

वरस - २/
१४०६४ २४/१२/२५
२०२३



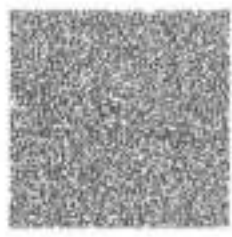
भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India
मोबाईल क्रमांक : 9135 1603 2204 9135

Download Photo : 14062600

To
इमज अबुल करीम बाबू
Imaj Abdul Karim Babu
S/O Abdul Karim Ibrahim Babu
Flat No.1202, Techniplex CHS Ltd.,
Off. S.V. Road
Techniplex Complex
Girgaon West
Mumbai Maharashtra 400134
9033228917

Issued Date: 23/04/2023

Signature valid



आपला आधार क्रमांक / Your Aadhaar No. :
3639 3364 5438
VID : 9135 1603 2204 9135
माझे आधार, माझी ओळख



भारत सरकार
Government of India



इमज अबुल करीम बाबू
Imaj Abdul Karim Babu
जनसंख्या ID 15051562
लिंग MALE

Issued Date: 23/04/2023

Download Photo : 14062600

3639 3364 5438
VID : 9135 1603 2204 9135
माझे आधार, माझी ओळख



माहिती

- आधार अॅप/सीवा दुरुवा आहे नगरपालिका भाडी
- इच्छित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणीकरण करण्यात आलेल्या सदस्यांना देण्यात येईल.
- हे इलेक्ट्रॉनिक प्रमाणे द्यावा वगैरे शालेय एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
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- This is electronically generated letter

- आधार सेवा प्राप्त वैध आहे
- आधार अॅप/सीवा दुरुवा आहे नगरपालिका भाडी
- इच्छित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणीकरण देण्यात येईल.
- हे इलेक्ट्रॉनिक प्रमाणे द्यावा वगैरे शालेय एक पत्र आहे.

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भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



पत्ता
S/O Abdul Karim Ibrahim Babu, Flat No. 1202, Techniplex CHS Ltd., Off. S.V. Road, Girgaon West, Mumbai - 400134

Address:
S/O Abdul Karim Ibrahim Babu, Flat No. 1202, Techniplex CHS Ltd., Off. S.V. Road, Girgaon West, Mumbai - 400134

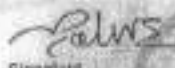


3639 3364 5438
VID : 9135 1603 2204 9135

Handwritten signature

बेरल - ६/		
१४७८४	२०१	१२५
२०२३		



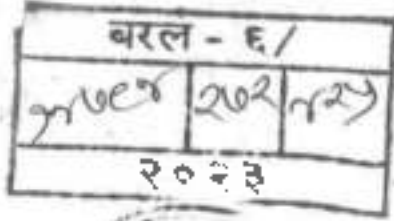
आयकर विभाग INCOME TAX DEPARTMENT UMAR ABDULKARIM BALWA ABDULKARIM EBRAHIM BALWA 12/01/1967 Permanent Account Number AABPB7573J  Signature	भारत सरकार GOVT. OF INDIA  
---	---

Balwa



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

नोंदणी क्रमांक/Enrollment No.: 1218/17700/00222



Umar Abdul Karim Bahwa
(सा. उ. अब्दुल करीम बाहवा)
SAO Abdul Karim Bahwa (Filio)
Flat No. 1203, Reception C - 314
CRIS V Road
New Technology Complex
Goregaon West
Mumbai
Maharashtra - 400104

Date: 29/04/2021



आपला आधार नं./ Your Aadhaar No. :

9695 3315 0750

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

उमर अब्दुल करीम बाहवा
Umar Abdul Karim Bahwa



जन्म वर्ष / Year of birth : 1967
प्रांत / State

9695 3315 0750

आधार - सामान्य माणसाचा अधिकार

Umar

बरल - ६/		
१४०६४	२४३	४२५
२०२३		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत
GOVT. OF INDIA

BALWA CO OP HSG SOC LTD

03/09/1973
Permanent Account Number
AAABB0298H

Signature



For BALWA CO-OPERATIVE HOUSING SOCIETY LTD.


Secretary


Chairman

बरेल - ६/		
१४०९४	१४	४२५
२०२३		

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

YUNUS ALIMOHAMED PALSANI

ALIMOHAMED RAJMOHAMED
PALSANI

26/04/1962

Permanent Account Number

AACPP2201J

युनुस अलिमोहमद

Signature



युनुस अलिमोहमद

बरत - ६/		
98068	WY	824
२०२३		



भारत सरकार
GOVERNMENT OF INDIA

युनूस अलीमोहम्मद पलसानी
Yunus Allimohammed Palsani
जन्म वर्ष/YoB: 1962
पुरुष Male



5071 0086 3124

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

सी / 19, बलवा नगर
सीएचएस, एस.व्ही.रोड,
गोरेगाव टेलिफोन एक्सचेंज
समोर, मदिना मंजील मागे
गोरेगाव वेस्ट, मुंबई,
मोतीलाल नगर, मुंबई
महाराष्ट्र, 400104

Address:

C / 19, Balwa Nagar CHS,
S.V.Road, Opp. Goregaon
Telephone Exchange, Behind
Madina Manzil Goregaon West,
Mumbai, Motilal Nagar, Mumbai
Maharashtra, 400104

Aadhaar - Aam Aadmi ka Adhikar

अजय दीपक

बरल - ६१		
१४०९४	२०६	४२५
२०२३		



आयकर विभाग INCOME TAX DEPARTMENT	 भारत GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड Permanent Account Number Card	
ABWPB4149G	
नाम / Name BALSANIA IMTIYAZ ABDUL HAMID	 
पिता का नाम / Father's Name ABDUL HAMID BALSANIA	
जन्म की तारीख / Date of Birth 14/11/1977	 19/12/2017






बरत - ६/

१४७६४ ४४ ४२५

२०२३

भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

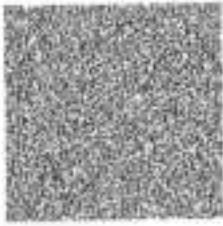
नोदणी क्रमांक / Enrolment No. : 0206/40505/00058

Download Date: 19/09/2021

UID No.: 4334 6290 2544

VID: 9111 2813 6375 0305

माझे आधार, माझी ओळख






भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
S/O Abdul Hamid Balsehra, A 7, Balwa
Nagar, S V Road, Near Goregaon MTNL,
Goregaon West, Mumbai, Mumbai,
Maharashtra - 400104

Download Date: 19/09/2021

UID No.: 4334 6290 2544

VID: 9111 2813 6375 0305

माझे आधार, माझी ओळख






भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

संदेश

- आधार ओळखीचा पुरावा आहे. नागरिकत्वाचा नाही.
- सुरक्षित QR कोड / ऑफलाईन XML / ऑनलाईन प्रमाणीकरण पाहून ओळख सत्यतेत कर.
- हे दस्तऐवज नसलेल्या तयार झालेले एक पत्र आहे.

INFORMATION

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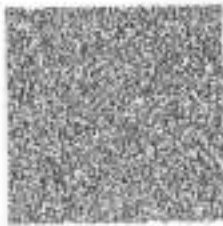
- आधार देशभरात वैध आहे
- आधार आपत्ताला विविध + सरकारी आणि खाजगी सेवां सुलभतेने वापर करता येते
- आज मोबाइल नंबर आणि ईमेल आपली आवृत्ती करा
- आपला स्मार्ट फोनमध्ये आधार सा - mAadhaar App लापरा

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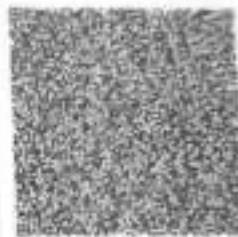
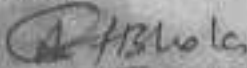


4334 6290 2544
VID: 9111 2813 6375 0305

माझे आधार, माझी ओळख

बर्तन - ६/		
१४०६४	२४	४२५
२०२३		



आयकर विभाग INCOME TAX DEPARTMENT			भारत सरकार GOVT. OF INDIA
	स्थायी लेखा संख्या कार्ड Permanent Account Number Card AACPB9091N		
नाम / Name AMIN ISMAIL BHOLA			
पिता का नाम / Father's Name ISMAIL DAWOOD BHOLA			
जन्म तिथि / Date of Birth 17/08/1967	 हस्ताक्षर / Signature		

Amin Ismail Bhola



भारत सरकार
GOVERNMENT OF INDIA

अमीन इस्माइल भोला

Amin Ismail Bhola

जन्म तारीख / DOB : 17/09/1967

पुल्लिंगी / MALE

9245 8642 5080



आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O इस्माइल भोला, ए-१४
बालवा नगर, बिल्डिंग नं १, तीसरा
मजबा, एस वी रोड, मदिना मंझिल
जवळ, गोरगाव, गोरगाव पश्चिम,
मुंबई, महाराष्ट्र, 400104

Address:

S/O Ismail Bhola, A-14 Balwa
Nagar, Building No 1, 3rd Floor,
S V Road, Near Madina Manzil,
Goregaon, Goregaon West,
Mumbai, Maharashtra, 400104



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

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

Amin Ismail Bhola

बैरल - ६/		
१४०६४	२०७	४२५
२०२३		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BALWA NAGAR UNIT NO-2 CHS LIMITED

17/07/1984

Permanent Account Number

AABAB0448F

17362010

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाएं
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफायर चेंबरस,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Bauer, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

For Balwa Nagar Unit No. 2 Co-op. Hsg. Secy. Ltd.

Y. E. Balani
Chairman

Haroon Habib
Secretary



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card
AKCPB86568

नाम
YAKUB EBRAHIM BALSABIA

पिता का नाम / Father's Name
EBRAHIM MEMON BALSABIA

जन्म की तिथि / Date of Birth
18/05/1954

बतल - ६/		
१४०८४	२०	४२५
२०२३		

Y. E. Balsabia

Y. E. Balsabia





स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
AAPPK3928E



नाम / NAME
HAROON HABIB KAPADIA

पिता का नाम / FATHER NAME
HARIB NOORMOHAMED KAPADIA

जन्म तिथि / DATE OF BIRTH
13-08-1961

हस्ताक्षर / SIGNATURE
Haroon Habib

आवक आयुक्त (कम्प्यूटर सेवा)
Controller of Accounts (Computer Operations)

Haroon
Haroon Habib

बेरल - ६/		
१४०९४	२३	४२५
२०२३		





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

नैसर्गिक कर्मांक / Enrolment No: 1710/17272/45629

बरल - ६/	To,
78608	Haroon Habib Karakia
28/8/2023	City: Mumbai / Apartment
	S-V Road
	Near Madina Masjid
	Goregaon West
	Mumbai - 400104
	Maharashtra 400104
	8621 4070



नैसर्गिक कर्मांक / 441983/410261/P



UE405572497 N



आपला आधार क्रमांक / Your Aadhaar No. :

2867 4689 9756

आधार — सामान्य माणसाचा अधिकार



भारत सरकार

GOVERNMENT OF INDIA



हाराण हबीब कारकिया
Haroon Habib Karakia

जन्म वर्ष / Year of Birth : 1983
पुरुष / Male



2867 4689 9756

आधार — सामान्य माणसाचा अधिकार

Haroon
Haroon Habib



आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
USMAN ABDUL GANI PALSANI ABDULGANI SULEMAN PALSANI 12/06/1958 Permanent Account Number AAFP5941E		
 Signature		

बतल : ०१		
१४०६४	२४	४२५
२०२३		



842

आयकर विभाग INCOME TAX DEPARTMENT

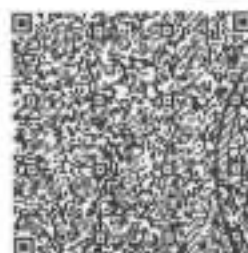
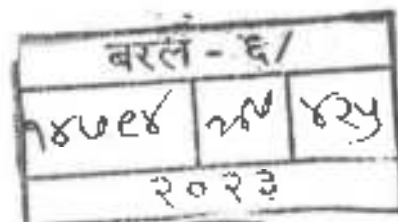


भारत सरकार
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड e - Permanent Account Number (e-PAN) Card ACBFA8370N

नाम / Name AVALON RESIDENCY LLP

निर्माण/गठन की तारीख
Date of Incorporation / Formation 02/05/2023



- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including bank statements, shareholding, tax claim and tax credits, matching of information and easy maintenance & retrieval of electronic documents etc. relating to tax compliance.
स्थायी लेखा संख्या (पैन) एक कार्ड का से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें बैंक के स्टेटमेंट, शेयरों का स्वामित्व, कर मांग, दावा, क्रेडिट, कटौत का विवरण और इलाक़ाई कर मांग आदि शामिल हैं।
- ✓ Quoting ePAN is compulsory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) and various provisions, 1961) जहाँ का निर्दिष्ट वर्ग लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उद्धरण अनिवार्य है (आयकर अधिनियम, 1962 के नियम 114B, धारा 137)।
- ✓ Possessing or using the ePAN is against the law as it attracts penalty of upto Rs. 10,000.
एक से अधिक पैन का उपयोग करना (पैन) का उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card".
संलग्न पैन कार्ड में एंहांस्ड क्यूआर कोड शामिल है जो एक विशिष्ट मोबाइल ऐप द्वारा पढ़ा जा सकता है। Google Play Store पर इस विशिष्ट ऐप को खोजने के लिए, कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Co.

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA स्थायी लेखा संख्या कार्ड Permanent Account Number Card ACBFA8370N नाम/Name AVALON RESIDENCY LLP निर्माण/गठन की तारीख Date of Incorporation / Formation 02/05/2023	इस कार्ड के साथ/समेत यह सूचना भेजिए/सो/लियाई: राजस्थान के राजस्थान, राजस्थान का प्लॉट नं. 341, सर्वे नं. 997/8, मॉडल कॉलोनी, नज़द डीप बंगलोय क्लब्स, पिन - 421 016. File card at / कार्ड को भेजिए/सो/लियाई: Income Tax PAN Seals Unit, NSUI, 5th Floor, 5th Floor, Plot No. 341, Survey No. 997/8, Model Colony, Near Deep Banglow Club's, Pin - 421 016. Call: 91-20-2721 9180, Fax: 91-20-2721 9181 E-Mail: nsui@nsui.gov.in
---	---

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (B) of Section 139A of Income Tax Act, 1961 and sub-rule (5) of Rule 114 of the Income Tax Rules, 1962. For more details, visit www.incometax.gov.in

घोषणापत्र

मी हुसेन अब्दुल करीम बालवा घोषित करते की, दुय्यम निबंधक बोरीवली - 6 यांचे

कार्यालयात विकसनकरारनामा या शिर्षकांचा दस्त नोंदणीसाठी सादर करण्यात आखरसह- ६/

इस्माईल अब्दुल करीम बालवा यांनी दि. 07/07/2023 रोजी मला दिलेल्या

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कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून

कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले

नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मरत झालेले नाही किंवा

अन्यकोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदर

कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे

कथन चुकीचे आढळून आल्यास नोंदणीअधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी

पात्र राहीन याची मला जाणीव आहे.


कुलमुखत्यारपत्रधार्काच नाव

व सही

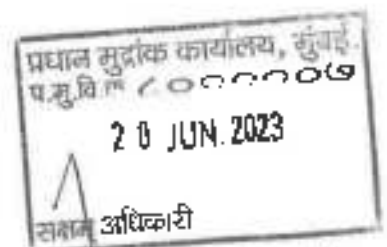
दिनांक: 14/07/2023



महाराष्ट्र MAHARASHTRA

2023

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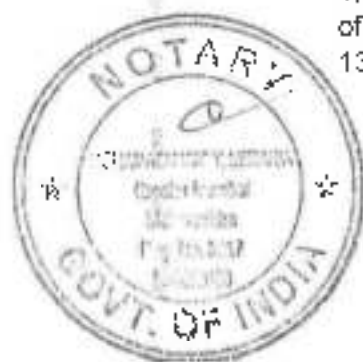
श्री. अतुल कि. किरडे

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, MR. ISMAIL ABDEL KARIM BALWA, an adult, Indian Inhabitant, having my office at 4th Floor, Techniplex - I, Techniplex Complex, Vaoor Savarkar Road, Off S. V. Road, Goregaon (West), Mumbai - 400 104, **SEND GREETINGS:**

WHEREAS:

- A. I along with my two brothers viz, Mr. Hussein A. K. Balwa, and Mr. Umar A. K. Balwa ("Owners") are absolutely seized and possessed of all that piece and parcel of plot of land being Sub-Plot C-1 admeasuring about 4,850.00 sq. mts. bearing New CTS No. 928/A/01 (Old CTS No. 928 part) of Village Pahadi Goregaon West and CTS Nos. 1390, 1390A, 1390/1 to 1390/11 of Village Malad (South) (hereinafter referred as 'the said



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लघुदपत्र-१ / Annexure-I

केवल प्रतिज्ञापत्रासाठी / Only for Affidavit

मुद्रांक दिनांक वही अनु. क्रमांक/दिनांक

113-13

मुद्रांक क्रमांक वही अनु. क्रमांक/दिनांक

Stamp Purchaser's Name/Place of

Residence & Signature

23 JUN 2023

पत्राचा मुद्रांक एल.एन.सी. - 20000000

पो-३, हेतु अतिरिक्त मुद्रांक, जलका विभाग, मुंबई नगरपालिका

एल.एन.सी. क्रमांक/दिनांक, एल.एन.सी. क्रमांक

महानगर (मुंबई), मुद्रांक-२०००००००

या कारणामुळे मध्यम मुद्रांक खालील मुद्रांक प्राप्त झाले

मुद्रांक खालील मुद्रांक वही अनु. क्रमांक/दिनांक आहे

Tel.: 28307359 / Mob.: 9820141088



Isma'il Bakhsh
MLA

[Signature]

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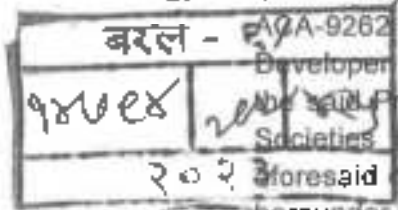
Property'), more particularly described in the Schedule hereunder written. The photocopies of the Property Cards of the said property are enclosed herewith for record purpose;

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- B. At the relevant time our predecessors-in title had constructed three residential building popularly known as (i) Madina Manzil Building, having ground plus 2 storeys on a portion of the said Property in the year 1951, (ii) Balwa Co-operative Housing Society Ltd., ("Society No. 1") in the year 1974 consisting of ground plus 4 upper storeys (iii) The Balwa Nagar Unit No. 2 Co-operative Housing Society Ltd. ("Society No. 2") in the year 1980 consisting of ground plus 4 upper storeys (hereinafter "Society No. 1" and the Society No. 2 are referred as "the said Societies"). The said Societies presently have (collectively) 105 members including occupants of the said society building. One of the three buildings, i.e., Madina Manzil was tenanted and the flats in the other two buildings were allotted to respective purchasers. As both the society buildings became old and dilapidated, 100% members of the respective societies accorded their individual irrevocable consent in accordance with the Resolutions passed in the respective Special General Body Meetings for appointing the Owners as the Developers of the said society buildings.
- C. We being the Owners and the Developers have commenced the process for redeveloping the said Societies and I say that Brihanmumbai Municipal Corporation ("the BMC") has Approved the Concession Plans dated 6th March, 2023 and Intimation of Disapproval alongwith Approved Plans bearing No. P-12566/2022/(928 And Other)/P/S Ward/PAHADI GOREGAON-W/IOD/1/New dated 19th April, 2023 which shall be amended from time to time ("IOD") and the Commencement Certificate bearing No. P-12566/2022/(928 And Other)/P/S Ward/PAHADI GOREGAON-W/CC/1/New dated 22nd May, 2023 ("CC") has been issued by the Brihanmumbai Municipal Corporation in respect of the aforesaid redevelopment of the said property.
- D. During the process of re-development of the said Societies, we, the Owners realised that for timely completion of the re-development project of the said Societies, substantial amount of investment would be required on a regular basis. Under these circumstances, in order to mitigate these difficulties and to raise the required finance for completing the re-development of the said Societies on a timely basis we, decided to incorporate a "Limited Liability Partnership" in the name and style of Avalon Residency LLP ("said LLP") along with Mr. Arif Fazlani and Mr. Aatif Mojawala to jointly redevelop the said societies by combining the expertise and resources of the owners and Mr. Arif Fazlani and Mr. Aatif Mojawala;



E. On 2nd May, 2023, the said LLP was incorporated under Identification No. **AGA-9262** which shall now carry out the redevelopment work as a Developer and implement the re-development of the said Societies and the said Property including the rehabilitation of the members of the said Societies in the Building to be constructed on the said Property as aforesaid in the Sub-Plot C - 1 more particularly mentioned in Schedule hereunder written in an effective manner.



For the effective redevelopment of the said Societies and the said Property, we, the Owners, have circulated a Draft Development Agreement to the said Societies ("said **Development Agreement**") which is required to be executed for granting the development rights in respect of the said Property to Avalon Residency LLP as the Developers for carrying out the redevelopment in accordance with the terms and conditions more particularly set out in the said Draft Development Agreement. The Development Agreement needs to be executed by and between the Owners as Party of First Part, both the said societies as Party of Second Part and Third Part and Developers as Party of the Fourth Part. The said Development Agreement shall also be required to be registered with the Joint Sub-Registrar of Assurances as and when it is finalized in coming days;

G. Due to my pre-occupation with my other work and commitments and/or frequent travel I will not be available for looking after the said property and execute relevant documents including Development Agreement, Power of Attorney and/or all other such consequential documents which are required to be executed as and when needed for redevelopment of said property and also deal with the matters relating to the redevelopment of said property with the Collector of Mumbai Suburban, Revenue Office, Brihanmumbai Municipal Corporation, any Government Authorities and/or Semi Government Authorities and/or Central or State Government and/or any appropriate authority, in the jurisdiction of the said property.

H. I am, therefore, desirous of nominating constituting and appointing (1) Mr. Hussain Abdul Karim Balwa (my brother), (2) Mr. Umar Abdul Karim Balwa (my brother) and (3) Mr. Rafiq Hussein Balwa (my nephew), having their office address at 4th Floor, Techniplex - I, Techniplex Complex, Veer Savarkar Road, Off. S. V. Road, Goregaon (West), Mumbai - 400 104, to be my duly constituted attorneys in respect of the said property, to act for me and do all acts and things necessary in connection of the redevelopment of the said property and sign/execute all the consequential documents in pursuance thereof on my behalf in favour of the government and/or semi government authorities, as the case may be.

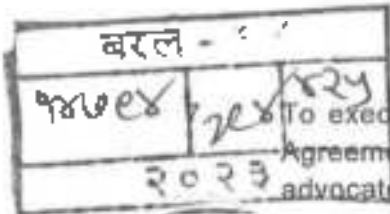


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NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT I, **Mr. Ismail Abdul Karim Balwa**, having my office at 4th Floor, Techniplex Complex, Veer Savarkar Road, Off S. V. Road, Goregaon (West), Mumbai - 400 104, do hereby nominate, constitute and appoint (1) **Mr. Hussain Abdul Karim Balwa** (my brother), (2) **Mr. Umar Abdul Karim Balwa** (my brother) and (3) **Mr. Rafiq Hussain Balwa** (my nephew), having their office at 4th Floor, Techniplex - I, Techniplex Complex, Veer Savarkar Road, Off S. V. Road, Goregaon (West), Mumbai - 400 104, as my true and lawful attorneys jointly and / or severally, for me, on my behalf and in my name, to do or cause to be done all or any of the following acts, deeds, matters and things jointly and severally, in respect of the redevelopment of the said property that is to say:

1. To execute the Development Agreement, Power of Attorney and/or all other such consequential documents in respect of the said Property on my behalf and to appear before the jurisdictional Sub-Registrar of Assurances and admit the Development Agreement and Power of Attorney so executed on my behalf and do all the acts necessary for registering the said Development Agreement and the said Power of Attorney.
2. To sign and execute any papers / documents / applications / terms / consent papers / etc., or any other documents from time to time in respect of the redevelopment of the said property and submit the same to any Official or Authority whether Revenue Office, Government / Semi Government, Mumbai Suburban Collector Office, Brihanmumbai Municipal Corporation, Judicial, Police Authority, HRC, MCZMA etc.
3. To sign the necessary forms / applications for getting approvals, permissions, plans, or any Agreement / Deeds or any other documents in respect of the redevelopment of the said property.
4. To deal with, to correspond, to negotiate, to sign and execute any papers / documents / applications / terms / consent papers / etc. or any other documents from time to time and to do all other things which the attorney/s may deem fit and proper with the appropriate authority in respect of the redevelopment of the said property.
5. To do all other acts and things required to be done for and incidental to the execution or exercise of any or all of the powers above mentioned in respect of the redevelopment of the said property.
6. To appear on my behalf before any official or authority whether Revenue Office, Mumbai Suburban Collector Office, Government / Semi Government, Brihanmumbai Municipal Corporation, Judicial, Police Authority or otherwise and to represent me in all matters and proceedings before them in respect of the redevelopment of the said property.





To execute any other documents incidental to the various permission / Agreement or any other document if required and as advised by my advocate in respect of redevelopment of the said property.



To sign and execute Deeds, Documents, Agreements, Forms, Affidavits, Applications and/or any other related documents as may be required on my behalf which is beneficial for redevelopment of the said property.

To appear before the Brihanmumbai Municipal Corporation, the Mumbai Suburban Collector Office, the Superintendent Land Record Officer of Mumbai Suburban, the Revenue Office, Semi Government, the Police Authority, the State / Central Government, the Chief Fire Office, as and when needed or called for on my behalf in relation to the redevelopment of the said property.

10. To execute, present and lodge any document/s in relation with the redevelopment of the said property, Permanent Alternate Accommodation Agreements, Agreement for Sale, and/or any other related documents in respect of proposed redevelopment with the Joint Sub-Registrar of Assurances and to appear before him / her and to admit in my name and on my behalf the execution of such documents and other relevant documents executed in favour of me and to remove objections / infirmities, answer queries, if any and to do all acts and things necessary for effectively registering the said document or any other documents and writings on my behalf from the office of any Joint Sub - Registrar of Assurances in relation to the redevelopment of the said property.
11. To take approvals / submit plans / amended plans / amended layout / applications / apply for amendments for redevelopment of the said property to the Brihanmumbai Municipal Corporation, the Collector Office of Mumbai Suburban, the Superintendent Land Record Officer of Mumbai Suburban, the Revenue Office, Semi Government, the Police Authority, the State / Central Government, the Chief Fire Office, as and when needed.
12. To make/execute declarations / applications / affidavits / undertakings / indemnity before the office of Brihanmumbai Municipal Corporation, the Collector Office of Mumbai Suburban, the Superintendent Land Record Officer of Mumbai Suburban, the Revenue Office, Semi Government, the Police Authority, the State / Central Government, the Chief Fire Office or any other concerned authority for the redevelopment of the said property.

To attend meeting or hearing before the Brihanmumbai Municipal Corporation, the Collector Office of Mumbai Suburban, the Superintendent



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Land Record Officer of Mumbai Suburban, the Revenue Office, Semi Government, the Police Authority, the State / Central Government, the Chief Fire Office or any other concerned authority in respect of the redevelopment of the said property

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14. To carry out survey individually and / or jointly with the Brihanmumbai Municipal Corporation, the Collector Office of Mumbai Suburban, the Superintendent Land Record Officer of Mumbai Suburban, the Revenue Office, Government / Semi Government or severally with other adjoining owners of land as and when needed.
15. To appoint an architect / engineers / consultants / labourers, and/or for redevelopment of the said property and fix his/her professional charges on my behalf for the said property.
16. To make representations before the Collector Office of Mumbai Suburban/ Brihanmumbai Municipal Corporation as and when required or called for in respect of the redevelopment of the said property or sign and execute any documents in respect of redevelopment of the said property at the Collector Office of Mumbai Suburban / Brihanmumbai Municipal Corporation and/or Central or State Government in respect of the redevelopment process.
17. To ask for clarifications and/or make an application under RTI Act on my behalf for safeguarding the redevelopment of the said Property.
18. To act as the lawful, absolute owner of the said Property and to exercise and enforce all rights and fulfill all the obligations as the lawful owner of the said Property.

FOR COURT PROCEEDING MATTERS:

19. To appoint or engage Advocates, Solicitors and Legal Advisors and to discontinue them or any of them and to appoint in their place other Advocates, Solicitors and Legal Advisors as my Attorney/s may deem fit and proper and for that purpose to sign necessary Vakalatnama to safeguard my interest as the owner/landlord of the said property and to pay their professional fees.
20. To commence, prosecute or enforce and to defend, answer or oppose any suits or other legal proceedings or actions in any Court of Law wheresoever or before Government or local authorities touching any matter in relation to the redevelopment of the said property and if the said Attorney/s think fit, to give consent, to compromise, refer to Arbitration or become Non-suited in any such proceedings or actions as aforesaid.

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To make, sign, execute affirm and declare and to present and file all such Applications, Plants, Claims, Petitions, Written Statements, file Affidavit of Evidence, to compromise, to file Consent Terms, to withdraw the suit, to file Memorandum of Appeal in or before proper Court of Law and / or concerned authority in relation to any matters connected with and in relation to the redevelopment of the said property.

To initiate or defend any suit proceedings being against any Central or State Government and/or any other concerned authority. To do the required documentation / applications / evidences / written statement / consents, etc. as and when required in the respective proceedings.

To do all other acts and things required to be done of and incidental to the execution or exercise of any or all of the Powers above mentioned in respect of the redevelopment of the said property.

IN GENERAL:

AND for more effectively removing doubts which may arise as to the true meaning of these presents or to the construction or application of the Powers hereby granted jointly and severally, it shall not be in any case deemed to be limited to such matters mentioned as the Powers are intended and shall in all cases extend to any other matters or transactions not hereby precisely mentioned or defined which the said Attorney/s may deem requisite or expedient to be done or performed for the purpose of better management of the affairs in relation to the redevelopment of the said property and to safeguard my rights, title and interest therein.

AND GENERALLY, to jointly and severally do, execute or perform all other acts, deeds, matters and things which I, myself would do if personally present and do the same for proper and better executing all or any of the acts, deeds, matters or things as aforesaid.

AND I do hereby agree that acts, deeds, matter or things lawfully done by the said Attorney/s jointly and severally by virtue of these presents shall be construed as acts, deeds, matters or things done by me and I do hereby agree and undertake to ratify and confirm all and whatsoever the said Attorney/s shall lawfully do or cause to be done by virtue of the Powers hereby given.

PAN of Mr. Ismail Abdul Karim Balwa
PAN of Mr. Hussein Abdul Karim Balwa
PAN of Mr. Umar Abdul Karim Balwa
PAN of Mr. Rafiq Hussein Balwa

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ALL THAT piece or parcel of land being Sub-Plot C-1 of approved Layout admeasuring about 4850.00 sq. meters bearing New CTS No. 928/A/01 (Old CTS No. 928A (part)) of Village Pahadi Goregaon West and CTS Nos. 1390, 1390A, 1390/1 to 1390/11 of Village Malad (South) on which building known as Madina Manzil is standing and two other buildings known as Balwa Nagar Co-operative Housing Society Ltd, The Balwa Nagar Unit No. 2 Co-operative Housing Society Ltd were standing and which are being redeveloped under intimation of Disapproval bearing No. P-12586/2022/(928 And Other)/P/S. Ward/PAHADI GOREGAON-W/OD/1/New dated 19th April, 2023 which shall be intended from time to time, being lying and situated in the Registration and Sub-Registration District of Mumbai City and Mumbai Suburban.

IN WITNESS WHEREOF I have hereunto set and subscribe my hands in this **POWER OF ATTORNEY** hereunder on this 7th day of July, 2023.

SIGNED AND DELIVERED

by the withinnamed

Mr. Ismail Abdul Karim Balwa



Ismail Balwa

We accept

(1) Mr. Hussein Abdul Karim Balwa



Hussein Balwa





(2) Mr. Umar Abdul Karim Balwa



Umar

(3) Mr. Rafiq Hussain Balwa



Rafiq

बरा
98068 20 82y
2023

In the presence of

[Signature]

BEFORE ME

[Signature]

MOHAMADHANIF Y. NETARIA

Advocate & Notary Govt. of India

Reg. No. 5917

Flat No. 203 (5-107), Khan

Balwan Bag, Jodhpur

Expiry Date: 15-12-2023

7 JUL 2023



MOHAMADHANIF Y. NETARIA

MOHAMADHANIF Y. NETARIA

NOTED & RECORDED
Serial: 190
Date: 7 JUL 2023
Regd. No: 16
Page No: 51



घोषणापत्र

मी अमीन इस्माईल भोला घोषित करते की, दुय्यम निबंधक बोरीवली - ५४०६८२२२ विकसनकरारनामा या शिर्षकांचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. इब्राहीम साजीद सालेह, इब्राहीम साजीद सालेह, इल्यास गुलाम रसूल मेहसानिया, मेहमूदा इस्माईल पटेल, सुफिया उस्मान पटेल, इम्तियाझ अब्दुल हमीद बालसानिया, शफीक इब्राहीम बालसानिया, सलमा साजीद सालेह, अश्फाक अब्बास कोजर, समीरा नुरुद्दीन पटेल, फातिमा अशरफ सालेह, बिल्कीस अशरुद सुनसरा, खदीजा मोहम्मद यासीन भोला, मोहम्मदसलीम इस्माईल चारोलीया, मुस्तफा मोहम्मद पटेल, अबूबकर अब्दुलरहीम चारोलीया, माजीद अब्दुल कझाया, फरहान मोहम्मद हनीफ बालसानिया, फहद मोहम्मद हनीफ बालसानिया, सादिक अब्बास कोजर, मदरसा तालीमुल इस्लाम, मदरसा तालीमुल इस्लाम, मदरसा तालीमुल इस्लाम, फेम कसमबेगम सुफिया इब्राहीम दादुजी, मरियम अब्बास शेलिया, मेहमूदा इकबाल बडू, खतिजा अब्दुल रहीम पटेल, सायरा युसूफ मुखी, झुबेदा आबिद सालेह, मोहम्मद अब्दुल हमीद बालसानिया, नुरुद्दीन अब्दुल हमीद बालसानिया, रिझवान अब्बास कडीवाल, मोहम्मद नाझीम मोहम्मद हनीफ पलसानी, नदीम मोहम्मद हनीफ पलसानी, किफायतुल्लाह गुलामरसूल मेहसानिया, मोहम्मद यासीन मोहम्मद हुसेन बालसानिया, अतैया खलीलूल रेहमान कराडीया, बिलाल मोहम्मद हुसेन बालसानिया, फेमीदा हिफझूर रेहमान सुनसरा, मोहम्मद सलीम जमाल पटेल, इब्राहीम अलीमोहम्मद सुनसरा, हुसेन अलीमोहम्मद सुनसरा, अब्दुल्ला सुलेमान कोजर, तलहा इल्यास मेहसानिया, नूरमोहम्मद युसूफ पटेल, इशाक युसूफ सुनसरा, अमरीन अब्दुलसमद बडू, बिल्कीस इस्माईल मेहसानिया, झाहीद सुलेमान सालेह, झफर सुलेमान सालेह, मुस्तफा मोहम्मद पटेल, नईम नूरमोहम्मद मुखी, युनूस युसूफ पटेल, फरीद नूरमोहम्मद मुखी, अब्बास दावूद पटेल, अब्बास दावूद पटेल, नफीसा युसूफ दादुजी, फारूक अब्दुल रहीम चारोलीया, युनूस अलीमोहम्मद पलसानी, मोहम्मद इल्यास कोजर, सलमान इल्यास कोजर, मदरसा तालीमुल इस्लाम, इस्माईल युसूफ पलसानी, अब्दुल्लाह गुलाम रसूल मेहसानिया, अब्दुल वाहीद नूर मोहम्मद चारोलीया, उस्मान युसूफ सालेह, अशद नूरमोहम्मद चारोलीया, इरशाद यार मोहम्मद पटेल, फातिमा अयुब सुनसरा आणि सुमय्या इस्माईल पलसानी यांनी दि. 25/05/2023 रोजीमला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनीकुलमुखत्यारपत्ररद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मरत झालेले नाही किंवा अन्यकोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैधअसून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणीअधिनियम १९०८ चे कलम ८२ अन्यय शिक्षेस मी पात्र राहीन याची मता जाणीव आहे.

APB Holm

कलमुखत्यारपत्रधारकाय नाव

व सही

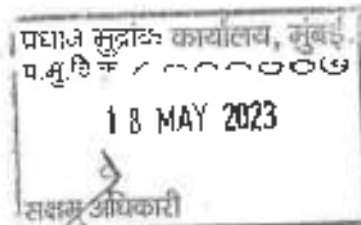
दिनांक: 14/07/2023



महाराष्ट्र MAHARASHTRA

2023

BX 838381



श्रीजली वि. वि. जाधव

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, the following persons, all adults and Indian Inhabitants, are the owners/ occupants of the respective flats and are the members of Balwa Co-operative Housing Society Limited, a Society registered under the provisions of Maharashtra Co-operative Societies Act, 1960 bearing Registration No. BOM/HSG/4018 of 1973 and having its registered office at Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West) Mumbai 400 104 (hereinafter referred to as 'the said Society');



31 MAY 2023

पुस्तक प्रतिलिपि प्रकल्प
गुणवत् विधि - 2017
Society for Social Studies
पुस्तक प्रतिलिपि प्रकल्प का नया विचार
अन्य प्रतिलिपि प्रकल्प का नया विचार
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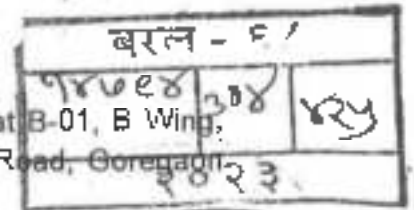
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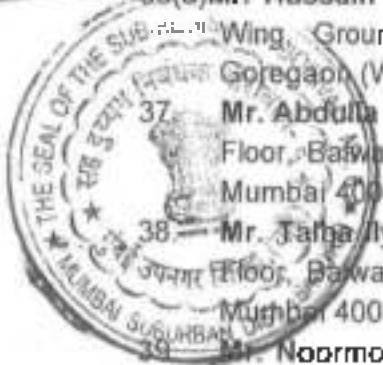
14. **Mr. Mohammedsalim Ismail Charoliya**, having address at A-15, A Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
15. **Mr. Mustafa Mohammad Patel**, having address at A-15 A Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
16. **Mr. Abubaker Abdulrahim Charolia** having address at A-17, A Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
17. **Mr. Majid Abdul Kaday**, having address at A-18, A Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
18. **Mr. Farhan Mohammed Hanif Balsaniya** address at A-19 A Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 18 (a) **Mr. Fahad Mohammed Hanif Balsaniya** having address at A- 19, A Wing Fourth Floor Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West) Mumbai 400 104;
19. **Mr. Sadik Abbas Kojar**, having address at A-20, A Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
20. **Madarsa Talimul Islam**, having its address at A-01, A Wing, Ground floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
21. **Madarsa Talimul Islam** having its address at A-C2 A Wing, Ground floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
22. **Madarsa Talimul Islam**, having its address at D-02, D Wing Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
23. **Fcm Constructions**, having its address at A-03 A Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
24. **Mrs. Sufiya Ebrahim Daduji**, having address at B-01, B Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 24(a) **Mrs. Mariyam Abbas Sheliya**, having address at B-01, B Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 24(b) **Mrs. Mehmuda Iqbal Badu** having address at B-01, B Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;



- 24(c) **Mrs. Khatija Abdul Rashid Patel** having address at B-01, B Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 24(d) **Mrs. Saira Yusuf Mukhl**, having address at B-01, B Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
25. **Mrs. Zubeda Abid Saleh**, having address at B- 02, B Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
26. **Mr. Mohammed Abdul Hamid Balsania**, having address at B-03, B Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
27. **Mr. Nuruddin Abdul Hamid Balsania**, B-04, B Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
28. **Mr. Rizwan Abbas Kadiwal**, having address at B-05, B Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
29. **Mr. Mohamed Nazim Mohamed Hanif Palsani** address at B- 06, B Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 29(a) **Mr. Nadim Mohamed Hanif Palsani**, having address at B- 06, B Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
30. **Mr. Kifayatullah Gulamrasul Mehsaniya**, having address at B-07, B Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
31. **Mr. Mohammed Yasir Mohammed Husain Balsania**, having address at, B-08, B Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
32. **Mrs. Ataiya Khalilul Rahman Karadla**, having address at B-09, B Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
33. **Mr. Bilal Mohammed Husen Balasania**, having address at B-10, B Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
34. **Mrs. Femida Hifzur Rehman Sunasara**, having address at C- 01, C Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
35. **Mr. Mohammed Salim Jamal Patel**, having address at C -02, C Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;



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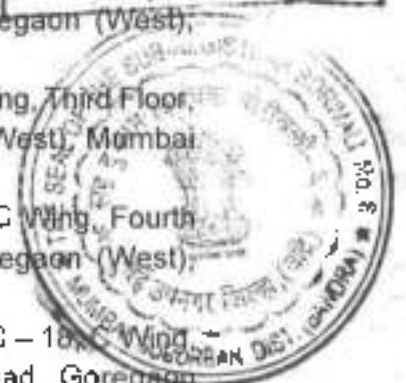


36. **Mr. Ibrahim Allmohammed Sunasara** having address at C- 03A, C Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104
- 36(a) **Mr. Hussain Allmohammed Sunasara**, having address at C- 03A, C Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,
37. **Mr. Abdulla Suleman Kojar**, having address at C-03B, C Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,
38. **Mr. Talha Ilyas Mehsania**, having address at C-04, C Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104.
39. **Mr. Noormohammed Yusuf Patel**, having address at C- 05, C Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,
40. **Mr. Ishak Yusuf Sunasara**, having address at C- 06, C Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,
41. **Mrs. Amrin Abdulsamad Badu** having address at C - 07, C Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,
42. **Mrs. Bilkis Ismail Mohsaniya**, having address at C - 08, C Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,
43. **Mr. Zahid Suleman Saleh** having address at C - 09, C Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104
- 43(a) **Mr. Zafar Suleman Saleh**, having address at C - 09, C Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,
44. **Mr. Mustafa Mohammad Patel**, having address at C - 11, C Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,
45. **Mr. Naeem Noormohammad Mukhi**, having address at C - 12, C Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,
46. **Mr. Yunus Yusuf Patel**, having address at C - 13, C Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,
47. **Mr. Farid Noormohmed Mukhi**, having address at, C - 14, C Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,



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48. **Mr. Abbas Dawood Patel**, having address at C - 15, C Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,
49. **Mr. Abbas Dawood Patel**, having address at C - 16 C Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104.
50. **Mrs. Natisa Yusuf Daduji**, having address at C - 17, C Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,
51. **Mr. Farooq Abdul Rahim Charolla**, having address at C - 18, C Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,
52. **Mr. Yunus Alimohammed Palsani**, having address at C - 19, C Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,
53. **Mr. Mohammed Ilyas Kojar** having address at C - 20, C Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,
- 52(a) **Mr. Salman Ilyas Kojar**, having address at C - 20, C Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,
54. **Madarsa Talimul Islam**, having its address at D-01, D Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,
55. **Mr. Ismail Yusuf Palsani**, having address at D - 03, D Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,
56. **Mr. Abdullah Gulam Rasool Mehsaniya**, having address at D - 04, D Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,
57. **Mr. Abdul Wahid Noor Mohammed Charoliya**, having address at D - 05, D Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,
58. **Usman Yusuf Saleh**, having address at D - 06, D Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,
59. **Mr. Ashad Noormohammed Charoliya** having address at D - 07, D Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,
60. **Mr. Irshad Yar Mohammed Patel**, having address at D - 08, D Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,



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Mrs. Fatima Ayub Sunasra, having address at D - 09, D Wing, Fourth Floor, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104 and

Mrs. Sumaiya Ismail Palsani, having address at D - 10, D Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104 **SEND GREETINGS;**



- WHEREAS**
- (A) We the abovesaid deponents are the owners/ occupants of the respective flats and are the members of the abovesaid Society i.e., Balwa Co-operative Housing Society Limited bearing Registration No. BOM/HSG/4018 of 1973 and as such, all of us are individually and/or jointly the owners of our respective flats in the building known as Balwa Co-operative Housing Society Limited situated at Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104 (hereinafter referred to as **"the said building"**) standing on part of Sub-Plot C - 1 of approved Layout admeasuring 4850.00 sq. meters bearing New CTS No. 928A/1 (Old CTS 928 (part)) of Village Pahadi Goregaon (W). CTS Nos 1390, 1390A, 1390/1 to 1390/11 of Village Malad, in the registration and Sub-Registration District of Mumbai ('said land').
- (B) Our existing building i.e. Balwa Co-operative Housing Society Limited ("the said building") was constructed during the year 1972 on the said land by the pre-decessors in title of (1) Mr. Hussein Abdul Karim Balwa, (2) Mr. Ismail Abdul Karim Balwa and (3) Mr. Umar Abdul Karim Balwa (**"Landowners/Developers"**), As the said building has become old and dilapidated and was beyond the economical repairs we the above members of the said Society decided that it would be in the best interest of the members that the said building be redeveloped by demolishing the said building and to construct a new building/s and to have a better and more spacious homes with all the modern amenities along with better common amenities and facilities.
- (C) Neither the said Society nor we have the requisite experience, infrastructure, expertise, financial capability or capacity to reconstruct the existing building on our own. Therefore, we, the members of the said Society decided to look for a developer for undertaking the redevelopment of the said building.



- (D) Pursuant to various meetings including Special General Meetings, the Resolutions dated 8th September, 2019 & 21st January, 2022 were passed whereby the members of the said Society finally approached the Landowners/Developers namely, (1) Mr. Hussein Abdul Karim Balwa, (2) Mr. Ismail Abdul Karim Balwa and (3) Mr. Umar Abdul Karim Balwa and expressed their desire to entrust the redevelopment of the said building, by themselves or through their associates

- (E) All the 100% of members i.e., the abovenamed each and every member, have given their independent and Irrevocable Consent in favour of the Landowners/Developers i.e., (1) Mr. Hussein Abdul Karim Balwa, (2) Mr. Ismail Abdul Karim Balwa and (3) Mr. Umar Abdul Karim Balwa, for redevelopment of the said building together with the building of the adjacent society i.e., The Balwa Nagar Unit 2 Co-operative Housing Society Limited, on the terms and conditions as more particularly mentioned in the said Individual Consents given by each of the members.

- (F) Pursuant to the individual irrevocable consents a memorandum of agreement dated 26th May, 2022 was duly executed by and between (1) Balwa Co-Operative Housing Society Limited and (2) The Balwa Nagar Unit No. 2 Co-Operative Housing Society Limited and Mr. Hussein Abdul Karim Balwa and others for the redevelopment of the said building/s on the mutually agreed terms and conditions more particularly specified therein.

- (G) During the process of re-development of the said societies by the Landowners/Developers, it was realised that for timely completion of the re-development project of the said Societies, substantial amount of investment would be required on a regular basis. Under these circumstances, in order to mitigate these difficulties and to raise the required finance for completing the re-development of the said Societies on a timely basis, the Landowners/Developers decided to incorporate a "Limited Liability Partnership" in the name and style of Avalon Residency LLP (hereinafter referred as "the LLP") along with Mr. Arif Fazlani and Mr. Aatif Mojawala to jointly redevelop the said societies by combining the expertise and resources of the Landowners/Developers and Mr. Arif Fazlani and Mr. Aatif Mojawala.

- (H) On 2nd May, 2023, the LLP was incorporated under Identification No. ACA-9262 which shall now carry out the redevelopment work as a Developer and implement the re-development of the said societies on

