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THE SEAL OF THE SUB REGISTRAR KURLA-2 उपनगर जिल्हा मुंबई SUBURBAN DIST. (BANDRA)

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2023

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]

Rashah

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 SEAL OF THE SUB REGISTRAR KURLA-2 MUMBAI SUBURBAN DIST. (BANDRA)

Rashah		Ashok M. Bhaiksar	D. C. Shah
The Chairman	The Secretary	The Treasurer	'The Promoter(s)/The Developer(s)'

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SEAL OF THE SUB REGISTRAR KURLA-2
URBAN DIST. (BANDRA)

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महाराष्ट्र MAHARASHTRA ◑ 2021 ◑ BH 135532

NOTARY A. RAJGOR Ghatkopar (W) Mumbai (MAH.) Regn. No. 15761 Date of Expiry 28/1/2024 GOVT. OF INDIA

NOTARY H.A. RAJGOR Ghatkopar (W) - Mumbai, Maharashtra Reg. No. 15761 GOVT. OF INDIA

उप दुय्यम निबंधक अधिकारी

7 OCT 2022

SPECIFIC POWER OF ATTORNEY

MRS. REKHA ASHOK SHAH

CONSTITUTED ATTORNEY

MR. ASHOK AMRUTLAL SHAH

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THE SEAL OF THE SUB REGISTRAR KURLA-2 SUBURBAN DIST. (BANDRA)

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सुनिल श्यामराव गरुड
१४, जयेशकृपा सो.
ड, डोंबिवली(प.)
पॅ. ११०६०३६

10 OCT 2022

ज्या कामासाठी मुद्रांक खरेदी केला तोच व कारणासाठी
मुद्रांक खरेदी केल्यापासून ६ महिन्यांत वापरणे बंधनकारक

10 OCT 2022

NOTARY A. RAJGOR Ghatkopar (W) Mumbai (MAH.) Regn. No. 15761 Date of Expiry 07.07.2024 GOVT. OF INDIA

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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

MR. ASHOK AMRUTLAL SHAH

(PAN – ADUPS7113H)

THE SEAL OF THE SUB REGISTRAR KURLA-2 MUMBAI SUBURBAN DIST. (BANDRA)

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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 Amrutlal 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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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. Shah

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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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Consulate General of India, Dubai, does not accept any responsibility for the contents of this document.

as 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 September, 2022.

SIGNED, SEALED AND DELIVERED

By the within named

MRS. REKHA ASHOK SHAH
(PAN – AAVPS3199K)

UAED19877522

SPECIFIC POWER OF ATTORNEY ACCEPTED BY CONSTITUTED ATTORNEY

MR. ASHOK AMRUTLAL SHAH
(PAN – ADUPS7113H)
seen and/or read
9547 6612 5830

BEFORE ME

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. DUBAI on 22-08-2021
While the photographs and Signatures are attested. no responsibility is accepted by this office for the contents of this document.

03 OCT 2022

BEFORE ME

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

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

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MTR Form Number 93990 | १४३ | ५००

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GRN MH010767607202223E	BARCODE	Date 17/11/2022-15:40:57	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fee Ordinary Collections IGR	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3	Full Name	RUCHI UMESH GANDHI
Location	MUMBAI		
Year	2022-2023 One Time	Flat/Block No.	FLAT NO 175/4525, GROUND FLOOR,
		Premises/Building	SUVARNAREKHA

Account Head Details	Amount In Rs.
0030063301 Amount of Tax	100.00
Total	100.00

Road/Street	PANT NAGAR, GHATKOPAR EAST
Area/Locality	MUMBAI
Town/City/District	
PIN	4 0 0 0 7 5
Remarks (If Any)	
	SecondPartyName=KARAN BIPIN GANDHI~
Amount In Words	One Hundred Rupees Only

THE SEAL OF THE SUB REGISTRAR KURLA-2 ... MUMBAI SUBURBAN DIST. (BANDRA)

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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 :
Mobile No. : 9869770217

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 दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

THE SEAL OF THE SUB-REGISTRAR, KURLA NO. 3 ... MUMBAI SUBURBAN DIST. (BANDRA)

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Print Date 17-11-2022 03:42:26

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THE SEAL OF THE SUB REGISTRAR KURLA-2
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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. Kurla 3 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	SBIN	Date	17/11/2022
Bank CIN	10004152022111708450	REF No.	2321919899357
This is computer generated receipt, hence no signature is required.			

THE SEAL OF THE SUB REGISTRAR KURLA-2 MUMBAI SUBURBAN DIST. (BANDRA)

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THE SEAL OF THE SUB-REGISTRAR, KURLA No. 3 MUMBAI SUBURBAN DIST. (BANDRA)

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