THE SURAJA CO-OPERATIVE HOUSING

SOCIETY LIMITED

(Registered under M.C.S. Act 1960) (Registration No. BOM/W.P./HSG/90/1719/85-86 and Date 14-01-1986)

No. 12.

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

Member's Register No. 12

THIS IS TO CERTIFY that Shri / ~~Smt.~~ INDRAMAL M. JAIN

of Bombay is the Registered Holder of [FIVE] Shares from No. 51

to 55 of Rs. 250/- [RUPEES TWO HUNDRED FIFTY ONLY]

in THE SURAJA CO-OPERATIVE HOUSING SOCIETY

[redacted] 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, 1986.

Chairman

Hon. Secretary

Member of the Committee

P. T.

Memorandum of the Transfers of the within mentioned Shares

Date of General Body/ Managing Committee Meeting at which transfer was approved	To Whom Transfered	Sr. No. in the Share Register at which the transfer of Shares held by the Transferor are registered	Sr. No. in the Share Register at which the name of the Transferee is recorded
2	3	4	5
31-08-1991	MUKESHKUMAR M.JAIN	11	35
Chairman	Hon. Secretary	Committee Member	
30.12.97	SHYAMKUMARI D DUBAY & MR. ASHOK D DUBAY		
Chairman	Hon. Secretary	Committee Member	
Chairman	Hon. Secretary	Committee Member	
Chairman	Hon. Secretary	Committee Member	
Chairman	Hon. Secretary	Committee Member	

For Suberia Co-op. Housing Society Ltd.,
Chairman Treasurer Secretary

For Suberia Co-op. Housing Society Ltd.,
Chairman Treasurer Secretary

NOTARY A. P. MAROO MAHARASHTRA Regd.-1982 GOVT. OF INDIA

बरल - ६/ 30.12.97

घोषणापत्र

मी ----अशोक दुबे---- यादवारे घोषित करतो की, दुय्यम निबंधक ----बोरीवली----6 यांचे कार्यालयात ----विक्रीचा करारनामा---- या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.श्री ----अशोक दुबे---- व इ. यांनी दि.28/3/2023 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी,सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करुन कबुलीजबाब दिला आहे.सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही.सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णत: सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास,नोंदणी अधिनियम,1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक : 31/03/2023

कुलमुखत्यारपत्रधारकाचे नाव/सही

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THE SEAL OF THE SUB-REGISTRAR BORIVALI NO. 6
सह दुय्यम निबंधक बोरीवली-६
मुंबई उपनगर जिल्हा (वांद्रे)
MUMBAI SUBURBAN DIST. (BANDRA)

13 - Dharmanath Dubey

CHALLAN

MTR Form Number-6

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2023

GRN	MH017533596202223E	BARCODE	Date 27/03/2023-13:31:13 Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Non-Judicial Stamps General Stamps SoS Mumbai only	TAX ID / TAN (If Any)	STAMP PAPER
		PAN No.(If Applicable)	AEQPD8832H
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1	Full Name	DHARMANATH R DUBEY
Location	MUMBAI		
Year	2022-2023 One Time	Flat/Block No.	FLAT NO. 13 PLOT NO. 3693
Account Head Details	Amount In Rs.	Premises/Building	
0030056201 General Stamps	500.00	Road/Street	SUTARIA CHSL JAWAHAR NAGAR
		Area/Locality	GOREGAON WEST MUMBAI
		Town/City/District	
		PIN	4 0 0 1 0 4
		Remarks (If Any)	POWER OF ATTORNEY
Total	500.00	Amount In Words	Five Hundred Rupees Only

SUB-REGISTRAR BORIVALI No. 1 ... SUBURBAN DIST. (BANDRA)

NOTARY A. P. MAROO MAHARASHTRA Regd.-1962 GOVT. OF INDIA

Payment Details	BANK OF BARODA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02003942023032701086	1329221719
Cheque/DD No.		Bank Date	RBI Date	27/03/2023-13:32:32	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 चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Notary Register Sr. No. 9051
Date 28 MAR 2023

NOTARY A. P. MAROO MAHARASHTRA Regd.-1962 GOVT. OF INDIA

Print Date 27-03-2023 01:32:42

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THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 6
MUMBAI SUBURBAN DIST. (BANDRA)

बरल - ६/
६९८ | ३०१ | ३०
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THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 6
उपनिबंधक बोरीवली - ६
पूर्व उपनगर जिल्हा (मुंबई)
MUMBAI SUBURBAN DIST. (BANDRA)

NOTARY A. P. MAROO MAHARASHTRA Regd. No. 1394 GOVT. OF INDIA

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POWER OF ATTORNEY

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PART-I

TO ALL WHOM THESE PRESENTS SHALL COME, I, MR. DHARMANATH R. DUBEY, Hindu, aged 84 years (Date of Birth: 23-01-1939), PAN Card: AEQPD3832H; residing at Flat No. 13, 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**:

Dubey

NOTARY A. P. MAROO MAHARASHTRA Regd. No. 1394 GOVT. OF INDIA

WHEREAS :

a) I am the exclusive owner in respect of a residential premises in the form of a Flat bearing Flat No. 13 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 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. 56 to 60 (both inclusive) issued by the **"SAID SOCIETY"** and such bearing Share Certificate No. 13 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. 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:

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"**.

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"**.

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 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.

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 deemed which in the course of dealing in respect of the aforesaid redevelopment which is required to be performed.

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THE SEAL OF THE SUB-REGISTRAR OF ASSURANCES OF MUMBAI SUBURBAN DISTRICT (BANDRA)

NOTARY A. P. MARKOO Regd.-1962 GOVT. OF INDIA

4) 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. 13 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.

NOTARY A. P. MARKOO Regd.-1962 GOVT. OF INDIA

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)
MR. DHARMANATH R. DUBEY)

Sign



In the presence of:
witness

1. Ravindra Kurle

2. _____

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PART-II

I, **MR. ASHOK D. DUBEY**, accept and confirm the powers conferred on me as aforesaid by **MR. DHARMANATH R. 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 A. Dubey



In the presence of:
witness

1. Jitendra Borle

2. _____

BEFORE ME

A. P. MAROO
NOTARY
GOVT OF INDIA
B-1202, Atmn Tower,
Opp. Patel P. Pump,
S. V. Road, Goregaon (W)
Mumbai - 400 104.
Tel. 2877 2222

28 MAR 2023

Notary Register Sr. No.	9051
Date	28 MAR 2023

NOTARY A. P. MAROO MAHARASHTRA 1962 GOVT. OF INDIA

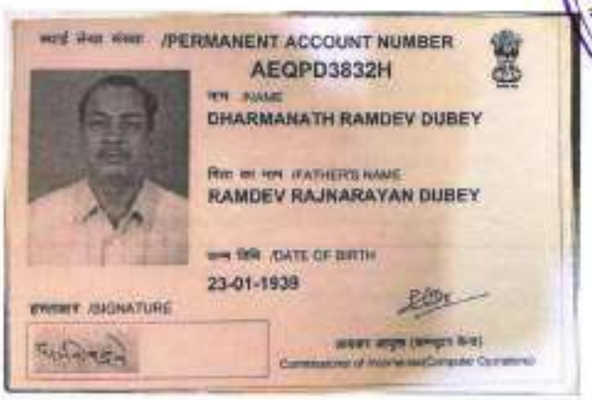
बरल - ६/

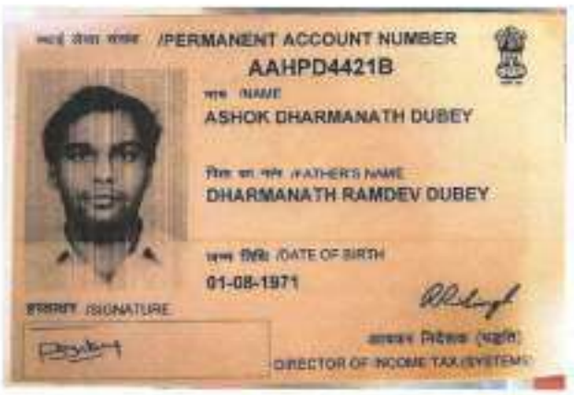
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THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 6
सह दुय्यम निबंधक बोरीवली-६
MUMBAI SUBURBAN DIST. (BANDRA)

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THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 6
MUMBAI SUBURBAN DIST. (BANDRA)

Flat no 13

THE SUBANJA CO-OPERATIVE HOUSING

SOCIETY LIMITED

(Registered under M.C.S. Act 1960) (Registration No. BOM/W.P./HSG/TC/1719/85-86 and Date 14-01-1986)

No. 13

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

Member's Register No. 13

THIS IS TO CERTIFY that Shri ~~Smt.~~ DHARMANATH R. DUBE

of Bombay is the Registered Holder of [FIVE] Shares from No. 56

to 60 of Rs. 250/- [RUPEES TWO HUNDRED FIFTY ONLY]

in THE SUBANJA 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 1986.

Subanja Co-op. Housing Society Ltd. Registration No. Bom / W.P. Hsg (TC) 1719 / 85-86 Goregaon (W.) Bombay-62

Chairman

Secretary

For and on behalf of the Committee

P. T. O.

GOVT. OF INDIA NOTARY

घोषणापत्र

मी ----------अशोक दुबे---------- यादवारे घोषित करतो की, दुय्यम निबंधक बोरिवली
----------6---------- यांचे कार्यालयात ----------बोरिवली 6---------- या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.श्री ----------चारुनाथ दुबे---------- व इ. यांनी दि.28/3/2023 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी,सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे.सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही.सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णत: सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास,नोंदणी अधिनियम,1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

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THE SEAL OF THE JOINT SUB REGISTRAR BORIVALI No. 6 ★ MUMBAI SUBURBAN DIST. (BANDRA) ★

दिनांक : 31/03/2023

कुलमुखत्यारपत्रधारकाचे नाव/सही

19- Avinash Champaneri

CHALLAN
MTR Form Number-6

बरल - ६/
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GRN	MH017734462202223E	BARCODE	Date 28/03/2023-20:37:40 Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Non-Judicial Stamps General Stamps SoS Mumbai only	TAX ID / TAN (If Any)	POWER OF ATTORNEY
		PAN No.(If Applicable)	
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1	Full Name	AVINASH H CHAMPANERI
Location	MUMBAI	Flat/Block No.	FLAT NO 19,2ND FLOOR, SUMAN CHS LTD
Year	2022-2023 One Time	Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	JAWAHAR NAGAR ROAD NO 2 GOREGAON WEST
0030056201 General Stamps	500.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 1 0 4
		Remarks (If Any)	YOGITA A CHAMPANERI
Total	500.00	Amount In Words	Five Hundred Rupees Only

Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	03006172023032900076	430063512
Cheque/DD No.		Bank Date	RBI Date	28/03/2023-20:38:23	Not Verified with RBI
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
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. : 9619261005

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Print Date 28-03-2023 08:39:00

NOTARY
P. P. GAJJAR
BRIHAN MUMBAI
REGD. NO. 9053
GOVERNMENT OF INDIA

NOTARY
P. P. GAJJAR
BRIHAN MUMBAI
REG. NO. 9053
EXP. DT. 21-10-2026
GOVERNMENT OF INDIA

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NOTARY
P. P. GAJJAR
BRIHAN MUMBAI
REG. NO. 9053
EXP. DT. 21-10-2026
GOVERNMENT OF INDIA

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THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 6
SUBURBAN DIST. MUMBAI

****

POWER OF ATTORNEY

****

PART-I

TO ALL WHOM THESE PRESENTS SHALL COME, I, MR. AVINASH R. CHAMPANERI, Hindu, aged 38 years (Date of Birth: 13/06/1985), PAN Card: ANSPC2236M, residing at Flat No. 19, Second 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**:

WHEREAS :

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a) I am the joint owner alongwith my father Hasmukh Champaneri and my wife Yogita Champaneri in respect of a residential premises in the form of a Flat bearing Flat No.19 admeasuring 324 Sq. Ft. Carpet Area, on Second 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. 151 to 155 (both inclusive) issued by the **"SAID SOCIETY"** and such bearing Share Certificate No. 39 dated 27/12/2022 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) I am working abroad and it is not possible for me to be in Mumbai and so I will be unable to attend process/meetings of the said redevelopment of the building of the **"SAID SOCIETY"** and unable to execute the 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 joint owner alongwith my father Hasmukh Champaneri and my wife Yogita Champaneri 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 **MRS. YOGITA A. CHAMPANERI** [my Wife], Hindu, aged 33 years (Date of Birth: 06/01/1990), PAN Card No. : APVPC8751J, residing at Flat No. 19, Second Floor, Sutaria Co-Operative Housing Society Limited, 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 **MRS. YOGITA A. CHAMPANERI** who is my wife 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:

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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"**.

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"**.

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 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

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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 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.

C. 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 us 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.19 admeasuring 324 Sq. Ft. Carpet Area, on Second 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)
MR. AVINASH H. CHAMPANERI)



In the presence of:

1. Ravindra Kurte

2. _____

PART-II

I, **MRS. YOGITA A. CHAMPANERI**, accept and confirm the powers conferred on me as aforesaid by **MR. AVINASH H. CHAMPANERI** and I undertake to do all, acts deeds and things as required to the aforesaid cause.

SIGNED AND DELIVERED)
by the withinnamed)
MRS. YOGITA A. CHAMPANERI)
The **"Attorney"**)



BEFORE ME

28.3.2023

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

In the presence of

1. Jitendra Bade

2. _____

Sr. No.	Reg. No.
239	09
Date: 28-3-2023	

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THE SEAL OF THE SUB-REGISTRAR GORIYALI No. 8 ★ JHIRAN, SURAJPUR DIST. (BANDRA) ★

GOVT OF INDIA

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THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 6
उप दुय्यम निबंधक बोरिवली-६
JANGAL SUBURBAN DIST. (BANDRA)

DEPARTMENT OF MVD

THE SUTARIA CO-OPERATIVE HOUSING

SOCIETY LIMITED

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

No. 39

Authorised Share Capital Rs. 6500/- Divided into Shares each of Rs. 50/- only

Member's Register No. 85 19

THIS IS TO CERTIFY that Shri / Smt. Mr Hasmukh Champaneri

Mr Anirash Champaneri Mrs. Yogita Champaneri

of Mumbai is the Registered Holder of [FIVE] Shares from No. 151

to 155 of Rs. 250/- [TWO HUNDRED ACTY]

in THE SUTARIA CO-OPERATIVE HOUSING SOCIETY LTD.

GOREGAON 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 MUMBAI this

day of 27/12/22 1993

SUTARIA CO. OP. HSG. LTD. MUMBAI

Chairman

Hon. Secretary

Member of the Committee

THE SEAL OF THE SUBREGISTRAR BORIVALI NO. 6 MUMBAI SUBURBAN DIST.

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AVINASH H. CHAMPANERI.