

बदर ३६		
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2. IN MY NAME AND ON MY BEHALF to enter into, sign, execute a suitable Agreement for Permanent Alternate Accommodation or any agreement by whatsoever named called with the said society and/or the said Developers in respect of proposed Flat in the redeveloped building of the said society as my said Attorney shall deem fit;
3. IN MY NAME AND ON MY BEHALF To register, appear and to enter into, sign, execute, and admit on execution the said Development Agreement and the said Agreement for Permanent Alternate Accommodation or any agreement by whatsoever named called in respect of the aforesaid proposed Flat in the redeveloped building of the said society; to append my signature/s before the Sub-Registrar of Assurances, Mumbai, Borivali, Kandivali, Bandra, or any other Registering authority appointed under the Registration Act, 1908 and/or any other similar enactment/s in force.;
4. IN MY NAME AND ON MY BEHALF To execute / sign documents and other papers as may be deemed necessary and expedient by the said attorney/s for the purpose aforesaid;
5. IN MY NAME AND ON MY BEHALF To represent me before all Government Authorities including the Central Government, State Government, Municipal Local or any other authorities for the purpose of registration of the said Agreement for Permanent Alternate Accommodation;
6. IN MY NAME AND ON MY BEHALF To hand over quiet, vacant and peaceful possession of our said flat to the said Society and/or to the said Developers on demand in connection with and with regard to the redevelopment of the said society;
7. IN MY NAME AND ON MY BEHALF To accept quiet, vacant and peaceful possession of flat in a Redeveloped building from the said Society and/or from the said Developers as when it is notified to do so;



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V. S. Bhalerao



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बदर - १५	
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8. IN MY NAME AND ON MY BEHALF AND GENERALLY to do and sign all letters, correspondences and other documents and execute and perform with the said Society and/or the said Developers any of the acts, deeds, matters and / or things whatsoever, which in the opinion of my said Attorney ought to be done, executed or performed in respect of the said flat and/or in respect of the proposed flat in the redeveloped society building as I would do as if I /we were present and did the same;

9. IN MY NAME AND ON MY BEHALF To receive every sum of money whatsoever which now is, or at any time hereafter may be due, arising or belonging to me; upon or by virtue of the aforesaid redevelopment of the said society and/or in terms of the Development Agreement as aforesaid, towards hardship compensation fund/money or by whatever named called, transportation charges, rent towards transit camp accommodation during the period from handing over quiet, vacant and peaceful possession of the said flat No. _____ to the said society and/or the Developers till occupation of proposed Flat in the proposed redeveloped building of the said society, amount of brokerage in connection therewith and on receipt thereof to make, sign, execute a receipt thereof our said Attorney shall think fit;

10. IN MY NAME AND ON MY BEHALF To receive every sum of money whatsoever which now is, or at any time hereafter may be due, arising or belonging to me from the said society; upon or by virtue of the aforesaid redevelopment of the said society on account of our contribution, any deposits, sinking fund, repair funds and/or any other amount and on receipt thereof to make, sign, execute a receipt thereof our said Attorney shall think fit;

11. IN MY NAME AND ON MY BEHALF To ask, demand, sue for, recover and receive from the said Developers and/or the said Society; all sums of money, as specified aforesaid in clauses (9) and (10) of these presents which now are or which at any time or times during the subsistence of these presents shall or may be or become due, owing, payable or belonging to our behalf, in or by any right, title, ways or means howsoever and upon receipt thereof or of any part thereof, to make, sign, execute and

Veena Bhale



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deliver such receipts releases or other discharges for the same respectively as our said Attorney shall think fit or be advised;

12. IN MY NAME AND ON MY BEHALF To pay or allow all taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable, or to become due and payable for or on account of my existing Flat No. _____ and/or proposed flat in the proposed redeveloped building, estates and premises;

13. IN MY NAME AND ON MY BEHALF To accept service of any writ, summons or other legal process or notice and to appear and appoint any persons to represent us in any Court and before all Magistrates, judicial revenue or other officers and Tribunals whatsoever as my said Attorney shall deem advisable; and to commence any suit, action or other proceeding in any Court of Justice and before any public officer or Tribunal for the recovery or enforcement of any debts, sum of money, right, title, interest, property, matter or thing whatsoever now due or payable; or to become due or payable or in any way belonging to us by any means, or on any account whatsoever and the same action suit or proceeding to prosecute or discontinue or become non-suit therein if our said Attorney shall see cause and also to take such other lawful ways and means including proceedings in execution, distress, distraint and the like for recovering or getting in any such sum of money or other thing whatsoever which our said Attorney shall be conceived to be due, owing, belonging or payable to us by any person whatsoever; and also to appoint pleaders, advocates, solicitors and legal advisers to prosecute or defend in the premises aforesaid or any of them as occasion may require, and from time to time to remove them or any of them and to appoint in their place other or others, and to pay them such fees and remuneration as my said Attorney shall think fit or be advised, and for all or any of the purpose aforesaid to sign, execute, deliver, file all necessary Vakalatnamas, warrants of Attorney, plaints, petitions, applications, defences, statements, accounts, declaration, affidavits, and other documents, papers and writings;



Veena Bhale

13 APR 2021



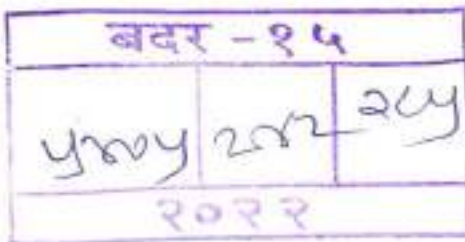
ATTESTED

RAM NIWAS MALIK, ADVOCATE
NOTARY, CHHATTISGARH DIST. BHANDARA





14. AND I the above named do hereby undertake to ratify whatever our Attorney may lawfully do or cause to be done in and by virtue of these presents.



IN WITNESS WHEREOF I have subscribed our hands to this document on the _____ day of _____ in the Year Two Thousand _____.

SIGNED SEALED AND DELIVERED

by the withinnamed :

VEENA BHATIA LHTI



In the presence of:-



ACCEPTED BY ME:

REKHA BHATIA LHTI



BEFORE ME



ATTESTED

RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA

13 APR 2022

घोषणापत्र

बदर - १५		
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१०११		

मी, चारुशिला सावंत, याद्वारे घोषित करतो की, दुय्यम निबंधक विनायक लखन या शिर्षकाचा दस्त नोंदणीसाठी सदर करण्यात आला आहे. हस्ता जैन, यांनी दिनांक- ०९/०१/२०२१ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सदर केला आहे/ निष्पादित करून कबुलीजवाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेंले 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: १८/०४/२०२२

सावंत

कुलमुखत्यारपत्रधारकाचे नांव व सही



388/335

पावती

Original/Duplicate

Friday, January 08, 2021

नोंदणी क्र.: 39म

3:57 PM

Regn.: 39M

पावती क्र.: 380 दिनांक: 08/01/2021

गावाचे नाव: एक्सर

इस्तऐवजाचा अनुक्रमांक: बरज-5-335-2021

इस्तऐवजाचा प्रकार: पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: मे/- एच रिशबराज रियल्टी चे मालीदार हरीश रतनचंद शैल

नोंदणी फी

रु. 100.00

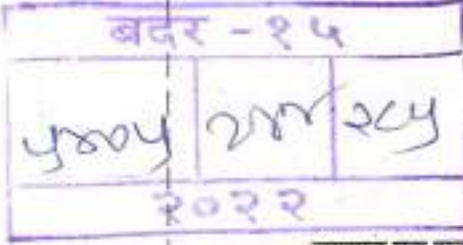
इस्तऐवजाकपी फी

रु. 480.00

पृष्ठांची संख्या: 24

एकूण:

रु. 580.00



आपणात मूळ इस्त, थंबलेस प्रिंट, सूची-२ अंवाजे
4:15 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

रु. ५. नि. रु. - बोरिवली-५
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: रु. 480/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0801202107591 दिनांक: 08/01/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009909935202021E दिनांक: 08/01/2021

बँकेचे नाव व पत्ता:

BORIVALI-3

Delivery Del.



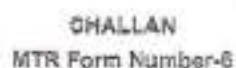
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कोरा कागद

बदर - १५		
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बदल - ५		
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बदर = ₹ ५		
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₹ ०.९९		

GRN	MH009609935202021E	BARCODE	Date		08/01/2021-13:45:34	Form ID	48(f)
Department Inspector General Of Registration			Payer Details				
Stamp Duty			TAX ID / TAN (If Any)				
Type of Payment Registration Fee			PAN No.(If Applicable)				
Office Name BRL5_JT SUB REGISTRAR BORIVALI 5			Full Name		H RISHABRAJ REALTY		
Location MUMBAI			Flat/Block No.		AS PER DOCUMENT		
Year 2020-2021 One Time			Premises/Building				
Account Head Details		Amount In Rs.	Road/Street		BORIVALI EAST		
0030345501 Stamp Duty		500.00	Area/Locality		MUMBAI		
0030063301 Registration Fee		100.00	Town/City/District				
			PIN		4 0 0 0 6 6		
			Remarks (If Any)		SecondPartyName=PURUSHOTTAM D NAGAR AND OTHERS		
			Amount In Words		Six Hundred Rupees Only		
Total		600.00					
Payment Details BANK OF BARODA			FOR USE IN RECEIVING BANK				
Cheque/DD Details			Bank CIN	Ref. No.	02003942021010800809 1226704810		
Cheque/DD No.			Bank Date	RBI Date	08/01/2021-13:47:37 Not Verified with RBI		
Name of Bank			Bank Branch	BANK OF BARODA			
Name of Branch			Scroll No. , Date	Not Verified with Scroll			

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 0000000000

१४८३- This document is valid for use only in connection with the Maharashtra State Registration Office only. Not valid for unregistered documents.

बरेल - ५		
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Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-388-335	0004545700202021	08/01/2021-15:56:45	IGR194	100.00
2	(IS)-388-335	0004545700202021	08/01/2021-15:56:45	IGR194	500.00
Total Defacement Amount					600.00

Kennedy

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बदर - १५		
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कोरा कागद



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बदर - १५		
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0801202107591	Date 08/01/2021
Received from H RISHABHRAJ REALTY, Mobile number 0000000000, an amount of Rs.480/-, towards Document Handling Charges for the Document to be registered (SAR/TA) in the Sub Registrar office Joint S.R. Borivali 5 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name PUNB	Date 08/01/2021
Bank CIN 10004152021010806843	REF No. 5049168270
This is computer generated receipt, hence no signature is required.	



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बदर - १५		
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 D ocument H andling C harges Inspector General of Registration & Stamps	
Receipt of Document Handling Charges	
PRN 0801202107591	Receipt Date 08/01/2021
Received from H RISHABHRAJ REALTY, Mobile number 0000000000, an amount of Rs.480/-, towards Document Handling Charges for the Document to be registered on Document No. 335 dated 08/01/2021 at the Sub Registrar office Joint S.R. Borivli 5 of the District Mumbai Sub-urban District.	
	
Payment Details	
Bank Name PUNB	Payment Date 08/01/2021
Bank CIN 10004152021010806843	REF No. 5049198270
Deface No 0801202107591D	Deface Date 08/01/2021
This is computer generated receipt, hence no signature is required.	



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POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, **MR. HARISH RATANCHAND JAIN** Partner of M/S. H RISHABRAJ REALTY a Partnership firm registered under the Partnership Act 1932, having its office at 103, 1st Floor, Road No.10, Daulat Nagar, Borivali (East), Mumbai- 400066 having its residing at Flat No.901 & 902, Gopal Darshan CHSL, Daulat Nagar, Road No. 9, Borivali (East), Mumbai - 400 066, do hereby SEND GREETINGS;

WHEREAS I am carrying on business interalia as of Builders and Developers in various names and styles and as incidental to my business I am constructing various buildings in the city of Mumbai & Maharashtra and entering into and executing diverse agreements and documents.

AND WHEREAS it is not possible for me due to my business commitments to appear before the Sub-Registrar of Assurances, personally for admission and presentation for registration of the said Agreement for sale & sale Deed, Leave & License, Mortgage, purchase, undertaking, Affidavit, Declaration, Confirmation, Rectification, Cancellation Deed or any other documents required to be executed for the sale & purchase and development of the building/property.

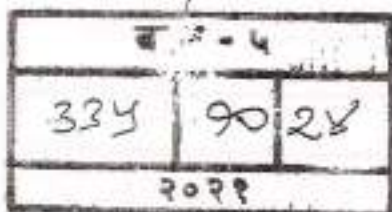
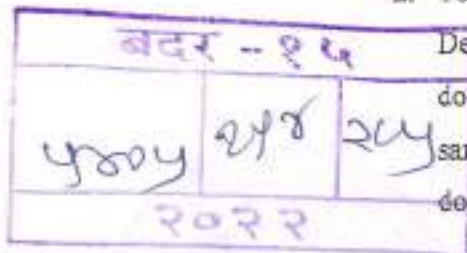
Harish

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NOW KNOW ALL YE MEN THAT BY THESE PRESENTS I, **RATANCHAND JAIN** Partner of M/S. H RISHABRAJ REALTY do hereby nominate, constitute and appoints 1) **MR. PURUSHOTTAM DEVARAM NAGAR**, having address at H/No. 295, Sindion ka was, Sanderao, Dist - Pali (Raj), 2) **MR. GANPAT SINGH**, having address at 101, Raj Bhavan, Daulat Nagar, Road No.9, Borivali (E), Mumbai - 400066 and 3) **MR. KARAN SUNIL CHAWLA**, having address at 601, Jai Tirth, Road No.10, Daulat Nagar, Borivali (E), Mumbai - 400066 4) **MRS.CHARUSHEELA AMOL SAVANT** having address at H /505, Ekta Bhoomi Gardens, Dattapada Road, Rajendra Nagar, Borivali (East), Mumbai-400066 they to be true and lawful attorney for me and in my name and on my behalf any one of above said Power of Attorney holder (jointly or severally) to do or cause to be done all or any of the following acts, deeds, matters and things that is to say:

1. To admit execution of the agreement for sale & sale Deed, Leave & License, Mortgage, purchase, undertaking, Affidavit, Declaration, Confirmation, Rectification, Cancellation Deed or any other documents already executed by me and/or to be executed by us hereinafter.
2. To present the said agreement for sale & purchase, Undertaking, Affidavit, Declaration, Confirmation, Rectification, Cancellation Deed or any other documents before the Sub-Registrar for the purpose of registration of the same and to do all 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 engage pleader or authorized representatives to act on our 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.

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 or on behalf of the said Company and I undertake to ratify and



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confirm all and whatsoever that my said attorney shall lawfully do or cause to be done for me by virtue of the power hereby given.

IN WITNESS WHERE OF, I have executed this Power on 08th day of Jan, 2021.

Purushottam



(MR. PURUSHOTTAM DEVARAM NAGAR)

Signature of the attorney holder

Ganpat Singh



(MR. GANPAT SINGH)

Signature of the attorney holder

Karan



(MR. KARAN SUNIL CHAWLA)

Signature of the attorney holder

Charusheela



(MRS. CHARUSHEELA AMOL SAVANT)

Signature of the attorney holder

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SIGNED, SEALED AND DELIVERED)
By the within named)
M/S. H RISHABRAJ REALTY)
through its Partner)
MR. HARISH RATANCHAND JAIN)

In the presence of
Witnesses:

1. *P.M. Nanawani*
2. *P.M. Nanawani*



For H RISHABRAJ REALTY

Harish Ratanchand Jain
Partner

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बदर - १५		
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कोरा कागद



बरल - ५		
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