Additional Share Certificate issued as per resolution in SGBM dated 27/02/2022

Registration No. Bom/H.S.G. 969 of 11-5-1965.

Certificate No. 76

No. of Shares 5

SHARE CERTIFICATE HOUSING
SHANKAR CHHAYA CO-OPERATIVE SOCIETY LTD.

Plot No. 19, M. G. Road, GHATKOPAR, BOMBAY-77.

AUTHORISED CAPITAL Rs. 1,00,000
DIVIDED IN TO 2000 SHARES OF Rs. 50/- EACH

This is to certify that Rajendra Jamnadas Shah & Lata Rajendra Shah of Mumbai is/are the Registered Holder/s of 05 Shares of Ruppes Fifty each numbered from One Thousand Seven Hundred Fourty Six to One Thousand Seven Hundred Fifty inclusive in **SHANKAR CHHAYA CO-OPERATIVE HOUSING SOCIETY LIMITED,** subject to Bye Laws of Society Co-operative Government Act and vide Resolution of General Meeting Dated 24th July 1965.

Given under the common seal of the Society

this 6th day of March ~~19~~ 2022

For Shankar Chhaya Co-operative Housing Society Ltd.

Shankar Chhaya Co-op. Housing Society Plot No. 19, Ghatkopar (E), Mumbai - 77.

Vipul Patel.
Secretary

Chairman

R. P. Patel
Member of Managing Committee

THE SEAL OF THE SUPREME DISTRICT MUMBAI SUBURBAN (BANDRA) ★ S.A. ★

NOTE :— No transfer of any of the Shares comprised in this Certificate can be registered unless accompanied by this Certificate.

करल - 4
9LELY 303400
2022

करल - ५
१८६८५ ३०० ५००
२०२२

MEMORANDUM OF TRANSFERS OF THE WITHIN SHARES

Date of Transfer	No. of Transfer	Transferred to	Account number	Signature
[illegible]		Chirag Rajendra Shah Samir Rajendra Shah		For Shankar Chhaya Co-op. Housing Society Ltd. Vipul Patel. A.P. Rthi Chairman Secretary Treasurer

THE SEAL OF THE Housing Society ... MUMBAI SUBURBAN DIST. (BANDRA)

Registration No. Bom/H.S.G. 969 of 11-5-1965.

Certificate No. 69

No. of Shares 50

SHARE CERTIFICATE

SHANKAR CHHAYA CO-OPERATIVE HOUSING SOCIETY LTD.

Plot No. 19, M. G. Road, GHATKOPAR, BOMBAY-77.

Bldg No 2, Block No A1 & A2

AUTHORISED CAPITAL Rs. 1,00,000

DIVIDED IN TO 2000 SHARES OF Rs. 50/- EACH

This is to certify that SHRI RAJENDRA JAMNADAS SHAH & SMT LATA RAJENDRA SHAH. of BOMBAY is/are the Registered Holder/s of FIFTY Shares of Ruppes Fifty each numbered from 1541 to 1590 inclusive in **SHANKAR CHHAYA CO-OPERATIVE HOUSING SOCIETY LIMITED,** subject to Bye Laws of Society Co-operative Government Act and vide Resolution of General Meeting Dated ~~24th July 1965~~ 14th July 1996.

Given under the common seal of the Society this 17th day of July 1996

For Shankar Chhaya Co-operative Housing Society Ltd.

SHANKAR CHHAYA CO-OPERATIVE HOUSING SOCIETY LTD. Regn Rem Hsg 969 of 1965 19, M. G. Road, Ghatkopar (East) BOMBAY-400 077.

Secretary

N K Joshi
Chairman

Member of Managing Committee

NOTE :— No transfer of any of the Shares comprised in this Certificate can be registered unless accompanied by this Certificate.

THE SUB REGISTRAR KURLA-5 MUMBAI SUBURBAN DIST. (BANDRA) 10-5

2022 | 9 LEGY | 3 SY | 1900

A1 & A2

करल - ५		
७८६५	३२६	५००
२०२२		

MEMORANDUM OF TRANSFERS OF THE WITHIN SHARES

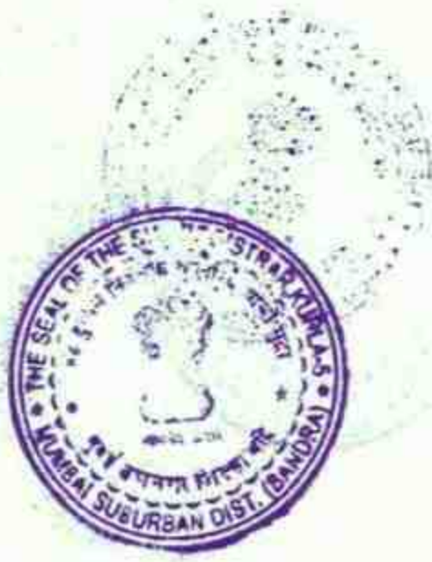
Date of Transfer	No. of Transfer	Transferred to	Account number	Signature
		Chirag Rajendra Shah Samir Rajendra Shah		For Shankar Chhaya Co-op. Housing Society Ltd. Vipul. Patel. R.P.Patel Chairman Secretary Treasurer

B-1 - Chandrakar. S. Kothari

करल - ५		
७८६५	३४०	५००
२०२२		



C.S.Kothari



करल - ५

७८६८५	३००	५००

२०२२

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No. 0651/50006/13244

To

पटिका सूर्यसिंह कोठारी

Chandrika Suryasinh Kothari

W/O Suryasinh Kothari

Near Sindhuwadi M.G Road Shankar Chhaya Bldg No 2 Plot No 19 Apts B/2

Ghatkopar East

Mumbai

Maharashtra 400077

9136012110

19/07/2011

Ref: 445 : 13P : 56280 : 56385 : P

SB6759531038FH

आपका आधार क्रमांक / Your Aadhaar No. :

2471 0566 6834

मेरा आधार, मेरी पहचान

भारत सरकार

Government of India

पटिका सूर्यसिंह कोठारी

Chandrika Suryasinh Kothari



जन्म तिथि / DOB : 15/04/1943

महिला / Female

2471 0566 6834

मेरा आधार, मेरी पहचान

C.S.Kothari

Plan No. B-1

करल - 4		
३८६५	४०८	५७
२०२२		

Registration No. Bom. R.S.G. 969 of 11-5-1965.

Certificate No. 70

No. of Shares 50

SHARE CERTIFICATE

SHANKAR CHHAYA CO-OPERATIVE HOUSING SOCIETY LTD.

Plot No. 19, M. G. Road, GHATKOPAR, BOMBAY-77.

Bldg no 2 flat no B2

AUTHORISED CAPITAL Rs. 1,00,000
DIVIDED IN TO 2000 SHARES OF Rs. 50/- EACH

This is to certify that SHRI SURYASINH ABJEE KOTHARI & SMT CHANDRIKA SURYASINH KOTHARI of BOMBAY is/are the Registered Holder/s of FIFTY Shares of Ruppes Fifty each numbered from 1591 to 1640 inclusive in SHANKAR CHHAYA CO-OPERATIVE HOUSING SOCIETY LIMITED, subject to Bye Laws of Society Co-operative Government Act and vide Resolution of General Meeting Dated ~~24th July 1965~~ 14th JULY 1996

Given under the common seal of the Society this 17th day of JULY 1996.

For Shankar Chhaya Co-operative Housing Society Ltd.

SHANKAR CHHAYA CO-OPERATIVE HOUSING SOCIETY LTD. Regn. Bom. Reg. 969 of 1965 19, M. G. Road, Ghatkopar (East) BOMBAY-400 077.

Secretary

Chairman

Member of Managing Committee

NOTE :— No transfer of any of the Shares comprised in this Certificate can be registered unless accompanied by this Certificate.

करल - ५		
ICECY	३५०	५००
२०२२		

THE SEAL OF THE SUB REGISTRAR KURLA-5 MUMBAI SUBURBAN DIST. (BANDRA)

MEMORANDUM OF TRANSFERS OF THE WITHIN SHARES

Date of Transfer	Nos. of Transfer	Transferred to	Account number	Signature
		Mrs Chandrika S. Kothari on demise of Mr Suryakanth A. Kothari & Mr Sandeep S. Kothari (Associate Members)	Treasurer	Secretary Chairman

For Shankar Chhaya Co-op. Housing Society Ltd.

Chairman (A.K. Varma) Secretary (C.M. Shah) Treasurer (Mahendra Shah)

Additional share Certificate issued as per resolution in SGBM dated 27/02/2022

Registration No. Bom/H.S.G. 969 of 11-5-1965.

Certificate No. 77 No. of Shares 5

SHARE CERTIFICATE

SHANKAR CHHAYA CO-OPERATIVE HOUSING SOCIETY LTD.

Plot No. 19, M. G. Road, GHATKOPAR, BOMBAY-77.

AUTHORISED CAPITAL Rs. 1,00,000
DIVIDED IN TO 2000 SHARES OF Rs. 50/- EACH

This is to certify that Chandrika suryasinh Kothari of Mumbai is/are the Registered Holder/s of FIVE (5) Shares of Ruppes Fifty each numbered from One Thousand Seven Hundred Fifty One to One Thousand Seven Hundred Fifty Five inclusive in **SHANKAR CHHAYA CO-OPERATIVE HOUSING SOCIETY LIMITED,** subject to Bye Laws of Society Co-operative Government Act and vide Resolution of General Meeting Dated 24th July 1965.

Given under the common seal of the Society

this 6th day of March 19 2022

For Shankar Chhaya Co-operative Housing Society Ltd.

Shankar Chhaya Co-op. Housing Society Plot No. 19 Ghatkopar (E) Mumbai - 77

Vipul Patel
Secretary

Chairman

R.P. Patel
Member of Managing Committee

NOTE :— No transfer of any of the Shares comprised in this Certificate can be registered unless accompanied by this Certificate.

B-1

करल - ५

७८६५	३५२	५००

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THE SUB REGISTRAR KURLA-5 MUMBAI SUBURBAN DIST. (BANDRA)



MEMORANDUM OF TRANSFERS OF THE WITHIN SHARES

Date of Transfer	No. of Transfer	Transferred to	Account number	Signature
[illegible]	1	Mrs Chandrika S. Kothari on demise of Mr Surendra A. Kothari & Mr Sandeep S. Kothari (Associate Members)	Treasurer	Chairman Secretary

For Shankar Chhaya Co-op. Housing Society Ltd.

Chairman (A.K. Varma) Secretary (C.M. Shah) Treasurer (Mahendra Shah)

B-2

करल - ५

७८६५	३५३	५७०

[redacted]



वैशाली कुणाल शाह
Vaishali Kunal Shah
जन्म तारीख / DOB: 24/10/1983
महिला / FEMALE
Mobile No.: 9821126063

8880 1217 5969

माझे आधार, माझी ओळख

MUMBAI SUBURBAN DIST. (BANDRA)

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार

पत्ता:
पत्नी पत्नी: कुणाल शाह, सी/906, ककरेजा पॅलेस, वल्लभ बाग लेन एक्स्टेन्शन, घाटकोपर ईस्ट, मुंबई, मुंबई, महाराष्ट्र - 400075

Address:
W/O: Kunal Shah, C/906, Kukreja Palace, Vallabh Baug Lane Extn, Ghatkopar East, Mumbai, Mumbai, Maharashtra - 400075

8880 1217 5969

1947 1906 300 1947 | help@uidai.gov.in | www.uidai.gov.in | P.O. Box No. 1947 Bengaluru-560 001

करल - ५		
७८८५	३४	५००
२०२२		



B- 2

करल - ५		
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२०२२		

भारत सरकार
Government of India



कुणाल भरत शाह
Kunal Bharat Shah
जन्म तारीख / DOB : 03/09/1983
पुरुष / Male

7929 5136 8069

आधार - सामान्य माणसाचा अधिकार

Kunal Shah

THE SUB REGISTRAR KURLA-5 MUMBAI SUBURBAN DIST. (BANDRA)

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता: चांगा मुकाम, भरत शाह, सी/एफ, कुंजरोजा पॅलेस, वल्लभ बाग लेन एक्सटेन्शन, घाटकोपर ईस्ट, मुंबई, पत्र नगर, महाराष्ट्र, 400075

Address: S/O. Bharat Shah, C/908, Kunnoja Palace, Vallabh Baug Lane Extn, Ghatkopar East, Mumbai, Pant Nagar, Maharashtra, 400075

7929 5136 8069

1947
1800 300 1947

www.uidai.gov.in

करल - ५		
७८६५	३५८	५००
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THE SEAL OF THE SUB REGISTRAR KURLA-5 MUMBAI SUBURBAN DIST. (BANDRA)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AXQPS5198C

नाम / Name
KUNAL BHARAT SHAH

पिता का नाम / Father's Name
BHARAT JAGJIVANDAS SHAH

जन्म की तारीख / Date of Birth
03/09/1983

Kunal Shah
हस्ताक्षर / Signature

Kunal Shah

B - 2

करल - ५		
१२६८५	३५०	५००
२०२२		

आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदणी क्रमांक/Enrolment No.: 1104/20111/06062

To: Chaitali Nimesh Chandan
(चैताली निमेश चंदन)
W/O Nimesh Chandan
607, Adinath, Sucha Park, Shano Path
Ghatkopar East
Mumbai
Maharashtra - 400077

Date: 28/07/2011

Ref. No.: 00019665-00023231-00028438-

UB 01117188 0 IN

आपला आधार क्रमांक / Your Aadhaar No. :

6801 1144 2114

आधार – सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA



चैताली निमेश चंदन
Chaitali Nimesh Chandan

जन्म वर्ष / Year of Birth : 1980
स्त्री / Female

6801 1144 2114

आधार – सामान्य माणसाचा अधिकार

for Society
Shankar Chaya

करल - ५		
१८६५	३५६	५००
२०२२		

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADMPC6212D



नाम /NAME

CHAITALI NIMESH CHANDAN

पिता का नाम /FATHER'S NAME

PRAVIN ABJEE KOTHARI

जन्म तिथि /DATE OF BIRTH

1[illegible]-1980

/SIGNATURE

आयकर आयुक्त (कम्प्यूटर सेवा)

Commissioner of Income-tax(Computer Operations)

THE SEAL OF THE SUB REGISTRAR KURLA-5 MUMBAI SUBURBAN DIST. (BANDRA)

Society

Chankar Chaya.

Registration No. Bom/H.S.G. 909 of 11-5-1965.

Certificate No. 71

No. of Shares 50

SHARE CERTIFICATE HOUSING
SHANKAR CHHAYA CO-OPERATIVE SOCIETY LTD.

Plot No. 19, M. G. Road, GHATKOPAR, BOMBAY-77.

Bldg No 2, Block No. B-2

AUTHORISED CAPITAL Rs. 1,00,000
DIVIDED IN TO 2000 SHARES OF Rs. 50/- EACH

This is to certify that SMT. PRAVEN ABTEE KOTHARI & SMT. SARLA PRAVEN KOTHARI

of Bombay is/are the Registered Holder/s of (50) Fifty Shares of Rupees Fifty each numbered from 1641 to 1670 inclusive in SHANKAR CHHAYA CO-OPERATIVE HOUSING SOCIETY LIMITED, subject to Bye Laws of Society Co-operative Government Act and vide Resolution of General Meeting Dated 14th July 1976 ~~24th July 1966~~.

Given under the common seal of the Society this 17th day of July 1994

For Shankar Chhaya Co-operative Housing Society Ltd.

Secretary

Chairman

Member of Managing Committee

NOTE :— No transfer of any of the Shares comprised in this Certificate can be registered unless accompanied by this Certificate.

B-2

करल - ५

SLELY	360	500
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THE SUB REGISTRAR OF ASSURANCES
MUMBAI SUBURBAN DIST. (BANDRA)

MEMORANDUM OF TRANSFERS OF THE WITHIN SHARES

Date of Transfer	No. of Transfer	Transferred to	Account number	Signature
[illegible]2		Chaitali Nienesh Chandan		For Shankar Chhaya Co-op. Housing Society Ltd.
[illegible]22		Vaishali Kunal Shah		Vipul Patel A.L.
		Kunal Bharat Shah		Chairman Secretary Treasurer

SHANKAR CHHAYA CO-OP. HOUSING SOCIETY

Registration No. Bom/H.S.G. 969 of 11-5-1965.

Certificate No. 78 No. of Shares 5

SHARE CERTIFICATE

SHANKAR CHHAYA CO-OPERATIVE HOUSING SOCIETY LTD.

Plot No. 19, M. G. Road, GHATKOPAR, BOMBAY-77.

AUTHORISED CAPITAL Rs. 1,00,000
DIVIDED IN TO 2000 SHARES OF Rs. 50/- EACH

This is to certify that Pravin Abjee Kothari & Sarla Pravin Kothari of Mumbai is/are the Registered Holder/s of 5 (FIVE) Shares of Ruppes Fifty each numbered from One Thousand Seven Hundred Fifty Six to One Thousand Seven Hundred inclusive in **SHANKAR CHHAYA CO-OPERATIVE HOUSING SOCIETY LIMITED,** subject to Bye Laws of Society Co-operative Government Act and vide Resolution of General Meeting Dated 24th July 1965.

Given under the common seal of the Society

this 6th day of March 2022

For Shankar Chhaya Co-operative Housing Society Ltd.

Shankar Chhaya Co-op. Housing Society Plot No. 19, Ghatkopar (E), Mumbai-77.

Vipul. Patel.
Secretary

Chairman

Member of Managing Committee

NOTE :— No transfer of any of the Shares comprised in this Certificate can be registered unless accompanied by this Certificate.

करल - ५
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B-2

करल - ५

७८६५	३६२	५००

२०२२

THE SEAL OF THE SOCIETY ... MUMBAI SUBURBAN DIST. (BANDRA)



MEMORANDUM OF TRANSFERS OF THE WITHIN SHARES

Date of Transfer	No. of Transfer	Transferred to	Account number	Signature
[illegible]/22		Chaitali Nimesh Chandan Vaishali Kunal Shah Kunal Bharat Shah		For Shankar Chhaya Co-op. Housing Society Ltd. [signature] Vipul Patel R.P. Ptu. Chairman Secretary Treasurer



Shankar Chhaya Co-op. Housing Society Reg. No. 19, Ghodpur (E), Mumbai-77

आयकर विभाग
INCOME TAX DEPARTMENT
DHVANI CHETAN GANDHI
CHETAN DHIRAJLAL GANDHI
28/10/1995
Permanent Account Number
BXDPG8510L
Signature
17092016
भारत सरकार
GOVT. OF INDIA
MUMBAI SUBURBAN DIST.

करल - ५		
१८६५	[illegible]	५००
२०२२		

THE SUB REGISTRAR OF ASSURANCES
MUMBAI SUBURBAN DIST. (BANDRA)



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHANKAR CHHAYA CO-OPERATIVE
HOUSING SOCIETY LIMITED

11/05/1965
Permanent Account Number

AAKAS6904N

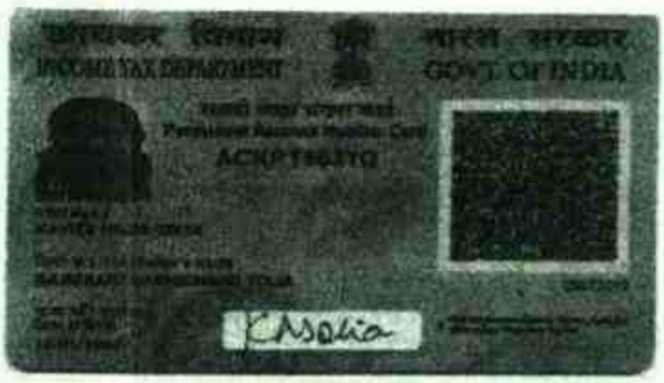
25032014

करल - ५

Vipul. Patel.



THE SEAL OF THE SUB REGISTRAR KURLA-5
MUMBAI SUBURBAN DIST. (BANDRA)





Vipul. Patel.

करल - ५
१८६५ ३६६ ५८०
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आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

SHREE SAI REALTORS

24/12/2009
Permanent Account Number
ABRFS0440G

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

SREEDHARAN KRISHNAN
MUTHATHYAN
KRISHNAN VITHAL KUDKAR

भारत सरकार

18/05/1957
Permanent Account Number
AGDPM1327L



Signature

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

LEEBIN S MUTHATHYAN
SREEDHARAN KRISHNAN MUTHATHYAN

14/06/1985
Permanent Account Number
ANMPM4451G



Signature



महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ BR 291650

जिल्हा कोषागार कार्यालय ठाणे

जिल्हा कोषागार कार्यालय, ठाणे
21 SEP 2022
सहायक प्रशिक्षित लिपीक / लिपीक
01-9-2022

NOTARY
ANSARI SHAKEEL
Area MUMBAI
Regn. No.: 8060
Exp. Dt. 22-06-2025
GOVT. OF INDIA

THE SEAL OF THE SUB REGISTRAR VIRLAS
MUMBAI SUBURBAN DIST. (BANDRA)

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, **MRS. GHAITALI NIMESH CHANDAN**, age 42 years, **PAN: ADMPC6212D, AADHAR NO.6801 1144 2114**, an adult, Indian Inhabitant, presently residing at **601, Adinath, Sudha Park, Shanti Path, Ghatkopar (East), Mumbai 400 077**, do hereby SEND GREETINGS:

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करल - ५
ICELY BEF NW
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13 SEP 2022

जोडपत्र -२ /Annexure -II

१. [illegible]	00526
२. [illegible]	POA
३. [illegible]	[illegible]
४. [illegible]	Chaitali Nimesh Chandan
५. [illegible]	
६. [illegible]	
७. [illegible]	64 V.S. Saraf
८. [illegible]	[illegible]

NOTARY
Name: ANSARI SHAKEEL
Area: MUMBAI
Regn. No.: 8060
Exp. Dt.: 22.06.2025
GOVT. OF INDIA

NOTARY
Name: ANSARI SHAKEEL
Area: MUMBAI
Regn. No.: 8060
Exp. Dt.: 22.06.2025
GOVT. OF INDIA

13 SEP 2022

NO
ANSA
Are
Reg
Exp. I
GOVT.

Ph.: 27823856 RECEIPT Mob.:9819412072

Vaibhavlaxmi Stamp Vendor

STAMP VENDOR- V.S. SARAF

Licence No. 1201025

B/3/6/0.2, Sector 2, Vashi, Navi Mumbai.

Date: 13-9-22

Sr.No: 1302

Name: Chaitali N. Chandan

Through:

No.	Amt.	Nos.	Total Amt	
	500	1	500	00
		TOTAL	500	00

V.S. Saraf

V.S. SARAF

करल - ५
१८६५ | ३८८ | ५७
२०२२

WHEREAS

i. I am the Legal owners of the said **Flat No.B-2, Shankar Chhaya Co-operative Housing Society Ltd., Plot No.19, M. G. Road, Ghatkopar (East), Mumbai 400 077 and holding 50 shares of Share Certificate No.71, Distinctive Nos.1641 to 1690 and holding 5 Shares of Share Certificate No.78, Distinctive Nos.1756 to 1760.**

ii. For reasons I am residing at the above address. It will not be possible for me to attend the various matters and affairs related to the said Flat/s and the said shares and execution and registration of documents in favour of the prospective Developers. I am required to appoint some fit and proper person to act for me, in my name and on my behalf as my Constituted Attorney;

iii. **MRS. VAISHALI KUNAL SHAH**, is my **Sister**, thus a close relative having address at C/906, Kukreja Palace, Vallabh Baug Extn Road, Ghatkopar (East), Mumbai 400077.

iv. I therefore desire to appoint said **MRS. VAISHALI KUNAL SHAH** as my constituted attorney to act on my behalf as my constituted attorney to act for me in my name and on my behalf.

KNOW YE ALL MEN BY THESE PRESENTS I **MRS. CHAITALI NIMESH CHANDAN** have hereby appointed, nominated, ordained and constituted **MRS. VAISHALI KUNAL SHAH**, age 38 years, residing at C/906, Kukreja Palace, Vallabh Baug Extn Road, Ghatkopar (East), Mumbai 400077, as my constituted attorney to act on my behalf as stated above and I confer upon her the following powers that is to say:

1. To look after and manage the matters and affairs related to the said Flat/s/society and all other matters as and when and in the manner required;


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करल - ५

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2. To sign and execute the Re-Development Agreement, Permanent Alternate Accommodation, Rectification Deed, in respects of the agreement executed in my favour and to lodge for registration and admit execution thereof before Sub-Registrar and to pay the Registration and other charges and receive the documents, copies or ex... from the registry on my behalf;

3. To conclude the Redevelopment Agreem... with the developers on my behalf. To sign, execute a... deliver and Re-Development Agreement, Permanent ... Accommodation, Rectification Deed, in favo... Developers and to receive the proceeds, alternate rent, on in my name behalf/deposit in my account. To sign and execute any other papers or documents pursuant to agreement as and when required;

4. I hereby also authorize my said attorney **MRS. VAISHALI KUNAL SHAH** to lodged for registration and admit execution of the documents on my behalf before the Sub-Registrar and pay the registration charges and received the documents, extract and copies thereof on my behalf;

5. To represent me before the Local Authority/Municipal Corporation Greater Mumbai and its various departments, Tahsildar, Collectors and all other departments and authorities and to sign and submit the forms, papers, applications, bonds, undertakings whatsoever required on my behalf.

6. To file any case, suit, petition or proceedings on my behalf in respect of the said flat/s and/or other property and for that purpose to sign and declare any plaint, dispute, complaint, petition, application, affidavit, reply, memo of appeal etc. as and when required in respect of the flat/s;




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7. To defend any suit/case or proceedings that may be adopted in any Court of Law wherein I may be a party or in anywise interested related to the said premises and for that purpose to sign and declare on oath Written Statements, applications, affidavits or such other papers and documents as may be required on my behalf in respect of the said flat/s.

8. To receive any postal letter, articles of correspondence on my behalf and to sign acknowledgement;

AND GENERALLY to do and perform all such acts, deeds and things I could have done and performed if I have been acting personally in the matter and these presents had not signed, I **MRS. CHAITALI NIMESH CHANDAN,** hereby declare that all the acts done and performed lawfully by my said attorney under these presents in respect of the said flat/s shall be binding upon me as if done by me personally and I shall always ratify the same.

IN WITNESS WHEREOF I, **MRS. CHAITALI NIMESH CHANDAN,** have set and subscribed my hands to these presents hereunto at Mumbai.



Solemnly executed at Mumbai

This 14 SEP 2022 day of September, 2022

MRS. CHAITALI NIMESH CHANDAN

Executant



I accept

MRS. VAISHALI KUNAL SHAH
Constituted attorney

BEFORE ME

ANSARI SHAKEEL
NOTARY
GOVT. OF INDIA

Notarial Register No 42
Regn No 384 Date 14 SEP 2022



करल - ५		
१८६५	३७२	५००
२०२२		



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADMPC6212D

नाम /NAME
CHAITALI NIMESH CHANDAN

पिता का नाम /FATHER'S NAME
PRAVIN ABJEE KOTHARI

जन्म तिथि /DATE OF BIRTH
12-05-1980

हस्ताक्षर /SIGNATURE

THE SEAL OF THE SUB REGISTRAR KURLA-5 MUMBAI SUBURBAN DIST. (BANDRA)

भारत सरकार
Unique Identification Authority of India

नोंदणी क्रमांक/Enrolment No.: 1104/20111/06062

To
Chaitali Nimesh Chandan
(चैताली निमेश चंदन)
W/O Nimesh Chandan
501, Adinath, Sadhu Park, Shanti Path
Ghatkopar East
Mumbai
Maharashtra - 400077

Date: 28/07/2011

UB 01117188 0 IN

आपला आधार क्रमांक / Your Aadhaar No. :

6801 1144 2114

आधार – सामान्य माणसाचा अधिकार



चैताली निमेश चंदन
Chaitali Nimesh Chandan

जन्म वर्ष / Year of Birth : 1980
स्त्री / Female

6801 1144 2114

आधार – सामान्य माणसाचा अधिकार

Chaitali
for notary

करल - ५

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[redacted]





वैशाली कुणाल शाह
Vaishali Kunal Shah
जन्म तारीख / DOB: 24/10/1993
महिला / FEMALE
Mobile No.: 9821126063

8880 1217 5969

माझे आधार, माझी ओळख

[redacted] पहचान प्राधिकरण
[redacted] OF INDIA

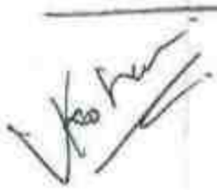


पता:
वाशी पार्टी कुणाल शाह, सी/906, कुकरेज पैलेस, वल्लभ बाग लेन एक्सटेंशन, घाटकोपर ईस्ट, मुंबई, मुंबई, महाराष्ट्र - 400075

Address:
W/O: Kunal Shah, C/906, Kukreja Palace, Vallabh Baug Lane Extn, Ghatkopar East, Mumbai, Mumbai, Maharashtra - 400075

8880 1217 5969

P.O. Box No. 1947, Bengaluru-560 001





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AICPK4353L

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१८६८५	३६०	५००
२०२२		

घोषणापत्र

मी Vaishali Kunal Shah याद्वारे घोषित करतो की, दुय्यम निबंधक KR105 यांचे कार्यालयात Development Agreement या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.श्री Chaitali Nimesh Chandan व इ. यांनी दि. 14/09/2022 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 20/09/2022

कुलमुखत्यारपत्रधारकांचे नाव
व सही

THE SUB REGISTRAR KURLA-5 MUMBAI SUBURBAN DIST. (BANDRA)

CHALLAN

MTR Form Number-6

GRN MH007013759202223E	**BARCODE**	**Date** 29/08/2022-11:32:23	**Form ID**

Department	Inspector General Of Registration	**Payer Details**	करल - ५
Type of Payment	Non-Judicial Stamps Purchase of Franking Code SoS Mumbai only	**TAX ID / TAN (If Any)**	9LELY B04Y00
		PAN No.(If Applicable)	2022
Office Name	GENERAL STAMP OFFICE MUMBAI	**Full Name**	MR FALGUN JAYSINH NEGANDHI
Location	MUMBAI		
Year	2022-2023 One Time	**Flat/Block No.**	
		Premises/Building	
		Road/Street	GHATKOPAR
		Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 7 5
		Remarks (If Any)	GENERAL POWER OF ATTORNEY

Account Head Details	Amount In Rs.
0030045501 Amount of Tax	500.00
Total	500.00

Amount In Words	Five Hundred Rupees Only

Payment Details	STATE BANK OF INDIA

FOR USE IN RECEIVING BANK

Cheque-DD Details		**Bank CIN** / **Ref. No.**	00040572022082946325 / CKU5978220
Cheque/DD No.		**Bank Date** / **RBI Date**	29/08/2022-11:24:34 / 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 : Mobile No. : 8879783619

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

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

Print Date 29-08-2022 11:34:21

Original POA

GENERAL POWER OF ATTORNEY

BE KNOWN TO ALL BY THESE PRESENTS THAT I, Mr. Prathmesh Jaysinh Negandhi, aged about 38 yrs. of Mumbai Indian Inhabitant residing at 32 Shankar Chhaya Co-op. HSL, Near Sindhu Wadi, M.G.Road, Ghatkopar (East), Rajawadi, Mumbai-400 077do hereby **SEND GREETINGS:**

WHEREAS I the present Executant and Mr. Falgun Jaysinh Negandhi aged about 49 yrs. of Mumbai Indian Inhabitant permanently residing at 204 Sunflower Flats, Alkapuri, Vadodara, Racecourse, Gujarat-390007and temporarily residing at c/o 32 Shankar Chhaya Co-op. HSL, Near Sindhu Wadi, M.G. Road, Ghatkopar (East], Rajawadi, Mumbai-400077 are brother and Joint owner of the property bearing Flat no. 32 on the 3rd floor in the building known as Shankar Chhaya Co-op. HSL, Near Sindhu Wadi, M.G. Road, Ghatkopar (East], Rajawadi, Mumbai-400 077 admeasuring area of 575 sq.ft. [carpet] thereabout bearing Plot No. 19, bearing CTS No. 5957 at Village: Ghatkopar-Kirol, Taluka-Kurla in the registration district and sub-district of Mumbai Suburban assessed by Mumbai Municipal Corporation "N" ward [herein after referred to as " the said Flat" 1

AND WHEREAS I the present Executant is mostly remaining out of station, having busy and hectic schedule and due to such unavoidable circumstances, I am desirous to appoint, nominate, authorize and constitute my elder brother Mr. Falgun Jaysinh Negandhi aged about 49 yrs. of Mumbai Indian Inhabitant permanently residing at 204 Sunflower flats, Alkapuri, Vadodara, Racecourse, Gujarat-390007and temporarily residing at c/o 32 Shankar Chhaya Co-op. HSL, Near Sindhu Wadi, M.G. Road, Ghatkopar (East], Rajawadi, Mumbai-400 077 to be my true legal and lawful Attorney in respect of the property jointly owned by both of us bearing Flat no. 32 on the 3rd floor in the building known as Shankar Chhaya Co-op. HSL, Near Sindhu Wadi, M.G. Road, Ghatkopar (East], Rajawadi, Mumbai-400 077 admeasuring area of 575 sq.ft. [carpet] thereabout bearing Plot No. 19, bearing CTS No. 5957 at Village: Ghatkopar-Kirol, Taluka-Kurla in the registration district and sub-district of Mumbai Suburban assessed by Mumbai Municipal Corporation "N" ward [hereinafter referred to as "the said Flat" to do for me the following acts, deeds and things in my name and on my behalf:-

1. To Manage, Control and supervise the aforesaid flat in all respect in my absence in my name and on my behalf. He can sign all kinds of forms/ affidavit/ undertakings documents etc which are necessary for the said flat on my behalf.

2. To enter into Rent Agreement/Leave and License Agreement in respectof the aforesaid flat of its part, to execute and register with joint sub,registrar of kurla mumbai Rent Agreement/ Leave and License, and redevelopment agreement and to receive advance, to receive security to issue rent receipt, to deliver possession to get the tenant evicted through the process of law or by negotiation, to take back possession of the aforesaid flat.

Not Responsible for Content

Smt. U. V. PATIL
Proper Officer
General Stamp Office, MUMBAI

करल - ५
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3. To apply and obtain the necessary documents from the concerned departments in name and on my behalf.

4. To sign all kinds of prescribed forms/ affidavit/undertaking/ document on my behalf.

5. To attend General Body Meeting/Annual General body Meeting of the society for me and on behalf. And. to collect document, to sign undertaking if required by the Society in my name and on my behalf.

6. To deposit.House Tax, Electricity and Water Charges or any other dues on demands in respect of the said flat to the Society as well as to concerned authority.

7. For any of the aforesaid purposes, to do the following acts, deeds and things in respect of the said flat under his own signatures:

(a) To reply to the letters and notices, to make correspondence, to make representations, to make petitions.

(b) to sign, execute submit and present forms etc.

(c) to sign, submit and execute affidavits declarations, indemnity Bonds, Surety, Bonds, undertakings, No objection etc.

(d) To produce documents and to give statements.

8. To execute, sign and present all kinds of suits, plaints complaints Appeals, Revision, Statement, Applications, in connection with the aforesaid flat and its management.

9. To proceed with the conduct of all court proceedings for this flat and its management and appoint an advocate for the purpose.

10. To compromise compound or withdraw court cases, to appoint architectures to proceed with arbitration proceedings, to engage lawyers, to deposit and withdraw money, to execute decree, to receive and recover the decreed amount, issue receipts and to take necessary steps for the purpose.

11. To appoint anyone else as further General Attorney in his absence or in case of his unavailability with such power as are considered necessary by him for this flat and to delegate all these powers on the said attorney.

12. To appoint and remove in his absolute discretion any substitute for or agent under my said attorney in respect of all or any of the matters of the aforesaid flat, upon such terms as he may think fit.

5. Admit that this General Power of Attorney shall remain under all circumstances.

Not Responsible for Content

भारत का राजदूतावास EMBASSY OF INDIA रा.-1 ABU DHABI

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करल - ५		
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AND I hereby ratify and confirm all such acts, deeds and things done by said attorney by virtue of these presents and I hereby agree that the Same shall be binding on me as if it were done by me and I undertake to ratify and confirm all and whatsoever my said attorney shall do or cause to be done by virtue of this power-of-attorney.

IN WITNESS WHEREOF, I, the aforesaid executant have signed this General power-of-attorney on this the..... day of..... Presence of the following witnesses:

IVS Global

UAEA04037122

Mr. Prathmesh Jaysinh Negandi

[Executant]

Mr. Falgun Jaysinh Negandhi



Not Responsible for Content

PRATHMESH JAYSINGH NEGANDHI

Signed before me by Mr./Mrs. ..... and identified by his/her Passport No. V 8739447 issued at ABUDHABI on 09/03/2022 not responsible for the contents.

Vijay Kumar Verma
Assistant Consular Officer
Embassy of India
Abu Dhabi, U.A.E.

10 AUG 2022

करल - ५
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I ACCEPT THE ABOVE POWER

(MR. FALGUN JAYSINH NEGANDHI) LHTI PHOTO

NOTARY
Name:
ANSARI SHAKEEL
Area MUMBAI
Regn. No.: 8060
Exp. Dt. 22-06-2025
GOVT. OF INDIA

BEFORE ME

ANSARI SHAKEEL
NOTARY
GOVT. OF INDIA

Notarial Register No 42
Regn No 278 Date 7 SEP 2022

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२८६५	३००	५००
२०२२		

घोषणापत्र

मी Falgun Jaysinh Vegandhi यादवारे घोषित करतो की, दुय्यम निबंधक KRL 05 यांचे कार्यालयात Development agreement या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे श्री Prathmesh Jaysinh Vegandhi व इ. यांनी दि. 07/09/2022 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी,सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत 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 रददबातल ठरलेले नाही.सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णत: सक्षम आहे. सदरचे कथेन चुकीचे आढळून आल्यास,नोंदणी अधिनियम,1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक 20/09/22

कुलमुखत्यारपत्रधारकाचे नाव
व सही

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२०२२		

520/11607 पावती Original/Duplicate
Thursday,June 09 ,2022 नोंदणी क्र. :39म
9:31 AM Regn.:39M

पावती क्र.: 12226 दिनांक: 09/06/2022

सादरकर्त्याचे नाव: घाटकोपर
दस्तऐवजाचा अनुक्रमांक: कार5-11607-2022
दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: रेखा रमणी तोलिया

नोंदणी फी	₹. 100.00
दस्त हाताळणी फी	₹. 280.00
पृष्ठांची संख्या: 14	
एकूण:	₹. 380.00

DELIVERED

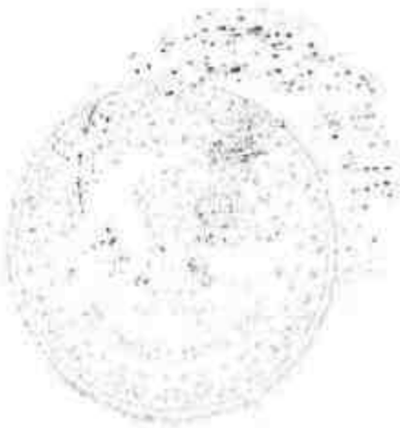
बाजार मुल्य: ₹.1 /-
मोबदला ₹.0/-
भरलेले मुद्रांक शुल्क : ₹. 500/-

सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)

1) देयकाचा प्रकार: DHC रक्कम: ₹.280/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2603202210447 दिनांक: 09/06/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: ₹.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015437138202122E दिनांक: 09/06/2022
बँकेचे नाव व पत्ता:
R R Tolia

6/9/2022

[illegible]



करल - ५
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करल - ५
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CHALLAN
MTR Form Number-6

RN MH015437133202122E	BARCODE	Date 26/03/2022-15:05:19	Form ID

enartment Inspector General Of Registration		Payer Details	
Stamp Duty ype of Payment Registration Fee		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AANPT5630N
ffice Name KRL2_JT SUB REGISTRAR KURLA NO 2		Full Name	MRS REKHA RAJNI TOLIA
ocation MUMBAI			
ear 2021-2022 One Time		Flat/Block No.	FLAT NO 502 7TH FLOOR
Account Head Details	Amount In Rs.	Premises/Building	
30045501 Stamp Duty	500.00	Road/Street	VIMAL NATH M P VAIDYA MARG
30063301 Registration Fee	100.00	Area/Locality	GHATKOPAR
		Town/City/District	
		PIN	4 0 0 0 7 7
		Remarks (If Any)	
		PAN2=ACKPT6631Q~SecondPartyName=MS KAVITA RAJNI TOLIA~	
		Amount In Words	Six Hundred Rupees Only
tal	600.00		

yment Details BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02202292022032609037	129644118
eque/DD No.		Bank Date	RBI Date	26/03/2022-15:05:19	Not Verified with RBI
ne of Bank		Bank-Branch		BANK OF INDIA	
ne of Branch		Scroll No. , Date		Not Verified with Scroll	

artment ID :
TE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9619298192
र चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू
.

R.R. Tolia

K.N. Tolia

Print Date 26-03-2022 03:06:07

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Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	2603202210447	Date	26/03/2022

Received from MRS REKHA RAJNI TOLIA, Mobile number 9619298192, an amount of Rs.280/- towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District.

Payment Details

Bank Name	BKID	Date	26/03/2022
Bank CIN	[illegible]2022032608113	REF No.	129650267

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

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Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2603202210447	Receipt Date	09/06/2022

Received from MRS REKHA RAJNI TOLIA, Mobile number 9619298192, an amount of Rs.260/-, towards Document Handling Charges for the Document to be registered on Document No. 11607 dated 09/06/2022 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.

DEFACED
₹ 280
DEFACED

Payment Details

Bank Name	BKID	Payment Date	26/03/202
Bank CIN	10004152022032608113	REF No.	129650267
Deface No	2603202210447D	Deface Date	09/06/20

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

THE SEAL OF THE SUB REGISTRAR KURLA-5 MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB REGISTRAR KURLA-5 MUMBAI SUBURBAN DIST. (BANDRA)

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CHALLAN
MTR Form Number-6

GRN MH015437135202122E	BARCODE	Date 26/03/2022-15:05:19	Form ID 45[illegible]

Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty / Registration Fee		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AAHPT5630N
Office Name [illegible] KURLA NO 2		Full Name	MRS REKH[illegible]
Location [illegible]			
Year 2021-2022 One Time		Flat/Block No.	FLAT N[illegible] 7TH FLOOR
Account Head Details	Amount In Rs.	Premises/Building	
0030[illegible] Stamp Duty	500.00	Road/Street	VIMALNA[illegible]
0030[illegible] Registration Fee	100.00	Area/Locality	GHATKOPAR EAST [illegible]
		Town/City/District	
		PIN	4 0 0 0 7 7
		Remarks (If Any)	
		PAN2=ACKPT6631O~SecondPartyName=MS KAVITA RAJNI TOLIA~	
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

DEFACED
₹600.00
DEFACED

Payment Details	BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02202282022072606037	129644118
Cheque/DD No.		Bank Date	RBI Date	26/03/2022-15:09:04	28/03/2022
Name of Bank		Bank-Branch		BANK OF INDIA	
Name of Branch		Scroll No. , Date		350 , 28/03/2022	

Mobile No. : 9619298192

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

Signature Not Verified
Digitally signed by CS VIRTUAL TREASURY MUMBAI 03
Date: 2022.05.09 09:34:29 IST
Reason: GRAS Secure Document
Location: India

Challan Defaced Details

Sr. No.		Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-520-11607	0001601481202223	09/05/2022-09:31:02	IGR561	100.00
2	(IS)-520-11607	0001601481202223	09/05/2022-09:31:02	IGR561	500.00
			Total Defacement Amount		600.00

Print Date 09-05-2022 09:34:29

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THE SUB REGISTRAR KURLA-5 MUMBAI SUBURBAN DIST. (BANDRA)

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I, MRS. REKHA RAJNI TOLIA (AADHAR NO – 2019 7914 3324) (PAN NO – AANPT5630N) of Mumbai, Indian Inhabitant, aged 79 years, having her address at 702, Vimalnath, Dr. M.P.Vaidya Marg, Ghatkopar – East, Mumbai, Maharshtra – 400 077, do hereby **SEND GREETINGS:**

R.R. Tolia K.N. Tolia

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1. I am the owner/lawful tenant of several immovable properties in India in my name.

2. I am often required to sign, seal, execute, notarize, and attend the office of the concerned Joint/Sub-Registrar/s of assurances to lodge various documents pertaining to my immovable properties for registration and to admit the execution and registration thereof.

3. I am a senior citizen aged 79 years and I am suffering from various ailments and I am not in a position to sign, seal, execute, notarize, and physically attend the office of the concerned Joint/Sub-Registrar/s of assurances to lodge documents pertaining to my immovable properties and to admit execution and registration thereof.

4. Accordingly, I am desirous of appointing **MS. KAVITA RAJNI TOLIA** (my daughter) as my duly constituted attorney to sign, seal, execute, notarize various documents pertaining to my immovable properties for registration on my behalf with the concerned Joint/Sub-Registrar/s of Assurances and to admit the execution and registration thereof.

NOW KNOW YE AND BY THESE PRESENTS WITNESSETH THAT I, MRS. REKHA RAJNI TOLIA, do hereby nominate, constitute and appoint, my daughter **MS. KAVITA RAJNI TOLIA,** of Mumbai, Indian Inhabitant, having his address at C/o Mrs. Rekha Rajni Tolia, 702, Vimalnath, Dr. M.P.Vaidya Marg, Ghatkopar – East, Mumbai, Maharshtra – 400

R. R. Tolia

KMSolia