

the said land including the rehabilitation of the members of the said Societies in the Building to be constructed on the said Property as aforesaid on the Sub-Plot C - 1 more particularly mentioned in Schedule hereunder written in an effective manner.



We are aware that Brihanmumbai Municipal Corporation (BMC) has issued to the Landowners/ Developers Intimation of Disapproval (IOD) Bearing No. P-12566/2022/ (928 And Other)/P/S/ Ward/PAHADI GOREGAON-W/IOD/1/New dated 19th April, 2023 and Commencement Certificate Bearing No. P-12566/2022/ (928 And Other)/P/S/ Ward/PAHADI GOREGAON-W/CC/1/New dated 22nd May, 2023. We are also aware and are informed that the above-mentioned Intimation Of Disapproval, Approved Plans and Commencement Certificate issued by the Brihanmumbai Municipal Corporation (BMC) to Landowners/ developers shall be amended from time to time.

- (J) For the effective redevelopment of the said societies a Development Agreement needs to be executed by the said societies i.e., (1) Balwa Co-Operative Housing Society Limited and (2) The Balwa Nagar Unit No. 2 Co-Operative Housing Society Limited alongwith its members, the Landowners i.e., (1) Mr. Hussein Abdul Karim Balwa, (2) Mr. Ismail Abdul Karim Balwa and (3) Mr. Umar Abdul Karim Balwa and Avalon Residency LLP as the Developers. The Draft copy of the Development Agreement has been circulated and approved by the society and all of us i.e., Deponents herein.
- (K) The Balwa Co-operative Housing Society comprises of 62 Flats/Units which are owned by the above mentioned deponents and as such all these members will have to execute the Development Agreement and also appear before the jurisdictional Sub-Registrar of Assurances for registering the Development Agreement, which may not be practically feasible as it will be difficult to ensure the availability of all the members at one point of time, realizing that this is practically difficult and in order to mitigate this issue, we the deponents hereinabove thought it fit to grant an Irrevocable Power of Attorney to Mr. Amin Ismail Bhola who is also one of our members of the said Society, as our true and lawful attorney for us and on our behalf to execute the Development Agreement on our behalf and in our name to do, all or any of the acts, deeds, matters and things and to exercise all or any of the powers and authorities stipulated and appearing hereinafter ;



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We, २०२३		

NOW KNOW YE ALL AND THESE PRESENTS WITNESS:

- (1) **Mr. Ebrahim Sajid Saleh**, adult, Indian Inhabitant having address at A-01, 04, A Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,
- (2) **Mr. Ebrahim Sajid Saleh**, having address at A-04B, A Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,
- (3) **Mr. Ilyas Gulam Rasool Mohsania**, having address at A-04A, A Wing, Ground floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,
- (4) **Mrs. Mehmda Ismail Patel**, having address at A - 05, A Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,
- (5) **Mrs. Sufiya Usman Patel**, having address at A-06, A Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,
- (6) **Mr. Imtiyaz Abdul Hamid Balsania**, having address at A-07, A Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,
- (7) **Mr. Shafiq Ibrahim Balsaniya**, having address at A-08, A Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,
- (8) **Mrs. Salma Sajid Saleh**, having address at A-09, A Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,
- (9) **Mr. Ashfaq Abbas Kojar**, having address at A-10, A Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,
- (10) **Mrs. Sameera Nooruddin Patel** having address at A-11, A Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,



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Mrs. Fatima Ashraf Saleh, having address at A-11, A Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,

(11) **Mrs. Bilkis Mashud Sunasra**, having address at A-12, A Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,

(12) **Mrs. Khadija Mohammed Yasin Bhola**, having address at, A - 13, A Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,

(13) **Mr. Amin Ismail Bhola**, having address at, A-14, A Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,

(14) **Mr. Mohammedsallm 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-16, 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 Kadaya**, 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,



बरल - ६/		
१४७६४	३१२	४२५
A Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai ४०० १०४		

- (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-02, 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) **Fem 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 Shellya**, 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,



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(26) **Mr. Mohammed Abdul Hamid Balsania**, having address at B- 3, 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 Yasin 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 Karadia**, 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 Balasanfa**, 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 Alimohammed 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 Alimohammed Sunasara**, having address at C-03A, C Wing, Ground Floor, Balwa Nagar, Pahadi Village 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,

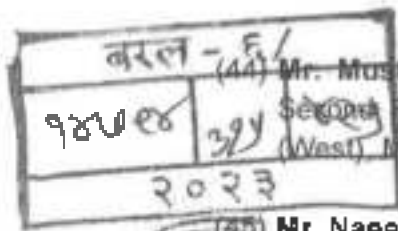
(41) **Mrs. Amrin Abdulsamad Badu** having address at C-07, C Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,

(42) **Mrs. Bilkis Ismail Mehsaniya**, 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,

(48) **Mr. Abbas Dawood Patel**, having address at C – 15, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,

(49) **Mr. Abbas Dawood Patel**, C – 16, C Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104,

(50) **Mrs. Nafisa 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 Charolia**, 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,

53(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, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

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- (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 Charolliya** 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;

- (61) **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

- (62) **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;

that, we a'l do hereby nominate, constitute and appoint **Mr. Amin Ismail Bhola**, having his address at A-14, A Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104 (hereinafter referred to as "the said Attorney") as our true and lawful Attorney for us and on our behalf, in our name, to do all or any of the acts, matters and things and to exercise all or any of the powers and authorities conferred and stipulated hereunder, that is to say:-



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To sign and execute Development Agreement or any other ancillary document/s in favour of the Developers from time to time for the redevelopment of the said building/s.



To present and lodge the Development Agreement or any other document/s so executed from time to time for the redevelopment of the said building with the jurisdictional Joint Sub-Registrar of Assurances and to appear before him and to admit the said execution of the said Development Agreement or any other document/s in favour of the Developers in our name and on our behalf and to do all acts and things necessary for effectively registering the said Development Agreement or any other document/s.

3. To apply for and obtain adjudication as to the stamp duty applicable in respect of the aforesaid Development Agreement and or any other documents on our behalf from time to time for the redevelopment of the said building.
4. 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.
5. To appear on our behalf before any official or authority whether revenue, municipal, judicial, police authority or otherwise and to represent us in all matters and proceedings before them in respect of the said building.
6. To execute any other documents incidental to the Development Agreement / or any other documents from time to time for the redevelopment of the said building if required and as advised by our Attorney.
7. TO make payment and/ or receive the refund of all deposits, scrutiny fees and/or other charges to and from, respectively, from the developers/owners, concerned authorities and/or public /private utilities relating to the development of said land only;

To appear before the Sub-Registrar of Assurances and/or appropriate registering authority and to lodge for registration, all or any of the documents executed on the behalf of the said Societies in



pursuance to the marketing of the new premises hereof and to admit execution thereof.

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9. To submit necessary applications for NOC, dissolution, amalgamation, formation of new society, etc., before the Office of Registrar of Co-operative societies and/or concerned authorities and also to appear for and on behalf of us and to do the needful in that respect.

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, 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 may deem requisite or expedient to be done or performed for the purpose of better management of the affairs in relation to the said society building and to safeguard our rights, title and interest therein.

AND GENERALLY, to do, execute or perform all other acts, deeds, matters and things which we ourselves 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 WE HEREBY RATIFY AND CONFIRM all and whatsoever the Attorney has done **AND** shall lawfully do or purport to do by virtue of these presents.

AND WE HEREBY FURTHER DECLARE that all the acts, deeds, matters and things done by the Attorney under or in pursuance of this Power of Attorney shall be binding on us and also on our legal heirs.

AND WE HEREBY FURTHER DECLARE that this Power of Attorney shall be irrevocable.

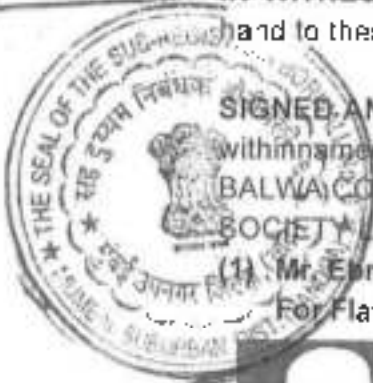
SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:-

All those pieces or parcel of land with the building standing thereon being Sub-Plot C-1 of approved layout admeasuring 4850.00 sq. meters or thereabouts bearing New CTS No. 928A/1 Part (Old CTS 928 (part)) of Village Pahadi, Goregaon (W) on which the building known as Balwa Co-operative Housing Society Limited and

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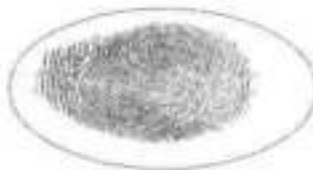
the Balwa Nagar Unit No. 2 Co-operative Housing Society Limited were standing

IN WITNESS WHEREOF, the parties herein have set and subscribed my hand to these presents on this 25th day of May, 2023.



SIGNED AND DELIVERED by the
withnamed members of that
BALWA CO-OPERATIVE HOUSING
SOCIETY LIMITED

(1) Mr. Ebrahim Sajid Saleh
For Flat No. A-04



Ebrahim Saleh

(2) Mr. Ebrahim Sajid Saleh
For Flat No. A-04B



Ebrahim Saleh

(3) Mr. Ilyas Gulam Rasool Mehsania
For Flat No. A-04A



इलियास गुलाम रसूल मेहसाना

(4) Mrs. Mehmuda Ismail Patel
For Flat No. A-05



M. Patel



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(5) Mrs. Sufiya Usman Patel)
For Flat No. A-06



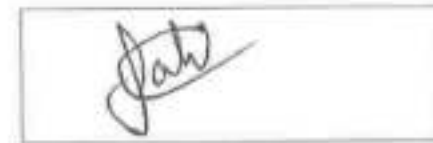
(6) Mr. Imtiyaz Abdul Hamid Balsania)
For Flat No. A-07

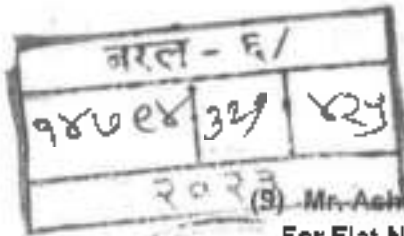


(7) Mr. Shafiq Ibrahim Balsaniya)
For Flat No. A-08

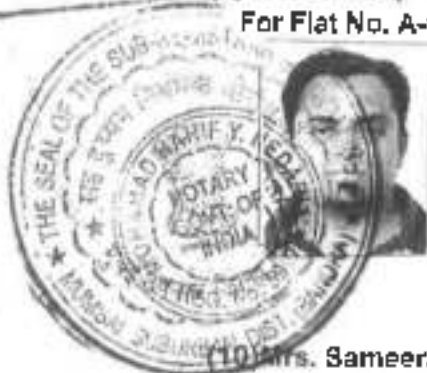


(8) Mrs. Salma Sajid Saleh)
For Flat No. A-09





(9) Mr. Ashfaq Abbas Kojar)
For Flat No. A-10



Ashfaq

(10) Mrs. Sameera Nooruddin Patel)
For Flat No. A-11



Sameera

(10a) Mrs. Fatima Ashraf Saleh)
For Flat No. A-11



Fatima

(11) Mrs. Bilkis Mashud Sunasra)
For Flat No. A-12



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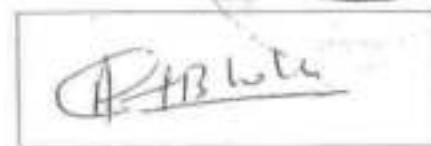


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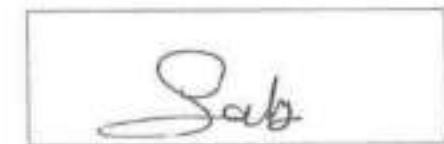
(12) Mrs. Khadija Mohammed Yasin Bhola
For Flat No. A-13



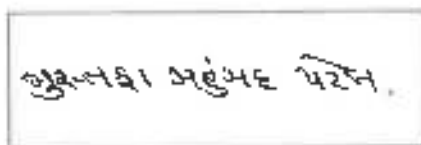
(13) Mr. Amin Ismail Bhola)
For Flat No. A-14



(14) Mr. Mohammedsalim Ismail Charoliya)
For Flat No. A-15



(15) Mr. Mustafa Mohammad Patel)
For Flat No. A-16



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(18) Mr. Abubaker Abdulrahim Charolia)
For Flat No. A-17



27/07/19+2 अ.२०



(18) Mr. Farhan Mohammed Hanif Balsaniya)
For Flat No. A-18



Majin



(18a) Mr. Fahad Mohammed Hanif Balsaniya)
For Flat No. A-18



S251a



(19) Mr. Sadik Abbas Kojar)
For Flat No. A-20



Fahad

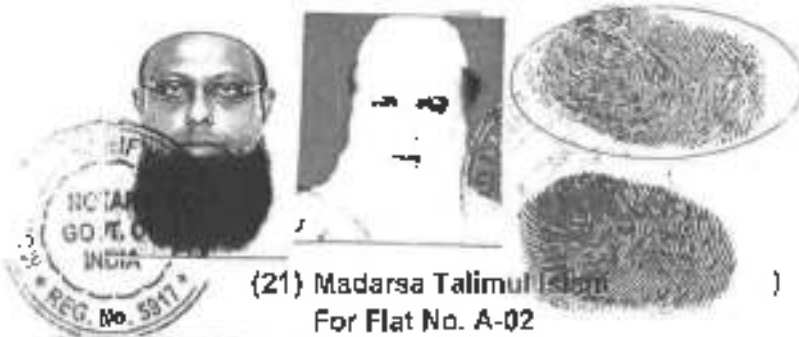


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(20) Madarsa Talimul Islam
For Flat No. A-01



सईद



पुणे उपनगर जिल्हा

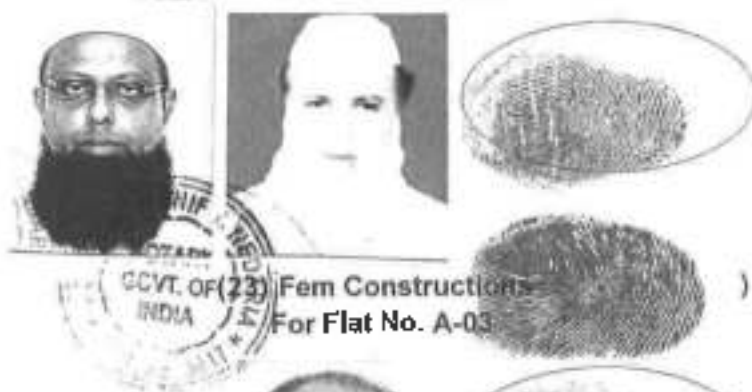
(21) Madarsa Talimul Islam
For Flat No. A-02



सईद उमर जायदा

पुणे उपनगर जिल्हा

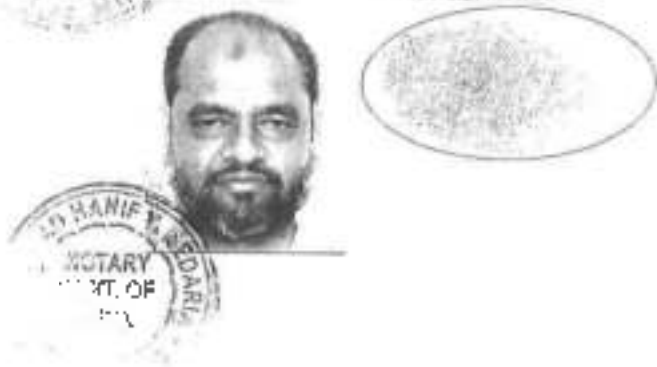
(22) Madarsa Talimul Islam
For Flat No. D-02



सईद उमर जायदा

पुणे उपनगर जिल्हा

(23) Fem Constructions
For Flat No. A-03



सईद उमर जायदा



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(24) Mrs. Sufiya Ebrahim Daduji)
For Flat No. B-01



सुफीया



24(a) Mrs. Mariyam Abbas Shellya)
For Flat No. B-01



मरियम शेल्पा



24(b) Mrs. Mehmurda Iqbal Badu)
For Flat No. B-01



मेहमुरद



24(c) Mrs. Khatija Abdul Rashid Patel)
For Flat No. B-01



खतीजा

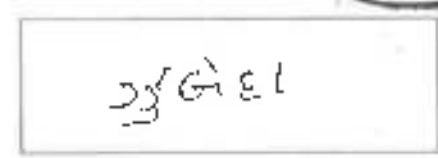


बरत - ६/		
१४०९४	३२६	६२५
२०२३		

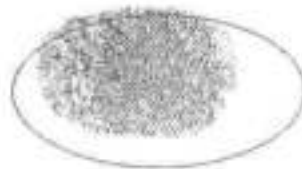
24(d) Mrs. Saira Yusuf Mukhl)
For Flat No. B-01



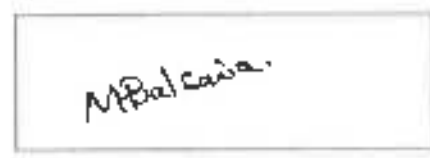
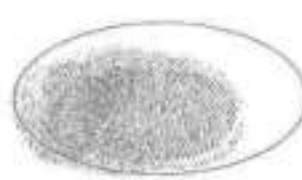
(25) Mrs. Zubeda Abid Saleh)
For Flat No. B-02



(26) Mr. Mohammed Abdul Hamid Balsania)
For Flat No. B-03



(27) Mr. Nuruddin Abdul Hamid Balsania)
For Flat No. B-04



बरल - द/		
980028	370	823
२०२(28) Mr. Rizwan Abbas Kadiwal)		
For Flat No. B-05		



श्री अल्लत अल्लत

(29) Mr. Mohamed Nazim Mohamed Hanif Palsani
For Flat No. B-06



Signature

29(a) Mr. Nadim Mohamed Hanif Palsani
For Flat No. B-06



Signature

(30) Mr. Kifayatullah Gulamrasul Mehsaniya
For Flat No. B-07



Signature



बरल - ६/		
१४०९४	अ	१२५
२०२३		

(31) Mohammed Yasin Mohammed Husain Balsania)
For Flat No. B-08



(32) Mrs. Ataiya Khalilul Rahman Karadia)
For Flat No. B-09



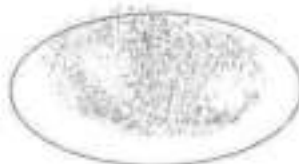
Ataiya

(33) Mr. Bilal Mohammed Huson Balasania)
For Flat No. B-10



Bilal

(34) Mrs. Femida Hifzur Rahman Sunasara)
For Flat No. C-01



Femida



बरल - द/		
१४७९४	३२६	४२५
२०२३		

35) Mr. Mohammed Salim Jamal Patel
For Flat No. C-02



महंमद सलीम जमल पटेल,

36) Mr. Ibrahim Alimohammed Sunasara
For Flat No. C-03A



ईब्राहीम सनसरा

36(a) Mr. Hussain Alimohammed Sunasara
For Flat No. C-03A



हुसैन अहम सनसरा

(37) Mr. Abdulla Suleman Kojar,
For Flat No. C-03B



अब्दुल्ला सुलेमान कोजार



बरल - ६/		
१४७२४	३३०	१२५
२०२३		

(38) Mr. Talha Ilyas Mehsania,
For Flat No. C-04



(39) Mr. Noormohammed Yusuf Patel
For Flat No. C-05



नोटरी

(40) Mr. Ishak Yusuf Sunasara
For Flat No. C-06

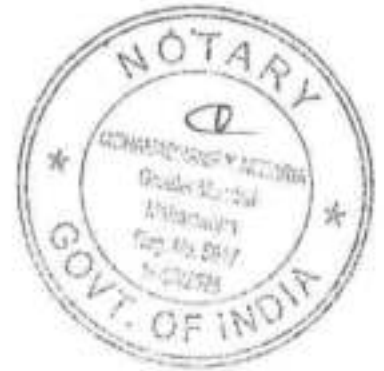


नोटरी

(41) Mrs. Amrin Abdulsamad Badu
For Flat No. C-07



Akhan



ਕਰਲ - ੬/		
੧੪੦੯੪	339	੪੨੫
੨੦੨੩		



(42) Mrs. Bilkis Ismail Mehsaniya
For Flat No. C-08



ਮਿਲਕੀਤ ਕਮਾਇਲ



(43) Mr. Zahid Suleman Saleh
For Flat No. C-09



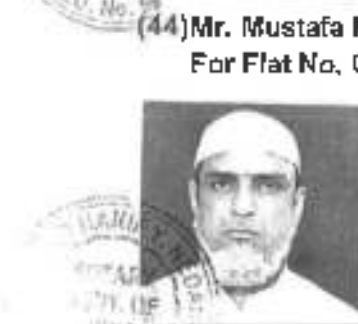
Asah



43(a) Mr. Zafar Suleman Saleh
For Flat No. C-09



Asah



(44) Mr. Mustafa Mohammad Patel
For Flat No. C-11

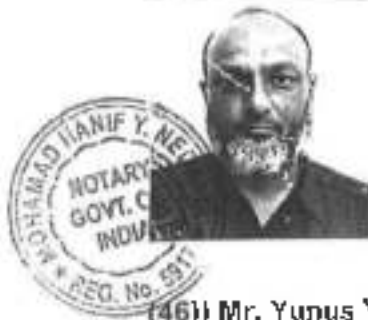


ਮੁਸਤਫਾ ਮੁਹੰਮਦ ਪਟੇਲ

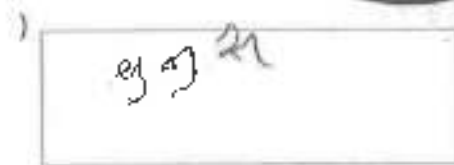
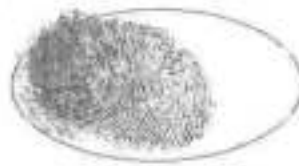


बरतल - ६/		
१४०९४	३३२	४२५
२०२३		

(45) Mr. Naeem Noormohammad Mukhi
For Flat No. C-12



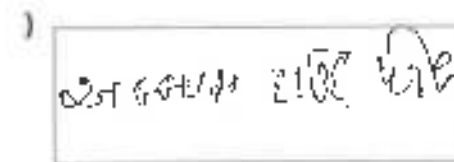
(46) Mr. Yunus Yusuf Patel
For Flat No. C-13



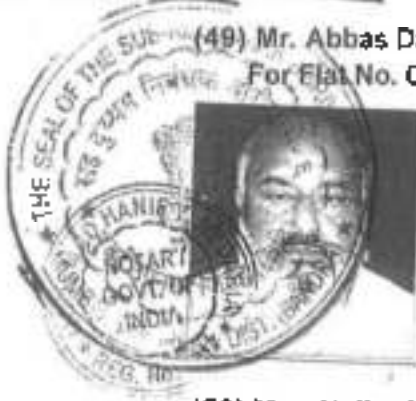
(47) Mr. Farid Noormohmed Mukhi
For Flat No. C-14



(48) Mr. Abbas Dawood Patel
For Flat No. C-15



बरत - ६/		
१४०६४	३३३	४२५
२०२३		



(49) Mr. Abbas Dawood Patel
For Flat No. C-16



शहोदारी एवम् लिखित



(50) Mrs. Nafisa Yusuf Daduji
For Flat No. C-17



नफीसा युसुफ ददुजी



(51) Mr. Farooq Abdul Rahim Charolija
For Flat No. C-18



फारूक अब्दुल रहम चरौलिया



(52) Mr. Yunus Alimohammed Palsani
For Flat No. C-19



युनुस अलिमोहम्मद पालसानी



(53) Mr. Mohammed Ilyas Kojar
For Flat No. C-20



53(a) Mr. Salman Ilyas Kojar
For Flat No. C-20



(54) Madarsa Talimul Islam
For Flat No. D-01



(55) Mr. Ismail Yusuf Palsani
For Flat No. D-03



बरेल - ६/		
१४५६४	३३४	२२५
२०२३		



२१६६ डिअर जालया

८५५५ २५ -

१५ ५ १५ -



बरल - ६/	
१४०९४	३३५ (५६)

Mr. Abdullah Gulam Rasool Məhsanly)
For Flat No. D-04

21.05.2023



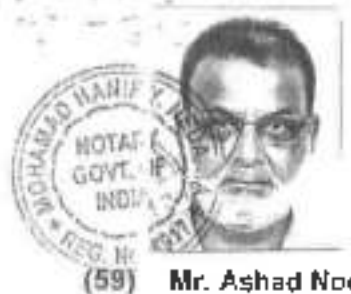
Mr. Abdul Wahid Noor Mohammed Charoliya)
For Flat No. D-05

Charoliya



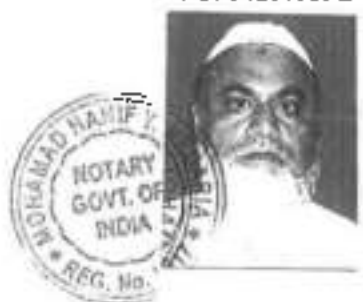
Mr. Usman Yusuf Saleh)
For Flat No. D-06

Usman Yusuf



Mr. Ashad Noormohammed Charoliya)
For Flat No. D-07

C. Ashad N.



(60) Mr. Irshad Yar Mohammed Patel
For Flat No. D-08



Irshad Yar Patel

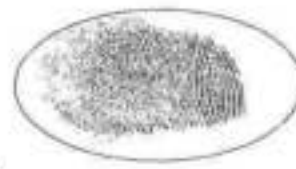
(61) Mrs. Fatima Ayub Sunasra
For Flat No. D-09



बरल - ६/
१४५६४ ३३६४२५
३१.५.२०२३



(62) Mrs. Sumaiya Ismail Palsani
For Flat No. D-10



Sumaiya Ismail Palsani

Signed & Accepted by the withinnamed
Mr. Amin Ismail Bhola



Amin Ismail Bhola

BEFORE ME

MOHAMADHANIF Y NEDARIA

Advocate & Notary Govt. of India

Reg. No. 5917

Flat No. 203 (D-107), Khairja Manzil Chs. Ltd.
Rehram Bldg. Jogeshwari (West), Mumbai-402

Expiry Date - 18/05/2023

25 MAY 2023



NOTED & REGISTERED
St. 66/III-A
Date 25 MAY 2023
Regd. Book No. III-A
Page No. 36 TO 38

घोषणापत्र

वरल - ६/

१४०२४ ३३४ ४२५

मी उस्मान अब्दुल गनी पलसानी घोषित करते की, दुय्यम निबंधक बोरीवली - ३ यांचे ३ कार्यालयात विकसनकरारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. सुफिया यासीन पलसानी, अबू हुसेन कासमअली मोमीन, समीर कासमअली मोमीन, सईद कासमअली मोमीन, रेशमा इशान हुसेन, अबू हुसेन कासमअली मोमीन, समीर कासमअली मोमीन, सईद कासमअली मोमीन, रेशमा इशान हुसेन, हुजैफा मेहबूब बालसानिया, उमर मेहबूब बालसानिया, सहारा याकूम सालेह, आरीफ अब्दुल धरवाडा, जावेद मोहम्मद हनीफ कपाडिया, बिलाल अकबर मोकनोजिया, यासीन इब्राहीम बालसानिया, जुनेद मोहम्मद हनीफ कपाडिया, सोहेल नूर मोहम्मद मुखी, जाबीर मोहम्मद हनीफ कपाडिया, उमर अयुब बालसानिया, आयशा गुलाम मोहम्मद, याकूम गुलाम मोहम्मद सालेह, युनूस इब्राहीम बालसानिया, सादिक हारून मेहसानिया, फुजल हारून मेहसानिया, रुबिना आसीफ लाल, अझिझुरेहमान अब्दुल्लाह सालेह, मोहम्मद फारूक जदू, अब्दुल्लाह मोहम्मद हनीफ बालसानिया, फैसल हनीफ मोहम्मद बालसानिया, माझ झुबेर चारोलीया, नफिसा झुबेर चारोलीया, अमीना युनूस पलसानिया, हमीदा अकबर मोकनोजिया, आरीफ अब्दुल रझ्झाक राणासरिया, मोहम्मद सलीम जमाल पटेल, याकूम अयुब कपाडिया, मोबीन नूरमोहम्मद मेहसानिया, हारून हबीब कपाडिया, अस्जद उमर मोलापिया, इशाक हाजी सुलेमान सुनसरा, फुजल मोहम्मद हनीफ बालसानिया, युसूफ राजमोहम्मद मुखी, जुनेद अब्दुलरेहमान दादुजी, सलमा मोहम्मदरफीक पलसानी, यासीन अलीमोहम्मद पलसानी, याकूम इब्राहीम बालसानिया आणि मशकुरा फैझल बालसानिया 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 यांनी कुलमुखत्यारपत्ररह केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्यकोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणीअधिनियम १९०८ चे कलम ८२ अन्वये शिक्केस मी पात्र राहीन याची मला जाणीव आहे.

कुलमुखत्यारपत्रधाकीच नाव

व सही

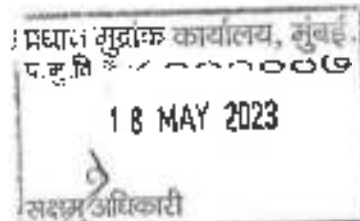
दिनांक: 14/07/2023



महाराष्ट्र MAHARASHTRA

2023

BX 838382



श्रीमते दिनादि. अखत

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 The Balwa Nagar Unit No. 2 Co-Operative Housing Society Limited, a Society registered under the provisions of Maharashtra Co-operative Societies Act 1960 bearing Registration No. BOM/CP/HSG(TC)/010 of 1984-85 and having its registered office at Balwa Nagar, Pohari Village, S. V. Road, Goregaon (West), Mumbai 400 104 (hereinafter referred to as 'the said Society')

24 MAY 2023

जोड़पत्र-१/Annexure-I
 Only for Affidavit
 5267

प्राप्त कर/पंजीकरण नंबर व तिथि/पंजीकरण
 Registar Serial No/Date
 प्राप्त कर/पंजीकरण नंबर व तिथि/पंजीकरण
 Registar Serial No/Date
 २/अभि रणजित शिंदे घरामाधारक सुगंध विक्रम
 घरामाधारक (अवकाश एल.एस.सी.)-८००६०००
 ३-३, रंगुणिका कुमर, अलाविकार हॉटेल बंगला
 एल.एस.सी. अलाविकार बंगला, एल.एस.सी. रोड,
 माता (पश्चिम), मुंबई-४०० ०८४.
 या घरामाधारक बंगला सुगंध विक्रम लॉन्ग टर्म अलाविकार
 प्राप्त कर/पंजीकरण नंबर व तिथि/पंजीकरण नंबर व तिथि/पंजीकरण
 Tel.: 22277777 / 22277777

Uman Patel Gauri Patson

[Signature]

बरल - र./		
98068	33e	824
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बरल - ६/		
१४४६४	३४०	४२५

(1) **Mrs. Sufiya Yasin Palsani**, adult, Indian Inhabitant, having address at E-01, E Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

(2) **Mr. Abu Hossain Kasamali Momin**, adult, Indian Inhabitant, having address at E-02, E Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

2(a) **Mr. Sameer Kasamali Momin**, adult, Indian Inhabitant, having address at E-02, E Wing, Ground floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

2(b) **Mr. Sayeed Kasamali Momin**, adult, Indian Inhabitant, having address at E - 02, E Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

2(c) **Mrs. Reshma Irshan Hussain**, adult, Indian Inhabitant, having address at E-02, E Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

(3) **Mr. Abu Hossain Kasamali Momin**, adult, Indian Inhabitant, having address at E-03, E Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

3(a) **Mr. Sameer Kasamali Momin**, adult, Indian Inhabitant, having address at E-03, E Wing, Ground floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

3(b) **Mr. Sayeed Kasamali Momin**, adult, Indian Inhabitant, having address at E - 03, E Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

3(c) **Mrs. Reshma Irshan Hussain**, adult, Indian Inhabitant, having address at E-03, E Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

(4) **Mr. Hujaiifa Mehboob Balsaniya**, adult, Indian Inhabitant, having address at E-04, E Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;



बरल -4(ब)		Mr. Uma
18068	389	Road
२० रु३		

Mehboob Balsaniya, adult, Indian Inhabitant, having address at E-04, E Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

Mrs. Sahara Yakub Saleh, adult, Indian Inhabitant, having address at E-05, E Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

Mr. Arif Abdul Dharwada, adult, Indian Inhabitant, having address at E-06, E Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

Mr. Javed Mohammed Hanif Kapadia, adult, Indian Inhabitant, having address at E-07, E Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

(8) **Mr. Bilal Akbar Moknojiya**, adult, Indian Inhabitant, having address at E-08, E Wing, First Floor, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

(9) **Mr. Yasir Ibrahim Balsaniya**, adult, Indian Inhabitant, having address at E-09, E Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

(10) **Mr. Muddasir Abdul Hamid Siddhpura**, adult, Indian Inhabitant, having address at E-10, E Wing, Second Floor, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

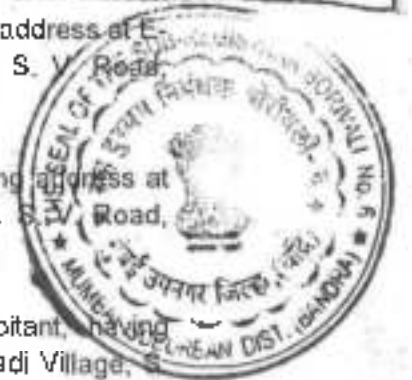
(11) **Mr. Juned Mohammed Hanif Kapadia**, adult, Indian Inhabitant, having address at E-11, E Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

(12) **Mr. Sohail Noor Mohamed Mukhi**, adult, Indian Inhabitant, having address at E-12, E Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

(13) **Mr. Jabir Mohammed Hanif Kapadia**, adult, Indian Inhabitant, having address at E-13, E Wing, Third floor, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;



बेरल - ६/		
१४८८४	३१	४२५
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- (14) **Mr. Umar Ayub Balsania**, adult, Indian Inhabitant, having address at E-14, E Wing, Third floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- (15) **Mrs. Aisha Gulam Rasool**, adult, Indian Inhabitant, having address at E-15, E Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- (16) **Mrs. Jaitun Mehboob Balsaniya**, adult, Indian Inhabitant, having address at E-16, E Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- (17) **Mr. Yakub Gulam Mohammed Saleh**, adult, Indian Inhabitant, having address at E-17, E Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- (18) **Mr. Yunus Ibrahim Balsaniya**, adult, Indian Inhabitant, having address at E - 18, E Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- (19) **Mr. Sadik Haroon Mehasania**, adult, Indian Inhabitant, having address at E - 19, E Wing, Fourth Floor, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 19(a) **Mr. Fajal Haroon Mehsania**, adult, Indian Inhabitant, having address at E - 19, E Wing, Fourth Floor, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- 19(b) **Mrs. Rubina Asif Lal**, adult, Indian Inhabitant, having address at, E-19, E Wing, Fourth Floor, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- (20) **Mr. Azizurrahman Abdullah Saleh**, adult, Indian Inhabitant, having address at E - 20, E Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- (21) **Mr. Mohammed Farooque Jatu**, adult, Indian Inhabitant, having address at F - 01, F Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- (22) **Mr. Abdullah Mohammed Hanif Balsaniya**, adult, Indian Inhabitant, having address at F-02, F Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;



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(23) **Mr. Faissal Hanif Mohammed Balsaniya**, adult, Indian Inhabitant, having address at, F-03, F Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;



(24) **Mr. Maaz Zuber Charolia**, adult, Indian Inhabitant, having address at F-03A, F Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

(24a) **Mrs. Nailisa Zuber Charolia**, adult, Indian Inhabitant, having address at F-03A, F Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

(25) **Mrs. Amina Yunus Palsania**, adult, Indian Inhabitant, having address at F-04, F Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

(26) **Mrs. Hamida Akbar Moknojiya**, adult, Indian Inhabitant, having address at F-05, F Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

(27) **Mr. Arif Abdul Razzak Ranasariya**, adult, Indian Inhabitant, having address at F-06, F Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

(28) **Mr. Mohammed Salim Jamal Patel**, adult, Indian Inhabitant, having address at F-07, F Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

(29) **Mr. Yakub Ayub Kapadia**, adult, Indian Inhabitant, having address at F-08, F Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

(30) **Mr. Mobin Noormohammed Mehsania**, adult, Indian Inhabitant, having address at F-09, F Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

(31) **Mr. Haroon Habib Kapadia**, adult, Indian Inhabitant, having address at F-10, F Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;



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- (32) **Mr. Asjad Umar Molapiya**, adult, Indian Inhabitant, having address at F - 11, F Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- (33) **Mr. Ishak Haji Suleman Sunasra**, adult, Indian Inhabitant, having address at F - 12, F Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- (34) **Mr. Fajal Mohammed Hanif Balsaniya**, adult, Indian Inhabitant, having address at F - 13, F Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- (35) **Mr. Yusuf Rajmohammed Mukhi**, adult, Indian Inhabitant, having address at F - 14, F Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- (36) **Mr. Juned Abdulrehman Daduji**, adult, Indian Inhabitant, having address at F - 15, F Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- (37) **Mrs. Salma Mohammed Rafik Palsani**, adult, Indian Inhabitant, having address at F - 16, F Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- (38) **Mr. Yasin Alimohammed Palsani**, adult, Indian Inhabitant, having address at F - 17, F Wing, Fourth Floor Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- (39) **Mr. Yakub Ebrahim Balsania**, adult, Indian Inhabitant, having address at F - 18, F Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- (40) **Mr. Mashkura Faizal Balsania**, adult, Indian Inhabitant, having address at F - 19, F Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;
- (41) **Mr. Usman Abdul Gani Palsani**, adult, Indian Inhabitant, having address at F - 20, F Wing, Fourth Floor, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104 **SEND GREETINGS;**

WHEREAS:-



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We the abovesaid deponents are the owners/ occupants of the respective flats and are the members of the abovesaid Society i.e., The Balwa Nagar Unit No. 2 Co-Operative Housing Society Limited bearing Registration No. BOM(WP)/HSG(TC)/1010 of 1984-85 and as such, all of us are individually and/or jointly the owners of our respective flats in the building known as The Balwa Nagar Unit No. 2 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").

- (A) Our existing building i.e., The Balwa Nagar Unit No. 2 Co-Operative Housing Society Limited ("the said building") was constructed during the year 1984-85 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.
- (B) 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
- (C) Pursuant to various meetings including Special General Meeting & Annual General Meeting, a 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.



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- (D) 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., Balwa 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.
- (E) 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.
- (F) 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.
- (G) 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 the said land including the rehabilitation of the members of the said Societies in the Building to be constructed on the said Property as aforesaid on the Sub-Plot C - 1 more particularly mentioned in Schedule hereunder written in an effective manner.
- (H) We are aware that Brihanmumbai Municipal Corporation (BMC) has issued to the Landowners/ Developers Intimation of Disapproval (IOD) Bearing No. P-12566/2022/ (92B And Other)/P/S/ Ward/PAHADI



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GOREGAON-W/OD/1/New dated 19th April, 2023 and Commencement Certificate Bearing No. P-12586/2022/ (828 And Other)/P/S/ Ward/PAHADI GOREGAON-W/CC/1/New dated 22nd May, 2023. We are also aware and are informed that the above-mentioned Intimation of Disapproval, Approved Plans and Commencement Certificate issued by the Brihanmumbai Municipal Corporation (BMC) to Landowners/ developers shall be amended from time to time.

For the effective redevelopment of the said societies a Development Agreement needs to be executed by the said societies i.e., (1) Balwa Co-Operative Housing Society Limited and (2) The Balwa Nagar Unit No. 2 Co-Operative Housing Society Limited alongwith its members, the Landowners i.e., (1) Mr. Hussein Abdul Karim Balwa, (2) Mr. Ismail Abdul Karim Balwa and (3) Mr. Umar Abdul Karim Balwa and Avalon Residency LLP as the Developers. The Draft copy of the Development Agreement has been circulated and approved by the society and all of us i.e., Deponents herein.

- (J) The Balwa Nagar Unit No. 2 Co-Operative Housing Society Limited comprises of 41 Flats/Units which are owned by the above mentioned members and as such all these members will have to execute the Development Agreement and also appear before the jurisdictional Sub-Registrar of Assurances for registering the Development Agreement, which may not be practically feasible as it will be difficult to ensure the availability of all the members at one point of time, realizing that this is practically difficult and in order to mitigate this issue, we the deponents hereinabove thought it fit to grant an Irrevocable Power of Attorney to **Mr. Usman Abdul Gani Palsani** who is also one of our members of the said Society, as our true and lawful attorney for us and on our behalf to execute the Development Agreement on our behalf and in our name, to do all or any of the acts, deeds, matters and things and to exercise all or any of the powers and authorities stipulated and appearing hereinafter ;

NOW KNOW YE ALL AND THESE PRESENTS WITNESS: - We,

- (1) **Mrs. Sufiya Yasin Palsani**, adult, Indian Inhabitant, having address at E-01, E Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;



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(2) **Mr. Abu Hossain Kasamali Momin**, adult, Indian Inhabitant, having address at E-02, E Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

2(a) **Mr. Sameer Kasamali Momin**, adult, Indian Inhabitant, having address at E-02, F Wing, Ground floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

2(b) **Mr. Sayeed Kasamali Momin**, adult, Indian Inhabitant, having address at E - 02, E Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

2(c) **Mrs. Reshma Irshan Hussain**, adult, Indian Inhabitant, having address at E-02, E Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

(3) **Mr. Abu Hossain Kasamali Momin**, adult, Indian Inhabitant, having address at E-03, E Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104.

3(a) **Mr. Sameer Kasamali Momin**, adult, Indian Inhabitant, having address at E-03, E Wing. Ground floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

3(b) **Mr. Sayeed Kasamali Momin**, adult, Indian Inhabitant, having address at E - 03, E Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

3(c) **Mrs. Reshma Irshan Hussain**, adult, Indian Inhabitant, having address at E-03, E Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

(4) **Mr. Hufalfa Mehboob Balsaniya**, adult, Indian Inhabitant, having address at E-04, E Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

4(a) **Mr. Umar Mehboob Balsaniya**, adult, Indian Inhabitant, having address at E-04, E Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;



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२०२३ - ०६, E Wing, First Floor Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West). Mumbai 400 104;	



(5) Mrs. Sahara Yakub Saheb, adult, Indian Inhabitant, having address at, E-05, E Wing, First Floor Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West). Mumbai 400 104;

(6) Mr. Anil Abdul Dharwada, adult, Indian Inhabitant, having address at, E-06, E Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West). Mumbai 400 104;

(7) Mr. Javed Mohammed Hanif Kapadia, adult, Indian Inhabitant, having address at E-07, E Wing, First Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

(8) Mr. Bilal Akbar Moknojiya, adult, Indian Inhabitant, having address at E-08, E Wing, First Floor, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

(9) Mr. Yasir Ibrahim Balsaniya, adult, Indian Inhabitant, having address at E-09, E Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

(10) Mr. Muddasir Abdul Hamid Siddhpura, adult, Indian Inhabitant, having address at E-10, E Wing, Second Floor, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

(11) Mr. Juned Mohammed Hanif Kapadia, adult, Indian Inhabitant, having address at E-11, E Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

(12) Mr. Sohail Noor Mohamed Mukhi, adult, Indian Inhabitant, having address at E-12, E Wing, Second Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

(13) Mr. Jabir Mohammed Hanif Kapadia, adult, Indian Inhabitant, having address at E-13, E Wing, Third floor, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

(14) Mr. Umar Ayub Balsania, adult, Indian Inhabitant, having address at E-14, E Wing, Third floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West) Mumbai 400 104;



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(15) **Mrs. Aisha Gulam Rasool**, adult, Indian Inhabitant, having address at E-15, E Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

(16) **Mrs. Jaitun Mehboob Balsaniya**, adult, Indian Inhabitant, having address at E-16, E Wing, Third Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

(17) **Mr. Yakub Gulam Mohammed Saleh**, adult, Indian Inhabitant, having address at E-17, E Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

(18) **Mr. Yunus Ibrahim Balsaniya**, adult, Indian Inhabitant, having address at E - 18, E Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

(19) **Mr. Sadik Haroon Mehasania**, adult, Indian Inhabitant, having address at E - 19, E Wing, Fourth Floor, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

19(a) **Mr. Fajal Haroon Mehasania**, adult, Indian Inhabitant, having address at E-19, E Wing, Fourth Floor, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

19(b) **Mrs. Rubina Asif Lal**, adult, Indian Inhabitant, having address at E-19, E Wing, Fourth Floor, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

(20) **Mr. Azizurrahman Abdullah Saleh**, adult, Indian Inhabitant, having address at E - 20, E Wing, Fourth Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

(21) **Mr. Mohammed Farooque Jatu**, adult, Indian Inhabitant, having address at F - 01, F Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

(22) **Mr. Abdullah Mohammed Hanif Balsaniya**, adult, Indian Inhabitant, having address at F-02, F Wing, Ground Floor, Balwa Nagar, Pahadi Village, S. V. Road, Goregaon (West), Mumbai 400 104;

