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THE JAWAHAR NAGAR CO-OPERATIVE HOUSING SOCIETY LTD.

27, JAWAHAR NAGAR, GOREGAON, BOMBAY - 400 062.

REGISTERED UNDER THE CO-OPERATIVE SOCIETIES ACT, VII OF 1925.

Reg. No B-323 OF 1947

Capital Rs. 5,00,000 divided into 50,000 Shares of Rs. 10/- each.

Member's Register No.

Plot No.

179

163

Share Certificate No 179

This is to Certify that Mrs. YOGINIBEN B. BAROT & Shri Jitendra Kumar S. Barot of Bombay is/are the Registered Holder/s of (10/- Ten Shares of Rupees, (10/-) Ten each numbered 1781 To 1790 inclusive in THE JAWAHAR NAGAR CO-OPERATIVE HOUSING SOCIETY LTD., GOREGAON, BOMBAY-400 062, subject to the By laws of the said Society, and that upon each of such Share the sum of Rupees Ten has been fully paid.

Given under the Common Seal of the said Society at Bombay this 24 SEP 1985 day of 19

ANAND SHETTY

101, 111, Gopani Colony,
Goregaon (W), Bombay-42.



[Signature]
[Signature]

Chairman

Secy

Member of Council

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Bali Landmarks
www.balilandmarks.com

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To,

The Secretary / Chairman,
Sutaria Co-op. Hsg. Society Ltd.,
Plot No. 163, Jawahar Nagar,
Goregaon West, Mumbai 400 104.

Sub.: Change of our Sister Concern Company for Redevelopment of your building from Bali Engicons LLP to BALI SPACES LLP.

This is to inform you that the MOU between your Society and us is made with one of our sister concern Bali Engicons LLP under flagship group of concerns of Bali Landmarks. However, due to some compulsive reasons now we shall be doing the project under our another sister concern **BALI SPACES LLP** also under flagship banner of Bali Landmarks. We wish to inform you that all four partners of our family of both the firms are same with the same ratios. The copy of the Certificate of Registration of our firm BALI SPACES LLP is annexed herewith for you records.

We, the Designated Partners of the concern the BALI SPACES LLP, a firm Registered under Limited Liability Partnership Act, 2008 by the Registrar of Companies, Maharashtra, hereby state, confirm and declare that the MOU dated 23rd June 2019 for the Redevelopment executed between your Society and Bali Engicons LLP shall remain to be lawfully valid, subsisting and binding upon us i.e. BALI SPACES LLP in all manner whatsoever and at all the times as if the same had been executed with us and the Development Agreement shall be executed by our firm BALI SPACES LLP with your society.

We further state and declare that we shall indemnify and keep your Society and all its members indemnified for any cause arising out of this change of firm from Bali Engicons LLP to our other firm BALI SPACES LLP.

Thanking you,

Yours faithfully,

For BALI SPACES LLP

Partner
Sushant V. Parmar

For BALI SPACES LLP

Partner
Vijay P. Parmar



For Sutaria Co-op. Housing Society Ltd.

Chairman Treasurer Secretary.

Enclosure : Certificate of Registration of LLP.

Bali Spaces LLP

Office No. 04, 1st Floor, A Wing, Onkar Bldg., Opp. Oberoi Mall,
Gen. A. K. Vaidya Marg, Dindoshi, Malad East, Mumbai 400 097.
Tel : 022 2841 0009 | 022 2841 0029 | E-mail : office@balilandmarks.com



CHALLAN
MTR Form Number-6

3- Kasiben V Patel



GRN	MH017540792202223E	BARCODE			Date	27/03/2023	Form ID/	3023	
Department	Inspector General Of Registration				Payer Details				
Non-Judicial Stamps					TAX ID / TAN (If Any)	STAMP PAPER			
Type of Payment General Stamps SoS Mumbai only					PAN No.(If Applicable)	3023			
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1				Full Name	KASIBEN VALJIBHAI PATEL			
Location	MUMBAI				Flat/Block No.	PLOT NO: 63 FLAT NO: 03			
Year	2022-2023 One Time				Premises/Building	SUTARIA CHSL JAYAWHAR NAGAR			
Account Head Details		Amount in Rs.		Road/Street	GOREGAON WEST MUMBAI				
0030056201 General Stamps		500.00		Area/Locality	TOWN/CITY/DISTRICT				
				PIN	4 0 0 1 0 4				
				Remarks (If Any)	POWER OF ATTORNEY				
				Amount In	Five Hundred Rupees Only				
Total		500.00		Words					
Payment Details BANK OF BARODA					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	02003942023032701274 1329231357		
Cheque/DD No.					Bank Date	RBI Date	27/03/2023-14:04:08 Not Verified with RBI		
Name of Bank					Bank-Branch		BANK OF BARODA		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		

Department ID :

Mobile No. : 9820262980

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

सदर चालन केवल दृश्यम निबंधक कार्यालयात नोंदणी करण्याच्या दस्त्यासाठी लागू आहे. नोंदणी न करताच्या दस्त्यासाठी सदर चालन लागू नाही.

बस्त -	
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2023	



POWER OF ATTORNEY

PART-I

TO ALL WHOM THESE PRESENTS SHALL COME, I, MRS. KASHIBEN V. PATEL, Hindu, aged 83 years (Date of Birth: 01-01-1940), Aadhaar No. 474314513600; residing at Flat No. 3, Ground Floor, Sutaria Co-Operative Housing Society Limited, Plot No. 163, Jawahar Nagar, Road No. 2, Jawahar Nagar, Goregaon (West), Mumbai, Maharashtra - 400 104; (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include my heirs, legal representatives, executors and administrators) do hereby **SEND GREETINGS:**

x
K

WHEREAS :

a) I am the exclusive owner in respect of a residential premises in the form of a Flat bearing Flat No. 3 admeasuring 217 Sq. Ft. Carpet Area, on Ground Floor in the building named and known as 'SUTARIA' having Ground Plus Three upper floors (without a 'Lift' facility) together with proportionate share of common area and facilities appurtenance to the property on all the pieces and parcel of the land bearing C.T.S. No. 638, 638/1 to 12, of Village Pahadi Goregaon West, Taluka Borivali, in the registration District and Sub-District of Mumbai City and Mumbai Suburban, situate lying and being at Sutaria Co-Operative Housing Society Limited, Plot No. 163, Jawahar Nagar, Road No. 2, Jawahar Nagar, Goregaon (West), Mumbai, Maharashtra - 400 104 more particularly described in the **SCHEDULE** hereto and hereinafter called and referred to as the **"SAID FLAT"**;

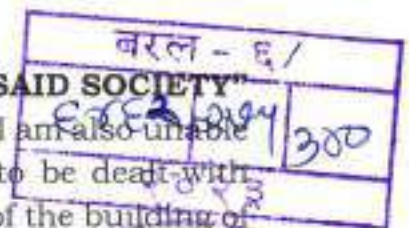
b) The Sutaria Co-Operative Housing Society Limited is duly registered under the provisions of the Maharashtra State Co-operative Societies Act, 1960, bearing its Registration No. BOM/WP/HSG/(TC)/1719/85-86 dated 14/1/1986, having its office lying and being at Plot No. 163, Jawahar Nagar Road No. 2, Jawahar Nagar, Goregaon (West), Mumbai, Maharashtra - 400 104 (hereinafter called and referred to as the **"SAID SOCIETY"**);

c) I am the registered member of the **"SAID SOCIETY"** and hold 5 (Five) Shares of face value of Rs. 50/- (Rupees Fifty only) each, of the aggregate value of Rs. 250/- (Rupees Two Hundred Fifty only) bearing distinctive Nos. 6 to 10 (both inclusive) issued by the **"SAID SOCIETY"** and such bearing Share Certificate No. 3 in respect of the ownership of the **"SAID FLAT"**.

d) The **"SAID SOCIETY"** has initiated the process of redevelopment of the building upon the property of the **"SAID SOCIETY"** by demolishing old building and/or structures standing upon the property of the **"SAID SOCIETY"** AND THAT for the same **"SAID SOCIETY"** has appointed a Developer/Builder;

e) Due to my old age, I will be unable to attend process/meetings of the said redevelopment of the building of the **"SAID SOCIETY"** and unable to execute any Agreement/s with the said Developer/Builder and/or with the **"SAID SOCIETY"** and will be unable to attend the Office of Sub-Registrar to lodge the documents for Registration and also will be unable to execute other required and related documents relating to and incidental to the said redevelopment of the building of the **"SAID**

SOCIETY with Developer/Builder and/or with the **"SAID SOCIETY"** and/or with any other person/s AND FURTHER THAT I am also unable to do acts, deeds and things which may necessary to be dealt with during my absence at the time of said redevelopment of the building of the **"SAID SOCIETY"**;



- f) I am the exclusive owner of the **"SAID FLAT"** and desirous of appointing some fit and proper person for various and sufficient reasons. I feel it necessary and expedient and for reasons of convenience that I should appoint my attorney to act for me and on my behalf to attend and to do all necessary acts, deeds and things in connection with the said redevelopment of the building of the **"SAID SOCIETY"** wherein the **"SAID FLAT"** is situated and confer upon my attorney to exercise powers hereinafter stated;
- g) It is necessary for me to empower **MR. HITENDRA V. PATEL** [my Son], Hindu, aged 63 years (Date of Birth : 11-02-1960), PAN Card No. : AJUPP1094Q, residing at 3, Plot No. 163, Jawahar Nagar, Goregaon (West), Mumbai, Maharashtra 400 104 to be my true and lawful **"Attorney"** at law to do all acts, deeds and things in my name and on my behalf as hereinafter stated (hereinafter called and referred to as the **"Attorney"**);



NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH I hereby to nominate, constitute and appoint **MR. HITENDRA V. PATEL** who is my son and fit, proper, competent and the person of my choice as my true and lawful **"Attorney"** with full powers and authority pursue the entire redevelopment process of the **"SAID SOCIETY"** including execution and registration of DEVELOPMENT AGREEMENT and PERMANENT ALTERNATE ACCOMMODATION AGREEMENT (PAAA) AND FUTHER THAT to do all acts, deeds and things in my name and on my behalf while representing me. I hereby confer full power and authority to my **"Attorney"** to act for me and on my behalf to execute and do all or any of the following acts, deeds and things incidental and relating to aforesaid redevelopment of the building of the **"SAID SOCIETY"** wherein the **"SAID FLAT"** is situated :

- I. IN RESPECT OF AFORESAID REDEVELOPMENT OF THE BUILDING OF THE **"SAID SOCIETY"** WHEREIN THE **"SAID FLAT"** IS SITUATED:
- A. To attend all meetings in the **"SAID SOCIETY"** relating to the said Redevelopment and to do all acts, deeds and things in my name and on my behalf as I would have done if I was personally present.



- B. To sign, subscribe and execute any document, forms, applications and/or any other documents relating to the redevelopment which are required by the **"SAID SOCIETY"**.

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- C. To communicate with the **"SAID SOCIETY"** and the said Developer/Builder of the said **"SAID SOCIETY"** in my name and on my behalf relating to redevelopment;



- D. To sign, subscribe and execute the Development Agreement and PAAA and/or any other Agreement/s and/or any other document which is required by the Developer and the **"SAID SOCIETY"**.
- E. To present, appear and lodge the execution in the office of the Sub-Registrar of Assurances the Development Agreement, PAAA and/or any other Agreement/s and/or any other document which is required by the Developer/Builder and the **"SAID SOCIETY"**.

- F. To sign, subscribe and execute the Agreement for Permanent Alternate Accommodation or any other Agreement/s or any other document which is required by the Developer and the **"SAID SOCIETY"**, in respect of the **"SAID FLAT"**.

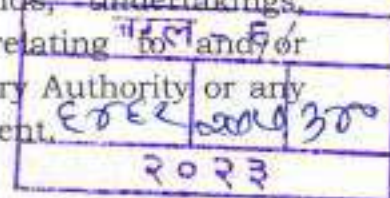
- G. To present, appear and lodge the execution in the office of the Sub-Registrar of Assurances the Agreement for Permanent Alternate Accommodation or any other Agreement/s or any other document which is required by the Developer and the **"SAID SOCIETY"**, in respect of the **"SAID FLAT"**.

- H. To do all acts, deeds and things in my name and on my behalf which are necessary, related and incidental for Registration and admit the execution of Development Agreement and/or Agreement for Permanent Alternate Accommodation and/or Rectification Deed or any other Agreement/s or any other document which is required by the Developer and the **"SAID SOCIETY"**, in respect of the **"SAID FLAT"**.

- I. To sign, subscribe, give thumb impression etc. in my name and on my behalf before the Sub-registrar of Assurances while lodging and admitting the execution of the said Development Agreement and/or Agreement for Permanent Alternate Accommodation and/or Rectification Deed or any other Agreement/s or any other document which is required by the Developer and the **"SAID SOCIETY"**, in respect of the **"SAID FLAT"**.

X K

- J. To sign, subscribe, give thumb impression etc. in my name and on my behalf for executing affidavit, indemnity bonds, undertakings, declarations and/or any other document/s relating to and/or incidental to said Redevelopment before the Notary Authority or any other oath taking authority notify by the Government.



- K. To vacate the **"SAID FLAT"** and surrender vacant possession to the **"SAID SOCIETY"** and/or the Developer/Builder for demolition of the building and/or structures standing upon the property of the **"SAID SOCIETY"** for the said redevelopment.



- L. To collect Rent, Brokerage, Transportation Charges, Corpus Fund and/or any other monetary benefits/incomes in respect of the **"SAID FLAT"** from Developer/Builder in my name and on my behalf AND THAT deposit the same in my bank account.

- M. To purchase the additional area in New Flat which is to be allotted by the Developer/Builder and/or the **"SAID SOCIETY"** in lieu of the **"SAID FLAT"** and to pay stamp duty and registration charges and any other taxes for the said additional area purchased in my name and on my behalf.

- N. To make payment in my name and on my behalf for the said purchase the additional area in New Flat which is to be allotted by the Developer/Builder and/or the **"SAID SOCIETY"** in lieu of the **"SAID FLAT"** AND THAT to take receipt of the said payments from the Developer/Builder.

- O. To collect the Possession Letter and physical possession in respect of the New Flat which is allotted by the Developer/Builder and/or the **"SAID SOCIETY"** in lieu of the **"SAID FLAT"**.

II. IN GENERAL :

- A. And also for the better and more effectively doing, effecting and performing the several matters and things as aforesaid, to appoint from time to time or generally, such person or persons as the **"Attorney"** may think fit, as her substitute/s to do, execute, effect and perform all or any of the matters and things as aforesaid and to remove or replace such substitute/s as the Attorney may deem fit and necessary.

- B. In general to do all other acts, deeds, matters and things whatsoever in respect of aforesaid redevelopment of the **"SAID SOCIETY"** either

x K

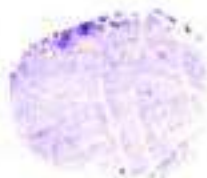


particularly or generally described as effectually to all intents and purposes as I could have done myself AND for more effectually removing any doubt which may arise as to the true meaning of these presents or as to the construction or application of the powers hereby granted I hereby declare that the powers, authorities and discretions hereby conferred are revocable and the same shall in always extend to any other matters or transactions not herein precisely mentioned or defined which in the course of dealing in respect of the aforesaid redevelopment which is required to be performed.

I do 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 I undertake to ratify and confirm all and whatsoever that my said **"Attorney"** shall do or purport to do or cause to be done by virtue of these presents.

: SCHEDULE OF THE "SAID FLAT" :

A residential premises in the form of a Flat, bearing Flat No. 3 admeasuring 217 Sq. Ft. Carpet Area, on Ground Floor in the building named and known as 'Sutaria' having Ground Plus Three upper floors (without a 'Lift' facility) together with proportionate share of common area and facilities appurtenance to the property on all the pieces and parcel of the land bearing C.T.S. No. 638, 638/1 to 12, of Village Pahadi Goregaon West, Taluka Borivali, in the registration District and Sub-District of Mumbai City and Mumbai Suburban, situate lying and being at Sutaria Co-Operative Housing Society Limited, Plot No. 163, Jawahar Nagar, Road No. 2, Jawahar Nagar, Goregaon (West), Mumbai, Maharashtra - 400 104.



IN WITNESS THEREOF I have hereunto set and subscribed my hand to these presents at Mumbai on this 29th day of March, 2023.

SIGNED AND DELIVERED
by the withinnamed
MRS. KASHIBEN V. PATEL

5122070427H



In the presence of:

1. Ravindra Kute

2. [Signature]

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PART-II

I, **MR. HITENDRA V. PATEL**, accept and confirm the powers conferred on me as aforesaid by **MRS. KASHIBEN V. PATEL** and I undertake to do all acts deeds and things as required to the aforesaid cause.

SIGNED AND DELIVERED
by the withinnamed
MR. HITENDRA V. PATEL
The "Attorney"

[Signature]



In the presence of:

1. Hitendra Bote

2. J K Bar



BEFORE ME

[Signature] 28-3-2023
POOJA P. GAJJAR B.COM.LL.B.
ADVOCATE NOTARY-GOVT. OF INDIA
Brihan Mumbai, Flat No. 701,
Parkash Anand Bhavan, Turel Pakhadi Rd.,
Malad (W), Mumbai-400 064.
Reg. No. 9053

Sr. No.	Reg. No.
238	03
Date: 28-3-2023	



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भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/61072/15858

To,
कासीबेन वासजीभाई पटेल
Kasiben Valjibhai Patel
163 Sutaria
Road No 2
Opp Atlas Gym Jawahar Nagar Goregaon West
Mumbai
Molali Nagar Mumbai Mumbai
Maharashtra 400104
9022854566

10/11/2013



Ref: 223 / 08L / 337588 / 338266 / P



SH636368425FT



आपला आधार क्रमांक / Your Aadhaar No. :

4743 1451 3600

आधार - सामान्य माणसाचा अधिकार



भारत सरकार

Government of India



कासीबेन वासजीभाई पटेल
Kasiben Valjibhai Patel
जन्म तारीख / DOB : 01/01/1940
स्त्री / Female



4743 1451 3600

आधार - सामान्य माणसाचा अधिकार



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



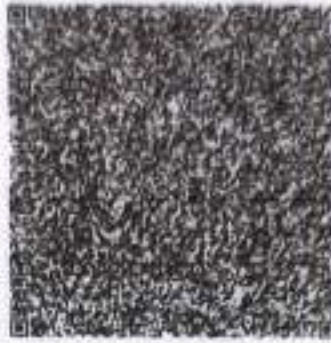
नाम / Name
PATEL HITENDRA

पिता का नाम / Father's Name
VALJIBHAI GOPALDAS PATEL

जन्म की तारीख /
Date of Birth
11/02/1960

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AJUPP1094Q



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[Signature]

THE **BUTANIA**

CO-OPERATIVE HOUSING

SOCIETY LIMITED

(Registered under M.C.S. Act 1900) (Registration No.)

No. 3

BOM/W.P./HSD(20) 1719/85-86

and Date **14-01-1986**

Authorised Share Capital Rs. **6,500/-**

Divided into **130**

Shares each of Rs. 50/- only

Member's Register No. **3**

THIS IS TO CERTIFY that ~~Shri / Smt.~~

VALJIBHAI G. PATEL

of **Bombay**

is the Registered Holder of **FIVE**] Shares from No. **6**

to **10**

of Rs. **250/-**

[**RUPEES TWO HUNDRED FIFTY ONLY**]

In THE **BUTANIA**

CO-OPERATIVE HOUSING SOCIETY LTD.

GOREGAON, BOMBAY-400 062

subject to the Bye-laws of the said Society and that upon each of

such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at **BOMBAY** this **14th**

day of **January**



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Chairman

Hon. Secretary

Member of the Committee

Memorandum of the Transfers of the within mentioned Shares

No. of Transfer	Date of General Body/ Managing Committee Meeting at which transfer was approved	To Whom Transferred	Sr. No. in the Share Register at which the transfer of Shares is recorded by the Registrar	No. in the Share Register at which the transfer of Shares is recorded
	2 6/3/2005 VPS Chairman	3 Mrs. Kashiaben V. Patel Hon. Secretary	2	
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member



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THE **SUTARIA** CO-OPERATIVE HOUSING

SOCIETY LIMITED

(Registered under M.C.S. Act 1960) (Registration No.

and Date

BOM/W.P./HSG(10) 1719/85-86 **14-01-1986**

No. 3

Authorised Share Capital Rs. **6,500/-** Divided into **130** Shares each of Rs. 50/- only

Member's Register No. **3**

THIS IS TO CERTIFY that **Shri / Smt-** **VALJIBHAI G. PATEL**

of **Bombay** is the Registered Holder of **FIVE** Shares from No. **6**

to **10** of Rs. **250/-** **[RUPEES TWO HUNDRED FIFTY ONLY]**

in THE **SUTARIA** CO-OPERATIVE HOUSING SOCIETY LTD.

COHEGAON, BOMBAY-400 062 subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at **BOMBAY** this **14th**



day of **January**



P. T. O.

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Memorandum of the Transfers of the within mentioned Shares

1 No. of Transfer	2 Date of General Body/ Managing Committee Meeting at which transfer was approved	3 To Whom Transferred	4 Sr. No. in the Share Register at which transfer of Shares by the Transferor is registered	Committee Member
	6/3/2005 Chairman	Mrs. Kashiben V. Patel Hon. Secretary	2	
				Committee Member
				Committee Member
				Committee Member
				Committee Member
				Committee Member

घोषणापत्र

बरल -
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मी हितेंद्र पटेल याद्वारे घोषित करतो की, दूरदम निबंधक यांचे कार्यालयात विश्वनाथराव या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. हितेंद्र पटेल व इ. यांनी दि. २८/३/२०२३ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे. निम्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे 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.

[Signature]

दिनांक :

कुलमुखत्यारपत्रधारकाचे नाव/सही



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MTR Form Number-6

12 - Shyamkumar Dubey



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GRN	MH01753534220223E	BARCODE	Date		27/03/2023-13:38:19
Department			Inspector General Of Registration		
Non-Judicial Stamps			Payer Details		
Type of Payment			General Stamps SoS Mumbai only		
Office Name			BRL1_JT SUB REGISTRAR BORIVALI 1		
Location			MUMBAI		
Year			2022-2023 One Time		
Account Head Details		Amount in Rs.	Premises/Building		
0030056201 General Stamps		500.00	Road/Street		
			Area/Locality		
			Town/City/District		
			PIN		
			Remarks (If Any)		
			POWER OF ATTORNEY		
			Amount in		
			Words		
Total		500.00	Five Hundred Rupees Only		
Payment Details			FOR USE IN RECEIVING BANK		
BANK OF BARODA					
Cheque-DD Details					
Cheque/DD No.			Bank CIN		
Name of Bank			Ref. No.		
Name of Branch			Bank Date		
			RBI Date		
			Bank-Branch		
			Scroll No. , Date		



Department ID : Mobile No. : 9820262980
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुरुपयोग निषिद्ध कार्यालयात नोंदणी करवयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करवयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Notary Register Sr. No.	9052
Date	28 MAR 2023



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POWER OF ATTORNEY

PART-I

TO ALL WHOM THESE PRESENTS SHALL COME, I, MRS. SHYAMKUMARI D. DUBEY, Hindu, aged 78 years (Date of Birth: 09-03-1945), PAN Card: AHPPD6618M; residing at Flat No. 12, First Floor, Sutaria Co-Operative Housing Society Limited, Plot No. 163, Jawahar Nagar, Road No. 2, Jawahar Nagar, Goregaon (West), Mumbai, Maharashtra - 400 104; (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include my heirs, legal representatives, executors and administrators) do hereby **SEND GREETINGS:**



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WHEREAS :	
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a)	I am the joint owner alongwith my son Ashok D. Dubey in respect of a residential premises in the form of a Flat bearing Flat No. 12 measuring 217 Sq. Ft. Carpet Area, on First Floor in the building named and known as 'SUTARIA' having Ground Plus Three upper floors (without a 'Lift' facility) together with proportionate share of common area and facilities appurtenance to the property on all the pieces and parcel of the land bearing C.T.S. No. 638, 638/1 to 12, of Village Pardi Goregaon West, Taluka Borivali, in the registration District and Sub-District of Mumbai City and Mumbai Suburban, situated lying and being at Sutaria Co-Operative Housing Society Limited, Plot No. 163, Jawahar Nagar, Road No. 2, Jawahar Nagar, Goregaon (West), Mumbai, Maharashtra - 400 104 more particularly described in the SCHEDULE hereto and hereinafter called and referred to as the "SAID FLAT" ;



- b) The Sutaria Co-Operative Housing Society Limited is duly registered under the provisions of the Maharashtra State Co-operative Societies Act, 1960, bearing its Registration No. BOM/WP/HSG/(TC)/1719/85-86 dated 14/1/1986, having its office lying and being at Plot No. 163, Jawahar Nagar Road No. 2, Jawahar Nagar, Goregaon (West), Mumbai, Maharashtra - 400 104 (hereinafter called and referred to as the **"SAID SOCIETY"**);
- c) I am the registered member of the **"SAID SOCIETY"** and hold 5 (Five) Shares of face value of Rs. 50/- (Rupees Fifty only) each, of the aggregate value of Rs. 250/- (Rupees Two Hundred Fifty only) bearing distinctive Nos. 51 to 55 (both inclusive) issued by the **"SAID SOCIETY"** and such bearing Share Certificate No. 12 in respect of the ownership of the **"SAID FLAT"**.
- d) The **"SAID SOCIETY"** has initiated the process of redevelopment of the building upon the property of the **"SAID SOCIETY"** by demolishing old building and/or structures standing upon the property of the **"SAID SOCIETY"** AND THAT for the same **"SAID SOCIETY"** has appointed a Developer/Builder;
- e) Due to my old age, I will be unable to attend process/meetings of the said redevelopment of the building of the **"SAID SOCIETY"** and unable to execute any Agreement/s with the said Developer/Builder and/or with the **"SAID SOCIETY"** and will be unable to attend the Office of Sub-Registrar to lodge the documents for Registration and also will be unable to execute other required and related documents relating to



Dubey



and incidental to the said redevelopment of the building of the **"SAID SOCIETY"** with Developer/Builder and/or with the **"SAID SOCIETY"** and/or with any other person/s AND FURTHER THAT I am also unable to do acts, deeds and things which may necessary to be dealt with during my absence at the time of said redevelopment of the building of the **"SAID SOCIETY"**;

- f) I am the joint owner alongwith my son Ashok D. Dubey of the **"SAID FLAT"** and desirous of appointing some fit and proper person for various and sufficient reasons. I feel it necessary and expedient and for reasons of convenience that I should appoint my attorney to act for me and on my behalf to attend and to do all necessary acts, deeds and things in connection with the said redevelopment of the building of the **"SAID SOCIETY"** wherein the **"SAID FLAT"** is situated and confer upon my attorney to exercise powers hereinafter stated;
- g) It is necessary for me to empower **MR. ASHOK D. DUBEY** [my Son], Hindu, aged 52 years (Date of Birth : 01-08-1971), PAN Card No. : AAHPD4421B, residing at 29, Plot No. 163, Jawahar Nagar, Goregaon (West), Mumbai, Maharashtra 400 104 to be my true and lawful **"Attorney"** at law to do all acts, deeds and things in my name and on my behalf as hereinafter stated (hereinafter called and referred to as the **"Attorney"**);

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH I hereby to nominate, constitute and appoint **MR. ASHOK D. DUBEY** who is my son and fit, proper, competent and the person of my choice as my true and lawful **"Attorney"** with full powers and authority pursue the entire redevelopment process of the **"SAID SOCIETY"** including execution and registration of DEVELOPMENT AGREEMENT and PERMANENT ALTERNATE ACCOMMODATION AGREEMENT (PAAA) AND FUTHER THAT to do all acts, deeds and things in my name and on my behalf while representing me. I hereby confer full power and authority to my **"Attorney"** to act for me and on my behalf to execute and do all or any of the following acts, deeds and things incidental and relating to aforesaid redevelopment of the building of the **"SAID SOCIETY"** wherein the **"SAID FLAT"** is situated :

- I. IN RESPECT OF AFORESAID REDEVELOPMENT OF THE BUILDING OF THE **"SAID SOCIETY"** WHEREIN THE **"SAID FLAT"** IS SITUATED:



Ashok D. Dubey



- A. To attend all meetings in the **"SAID SOCIETY"** relating to the said Redevelopment and to do all acts, deeds and things in my name and on my behalf as I would have done if I was personally present.

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- B. To sign, subscribe and execute any document, forms, applications and/or any other documents relating to the redevelopment which are required by the **"SAID SOCIETY"**.

C. To communicate with the **"SAID SOCIETY"** and the said Developer/Builder of the said **"SAID SOCIETY"** in my name and on my behalf relating to redevelopment;

D. To sign, subscribe and execute the Development Agreement and PAAA and/or any other Agreement/s and/or any other document which is required by the Developer and the **"SAID SOCIETY"**.

- E. To present, appear and lodge the execution in the office of the Sub-Registrar of Assurances the Development Agreement, PAAA and/or any other Agreement/s and/or any other document which is required by the Developer/Builder and the **"SAID SOCIETY"**.

- F. To sign, subscribe and execute the Agreement for Permanent Alternate Accommodation or any other Agreement/s or any other document which is required by the Developer and the **"SAID SOCIETY"**, in respect of the **"SAID FLAT"**.

- G. To present, appear and lodge the execution in the office of the Sub-Registrar of Assurances the Agreement for Permanent Alternate Accommodation or any other Agreement/s or any other document which is required by the Developer and the **"SAID SOCIETY"**, in respect of the **"SAID FLAT"**.

- H. To do all acts, deeds and things in my name and on my behalf which are necessary, related and incidental for Registration and admit the execution of Development Agreement and/or Agreement for Permanent Alternate Accommodation and/or Rectification Deed or any other Agreement/s or any other document which is required by the Developer and the **"SAID SOCIETY"**, in respect of the **"SAID FLAT"**.

- I. To sign, subscribe, give thumb impression etc. in my name and on my behalf before the Sub-registrar of Assurances while lodging and admitting the execution of the said Development Agreement and/or Agreement for Permanent Alternate Accommodation and/or Rectification Deed or any other Agreement/s or any other document



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which is required by the Developer and the **"SAID SOCIETY"** in respect of the **"SAID FLAT"**.

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- J. To sign, subscribe, give thumb impression etc. in my name and on my behalf for executing affidavit, indemnity bonds, undertakings, declarations and/or any other document/s relating to and/or incidental to said Redevelopment before the Notary Authority or any other oath taking authority notified by the Government.
- K. To vacate the **"SAID FLAT"** and surrender vacant possession to the **"SAID SOCIETY"** and/or the Developer/Builder for demolition of old building and/or structures standing upon the property of the **"SAID SOCIETY"** for the said redevelopment.
- L. To collect Rent, Brokerage, Transportation Charges, Corpus Fund and/or any other monetary benefits/incomes in respect of the **"SAID FLAT"** from Developer/Builder in my name and on my behalf AND THAT deposit the same in my bank account.
- M. To purchase the additional area in New Flat which is to be allotted by the Developer/Builder and/or the **"SAID SOCIETY"** in lieu of the **"SAID FLAT"** and to pay stamp duty and registration charges and any other taxes for the said additional area purchased in my name and on my behalf.
- N. To make payment in my name and on my behalf for the said purchase the additional area in New Flat which is to be allotted by the Developer/Builder and/or the **"SAID SOCIETY"** in lieu of the **"SAID FLAT"** AND THAT to take receipt of the said payments from the Developer/Builder.
- O. To collect the Possession Letter and physical possession in respect of the New Flat which is allotted by the Developer/Builder and/or the **"SAID SOCIETY"** in lieu of the **"SAID FLAT"**.

II. IN GENERAL :

- A. And also for the better and more effectively doing, effecting and performing the several matters and things as aforesaid, to appoint from time to time or generally, such person or persons as the **"Attorney"** may think fit, as her substitute/s to do, execute, effect and perform all or any of the matters and things as aforesaid and to remove or replace such substitute/s as the Attorney may deem fit and necessary.



Handwritten signature in blue ink.





B. In general to do all other acts, deeds, matters and things whatsoever in respect of aforesaid redevelopment of the **"SAID SOCIETY"** either particularly or generally described as effectually to all intents and purposes as I could have done myself AND for more effectually removing any doubt which may arise as to the true meaning of these presents or as to the construction or application of the powers hereby granted I hereby declare that the powers, authorities and discretions hereby conferred are revocable and the same shall in always extend to any other matters or transactions not herein precisely mentioned or defined which in the course of dealing in respect of the aforesaid redevelopment which is required to be performed.



I do 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 I undertake to ratify and confirm all and whatsoever that my said **"Attorney"** shall do or purport to do or cause to be done by virtue of these presents.

: SCHEDULE OF THE "SAID FLAT" :

A residential premises in the form of a Flat, bearing Flat No. 12 admeasuring 217 Sq. Ft. Carpet Area, on First Floor in the building named and known as 'Sutaria' having Ground Plus Three upper floors (without a 'Lift' facility) together with proportionate share of common area and facilities appurtenance to the property on all the pieces and parcel of the land bearing C.T.S. No. 638, 638/1 to 12, of Village Pahadi Goregaon West, Taluka Borivali, in the registration District and Sub-District of Mumbai City and Mumbai Suburban, situate lying and being at Sutaria Co-Operative Housing Society Limited, Plot No. 163, Jawahar Nagar, Road No. 2, Jawahar Nagar, Goregaon (West), Mumbai, Maharashtra - 400 104.



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IN WITNESS THEREOF I have hereunto set and subscribed my hand to these presents at Mumbai on this 28th day of March, 2023.

SIGNED AND DELIVERED
by the withinnamed
MRS. SHYAMKUMARI D. DUBEY

Sign

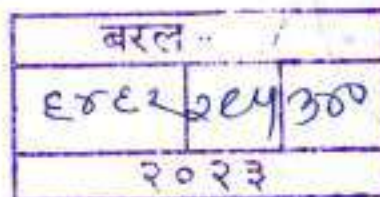


In the presence of:

witness

1. X Ravindra Kurole

2. X [Signature]



PART-II

I, **MR. ASHOK D. DUBEY**, accept and confirm the power conferred on me as aforesaid by **MRS. SHYAMKUMARI D. DUBEY** and I undertake to do all, acts deeds and things as required to the aforesaid cause.

SIGNED AND DELIVERED
by the withinnamed
MR. ASHOK D. DUBEY
The "Attorney"

Sign



In the presence of:

witness

1. X Jitendra Borle

2. X [Signature]



BEFORE ME

[Signature]
A. P. MAROO
NOTARY
GOVT OF INDIA
B-1232, Anko Tower,
Opp. Patel P. Pump,
S. V. Road, Goregaon (W),
Mumbai - 400 104,
Tel. 2677 2222



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHYAMKUMARI D DUBEY

SHOBHNATH RAMSWAROOP PATHAK

08/03/1946

Permanent Account Number
AHPPD6616M

S. Dubey

Signature

2011/2004



PERMANENT ACCOUNT NUMBER
AAHPD4421B

नाम / NAME
ASHOK DHARMANATH DUBEY

पिता का नाम / FATHER'S NAME
DHARMANATH RAMDEV DUBEY

जन्म तिथि / DATE OF BIRTH
01-08-1971

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सहस्र निदेशक (पहिली)
DIRECTOR OF INCOME TAX (SYSTEMS)

Signature

Dubey

NOTARY
A.P.
MAL.
GC

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