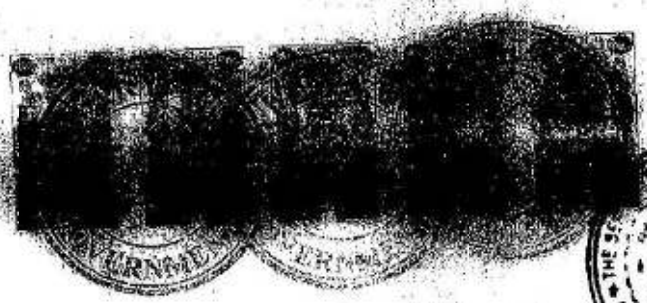
परिशिष्ट - १ Annexure - 1

2022

08 AUG 2022



THE SUB REGISTRAR BORIVALI-7 MUMBAI SUBURBAN DIST (BANDRA)

बरल - ७/		
9865	२४८	300
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Chandulal Dihenkar d/o Mr Chandulal Dihenkar and niece of Mr Ramesh ...arji aged 54 years, Adult Indian Inhabitant, presently residing at C/o Suresh ...wani Chawl, Jawahar Road, Near Jain Temple Gopipura, Dahanu East, Thane:

WHEREAS I propose to appoint Ms. Sangita Chandulal Dihenkar as my true and lawful attorney with full power to do and execute the following acts, deeds and things which she has agreed to do for the property which is more particularly described in the Schedule hereunder written.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESSES that I, **Mrs Faresha Rajkumari Ramesh Darji** hereby appoint and constitute Ms Sargita Chandulal Dihenkar to be my true and lawful attorney or agent with full authority or power to do and execute the following acts deeds and things in my name on my behalf and for me viz..

1. To manage and maintain the said property
2. To rent the aforementioned property by leave and license agreement.
3. To purchase the stamp, make, sign, execute and admit the execution of leave and license agreement and to appear before the sub registrar for the registration of the leave and license agreement of the aforesaid property.
4. To demand, collect the rent due on the aforementioned property.
5. To manage and control the aforesaid property including collection of monthly rents, from the licensees and issuance of proper stamped receipts acknowledging the rent received.
6. To make applications, affidavits, documents etc., to the Govt. Departments and any other concerned authorities, required for the managing of the aforesaid property and to do all other acts, deeds and things in respect thereof.
7. To effect and carry out necessary repairs, additions, etc., in the said property as and when may be desired, and for this purpose obtain all the necessary permissions and/or sanctions, necessary from any appropriate authority.
8. To deal with Govt. departments and other local bodies for the purpose of any essential facilities or amenities required to be provided in the building. She can sign all papers and documents etc. for this purpose.
9. To pay all the taxes, Municipal levies and other taxes, which may be, required to be paid.
10. To file any objections with Govt. departments or other local body of Government for any purpose related with said property.

बरल - ७/
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11. To furnish the details of Licensee to concerned Police Station, to get No Objection from the local Police by appearing personally as and when required or called by the Police of concerned jurisdiction.
12. To pay maintenance charges to society and attend society meetings.
13. To engage any Advocate or Attorney for the purpose and or to appear for and represent our in all the courts, civil, criminal or revenue including labour tribunals, original, revisional or appellate, in any registration offices, and also to present appeals in any court, and also to accept services of all summons, notices and other processes of law.

AND GENERALLY TO DO ALL other acts, deeds and things, which my said attorneys may deem fit and proper for the maintenance, upkeep of my property.

I do hereby declare that the said attorney shall have full Power and absolute authority to act in the matter and premises aforesaid as fully and effectually as if I would have acted myself.

16. This power of attorney is without any consideration.
17. I confirm and declare that I have not executed any other power of attorney in favour of any other person(s) in relation to this property.
18. I confirm that I have this Power of Attorney on my free will and not under any undue influence, coercion or misrepresentation from anyone.

Provided that the said attorney shall not sell or transfer the ownership of the property to any person. Provided further that the said attorney shall keep true accounts of all activities performed by virtue of this power of attorney.

AND

I hereby agree and undertake to confirm and ratify all and whatsoever my said attorney shall do or purport to do by the virtue of this power of attorney.

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98E09 | 249 | 300
2022

THE SCHEDULE HEREINABOVE REFERRED TO:

Residential Propery - **Flat No. 1, 'G' Wing, 1st Floor, Malad Ganga Co-Operative Housing Society Ltd., a residential apartment, admeasuring an area of about 350 sq. ft. (carpet area) situated at Flat No. 1, 'G' Wing, 1st Floor, Malad Ganga Co-Operative Housing Society Ltd., 65, Relief Road, Mith Chowki, Malad West, Mumbai: 400064;** CTS Number: 307 of Village Valnai, Taluka – Borivali, Mumbai Suburban District, Mumbai.

The Society has been registered as "Malad Gangan Co-operative Housing Society" under the Maharashtra Co-operative Societies Act, under Registration no. **BOM/HSG/P-8533 of 1981.** The DONOR holds 5 (five) shares of face value of Rs. 50/- (Rupees fifty) each, of the aggregate value of Rs. 250/- (Rupees Two hundred fifty) bearing distinctive Nos. 401 to 405, issued by the said Society and bearing Certificate No. 81 of the said society relating to the ownership of the said property.

IN WITNESS WHEREOF I have put my hand this 17th day of August, 2022.

SIGNED AND DELIVERED by the Executant

Mrs Faresha Rajkumari Rumesh Dorji





ACCEPTED by the

Within named Ms Sangita Chandulal Dhenkar

The "Attorney"



In Presence Of:

1. Name of Witness 1

Address of Witness 1

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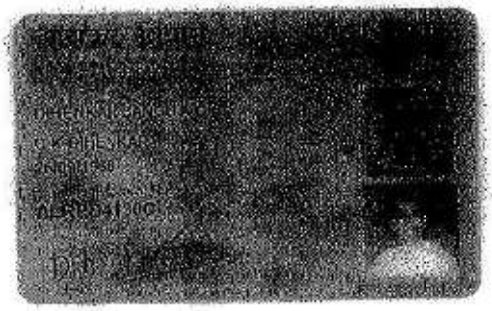
(Sign of Witness 1)

2. Name of Witness 2

Address of Witness 2

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(Sign of Witness 2)



Dikonkar S.C.

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घोषणापत्र

मी मोहम्मद शाहिद ---------- यादवारे घोषित करतो की, दुय्यम निबंधक---- बोरीवली यांचे कार्यालयात---बिल्ला नं.१८---या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.श्री---निलेश केलाई--- व इ. यांनी दि.---१/१०/२०--- 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.

दिनांक ३१/१०/२२

Shah Tarun S
कुलमुखत्यारपत्रधारकाचे नाव
व सही

THE SEAL OF THE SUB REGISTRAR BORIVALI-7 MUMBAI SUBURBAN DIST (BANDRA)

बरल - ७/		
9869	२५४	३७७
२०२२		

388/7250
Friday,October 09 2020
11:42 AM

पावती

Original/Duplicate
नोंदणी क्र. :39M
Regn.:39M

पावती क्र.: 7997 दिनांक: 09/10/2020

गावाचे नाव: बांदिवली
दस्तऐवजाचा अनुक्रमांक: बरल-5-7250-2020
दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: मेसर्स श्रीजी कंस्ट्रक्शन आणि श्रीजी रेवतपर्स चे भागीदार निमेश पु वेलाई

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 400.00
पृष्ठांची संख्या: 20	
एकूण:	रु. 500.00

आपणास मूळ दस्त ,पंचनेत्र प्रिंट,सूची-२ अंदाजे 12:00 PM ह्या वेळेस मिळेल.

सह दु.नि.ब्रा-बोरिवली ३
सह दुय्यम निबंधक बोरिवली क्र. ५
मुंबई उपनगर जिल्हा

बाजार मूल्य: रु.1/-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: eChallan रकमः रु.100/-
डीडी/धनादेशाचे/ऑर्डर क्रमांक: MH001245389202001E दिनांक: 09/10/2020
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रकमः रु.400/-
डीडी/धनादेशाचे/ऑर्डर क्रमांक: 07102020001455 दिनांक: 09/10/2020
बँकेचे नाव व पता:

THE SEAL OF THE SUB REGISTRAR BORIVALI-3

BORIVALI-5
Delivery Date :-

दस्त - ७/		
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CHALLAN
MTR Form Number-6

GRN	MH005245360202021E	BARCODE	Date 07/10/2020-10:10:40 Form ID 49(1)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	ACEFS4095H
Office Name	BRL5 _IT SUB REGISTRAR BORIVALI 5	Full Name	SHREEJI CONSTRUCTION AND SHREEJI DEVELOPERS
Location	MUMBAI		
Year	2020-2021 One Time	Flat/Block No.	AS PER DOCUMENT
Account Head Details	Amount In Rs.	Premises/Building	
0030045001 Stamp Duty	500.00	Road/Street	
0030063301 Registration Fee	100.00	Area/Locality	KANDIVALI WEST MUMBAI
		Town/City/District	
		PIN	4 0 0 0 6 7
		Remarks (If Any)	
		SecondPartyName=TARUN SHAH AND OTHER~	
Total	600.00	Amount In Words	Six Hundred Rupees Only
Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	00046572020100761923 / 0000000618
Cheque/DD No.		Bank Date / RBI Date	07/10/2020-10:24:20 Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
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.
सदर चलना केवल दुय्यम निबंधक कार्यालयास नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 9820991026

बरल - ७/
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Page 1/1

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0710202001496	Date 07/10/2020
Received from SHREEJI CONSTRUCTION, Mobile number 9820991026, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S.R. Borivali 5 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 07/10/2020
Bank CIN 10004152020100701353	REF No CHE8006302
This is computer generated receipt, hence no signature is required.	

बरल - ५

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THE SEAL OF THE SUB REGISTRAR BORIVALI 5 MUMBAI SUBURBAN DIST. (MAHARASHTRA)

THE SEAL OF THE SUB REGISTRAR BORIVALI 5 MUMBAI SUBURBAN DIST. (MAHARASHTRA)

बरल - ७/

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CHALLAN
MTR Form Number-6

GRN	MH005453892620211	BARCODE		Date	07/10/2020-10:19:48	Form ID	40(1)

Department	Inspector General Of Registration
Type of Payment	Stamp Duty Registration Fee
Office Name	BRL6 JT SUB REGISTRAR BORIVALI 5
Location	MUMBAI
Year	2020-2021 One Time

Account Head Details	Amount In Rs.
0030045501 Stamp Duty	500.00
0030053001 Registration Fee	100.00
Total	600.00

Payer Details

TAX ID / TAN (If Any)	
PAN No.(If Applicable)	ADEF3485R1
Full Name	SHREEJI CONSTRUCTION AND SHREEJI DEVELOPERS
Flat/Block No.	AS PER DOCUMENT
Premises/Building	
Road/Street	
Area/Locality	KANDIVALI WEST MUMBAI
Town/City/District	
PIN	4 0 0 0 6 7
Remarks (If Any)	SecondPartyName=TARUN SHAH AND OTHER~
Amount In Words	Six Hundred Rupees Only

DEFACED ₹600.00 DEFACED

THE SUB REGISTRAR BORIVALI 5

THE SEAL OF THE SUB REGISTRAR BORIVALI 5 MUMBAI SUBURBAN (BANDRA)

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	00045579202010078333	CKO0291078
Bank Date	RBI Date	07/10/2020-10:20:11	08/10/2020
Bank Branch		STATE BANK OF INDIA	
Scroll No. , Date		282 , 08/10/2020	

Department ID :
NOTE:- This challan does not confer any right upon the assessee and shall be valid subject to verification and realization of the amount mentioned in the challan. Mobile No. : 9820991028

Digitally signed by VINTUA MUMBAI
Date: 2020.10.08 19:46:19 IST
Challan Defaced
Location: India

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Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(59)-388-7250	00023912912020021	09/10/2020-11:42:41	IGR194	100.00

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Page 1/2

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GRN : MH002453802021E Amount : 600.00 Bank : STATE BANK OF INDIA Date : 07/10/2020-10:10:48

2	(SI)-388-7750	0002301291202021	06/10/2020-11:42:41	GR194	500.00
			Total Defacement Amount		600.00





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Validity unknown
Digitally signed by VINTILAN MUMBAI
Date: 2020.10.07 18:48:10 IST
Reason:
Document
Location: India

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Print Date 08-10-2020 08:48:16

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कोरा कागद





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Receipt of Document Handling Charges

PRN	0710202001496	Receipt Date	09/10/2020

Received from SHREEJI CONSTRUCTION, Mobile number 9820991028, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 7250 dated 09/10/2020 at the Sub Registrar office Joint S.R. Borivali 5 of the District Mumbai Sub-urban District.

DEFACED
₹ 400
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	07/10/2020
Bank CIN	10004152020100701353	REF No.	CHE6096302
Defece No	0710202001496D	Defece Date	09/10/2020

This is computer generated receipt, hence no signature is required.

THE SEAL OF THE SUB REGISTRAR BORIVALI 5 DIST. MUMBAI

THE SEAL OF THE SUB REGISTRAR BORIVALI 5 DIST. MUMBAI

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कोरा कागद





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POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I MR. NIMESH U. DESAI partner of M/s. Shreeji Construction & M/s. Shreeji Developers., having address at 71/706 & 707, Suryadarshan Society, Off. link road, opp. SBI Bank, Mahavir Nagar, Kandivali (W), Mumbai. 67 SEND GREETINGS:-

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WHEREAS I am partner of **M/s. Shreeji Construction & M/s. Shreeji Developers.** and engaged in construction and development of the property in the vicinity of Mumbai (hereinafter referred to as **"the said Property"**);

AND WHEREAS due to our busy schedule and unavoidable circumstances, we are not able to present before the office of Jt. Sub-Registrar of Assurances, at Borivali/ Goregaon/ Bandra/ Mumbai/ Thane, and hence it is not possible for us to register the proposed documents in respect of Flats/ Shops/ Garage/ Parking space to be constructed in future, with Jt. Sub-Registrar of Assurances, at Borivali/ Goregaon/ Bandra/ Mumbai/ Thane hence we hereby nominate, constitute and appoint **Mr. Tarun S. Shah & Mrs. Divya C. Anuwadia**, to be our true and lawful attorney;

We therefore appoint, engage, authorize, empower, nominate and constitute said **Mr. Tarun S. Shah** aged 65 having address Room no. 8, Vijay Villa, 1st Floor, Ashok Nagar, Kandivali (E), mumbai 400001

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& Mrs. Divya C. Anuwadia, aged 33 years, having address at c-13, Plot No. 613, Rajdeep Society, sector 6, Charkop, Kandivali (W), Mumbai – 400 067, to be our true and lawful constituted Attorney to do all the acts, deeds, things, matters for us and on our behalf.

NOW THIS DEED WITNESSETH AS UNDER:-

1. To present for registration of the Agreement for Sale, Deed of Rectification, Deed of Cancellation, Alternate Accommodation Agreement and any other documents and undertaking which are already signed and executed by us in respect of flat/ shops/ garages/ parking spaces/ commercial and residential premises to be constructed in future, on our behalf and in our name and admit the execution before the Registering authority.

2. We do hereby authorise our attorney to present for registration in respect of flat/ shops/ garages/ parking spaces/ commercial and residential premises, on our behalf and in our name.

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3. To lodge and present documents before the Jt. Sub-Registrar of Assurances, Mumbai/ Thane and to admit in execution thereof admitting necessary documents and to sign in the register on our behalf and to collect the registered documents from the Jt. Sub-Registrar of Assurances, Mumbai/ Thane

4. To sign all necessary papers in respect of the said flat/ shops/ garages/ parking spaces/ commercial and residential premises, on our behalf and in our name.

5. To approach the Collector of Stamps office, for refund of the Stamp duty, if any, and to make necessary correspondence.

AND GENERALLY to do all such acts, deeds, things, matters, as our said constituted Attorney shall deem fit, proper, necessary and expedient and we hereby sign jointly and severally.

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AND LASTLY WE HEREBY AGREE AND UNDERTAKE TO RATIFY AND CONFIRM all such

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acts, deeds, things, matters as our said constituted attorney shall do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF we the executants abovenamed have signed this General Power of Attorney on this 9th day of Oct., 2020.

SIGNED, SEALED & DELIVERED)
by the withinnamed "EXECUTANT")
MR. NIMESH U. DESAI)
Partner of M/s. Shreeji Construction)
M/s. Shreeji Developers)
In the presence of... ① .....)
..... ② .....)



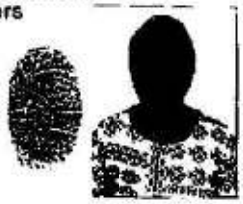


EXECUTANT

Specimen signature of our Attorney
I accepted the above powers



Mr. Tarun S. Shah



Mrs. Divya C. Anuwadia

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कोरा कागद





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