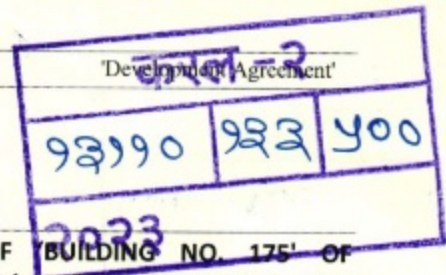


करल - २		
१३११०	१३२	५००
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IN WITNESS WHEREOF 'THE EXISTING MEMBER(S)' OF 'BUILDING NO. 175' OF 'SUVARNA REKHA CO-OP. HSG. SOC. LTD.' HAS/HAVE PUT/HIS/HER/THEIR HAND(S) ON THIS 'DEVELOPMENT AGREEMENT' ON THE DAY AND YEAR FIRST MENTIONED HEREIN

SIGNED SEALED AND DELIVERED BY
THE WITHIN NAMED PARTY OF THE
THIRD PART / THE CONFIRMING PARTY
BEING THE EXISTING MEMBERS OF
'THE SOCIETY'

]]]]]

C. R. Shah

MRS. CHANDRIKA RAJENDRA SHAH

]



Rajendra A. Shah

MR. RAJENDRA A. SHAH

Owner(s) of Tenement No. 4890

'The Existing Member(s)' of Building No. 175'
of 'Suvarna Rekha Co-Op. Hsg. Soc. Ltd.'

]



The Chairman	The Secretary	The Treasurer	'The Promoter(s)/The Developer(s)'

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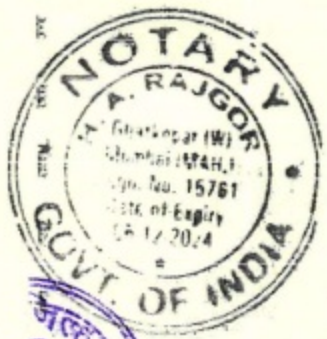
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Rekha Ashok Shah
करल-२
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महाराष्ट्र MAHARASHTRA

2021

BH 135532



उप दफ्तरदार अधिकारी
मुंबई

7 OCT 2022

SPECIFIC POWER OF ATTORNEY

MRS. REKHA ASHOK SHAH

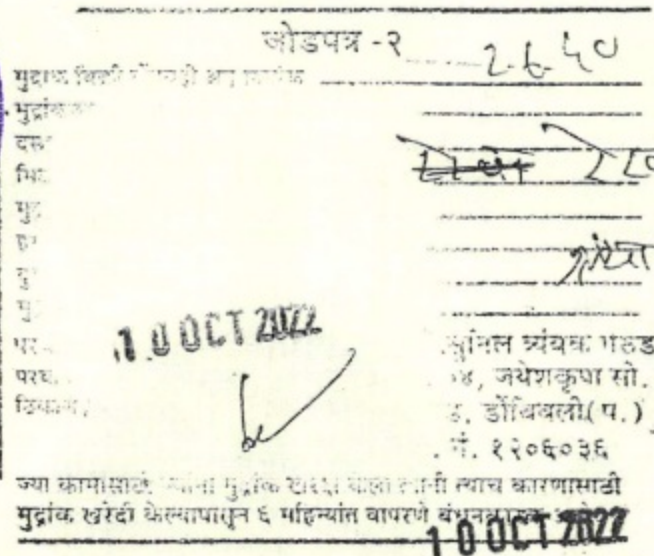
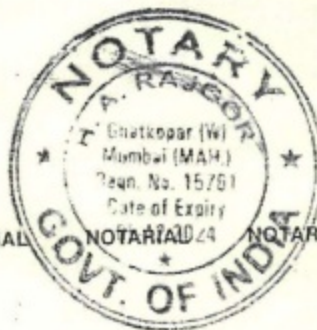
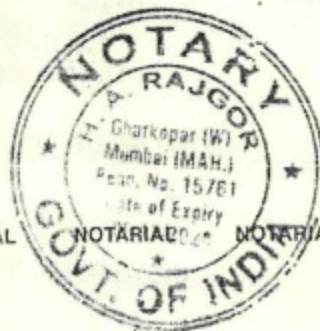
CONSTITUTED ATTORNEY

MR. ASHOK AMRUTLAL SHAH

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Pages 121 413

[Signature]

NOT
A. R.
Chaitan
Munshi
Sugan, N.
Datta
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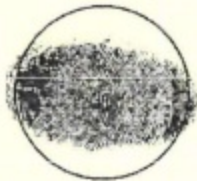


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१३११०	१३७	१००
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SPECIFIC POWER OF ATTORNEY DATED - 03rd October, 2022 BY MRS. REKHA
ASHOK SHAH AFFIRMED AT THE CONSULATE GENERAL OF INDIA, DUBAI,
U.A.E.

SPECIFIC POWER OF ATTORNEY ACCEPTED BY CONSTITUTED ATTORNEY



[Signature]

MR. ASHOK AMRUTLAL SHAH
(PAN - ADUPS7113H)



[Signature]

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SPECIFIC POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, MRS. REKHA ASHOK SHAH, aged 58 Years, holding Passport No: V2158412 & PAN – AAVPS3199K, AADHAAR Card No. – 821584896020, having address at 175/4875, Suvarna Rekha C H S Ltd; Near Datta Samant Mahila Office, Ghatkopar – (East), Mumbai – 400075 DO, at presently in Dubai UAE HEREBY SEND GREETINGS:

WHEREAS I, MRS. REKHA ASHOK SHAH, am the joint owner along with Mr. Ashok Amrutha Shah of a Flat being Flat No. 4875, A – Wing, Ground Floor, Building No. 175, Suvarna Rekha C H S Ltd; Pant Nagar, Ghatkopar – (East), Mumbai -- 400075, hereinafter called and referred to as "the Said Flat".

AND WHEREAS I, MRS. REKHA ASHOK SHAH, am having affairs and management with respect to the said Flat and due to living in Sharjah, UAE, it is not possible for me to remain physically present for the Execution, Registration and also to complete all the necessary documentation and legal formalities and to complete all the below mentioned and other transactions as per requirements. So I am desirous of appointing a True & Lawful Attorney.

AND WHEREAS the Society in which the said Flat is located is under the process of redevelopment by demolishing the existing Building and constructing a new building thereon. After redevelopment a new Flat will be allotted to me in my joint name of bigger area and other benefits and amenities, hereinafter called and referred to as "the Said



R. A. Shah

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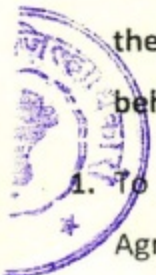


New Flat". The Said Flat and the Said New Flat both together hereinafter referred to as "the Said Property".

AND WHEREAS I have therefore decided to appoint My Husband, MR. ASHOK AMRUTLAL SHAH, aged 64 Years, holding PAN – ADUPS7113H, AADHAAR Card No. – 954766125830, an adult, an Indian inhabitant, having address at 175/4875, Suvarna Rekha C H S Ltd: Near Datta Samant Mahila Office, Ghatkopar – (East), Mumbai – 400075 to be my True and Lawful Attorney to do and execute the following acts and deeds on my behalf and which the said Attorney has agreed to do.



NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that I, THE ABOVENAMED DO HEREBY NOMINATE, CONSTITUTE AND APPOINT the said My Husband, MR. ASHOK AMRUTLAL SHAH to be my True and Lawful Attorney or Agent with full authority to do and execute the following acts deeds and things for me in my name and on my behalf namely,



1. To admit execution and / or to execute the Consent, Development Agreement (D.A.), Supplementary Development Agreement, Power of Attorney (POA) in favour of the Developer, Permanent Individual Accommodation Agreement (PAAA) / Individual Agreement or by whatever name called the Agreement for the Said new Flat to be allotted in the new building and all other Agreements, Documents, Society Resolutions, etc; for the effective materialisation of Redevelopment of specifically the Said Flat and the Society in general and to act and do all the Deeds, to admit execution and / or to sign and execute all the document/s and to appear and present and put

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R. P. Shah



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signature before the concerned Jt. Sub – Registrar and with other Jt. Sub – Registrar for Registration and also to appear before Collector of Stamps, IGR and any other concerned Government Body, Department with respect to the Said Property. To sign and execute all the Documents in respect of the said Property and the Society, Suvarna Rekha C H S Ltd; and to present the same before the registering Authority for Registration and accept and admit execution of any Document/s.

2. To give the possession of the said Flat to the Society and the Developer for the purpose of Redevelopment wherein the said Flat will be demolished along with the entire building.
3. To take / receive the possession of the Said New Flat for me and on my behalf from the Society / Builders / Developers.
4. To receive the joint consideration in cash / cheque / pay order as permitted by Law in my joint name and on my behalf for the said Flat and/or the Said New Flat from the Developers or otherwise from anyone and to be deposited the same in my Bank Account.
5. To Pay Stamp Duty and Registration Fees and any other charges for the said Flat / Said New Flat. To act, argue and represent me before the Superintendent of Stamps and Joint Sub-Registrar having competent Jurisdiction with regards to matters incidental to Stamp Duty for the transactions with regards to the said Property and to take any refund with regard to Stamp Duty and / or Registration Fees.
6. To represent me before the society or any concerned Authority for obtaining necessary permission in relation with the said Property on my



R. A. Shukla

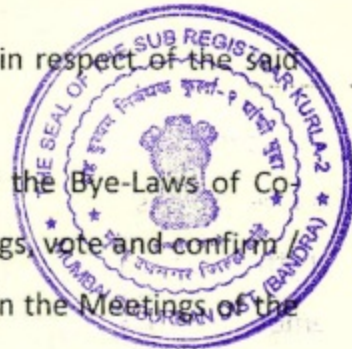
Consulate General of India, Dubai.
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for the contents of this document:

[Signature]

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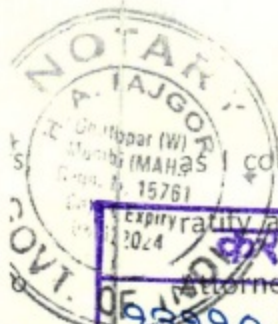
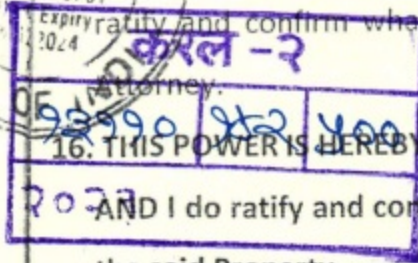
- behalf and also sign necessary documents, transfer forms, Affidavits, Indemnity Bonds and all other papers.
7. To do all other acts and things that may be necessary or incidental to the execution and registration of all the Deeds and Documents in respect of the Said Flat / Said New Flat.
 8. To attend and represent before any Authorities in respect of the said Flat / Said New Flat.
 9. To fulfill all formalities and requirements under the Bye-Laws of Co-operative Housing Societies and to attend Meetings, vote and confirm/affirm the Consent for Resolutions to be passed in the Meetings of the Society.
 10. To represent and appeal before any official or Registrar of Co-operative Societies to protect my undivided and proportionate shares, right, title and interest in the Said Flat / Said New Flat.
 11. To receive or collect any Mail, Parcel if delivered either by Post or Courier.
 12. To take legal action against any trespassers and to protect my rights in the said Flat / New Flat.
 13. To appoint and revoke any Advocate, Pleader, Prosecutor, or any competent authority in respect of the said Flat / New Flat.
 14. To sign and execute all the documents, Affidavit/s, Indemnity Bonds/s, etc; required for the effective completion of formalities as per the provisions of the Law.
 15. **AND GENERALLY** to act as Attorney for me and/or any person/s appointed by me in relation to the said Property and to execute and do all acts, deeds, matters and things as fully and effectually in all respect



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R. A. Shah



I could and would do it personally present and I hereby agree to ratify and confirm whatever done or caused to be done by the said Attorney.

16. THIS POWER IS HEREBY GIVEN WITHOUT ANY CONSIDERATION.

AND I do ratify and confirm what the said Attorney will lawfully do in the said Property.

IN WITNESSETH WHEREOF I have put my hand this 3rd Day of October 2022.

SIGNED, SEALED AND DELIVERED

By the within named



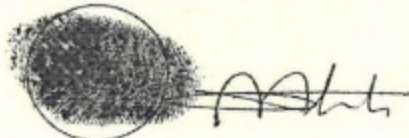
R.A. Shah

MRS. REKHA ASHOK SHAH
(PAN - AAVPS3199K)



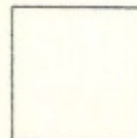
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SPECIFIC POWER OF ATTORNEY ACCEPTED BY CONSTITUTED ATTORNEY

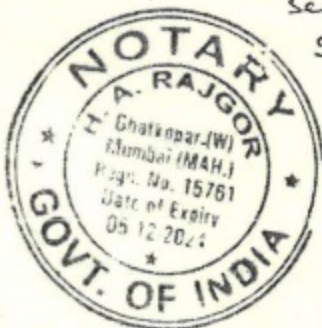


MR. ASHOK AMRUTLAL SHAH
(PAN - ADUPS7113H)

seen *Amrutlal Shah*
9547 6612 5830



BEFORE ME



Anita Gupta
ANITA GUPTA
Vice Consul
Consulate General of India
Dubai (U.A.E.)

Signed in my presence. He / She has been identified by his / her passport no. V2158412 issued at Du.Bai. on 02-08-2021. While the photographs and Signatures are attested, no responsibility is accepted by this office for the contents of this document.

03 OCT 2022

H. A. RAJGOR
NOTED & REGISTERED
Sr. No. 494 Page No. 049
Notary Regd. No. 3
Date 13 OCT 2022

BEFORE ME

H. A. Rajgor
H. A. RAJGOR
Reg. No. 15761 B.Com., LL.B
ADVOCATE & NOTARY GOVT. OF INDIA
Res: E/27, Vrindavan, LBS Road,
Chhatkopar (W), Mumbai - 400 086



CHALLAN
MTR Form Number

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GRN	MH010767607202223E	BARCODE	Date 17/11/2022-15:40:57		Form ID
Department Inspector General Of Registration			Payer Details		
Registration Fee			TAX ID / TAN (If Any)		
Type of Payment Ordinary Collections IGR			PAN No.(If Applicable)		
Office Name KRL3_JT SUB REGISTRAR KURLA NO 3			Full Name RUCHI UMESH GANDHI		
Location MUMBAI			Flat/Block No. FLAT NO. 15/44/15 SUB-REGISTRAR KURLA-2 FLOOR,		
Year 2022-2023 One Time			Premises/Building SUVARNA REKHA		
Account Head Details		Amount In Rs.	Road/Street PANT NAGAR GHATKOPAR EAST		
0030063301 Amount of Tax		100.00	Area/Locality MUMBAI		
			Town/City/District MUMBAI SUBURBAN DIST. (BANDRA)		
			PIN 4 0 0 0 7 5		
			Remarks (If Any)		
			SecondPartyName=KARAN BIPIN GANDHI-		
			Amount In One Hundred Rupees Only		
Total		100.00	Words		
Payment Details UNION BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	02901792022111726944 513905607
Cheque/DD No.		Bank Date	RBI Date	17/11/2022-15:42:15	Not Verified with RBI
Name of Bank		Bank-Branch	UNION 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.

Mobile No. :

9869770217

सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1711202209134	Date 17/11/2022
Received from RUCHI UMESH GANDHI, Mobile number 9869770217, an amount of Rs.440/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Kuria 3 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 17/11/2022
Bank CIN 10004152022111708450	REF No. 2321988957
This is computer generated receipt, hence no signature is required.	



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