



To engage pleader or authorized representatives to act on my behalf in the said proceedings to do all other acts that may be necessary for the proper completion of the work assigned by us to our Attorney under these presents.

बदल - २५  
५००५ २२५ २८५  
२०२१

This Power of Attorney are valid only for admitting execution registration of the Development Agreement, Permanent Alternate Accommodation and all kind of papers for redevelopment executed by us and/or to be executed by us hereinafter and there are no any kind of monetary consideration.

And I do hereby ratify and confirm that all acts, deeds and things done by my said Attorney shall be deemed to have been acts, deeds and things done by me personally and we undertake to ratify and confirm all and whatsoever that our said attorney shall lawfully do or cause to be done for us by virtue of the power hereby given.



IN WITNESS WHEREOF, we have executed this POWER OF ATTORNEY at Germany on 15<sup>th</sup> day of June, 2021

*Laxmi Govind Parmar*  
LAXMI GOVIND PARMAR



*Prakash Kanji Jethwa*  
MR. PRAKASH KANJI JETHWA



**NOTED & REGISTERED**  
Sr. No. 94 Page No. 21  
Date 14/7/2021

*Advocate*  
NGATE Court  
Manzil,  
Takiya Ward, Opp. Kurli Court,  
Kurli (W), Mumbai - 400 070.

before me by Laxmi Parmar  
on this 15<sup>th</sup> day of June 2021  
at Munich  
by his Indian Pp. No. 2-2914340  
on 06/06/2021 at Munich  
dated 15/06/2021

*Anil Kumar*  
Anil Kumar  
Assistant Consular Officer  
Consulate General of India  
Widenmayerstr. 15 - 80538 Munich

**BEFORE ME**

*B.R. Kashid*  
B.R. KASHID  
ADVOCATE & NOTARY  
GOVT. OF INDIA  
14 JUL 2021

14 JUL 2021



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| बदर - १५ |    |    |
| ५००५     | २४ | २५ |
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### घोषणापत्र

मी, Genesh Ratanlal Agarwal याद्वारे घोषित करतो की, दुर्य्यम निबंधक-----, यांच्या कार्यालयात, विकासनगरजमा या शिर्षकाचा दस्त नोंदणीसाठी सदर करण्यात आला आहे. Asim R. H. Akim, यांनी दिनांक- 31/05/2022 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सदर केला आहे/ निष्पादित करून कबुलीजवाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक: 18/04/2022

कुलमुखत्यारपत्रधारकाचे नांव व सही







महाराष्ट्र MAHARASHTRA

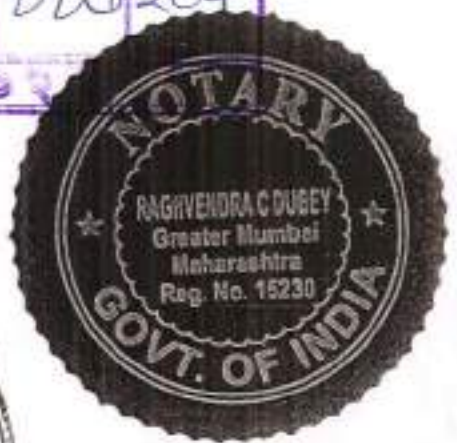
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BE 679444



विलेज कोषदार कार्यालय, ठाणे  
- 1 JUL 2021  
पुस्तक प्रमुख लिपीक / लिपीक

बदल - १५  
५००५२२०५



*Handwritten signature*

प्राप्त नं २

मुद्रांक विधी विलंबी प्रमाणपत्र

दि २ JUL 2021

पदावकाश कालावधी

कालावधी विलंबी कालावधी आहे का ? - होय/नाही

मिळविलेल्या विलंबी कालावधी

मुद्रांक विधी विलंबी कालावधी आहे का ?

Ganesh R. Agarwal

मुद्रांक पत्रावकाशाचे नांव व पत्ता

हस्तो अखत्यारपत्र कालावधी नांव/पत्ता

हस्तो सही

परवानाधारक मुद्रांक विधीविलंबी सही (प्रमाणित आर. मुद्रांक)

मुद्रांक विधीविलंबी पत्रा - आदेशावर कालावधी, बाकी कालावधी, मीमांसा (मुद्रांक), कालावधी

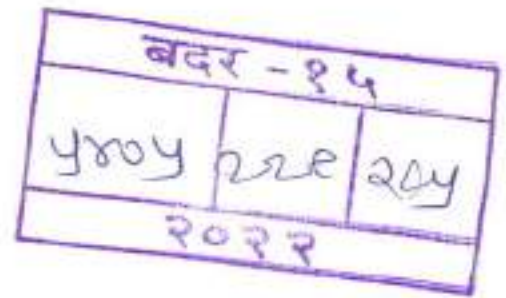
परवाना क्रमांक 9209089

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

160265

- 2 JUL 2021





### POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I) ASHUR HAKIM (name of flat Owner) having present address at (Villa 92 Street 5 Contemporary Village Al Reef Villas Abu Dhabi U.A.E. and permanent flat address address mentioned) Flat no 702 Sneha Sagar (Society Golden Tobacco Workers CHS Ltd.) 12 Gulmohar cross road JVPD Scheme Juhu MUMBAI 400049 do hereby SEND GREETINGS;

WHEREAS the building wherein my above referred premises is located is going for redevelopment for which I am executing Development Agreement and Permanent Alternate Accommodation as one of the society members.

And WHEREAS it is not possible for me due to my being abroad in UAE and unable to travel due to COVID restrictions, to appear before the Sub-Registrar of Assurances, personally for admission and presentation for registration of the said Development Agreement and Permanent Alternate Accommodation for the development of the building/property.

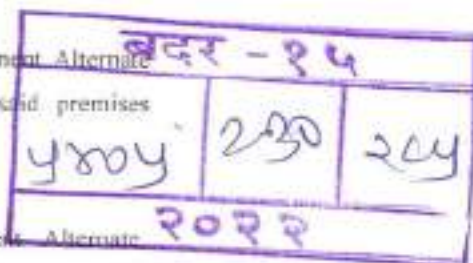
NOW KNOW ALL YE MEN THAT BY THESE PRESENTS I, ASHUR HAKIM do hereby nominate, constitute and appoint, my Friend Ratanlal Agarwal having address at 101 A Wing Tower Near Amboli Railway Crossing Andheri East Mumbai 400069 and to be true and attorney for us and in our name and on our behalf above said Power of Attorney holder to do or cause to be done all or any of the following acts, deeds, matters and things that is to say:

Not Responsible for content





1. To sign and execute of the Development Agreement and Permanent Alternate Accommodation agreement on my behalf pertaining to the said premises mentioned hereinabove.
2. To present the said Development Agreement and Permanent Alternate Accommodation Agreement before the Sub-Registrar for the purpose of registration of the same and to admit its execution before the concerned Sub Registrar and do all other acts that are necessary for effectively registering the said documents.
3. To receive document or documents from the Sub-Registrar after registration and to give proper receipt and discharge for the same.
4. To appear before any court or Authority (including before the Superintendent of Stamps and Registrar of Assurances) for the purpose of any matter relating to the registration and declaration of value or any other proceeding connected with the same.
5. To sign and execute Deed of Ratification, letter, Consent letter, application, Development Agreement and Permanent Alternate Accommodation Agreement and to appear and represent us in the office of the concerned Sub- registrar or Registrar of Assurance, lodge the aforesaid documents/s for registration and to admit its execution.
6. To engage pleader or authorized representatives to act on my behalf in the said proceedings to do all other acts that may be necessary for the proper completion of the work assigned by us to our Attorney under these presents.
7. This Power of Attorney are valid only for admitting execution registration of the Development Agreement, Permanent Alternate Accommodation and all kind of papers for redevelopment executed by us and/or to be executed by us hereinafter and there are no any kind of monetary consideration.



And We do hereby ratify and confirm that all acts, deeds and things done by mysaid Attorney shall be deemed to have been acts, deeds and things done by me personally and we undertake to ratify and confirm all and whatsoever that our said attorney shall lawfully do or cause to be done for us by virtue of the power hereby given.

Not Responsible for content



*[Handwritten signature]*



IN WITNESS WHEREOF, we have executed this POWER OF ATTORNEY at 2022  
Mumbai on 31 day of MAY, 2021

Responsible for content:

Ashur Hakim

(Executant)

*Ashur Hakim*

IVS Global



UAEA00966021



*Ashur Hakim*

(Executant)

*Ganesh Ratanlal Agarwal*

Ganesh Ratanlal Agarwal

Power of Attorney Holder

*Ashur Hakim*

Signed before me by Mr. *Ashur Hakim*  
and identified by his/her Passport No. *2235899*  
on *19.06.2022* issued at *Mumbai*  
not responsible for the contents



*NK Rai*  
Narendra Kumar Rai  
Assistant Consular Officer  
Embassy of India  
Abu Dhabi - U.A.E



31 MAY 2021

BEFORE ME

*only All. Sign. Before me*

*R. Dubey*

Reg. No. *01/21*  
Sr. No. *840/21*  
Dt. *02/07/2021*

RAGHVENDRA C. DUBEY  
(B.A. LL.B.)  
ADVOCATE & NOTARY GOVT OF INDIA  
2, Shanti Seva Sangh, Netaji Road,  
Feet Road, Sakinaka Mumbai-400 077

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भारत सरकार  
GOVERNMENT OF INDIA



गणेश रतनलाल अग्रवाल  
Ganesh Retanal Agarwal  
जन्म तारीख / DOB : 21/10/1968  
पुल्लिगी / MALE

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आधार - सामान्य माणसाचा अधिकार



*Agarwal*



भारतीय रिपब्लिक - महान आधिकार  
INDIAN REPUBLIC - GREAT AUTHORITY OF INDIA

पते  
S/O गणेश अग्रवाल, एन ए विंग  
विंग्स टॉवर, नैर्ऋत अंधेरी रेल्वे क्रॉसिंग,  
अंधेरी पूर्व ए.डी. मुंबई, महाराष्ट्र, ४०००६९

Address:  
S/O Retanal Agarwal, 101 A  
Wing Vibes Tower, Near Andheri  
Railway Crossing, Andheri East  
S.O. Mumbai, Maharashtra  
400069



1947  
(002 200 1947)

help@uidai.gov.in

www.uidai.gov.in

S.O. Toll No. 1947  
Toll-free 1947 00

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## घोषणापत्र

मी, Rekha Bhatia, याद्वारे घोषित करतो की, दुय्यम निबंधक-----, यांच्या कार्यालयात, Vinayak Chhatia या शिर्षकाचा दस्त नोंदणीसाठी सदर करण्यात आला आहे. Veena Chhatia, यांनी दिनांक- 13/04/2022 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सदर केला आहे/ निष्पादित करून कबुलीजवाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक: 18/04/2022

*Devi Krishna*

कुलमुखत्यारपत्रधारकाचे नांव व सही



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Non Judicial



Indian Non Judicial Stamp  
Haryana Government



Date 13/04/2022

1

Certificate No GOM2022D1007

GRN No 89298540



Stamp Duty Paid ₹ 500

Penalty ₹ 0

Rs. 500/-

Seller / First Party Detail

Name Veena Bhatia

H No/Floor A6/17

Sector/Ward

LandMark Vasant vihar

City/Village New delhi

District New delhi

State Delhi

Phone 99\*\*\*\*\*34

Buyer / Second Party Detail

Name : Rekha Bhatia

H No/Floor A6/17

Sector/Ward 0

LandMark Vasant vihar

City/Village New delhi

District New delhi

State Delhi

Phone : 99\*\*\*\*\*34

Purpose POWER OF ATTORNEY



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The authenticity of this document can be verified by scanning the Q Code Through smart phone or on the website <https://egraahy.nc.in>

प्राधिकृत निकाय द्वारा जारी किया गया है।  
यह दस्तावेज़ निकाय के अधिकार क्षेत्र में है।  
यह दस्तावेज़ निकाय के अधिकार क्षेत्र में है।  
यह दस्तावेज़ निकाय के अधिकार क्षेत्र में है।

POWER OF ATTORNEY

This document has been registered

at No 641 Book No 54

Page No 11 On Dated 13/04/2022

TO ALL TO WHOM these presents shall come, I, VEENA BHATIA age about 70

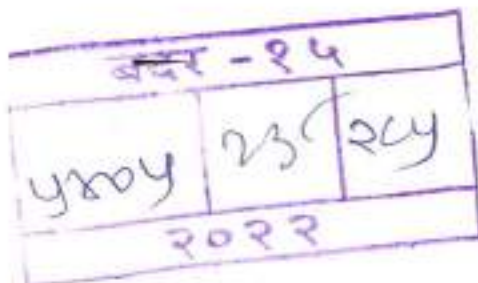
Indian Inhabitant, permanently residing at A-6/17 VASANT VIHAR, SECTOR 0, NEW DELHI - 110057

WHEREAS:-

A. I am a member of PNH SAGAR Co-operative Housing Society Limited, a society registered under the provisions of Maharashtra Co-operative Societies Act, 1960, under Registration No. \_\_\_\_\_ (hereinafter referred to as "the said Society"), having absolute right, title and interest in and holding 5 (Five) Shares of face value of Rs. 50/- (Rupees Fifty Only) each bearing Distinctive Nos. \_\_\_\_\_ to \_\_\_\_\_ (both inclusive) comprised in Share Certificate No. \_\_\_\_\_ (Member Register No. \_\_\_\_\_) of the said Society (hereinafter referred to as "the said Shares"); and as holder of the said share is entitled to hold, use, occupy and possess Flat

Veena Bhatia





No. 10 measuring about (App) 300 sq. ft. (carpet area) on the 2<sup>nd</sup> floor in "A" wing in the building known as "SHEH JARKE" situated at 2<sup>nd</sup> GULMOMAR CROSS ROAD, JUMU SCHEME, MUMBAI - 400049 (hereinafter referred to as "the said Flat").

C. It was decided by the said society in the General Body Meeting held on \_\_\_\_\_ and resolved that the said Society should undergo Redevelopment and to re-develop the property of the Society by demolishing the existing structures and re-constructing a new structure thereon and during the process thereof, the society now is in the process of appointing M/s H Rishabraj Realty addressed at 103, Jai Tirth, Daulat Nagar Road No. 10, Borivali (East), Mumbai 400 066 as Developer and to execute requisite Development Agreement.

AND WHEREAS I am of advanced age and health issues may not be in a position to do the acts, things in connection with the aforesaid redevelopment of the said society and to do certain needful and therefore I deem it necessary to appoint my DAUGHTER VEENA BHATIA as my true and lawful Attorney, to do all or any of the acts, deeds, matters and things in and hereinafter contained in respect of the said premises:-

NOW KNOW YE ALL THESE PRESENT WITNESSETH that, I \_\_\_\_\_ do hereby nominate, constitute and appoint my \_\_\_\_\_ as my true and lawful attorney - to act, to do and to perform all or any of the following acts, deeds, matters or things in respect of the said flat and consequential acts, deeds, and matters in relation and with regard to the said redevelopment of the said society; which my said Attorney has consented to do:

1. IN MY NAME AND ON MY BEHALF To negotiate for Re-development of the said building vis a vis the said flat with the intended Developers and to consider such negotiations and to enter into, sign, execute a suitable to sign and to execute Development Agreement and/or other agreements writings, deeds, declarations, assurances, as may be required in relation thereto to effectuate the redevelopment of the society containing the said flat;

Veena Bhatia

