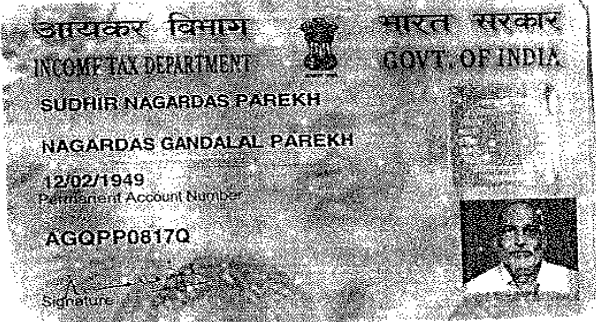
पारेख सुधीर नागर्दास
Parekh Sudhir Nagardas
जन्म वर्ष / Year of Birth : 1949
पुरुष / Male



9511 9235 1852

आधार - आम आदमी का अधिकार

Maharaja



Maharaja

घोषणापत्र

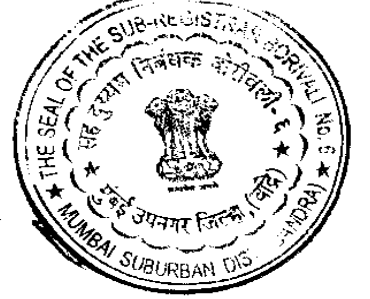
मी. Sudhir Nagardas Parekh याद्वारे घोषित करतो कि, दुय्यम निबंधक न. बोरीवली 6 यांचे कार्यालय Development Agreement या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. Dinesh Jayantilal Sanghvi व इ. यांनी दि. 13/3/23 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादित 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

12/3/23

कुलमुखत्यारपत्रधारकाचे नाव
व सही

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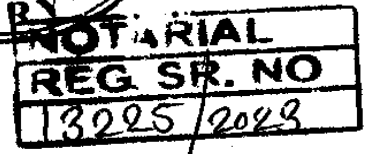
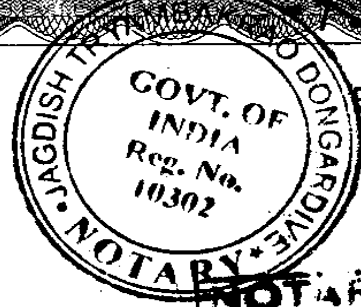
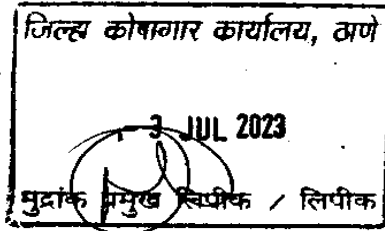
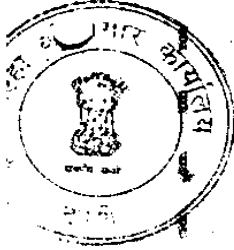




महाराष्ट्र MAHARASHTRA

2023

BZ 308080



:POWER OF ATTORNEY:

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, MR. HEMANT DHIRAJLAL BHUTA, aged 61 years, residing at Flat No.A-21, Kandivali Sanghavi Co-operative Housing Society Limited, Kamala Nehru Cross Road No.1, Kandivali (West), Mumbai 400067, do hereby SEND GREETINGS:-

WHEREAS I am the co-owner of Flat No.A/21, Kandivali Sanghavi Co-operative Housing Society Limited, Kamala Nehru Cross Road No.1, Kandivali (West), Mumbai 400067 (hereinafter referred to as "THE SAID FLAT").

H Bhuta Hemant

- 7 JUL 2023

GOVT. IND. REG.
JACOBH T. H. S. B. A. C. R. A. C.

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मुद्रांक करदी केव्हापर्यंत नमोदित नसत तसेच मुद्रांक करक आहे.

170701

- 7 JUL 2023



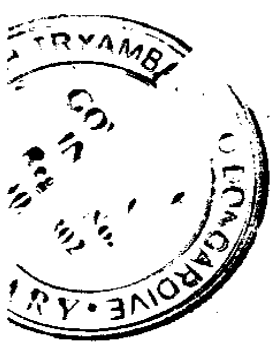
AND WHEREAS I, **MR. HEMANT DHIRAJLAL BHUTA** do hereby nominate, constitute and appoint my brother **MR. RAJENDRA DHIRAJLAL BHUTA**, aged 59 years, residing at Flat No.A/1301, 13th Floor, X Point, Prem Bhavna Co-Operative Housing Society Limited, S. V. Road, Kandivali (West), Mumbai 400067, to be my 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 or Self Development and attend all the meetings for the same.
2. To pay the Stamp Duty or apply for refund of the Stamp Duty and to appear before the Registrar or Sub-registrar of assurances, Government of Maharashtra for the purpose of registration of the Development Agreement of Permanent Alternate Accommodation, Supplementary Agreement, Deed of Rectification, Leave and License Agreement and/or other documents and/or do all things in connection of the said Flat and membership rights and shares of the said Flat.
3. 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.
4. To represent me with the Developers/Builders/Society and to sign necessary Letters, Forms, Applications, Affidavits, Indemnity Bonds, Agreements in respect of the said Flat in connection with the Redevelopment or Self Development.
5. 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.
6. To take any Flat on Leave and License basis and lodge the Agreement for registration with the concerned office of Sub-Registrar of Assurances and receive back the same.

17 Bhuta Hemant

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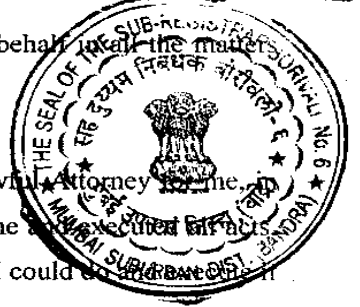




7. To take possession of the new Flat after redevelopment or Self Development of the said building from the Developers/Builders/Society.
8. To appear before the concerned authorities of the Government/Local authorities in any matter in connection of the said Flat with respect of the Redevelopment or Self Development of the said Flat.

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with respect of the	890
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9. To receive any correspondence in my name and on my behalf in all the matters and deeds in respect of redevelopment of the said Flat.



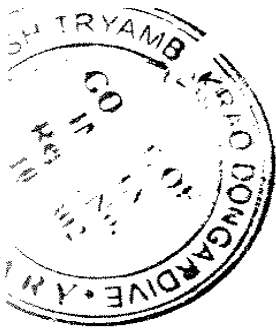
AND GENERALLY to act as my agent and true and lawful Attorney for me, in my name and on my behalf to do and execute or cause to be done and executed all deeds, matters, things and instruments as fully and effectually as I could do and execute if personally present.

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.

: PROPERTY SCHEDULE :

Flat No.A/21, Kandivali Sanghavi Co-operative Housing Society Limited, Kamala Nehru Cross Road No.1, Kandivali (West), Mumbai 400067.

H Bhakta Hemant



IN WITNESS WHEREOF I have hereunto set and subscribed my hands at Mumbai on

this ____ day of JULY, 2023

10 JUL. 2023

1 Bhuta Hemant

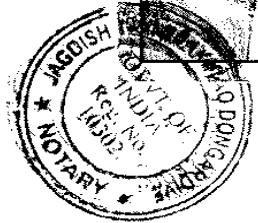


SIGNED, SEALED AND DELIVERED)

By the withinnamed EXECUTOR)

MR. HEMANT DHIRAJLAL BHUTA)

(PAN NO. ABLPB3614R))



R. Bhuta



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EXECUTOR	२००६६६	४९०
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Specimen Signature of Constituted Attorney

MR. RAJENDRA DHIRAJLAL BHUTA

(PAN NO. AFZPB2427A)

IDENTIFIED BY ME

R. Bhuta

RASHIDA Y. LAXMIDHAR

B.Com. LL.B

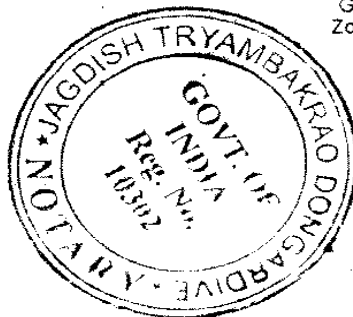
ADVOCATE HIGH COURT

Shop No.14, Aakruti Apartment,

Aakruti Shopping Centre,

Methuradas Road, Kandivalli (W),

MUMBAI - 400 067



BEFORE ME

J. Tryambakrao Dongardive

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

10 JUL 2023

घोषणापत्र

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मी. Rajendra Dhirajlal Bhut

करतो कि, दुय्यम निबंधक न. बोरीवली ६

Development Agreement या शिर्षकाचा

सादर करण्यात आला आहे. Hemant Dhirajlal

व इ. यांनी दि. 10/7/23

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.

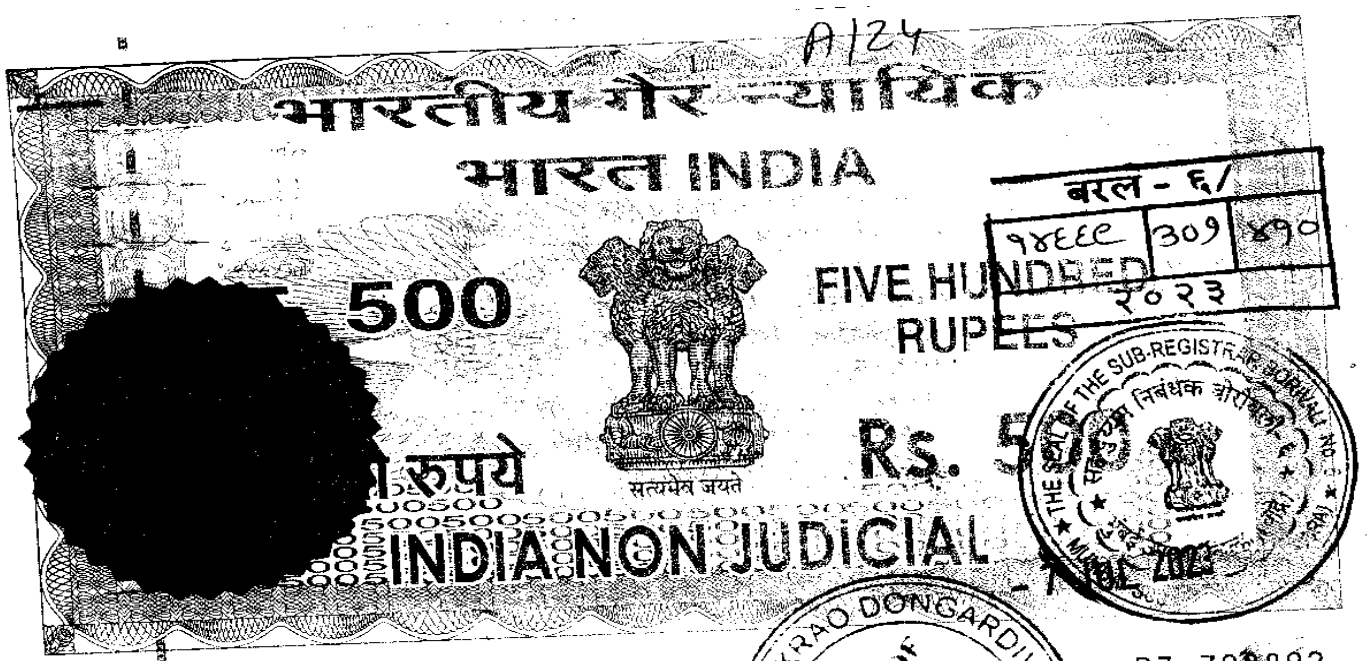
दिनांक

12/7/23

कुलमुखत्यारपत्रधारकाचे नाव

व सही

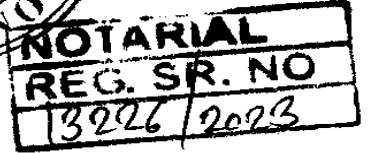
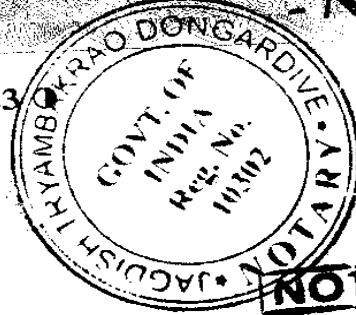
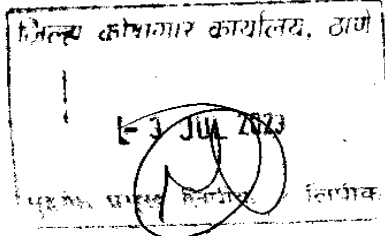




महाराष्ट्र MAHARASHTRA

2023

BZ 308892



:POWER OF ATTORNEY:

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, MR. BABABHAI SHAMALDAS GORADIA, aged 77 years, residing at Flat No.A-24, Kandivali Sanghavi Co-operative Housing Society Limited, Kamala Nehru Cross Road No.1, Kandivali (West), Mumbai 400067, do hereby SEND GREETINGS:-

WHEREAS I am the co-owner of Flat No.A/24, Kandivali Sanghavi Co-operative Housing Society Limited, Kamala Nenru Cross Road No.1, Kandivali (West), Mumbai 400067 (hereinafter referred to as "THE SAID FLAT").

B. S. Goradia

Disc 2

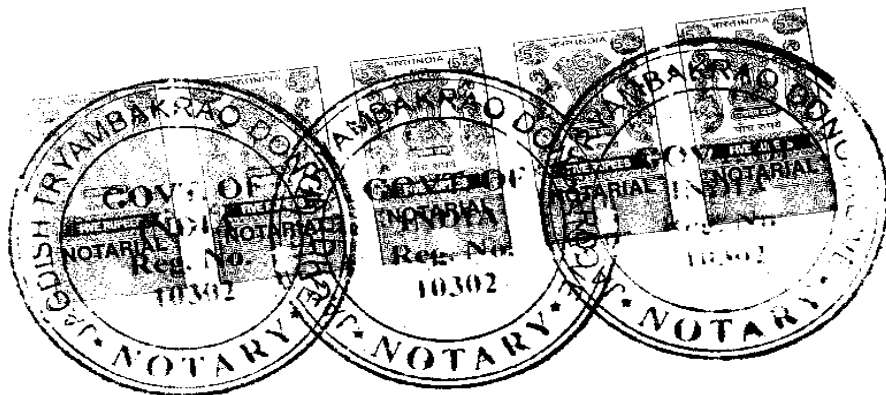
GOVT. OF INDIA
DONGAR

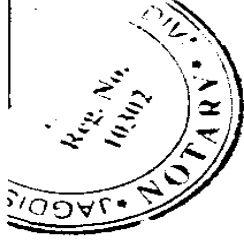
बरल - ६/		
१४६६६	३०२	४९०
२०२३		

मुद्रांक अरेदी केल्यापासून ६ महिन्यात पावरने बंधवकारक आहे.



171240





AND WHEREAS I, **MR. BABABHAI SHAMALDAS GORADIA** do hereby nominate, constitute and appoint my son **MR. MIHIR BABABHAI GORADIA**, aged 42 years, residing at Flat No.A/24, Kandivali Sanghavi Co-operative Housing Society Limited, Kamala 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

बरेल - ६७		
१४६६६	३०३	४९०
२०२३		

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 or Self Development and attend all the meetings for the same.
2. To pay the Stamp Duty or apply for refund of the Stamp Duty and to appear before the Registrar or Sub-registrar of assurances, Government of Maharashtra for the purpose of registration of the Development Agreement, Agreement of Permanent Alternate Accommodation, Supplementary Agreement, Deed of Rectification, Leave and License Agreement and/or other documents and/or do all things in connection of the said Flat and membership rights and shares of the said Flat.
3. 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.
4. To represent me with the Developers/Builders/Society and to sign necessary Letters, Forms, Applications, Affidavits, Indemnity Bonds, Agreements in respect of the said Flat in connection with the Redevelopment or Self Development.
5. 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.
6. To take any Flat on Leave and License basis and lodge the Agreement for registration with the concerned office of Sub-Registrar of Assurances and receive back the same.



B. Bababhai



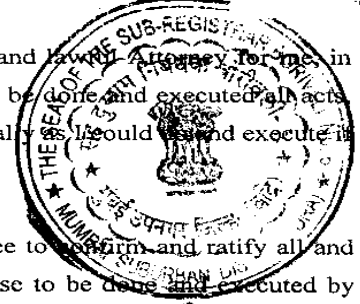
To take possession of the new Flat after redevelopment or Self Development of the said building from the Developers/Builders/Society.

8. To appear before the concerned authorities of the Government/Local authorities in any matter in connection of the said Flat with respect of the Redevelopment or Self Development of the said Flat.

बरेल - ६/		
१४६६६	३०४	४९०
२०२३		

9. To receive any correspondence in my name and on my behalf in all the matters and deeds in respect of redevelopment of the said Flat.

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 and execute it 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.

: PROPERTY SCHEDULE :

Flat No.A/24, Kandivali Sanghavi Co-operative Housing Society Limited, Kamala Nehru Cross Road No.1, Kandivali (West), Mumbai 400067.

B. [Signature]

IN WITNESS WHEREOF I have hereunto set and subscribed my hands at Mumbai on

11th day of JULY, 2023

11.0 JUL 2023

SIGNED, SEALED AND DELIVERED)

By the withinnamed EXECUTOR)

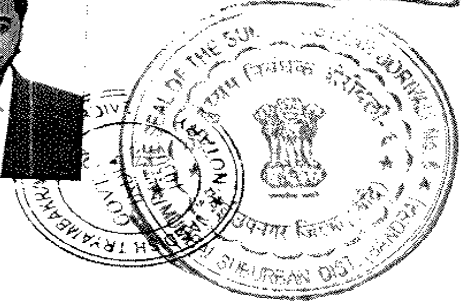
MR. BABABHAI SHAMALDAS GORADIA)

(PAN NO. AEOPG5614G))



EXECUTOR बरल - ६/

98EEER	304	890
2023		



Specimen Signature of Constituted Attorney

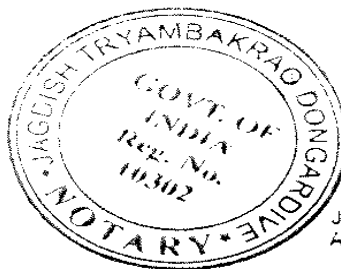
MR. MIHIR BABABHAI GORADIA

(PAN NO. AEYPG7284C)

IDENTIFIED BY ME

pm

RASHIDA Y. LAXMIDHAR
B.Com. LL.B
ADVOCATE HIGH COURT
Shop No. 14, Axtudi Apartment,
Axtudi Shopping Centre,
Mathuradas Road, Kandivali (W),
MUMBAI - 400 067



BEFORE ME

JM

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

11 JUL 2023

घोषणापत्र

मी. Mihir Bababhai Noradin याद्वारे घोषित करतो कि, दुय्यम निबंधक न. बोरीवली 6 यांचे कार्यालय Development Agreement या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. Bababhai Shamaldas Noradin व इ. यांनी दि. 10/11/23 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 शिक्षेची मी पात्र राहीन याची मला जाणीव आहे.

बोरली - ६/	कारणामुळे	१४६६६	३४६	४९०
कुलमुखत्यारपत्र	पूर्णपणे वैध			



दिनांक

12/11/23

कुलमुखत्यारपत्रधारकाचे नाव
व सही



महाराष्ट्र MAHARASHTRA

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जिल्हा कोषागार कार्यालय, ठाण

20 DEC 2021

प्राधिकृत प्रमुख लिपीक / लिपीक



B/02

B/2

NOTARIAL
REG. SR. NO
 29768 / 2021

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME: I, MRS. VANDANABEN
 MANILAL DEDHIA (Aadhar No. 2392 0327 3718), aged about 77 years,
 Indian Inhabitant, presently residing at B/2, Sanghavi Apartments,
 Kamla Nehru X Road No.1, Kandivali (West), Mumbai 400067, do hereby
 SEND GREETINGS :—

J.H.D.

जोडपत्र २

पुस्तक विक्री मॉडेली अनुक्रमांक

दिनांक

21 DEC 2021

पुस्तक प्रकार

पुस्तक मॉडेली करणार आहे का ? :- होय/नाही

मिळकतीचे कोटेशन वगैरे

पुस्तक विक्री वेगळ्याचे मॉडेल वगैरे

Vandanaben M. Dedhia

इसवीत पुस्तकाचे मॉडेल वगैरे

इसवीत पुस्तकाचे मॉडेल वगैरे

इसवीत

पुस्तक विक्रीचे मॉडेल (पुस्तक आहे/नाही)

पुस्तक विक्रीचे मॉडेल - मॉडेल वगैरे, मॉडेल वगैरे, मॉडेल वगैरे (पुस्तक) आहे.

पुस्तक विक्रीचे मॉडेल १२०१०१११

पुस्तक विक्रीचे मॉडेल वगैरे मॉडेल वगैरे आहे.

21 DEC 2021

681129

बरत - ६/		
१४६६६	३०८	४९०
२०२३		



NOTARY
NO. 212
21 DEC 2021



WHEREAS:—

- a. THAT I am the absolute owner of Flat No. B/2 situated on the 1st Floor of the building known as "**SANGHAVI CO-OP HOUSING SOCIETY LTD.,**" at **KAMLA NEHRU X ROAD NO.1, KANDIVALI (WEST), MUMBAI 40007**, a society registered under the Maharashtra Co-operative Societies Act, (hereinafter referred to as "**the said Society**") and I am 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. 336 to 340 (both inclusive) and Share Certificate No. 68, 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. 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.

- c. Due to I am going my native place 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;

- d. Accordingly, I am desirous of appointing my son **MR. MEHUL MANILAL DEDHIA**, aged about 47 years, Indian Inhabitant, presently residing at **B/2, Sanghavi Apartments, Kamla Nehru X Road No.1, Kandivali (West), Mumbai 400067**, (hereinafter referred to as "**Attorney**") to be my true and lawful attorney

x. n. D.

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

I, **MRS. VANDANABEN MANILAL DEDHIA** do hereby nominate, constitute and appoint my son **MR. MEHUL MANILAL DEDHIA (Aadhar No. 6534 0275 8443)**, aged about 47 years, Indian Inhabitant, presently residing at B/2, Sanghavi Apartments, Kamla Nehru X Road No.1, 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 hereby irrevocably confer upon my attorney the following among other powers and authorities.

बुरल - ६/		
९४६६६	३९०	४९०
१९९९		



1. 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.
4. **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.

✓ M.D.

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~~ ^{as fully and effectually as} all respects as I could do the same myself.

98 EEC	399	890
2023		

7. **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 redevelopment 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.
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.

V.N.D.

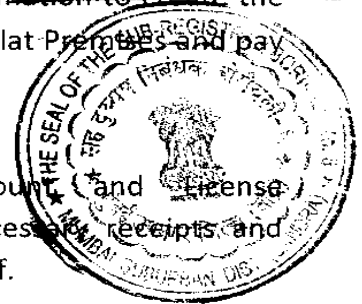
14. **TO GIVE** the above said Flat Premises on Leave and License basis and sign the necessary Leave and License Agreement on the terms and conditions he likes and lodge the same for Registration with the concerned Registering authorities and complete all the necessary formalities including the taking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

98EEC	392	890
2023		

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.

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.

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.

V.M.D.

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. VANDANABEN MANILAL DEDHIA have hereunto set and subscribed my hand at Mumbai, on this 22nd day of December, 2021.

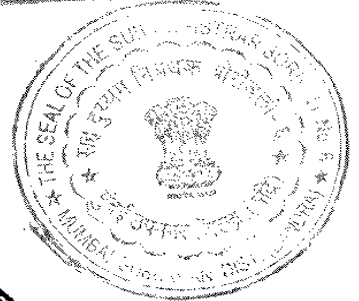
SIGNED, SEALED & DELIVERED)
By the withinnamed EXECUTRIX)
MRS. VANDANABEN MANILAL DEDHIA)

Dedhia Vandana Manilal



EXECUTANT

बल - ६/		
98444	393	890
2023		



Mehul Dedhia

Specimen Signature of Attorney
MR. MEHUL MANILAL DEDHIA



BEFORE ME



JAGDISH TRYAMBAKRAO DONGARDIVE
ADVOCATE & NOTARY, (GOVT OF INDIA)
Ganesh Chawl Committee, Kranti Nagar
Zopadpatti, Akurli Road, Khandivali (East),
Mumbai - 400101

22 DEC 2021

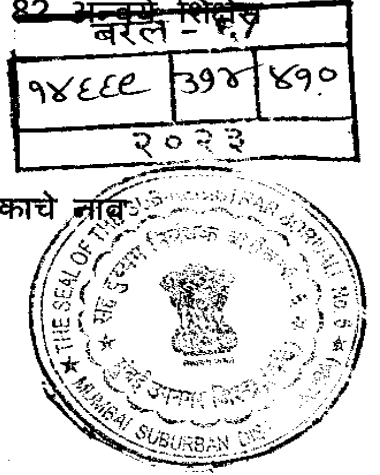
घोषणापत्र

मी. Meha Manilal Dedhia याद्वारे घोषित करतो कि, दुय्यम निबंधक न. बोरीवली 6 यांचे कार्यालय Development Agreement या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. Vandanaaben Manilal Dedhia व इ. यांनी दि. २२/१२/२१ 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, १९०८ चे कलम ८२ अन्वये शिर्षक वरले १४६६६ ३९४ ४९० २०२३ मी पात्र राहीन याची मला जाणीव आहे.

दिनांक

१२/१/२३

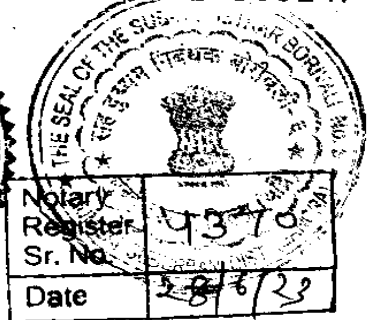
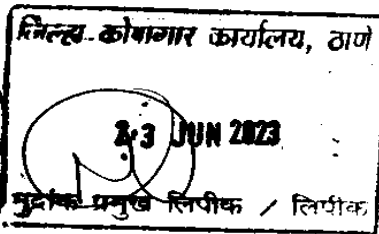
कुलमुखत्यारपत्रधारकाचे नाव व सही





महाराष्ट्र MAHARASHTRA

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२०२३
८७-३०३२४७

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I
MR. HARDIK HASMUKH GANDHI, aged 37 years, an adult,
 Indian Inhabitant, residing at Plot No. 45, Room No. 33, Shree
 Siddhivinayak Co-operative Housing Society Limited, Gorai,
 Sector I, Borivali west, Mumbai 400 091 **SEND GREETINGS,**

H.H. Gandhi

जोडपत्र ३

27 JUN 2023

मुद्रांक विच्छेद नोंदणी अमुकनाम

पदावका प्रकार

पदाव नोंदणी करणार आहे का ? :- होय/नाही

विच्छेदकर्त्याचे लोकस्थान वर्णन

मुद्रांक विच्छेद केला त्याचे नांव व पत्ता

दुसऱ्या पदावकाराचे नांव व पत्ता

हस्त अस्तव्यास त्याचे नांव/पत्ता

हस्ते सही

परवानाधारक मुद्रांक विच्छेदकर्त्याची सही (प्रमोद आर. दुबे)

मुद्रांक विच्छेद पत्ता - आदेश्वर कृपा, शांती पार्क, मीरा रोड (पू), को. १२०९७४७

परवाना क्रमांक १२०९७४७

मुद्रांक सरेदी केल्यापासून ६ महिन्यात वापरणे बंधकारक आहे.

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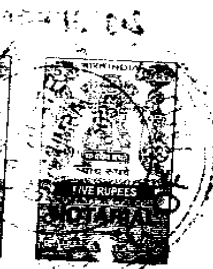
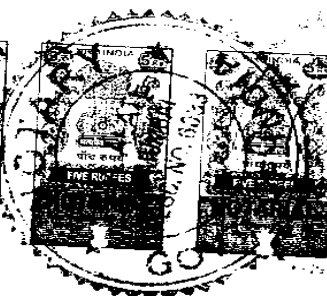
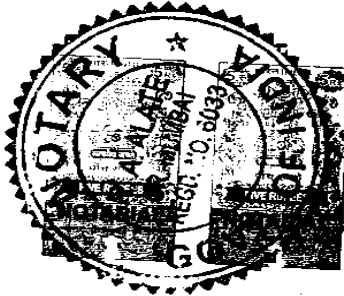
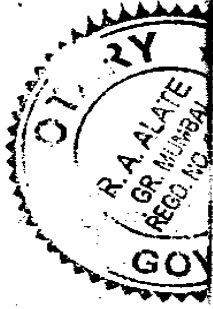
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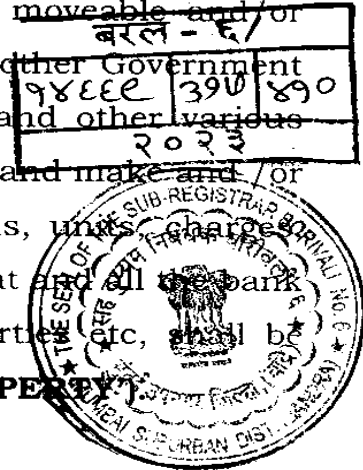


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27 JUN 2023



WHEREAS I have purchased a residential flat premises bearing Flar No. B/4, 2nd Floor, Kandivali Sanghavi CHS Ltd., Kamla Nehru Cross Road No.1, Kandivali (West), Mumbai 400 067, and in addition thereto I am also holder of several bank accounts in my name either individually under jointly and at the same time I am also willing to make some investment in ~~moveable and/or~~ immoveable properties, shares, units, LIC and other Government Bonds, F.D. N.S.C. P.F., P.P.F., any Shares, and other various securities in my name and willing to rent it out and ~~make and/or~~ sell investments in my name in various bonds, units, charge etc., (and for the sake of brevity the aforesaid flat and all the bank account, shares, accounts investments, properties etc, shall be hereinafter called and referred to as "**SAID PROPERTY**")



AND WHEREAS I am unable to look after and manage all the affairs of the said flat personally I hereby appoint nominate, authorize and constitute my Mother **MRS. CHETANA HASMUKH GANDHI**, aged 65 years an adult, residing Plot No. 45, Room No. 33, Shree Siddhivinayak Co-operative Housing Society Limited, Gorai, Sector I, Borivali west, Mumbai 400 091, as my attorney to look after, manage all the affairs of the said flat in a lawful manner as my said attorney may deem fit and proper;

NOW KNOW THE ALL MEN BY THESE PRESENT SHALL WITNESSETH

THAT, I. **MR. HARDIK HASMUKH GANDHI**, do hereby appoint, nominate authorize and constitute **MY MOTHER MRS. CHETANA HASMUKH GANDHI**, to be my true and lawful attorney to do or cause to be done all the acts, matters, deeds, or things in respect of said flat premises for me in my name and on my behalf i.e. to say ;

1. To use, occupy, possess, hold and enjoy the said flat my said attorney may deem fit and proper and to remain in possession for me and on my behalf.

H.H. Gandhi

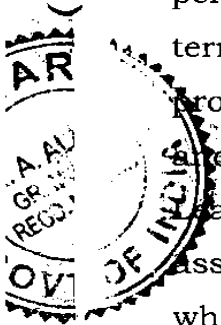
2. To sign, execute and perform all required documents related for Registration of above mentioned flat and to present and Lodge Agreement of said flat or any other deeds, documents, agreements, writing of any nature whatsoever executed by my Constituted Attorney before the Sub-Registrar of Assurance at Mumbai and/or attend before Sub-Registrar of Assurance and admit execution thereof.

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3. To collect all the deeds and documents in respect of said flat premises on my behalf absence and to acknowledge the same as my said attorney may deem fit and proper.



4. To let out the said flat to any person/Licensee/Paying Guest in a lawful manner and upon the terms and conditions as my said attorney may deem fit and proper on my behalf and to sign, execute and enter into Leave and License Agreement in respect of said flat and to lodge the Leave and License agreement before concerned Sub-registrar of Assurance for registration, admit execution or Registrar within whose jurisdiction the said flat is situated on my behalf.



5. To DEAL with the Society, its Managing Committee. Developer and to attend all the meetings of the Society and Developer and to do execute and perform all the acts, deeds, matters and things in respect of the said premises for effectual development of the property.

6. To sign and execute the Development Agreement registration in the office of registrar and collect the documents from registrar/developer.

7. To sign, seal, execute any and all deed, documents, writings including Development Agreement, Power of Attorney, Agreement, Permanent Alternate Accommodation Agreement, Declaration. Affidavit and to attend the office of the Sub Registrar of

H H Bandhi

Assurances and lodge the same for registration with the Sub-Registrar of Assurances, Dy. Registrar of Assurances and to admit execution on my behalf and to comply with all legal requirements for registration of such deeds, documents and writing including Development Agreement, Power of Attorney, Agreement Permanent Alternate Accommodation, Agreement, Declaration, Affidavit, Indemnity or other instrument or writing the registration of which is compulsory and generally to do all things, necessary or expedient or effectually as I myself could do.

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8. To handover vacant and peaceful possession of the premises to the society/Developer for demolition and for construction of new building on the property in accordance with the conditions of the Development agreement.

9. In general to do and execute and/or cause to be executed all the acts, deed, matters, and things in respect of the said premises and every part thereof, which are not specifically and/or expressly mentioned therein, but required for effectual development of the property.

10. To collect the security deposit from such License and also agreed monthly compensation charges and all other incidental charges in respect of the said flat and issue valid receipt and/or acknowledgement in the lawful manner as the said attorney may deem fit and proper and further I specifically place on records that the monthly compensation charges or security deposit in respect of the said flat.

11. To appear before all the concerned authorities of Local authorities Collector, Society Tahasildar, Talathi, BMC, Police Station and/or any other statutory Government, Semi-Government and/or administrative authorities and represent me before them in a manner as my said attorney may deem fit and proper.

H H Gandhi

12. To represent and appear before Co-operative Housing Society, wherein the said flat is situated and to attend meetings, caste vote and to represent us before them as my attorney in relation with any act, matters, deeds or things in respect of the said flat in a lawful manner as my said attorney may deem fit in my name and on my behalf.

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13. To open and/or operate or close all type of Bank Accounts with any Schedule, Nationalized, Co-operative Bank/s Banks, financial institution and/or any other bank's in my name and on my behalf and at the same time to operate all my any accounts with any Bank/Financial Institutions in my name.



14. To withdraw or deposit the monies in my said account for me and on my behalf being my constituted attorney and to it necessary cheques, drawn pay order/demand draft etc, in the said account in the lawful manner as my said attorney may deem fit and proper.

15. To appoint any advocate, pleader, experts, attorney and/or any other experts or professional so as to avail of the services of such professional/s for the purposes of and in relation with any acts, matters, deeds or things in respect of my said flat and to appoint such advocate/attorney / expert by signing their authority letter Vakalatnama enabling them to act, appear and plead on my behalf in all the matters in respect of the said flat and removal or replacement of such advocate/ attorney / expert shall be exclusively at the pleasure of my said attorney.

16. To declare and affirm all plaint, written statements, applications, petitions, affidavits and other necessary documents in my name and on my behalf and to appear before District court any Judge, Magistrate, Revenue, tenancy or other office empowered under the law to hear any suit or proceedings or any

H. H. Gandhi

inquiry in respect of the said flat in a manner as my said attorney may deem fit and proper including before any Police Station in relation or in connection with any act, matters, deeds or things in respect of said flat.

17. To accept notices or services of writ or summons and any other legal process that may be served upon us and to appear before and represent my before all Court of Law, Judiciary, Administrative, Quasi- Judicial authority as my attorney and act, appear and plead on my behalf in all such matters in respect of the said flat.

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18. To sell or otherwise deal with or dispose of any purchase, subscribe or otherwise acquire in any manner from the market or under public or rights issues or otherwise and accept the transfers of any stocks, funds, shares, debentures, Government and other Promissory Notes, securities, bonds, debentures annuities or other mercantile negotiable instruments which shall or may at time belong to me or which hereinafter be transferred to me, whether solely or jointly and whether in my own right or having any other interest of whatsoever nature and however arising and in any capacity whatsoever including those belong me to others with my name and for such purposes to sign, execute and endorse all instruments of transfer and other documents for any purpose what so ever by the virtue of these present.

19. To pay all or allow all due and payable to Income Tax authority, and / or any other statutory authorities in repect of my property, and all other payments and outgoing of whatsoever nature due and payable or to become due and payable for or on account of any of my properties.

20. To demand and receive all interest, dividends, bonuses due and / or right and/or accrued on all or any such shares, stocks, bonds, funds, debentures, and securities and to demand and receive all debts, sum of moneys, principal, interest, dividend and

H. H. Gandhi

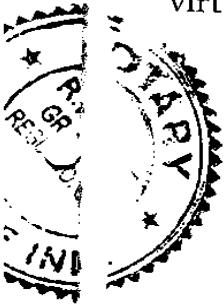
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dues emerging out of above mentioned transactions which or at any time hereafter may be payable to me.

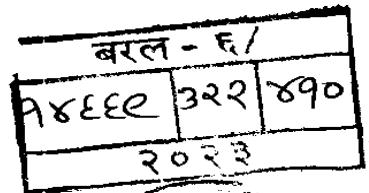
21. To invest any of my monies in purchase or acquisition of securities of State Central Government, Units of Unit Trust of India LIC of India, Units of Mutual Funds, invest in any scheme of Post Office, banks etc, and from time to time vary the investments as my attorney shall deem fit.

22. AND GENERALLY to act as my attorney or agent in relation with all other matters in which I am interested or concerned and on my behalf to execute and do all instruments, acts, deeds, matters and things as fully and effectually require in respect of the said flat and which I could have done if personally present This power of Attorney is given without any Consideration.

AND hereby for myself, my heirs, executors, administrator ratify and confirm and agrees to ratify and confirm all the acts, matters, deeds or things done or purport to be done by my said attorney by virtue of the powers and authorities conferred under these present.



H. H. Gandhi



IN WITNESS WHEREOF I, MR. HARDIK HASMUKH GANDHI, have
hereunto subscribe my signature to this indenture at Mumbai on
this 28th day of June, 2023.

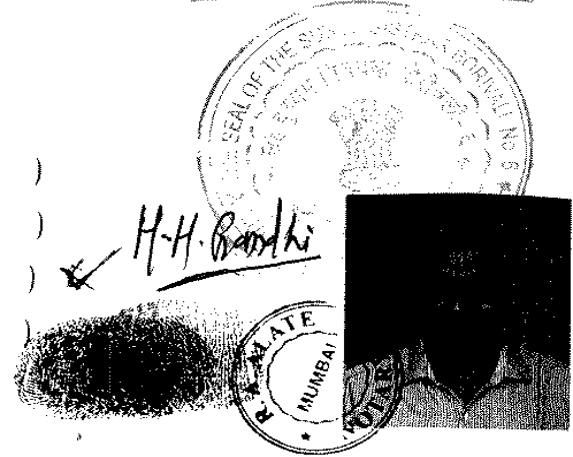
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SIGNED SEALED AND DELIVERED by
the within named

MR. HARDIK HASMUKH GANDHI

in the presence of

- 1) Surendra Samant
- 2) Manoj Keni

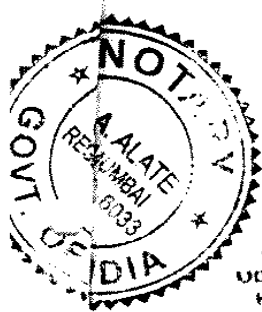
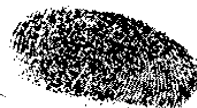


EXECUTANT

C. H. Gandhi

MRS. CHETANA HASMUKH GANDHI

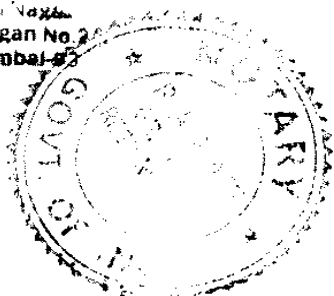
(SIGNATURE OF THE POWER ATTORNEY HOLDER)



IDENTIFIED BY ME

ANIL KUMAR PANDE
B.COM LL.B.
ADVOCATE HIGH COURT

Add. Omkar Chawl, Janshakti Nagar,
Opp. Mani Nagar, Malpe Dungan No. 2
Pump House, Andheri (E) Mumbai-400 053



BEFORE ME



28/6/23

R. A. ALATE B. SC. LL.B.
NOTARY GREATER MUMBAI
1/B-7, Dongre Sadan, Mohili Village,
Sakinaka, Mumbai-400 072.

घोषणापत्र

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मी. Chetana Hasmukh Randhi

करतो कि, दुय्यम निबंधक न. बोरीवली 6

Development Agreement या शिर्षकाचा

सादर करण्यात आला आहे. Hardik Marmak

व इ. यांनी दि. 28/6/23 रोजी मला दिलेल्या कुलमुख्यारपणाच्या

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

વ્યક્તીપૈકી કોન્હીહી મયત ઝાલેલે નાહી કિન્વા અન્ય કોણત્યાહી કારણાંમુઢે

कुलमुखत्यारपत्र रद्दबाबत 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 मत्वा जाणीव आहे.

C.H. Gandhi

दिनांक

कुलमुखत्यारपत्रधारकाचे नाव

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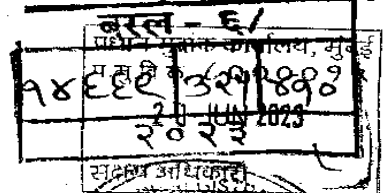
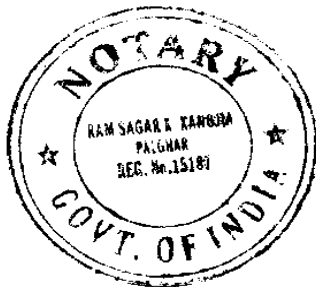
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महाराष्ट्र MAHARASHTRA

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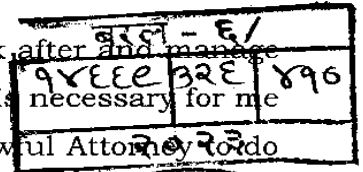


GENERAL POWER OF ATTORNEY

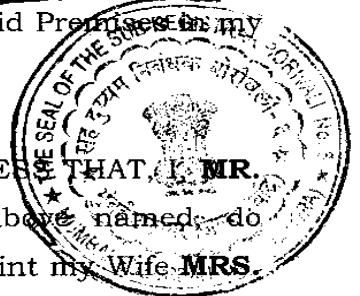
TO ALL WHOM THESE PRESENTS SHALL COME, I, **MR. DHIRAJ RAVJIBHAI DABHI**, age 41 years, having Aadhar No. 6084 2068 2722, PAN No. AHSPD5520F & PASSPORT NO. M9339145, an adult, Indian Inhabitant, residing at **4/4, VYAS CHAWL, PARSI PANCHAYAT ROAD, BEHIND SONA UDHYOG, DEVI SANTOSHI MATA CHAWL COMMITTEE, ANDHERI (EAST), MUMBAI - 400 069**, do hereby SEND GREETINGS:

I say that I am the lawful owner of the said premises situated at **B/08, FIRST FLOOR, SANGHAVI APARTMENT, KAMLA NEHRU CROSS ROAD NO. 1, NEAR KANDIVALI FIRE BRIGADE, KANDIVALI (WEST), MUMBAI - 400 067, MAHARASHTRA**, hereinafter referred to as the "**SAID PREMISES/PROPERTY**" more particularly described in the SCHEDULE hereunder written.

AND WHEREAS due to personally unable to look after and manage various affairs of the said premises, therefore, it is necessary for me to appoint some fit and proper person as my Lawful Attorney to do all the acts and deeds related in respect of the said Premises in my favour.

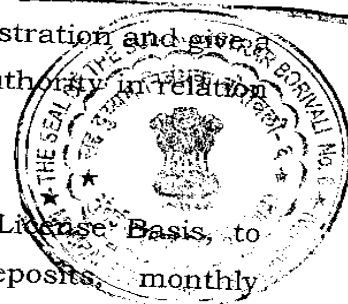


NOW KNOW THE AND THESE PRESENTS WITNESS THAT **MR. DHIRAJ RAVJIBHAI DABHI** the Executant above named do hereby irrevocably nominate, constitute and appoint my Wife **MRS. RASHMI DHIRAJ DABHI**, age 37 years, Aadhar No. 3530 2550 7261, an Indian Inhabitant, presently residing at B/08, FIRST FLOOR, SANGHAVI APARTMENT, KAMLA NEHRU CROSS ROAD NO. 1, NEAR KANDIVALI FIRE BRIGADE, KANDIVALI (WEST), MUMBAI - 400 067, MAHARASHTRA to be my True and Lawful Attorney in my name and on my behalf to do all and any of the following acts, deeds, things, etc. viz :-



1. To look after and manage all the affairs of the said Property on my behalf and in my name and to use, occupy and enjoy the possession of the said Property & other Property in Mumbai, Maharashtra on my behalf.
2. To appear and represent me before any and all the concerned authorities and parties including the Municipality, Electricity Authorities, Government, Semi-Government, Collector, Tahsildar, Income-Tax, Registrar, Sub-Registrar, etc. for various purposes from time to time.
3. To the said Property & other Property on my behalf and to execute Agreement/s for the same with any prospective Purchasers and receive payments and to present such Agreements for

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4. To receive the said documents after the registration and give receipt thereof to such person or to give such authority in relation thereto as may be necessary in my behalf.
5. To give the said Property on Leave and License Basis, to execute relevant Agreements, to receive deposits, monthly compensation, etc. and also appear and to present such Agreements for Registration before the appropriate Registrar/ Sub-Registrar of Assurances or any other authority at any place on my behalf and in my name.
6. To pay all the maintenance charges, outgoings, taxes, bills, etc. in respect of my said Property to the concerned authorities from time to time and to obtain receipts thereof.
7. To represent me and to attend the meetings of property from time to time, on my behalf and on my absence.
8. To collect/receipt all payments which is due to me whether in full or part and pass receipt on my behalf.
9. To engage any Advocate, Attorney, Counsel, Agents for the purpose of contesting and/or defending the cases, etc. and to incur the necessary expenses in that behalf.
10. To appear and represent me before all the Courts, whether Civil or Criminal, Original or Appellate, Tahsildar, Collector, Talati, Sub-Registrar of Documents, Advocate, Police Authorities, etc. and before all the Judges, Magistrates, Judicial and Non-Judicial Authorities, Government, Semi-Government Authorities, and/or any other competent authorities in respect of any matter related to the said Property.



11. To verify and affirm all the complaints, written statements, applications, petitions, appeals, review, revisions and/or any other legal proceedings and to present the same before the concerned Court of authority for prosecuting or defending any matter pertaining to the said Property.

12. To give the evidence and produce the documents and witnesses in any suit or proceedings that may be filed by me or against me in respect of the said Property.

13. To settle, compromise, compound or otherwise file the Consent Terms in any Suit or disputes pertaining to the said Property. To serve and/or receive the Write of Summons, Notices, postal correspondences and/ or any other legal process that may be issued on my behalf or against me, pertaining to the said Property and to give proper discharge for the same.

14. To apply for and obtain the Certified copies of any Judgments, Order, degree or any other proceedings or documents from any Court or Office.

15. To represent me before all the concerned authorities and to sign and execute all such Agreements, deeds, documents, Affidavits, No Objections from the concerned, Consent Letters, Surrender deeds and/or any other instruments in my name and on my behalf in respect of any matters concerning the said Property.

16. To exercise all powers, discharge rights, duties, functions, privileges, benefits and to do other acts of any nature whatsoever which I may be or become empowered or required to exercise or to do in respect of the matters related with the said Property.

17. That in the event, the said Property and the Buildings in which the Property is situated, is required to be redeveloped, in that event the Attorney shall have every right and power to Sign and Execute agreement or to alter modify or to add any things in the Agreement and Power to negotiate with the Builder/ Developer, Housing Society, etc. and to enter into and execute the Agreement

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