Flat No 26

करल • ५		
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भारत सरकार
GOVERNMENT OF INDIA



जयसुखलाल केशवलाल गोडा
Jaysukhlal Keshvlal Goda
जन्म वर्ष / Year of Birth 1938
पुरुष / Male

7884 0708 1297

आधार — सामान्य माणसाचा अधिकार

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

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: S/O केशवलाल गोडा, टिळक रोड, रूम.२३९ केशव किरण बिल्डिंग २, राजावाडी म.को. मुंबई, महाराष्ट्र, 400077

Address: S/O Keshvlal Goda, Tilak road, room no26 Kesash Kiran building 2, Rajawadi S.O. Mumbai Maharashtra, 400077

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

करल - ५

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



JAYSUKHLAL KESHAVLAL GODA

KESHAVLAL JAVERCHAND GODA

27/05/1938

Permanent Account Number

AHJPG1898E



Sig Nature

THE MUMBAI SUBURBAN



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTIISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाए :
आयकर पैन सेवा यूनीट, UTIISL
प्लाट नं: ३, सेक्टर ११ , सी.बी.डी.बेलापूर,
नवी मुंबई-४०० ६१४.

Flat No 26

करल - ५		
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२०२२		

भारत सरकार
GOVERNMENT OF INDIA



विपुल जयसुखलाल गोडा
Vipul Jaysukhlal Goda
जन्म वर्ष / Year of Birth : 1969
पुरुष / Male

2833 3309 4259

आधार — सामान्य माणसाचा अधिकार

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

V Goda

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: S/O जयसुखलाल गोडा, लायन्स गार्डन समोर, २/२६ कैलासकिरण ए विंग, टिळक रोड, घाटकोपर इस्ट, मुंबई, महाराष्ट्र 400077

Address: S/O Jaysukhlal Goda, opp. lion's garden, 2/26 Kailashkiran A-wing, tilak road Ghatkopar East, Mumbai, Maharashtra, 400077

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

करल - ५

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स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AABPG3570E



नाम /NAME

VIPUL JAYSUKHLAL GODA

पिता का नाम /FATHER'S NAME

JAYSUKHLAL KESHAVLAL GODA

जन्म तिथि /DATE OF BIRTH

17-05-1969

हस्ताक्षर /SIGNATURE

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

Vshoda

कार्ड के खो / मिल जाने पर कृपा जारी करने वाले
प्राधिकारी को सूचित / वापस कर दें
आयकर निदेशक (पद्धति)
ए. आर. ए. सेन्टर, भूतल
ई-२, झण्डेवालान एक्सटेन्शन
नई दिल्ली - 110 055

In case this card is lost/found, kindly intimate/return to
the issuing authority :
Director of Income Tax (Systems)
ARA Centre, Ground Floor
E-2, Jhandewalan Extn.
New Delhi - 110 055

Flat No 26

करल - 4
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THE Kailas Kiran NO. 2 CO-OPERATIVE HOUSING SOCIETY LIMITED

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

BOM/HSG/3968 of 1973

No. 26

Authorised Share Capital Rs. 250=00 Divided into 5 Shares each of Rs. 50/- only

Member's Register No. 49

THIS IS TO CERTIFY that Shri/Smt. Grakash Bubalal Shah

of Block No. 26 is the Registered Holder of [5] Shares from No. 126

to 130 of Rs. 250=00 [ ]

in THE Kailas Kiran NO. 2 CO-OPERATIVE HOUSING SOCIETY LTD.

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 21st day of July 2008 .. 198

[signature] Chairman

Rajesh Rathod Hon. Secretary

[signature] Member of the Committee

KAILAS KIRAN NO. 2 CO-OP. HSG. SOCIETY LTD.
20, Tilak Road, Ghatkopar-E, Bombay-400 077.

P. T. O.

Memorandum of the Transfers of the within mentioned Shares

Sr.No. of Transfer	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.
1	2	3	4	5
	29/10/2010	Vipul J. Goda Manisha V. Goda Jayrushlal K. Goda	~~55~~ 49 dll.	55
	Chairman	Hon. Secretary		Patel D.N Committee Member
2	Chairman	Hon. Secretary		Committee Member
3	Chairman	Hon. Secretary		Committee Member
4	Chairman	Hon. Secretary		Committee Member
5	Chairman	Hon. Secretary		Committee Member

KAILAS KIRAN NO. 2, CO-OP. HSG. SOCIETY LTD.
20, Tilak Road, Chatkopar East, BOMBAY-77.
14/11/10

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9C043 | 266 | 300
2022

F 100 No. 22.

करल - ५
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The State of Maryland

Office of the Secretary of State

his Apostille is not valid for use anywhere within the United States of America, its territories or possessions.

This Apostille does not certify the content of the document for which it is issued.

Apostille

(Convention de La Haye du 5 Octobre 1961)

1. Country: United States of America
   This public document
2. has been signed by **Debra J. Burch**.
3. acting in the capacity of **Clerk of St. Mary's County**
4. bears the seal/stamp of the **Circuit Court for St. Mary's County**

Certified

5. at Annapolis, Maryland
6. the **15th day of August, 2022**
7. by The Secretary of State of Maryland
8. No. 609152
9. Seal

10. Signature

John C. Wohlmuth

Secretary of State

FIVE HUNDRED RUPEES

सौ रुपये

Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ BN 532829

करल - ५

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25 AUG 2022

प्रधान मुद्रांक कार्यालय, मुंबई
प्र. मु. वि. क्र. ८००००००४
5 10 MAY 2022
सक्षम अधिकारी
श्रीमती. एस. व्हि. मसूरकर

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, **Dr. Ila V. Shah**, aged [illegible] years, holding an American Passport, a resident of the United States of America residing 40734, PARLETT MORGAN ROAD, MECHANICSVILLE STM-MD 20659, United States of America do hereby **SEND GREETINGS:**

WHEREAS The Kailash Kiran 2 Co-Op. Hsg. Society Ltd. ("**said Society**") is sufficiently seized and possessed of all that piece and parcel of land or ground admeasuring 1782 sq. yards equivalent to 1475 sq. meters or thereabouts and as per Property Card 1405.50 sq. mtrs. or thereabouts, being plot of land bearing Plot No. 20, bearing CTS No. 595B of Village- Ghatkopar Kirol, Taluka, Kurla, along with a building known as 'Kailash Kiran No. 2' ("**said Building**")

Patricia A. Wathen
Notary Public
State of Maryland
My Commission expires 10-01-22

जोडपत्र - २ Annexure - II

मुद्रांक विक्री नोंद वही अनु. क्रमांक/दिनांक	Power of Attorney
दस्ताचा प्रकार	
दस्त नोंदणी करणार आहेत	YES/NO
मिळकतीचे वर्णन	
मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता	Ila N. Shah - USA
दस्ती आरोग्यास लागणारे नाव व पत्ता	Parth - Mehra - Ulwe am
दुसऱ्या पक्षकाराचे नाव	Ketan Nagindas Shah - Ulwe am
मुद्रांक शुल्क रक्कम	SWL
मुद्रांक विकत घेणाऱ्याची सही	
मुद्रांक विक्रेत्याची सही	

परवाना क्रमांक : [illegible]
[illegible] श्री. [illegible] जी. दवे
[illegible] कुंज, [illegible] लेन, [illegible] (पूर्व),
मुंबई - ४०० [illegible].

[illegible] मुद्रांक [illegible] मुद्रांक [illegible] आहे.

11 MAY 2022

11 MAY 2022

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

standing thereon occupied by respective members of the said Society, lying and being at Tilak Road, Opp. Sindhu Wadi, Ghatkopar (E), Mumbai- 400 077 in the registration district and sub-district of Mumbai City and Mumbai Suburban, hereinafter collectively referred to as the "**said Property**" and more particularly described in the **FIRST SCHEDULE** written hereunder.

WHEREAS I am a member of the said Society and by virtue thereof, I am the owner of, and sufficiently seized and possessed of, the residential flat bearing Flat No. 22 ("**said Flat**") of the said Building known as "Kailash Kiran No. 2" together with 5 (Five) fully paid-up shares of Rs. 50/- each having the total cumulative face value of Rs. 250/- bearing distinctive Nos. 106 to 110 *(both inclusive)*, under Share Certificate bearing No. 22 dated 30th June 1975 ("**said Shares**") issued by the said Society; the said Shares and the said Flat are hereinafter collectively referred to as the "**said Premises**" and more particularly described in the **SECOND SCHEDULE** written hereunder.

AND WHEREAS the said Building being old and in dilapidated condition, the said Society proposed to develop/ re-develop the said Property under the prevailing Development Control Regulations 2034 and/ or such other regulations.

AND WHEREAS, the said Society has resolved to grant development rights to M/S SHREE SAI REALTORS ("**said Developers**") in respect of the said Property described in the First Schedule hereunder written on terms and conditions as mutually agreed between the said Society and the said Developers.

AND WHEREAS, because I reside in the United States of America and considering my age, it will not be possible for me to personally remain present to admit execution of the Development Agreement and/or the Agreement to Provide Alternate Accommodation and/or all other incidental documents, affidavits, consents, undertakings, writings etc. to be executed by me or which

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करल - ९
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may be required to be executed before the Office of the Sub-Registrar concerned or the notary public for the re-development of the said Property and/ or to obtain permanent alternate accommodation in lieu of the said Flat. I am, therefore, desirous of appointing my nephew, Mr. Ketan Nagindas Shah, as my true and lawful Attorney to represent me before the Office of the Sub-Registrar concerned or the notary public and/ or to sign and admit execution of the Development Agreement and/or the Agreement to Provide Alternate Accommodation and/or all other incidental documents, affidavits, consents, undertakings, writings etc. to be executed by me in respect of re-development of the said Property and/ or to obtain permanent alternate accommodation in lieu of the said Flat on my behalf and in my name and further to do all or any of the following acts, deeds or things in my name as may be required.

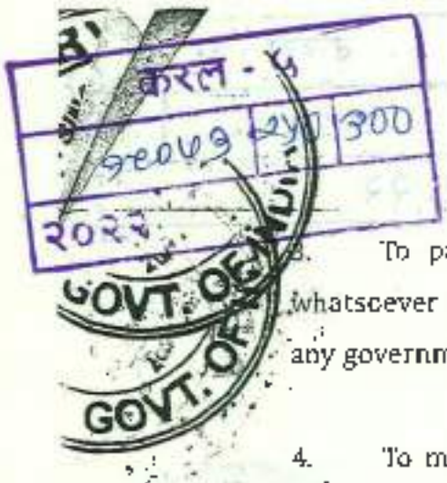


NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH that I, Dr. Ila V. Shah do hereby nominate, constitute and appoint my nephew, **Mr. Ketan Nagindas Shah**, (hereinafter referred to as "**the said Attorney**") to be my true and lawful Attorney for me, in my name and on my behalf to do all and/or any of the following acts, deeds, matters and things and exercise all powers and authorities hereinafter, that is to say:

1. To sign and/ or represent me and/ or admit execution before the Office of the Sub-Registrar of Assurance concerned or before any notary public, the Development Agreement and/or the Agreement to Provide Alternate Accommodation and/or all other incidental documents, affidavits, consents, undertakings, writings etc. to be executed by me in respect of the re-development of the said Property and/ or to obtain permanent alternate accommodation in lieu of the said Premises on my behalf.

2. To deal with negotiate, correspond and to appear and represent me before the said Society, MCGM, any other local authority, court of law, judicial/ quasi-judicial body and/ or any government bodies in connection with the said Premises and/ or re-development of the said Property.

Patricia A. Wathen
Patricia A. Wathen
Notary Public
State of Maryland
10-01-23



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3. To pay all taxes, rates, charges, expenses or any other outgoings whatsoever payable in respect of the said Premises to the said Society or to any government or local authority.

4. To manage, supervise, look after and administer the re-development process of the said Property and ensure compliance of the covenants, terms and conditions set out in the Development Agreement and/ or the Agreement to Provide Alternate Accommodation in respect of the said Premises.



5. To make applications for obtaining gas connections, electric supply, internet/ phone cables and other incidental amenities and utilities which may be required and to accept possession of new flat, sign and execute any deed of receipt/ letter, file nominations etc. in this regard on my behalf.



6 To receive or pay any or all statutory sums of money as may be receivable or payable by me in respect of the said Premises, which is presently due or at any time hereafter may become due, and arising or belonging to me or by virtue of any change in the provisions of law and/or due to any reasons whatsoever; **however,** it is clarified that the rent/ displacement compensation and all other sums receivable from the said Developers/ Society in lieu of the temporary alternate accommodation or in connection with the re-development of the said Property shall be directly credited into my account.

7. To commence, prosecute, defend and/ or oppose all actions and/ or legal proceedings that may be required to be filed by or against me in respect of the said Premises and/ or to settle, withdraw, adjust, compound, submit to arbitration and/ or compromise any such legal proceedings and to accept service of any summons or other legal process or notices and to represent me before the court of law, any judicial/ quasi-judicial body and/ or any government bodies, if so required and for that purpose, to engage pleaders, advocates, counsels or attorneys and to sign Vakalathama and declare and

Patricia A. Wathen
Patricia A. Wathen
Notary Public
State of England
My Commission Expires 18-01-22

affirm all Plaints, written statements, applications, petitions, affidavits and other necessary documents in my name and to appear before any judicial Magistrate, Revenue or other officer empowered by law to hear and settle proceedings, if the same pertains to the said Premises and/or the said Shares and to receive notices in respect of the said Premises and send replies/representations thereto on my behalf.

8. To enter into, execute, sign, seal and deliver, acknowledge, register any agreement, deed, document or writing for and in connection with the re-development of the said Property or any part thereof and relating to the said Premises (and/ or the permanent alternate accommodation to be provided to me in lieu thereof), which may, in the opinion of the said Attorneys (in consultation with me), be necessary or required for effectuating all or any of the purposes aforesaid and for all or any of the purpose set out in the Development Agreement and/or the Agreement to Provide Alternate Accommodation (when executed).

9. To present any further document, if required and executed by me, pertaining to the said Premises, for registration and to admit execution of such documents before the concerned Sub-Registrar of Assurances.

10. IN GENERAL, to do all such acts, deeds, matters and things that said Attorney shall lawfully deem, fit and proper to do in connection with the re-development of the said Property and/ or dealing with the said Premises and protecting my interest therein.

AND I hereby authorize the said Attorneys to appoint one or more substitute or substitutes in their place and stead giving all or any of the powers granted hereby and/or with the similar powers to such substitute or substitutes and to remove such substitute or substitutes and to appoint any other substitute or substitutes in his place and stead, upon prior intimation to me.

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AND we hereby declare that this Power of Attorney shall be irrevocable AND FURTHER we hereby agree to ratify and confirm all and whatsoever the said Attorneys shall lawfully do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF I, Dr. Ila V Shah have HERETO SET AND SUBSCRIBED my respective hand at USA on this ____ day of May 2022.

THE FIRST SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of land or ground admeasuring 1782 sq. yards equivalent to 1475 sq. meters or thereabouts and as per Property Card 1405.50 sq. mtrs. or thereabouts, bearing Final Plot No. 20 of Town Planning Scheme III of Ghatkopar, bearing CTS No.5958 of Village- Ghatkopar Kirol, Taluka, Kurla, along with a building known as 'Kailash Kiran No. 2' standing thereon comprising of ground plus 4 upper floors having 26 residential flats and 4 garages situate, lying and being at Tilak Road, Opp. Sindhu Wadi, Ghatkopar (E), Mumbai- 400 077 in the registration district and sub-district of Mumbai City and Mumbai Suburban.

THE SECOND SCHEDULE ABOVE REFERRED TO:

Residential flat bearing Flat No. 22 of the said Building known as "Kailash Kiran 2" together with 5 (Five) fully paid-up shares of Rs. 50/- each having the total cumulative face value of Rs. 250/- bearing distinctive Nos. 106 to 110 *(both inclusive)* under Share Certificate bearing No. 22 dated 30th June 1975 issued by the said Society.

Photograph / Signature of Mrs. Ila V Shah
Verified as per US Passport No. 521 50873
Issued at US DOS 21 Jun 2014

SIGNED and DELIVERED by the Withinnamed
Dr. Ila V. Shah

(Signature, left thumb impression and photo of the Grantor)



Anup Kumar Srivastava
Second Secretary (Consular & Passport)
Embassy of India
Washington DC

AUG 16 2022

WAS/CONSULS/14024/22
S.No. 4024
Seen in the Consular Section of the Embassy of India, Washington DC on this 1 day of Aug 2022

Patricia A. Warren
Notary Public
State of Maryland
My Commission Expires 10-01-22

Patricia A. Warren
Notary Public
State of Maryland
My Commission Expires 10-01-22

करल - ५

९EDU३ [illegible] ३००

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SPECIMEN SIGNATURE OF ATTORNEY:

Mr. Ketan Nagindas Shah)

)

)

)

IN THE PRESENCE OF ....)

1.

2.

Before me

BEFORE ME

Y. P. SINGH
B.Com. LL.B.
NOTARY GOVT. OF INDIA
Regn. No. 15636
R/O. 29/17, A. H. Marg, Gr.-17,
Near Shivsena Office, Powai Road,
Surya Nagar, Vikhroli (W), Mumbai-83

Noted & Registered
Serial No. 334
Page No. 86
Reg. No. 06
Date 25/08/22

25 AUG 2022

Xerox True Copy

Y. P. SINGH
B.Com. L.L.B.
NOTARY GOVT. OF INDIA
Regn. No. 15636
R/O. 29/17, A.H. Marg, Gr.-17,
Near Shivsena Office, Powai Road,
Surya Nagar, Vikhroli (W), Mumbai-83.

25 AUG 2022

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करल - ५
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GOVT. OF INDIA

****

DATED THIS ____ DAY OF May 2022

****

From:

Dr. Ila V. Shah

To:

Mr. Ketan Nagindas Shah



POWER OF ATTORNEY

1

करल - ५		
१९०७३	२५५	१००
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घोषणापत्र

मी KETAN NAVINDAS SHAH याद्वारे घोषित करतो की, दुय्यम निबंधक KRL-05 यांचे कार्यालयात DEVELOPMENT AGREEMENT या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.श्री ILA V. SHAH व इ. यांनी दि. 16.08.2022 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 गयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही.सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास,नोंदणी अधिनियम,1908 चे कलम, 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक 27/09/2022

कुलमुखत्यारपत्रधारकाचे नाव
व सही

करल - ५		
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करल - ५		
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२०२२		

"FORM NO. 60 *(See second proviso to rule 1)*

Form for declaration to be filed by an individual or a person (not being a company or firm) who does not have a permanent account number and who enters into any transaction specified in rule 114B

1	First Name: I L A	2	Date of Birth/ Incorporation of declarant: 1 3 1 1 1 9 4 3
	Middle Name: V		
	Surname: S H A H		
	Father's Name (in case of individual):		
	Middle Name:		
	Surname:		
4	Flat/ Room No.: 40734	5	Floor No.:
6	Name of premises: Paulett Morgan Road	7	Block Name/No.:
8	Road/ Street/ Lane:	9	Area/ Locality: Mechanicsville
10	Town/ City:	11	District:
12	State: MD		
13	Pin code: 20659	14	Telephone Number (with STD code):
15	Mobile Number: 001-301-904-3496		
16	Amount of transaction (Rs.):	18	In case of transaction in joint owner, number of persons involved in the transaction:
17	Date of transaction: D D M M		
19	Mode of transaction: ☐ Cash, ☐ Cheque, ☐ Card, ☐ Draft/Banker's Cheque, ☒ Online transfer, ☐ Other		
20	Aadhaar Number issued by UIDAI (if available): PAN port No. 521500873		
21	If applied for PAN and it is not yet generated enter date of application and acknowledgement number: D D M M		
22	If PAN not applied, fill estimated total income (including income of spouse, minor child etc. as per section 64 of Income-tax Act, 1961) for the financial year in which the above transaction is held		
	a) Agricultural income (Rs.)		
	b) Other than agricultural income (Rs.)		

23	Details of document being produced in support of identity in Column 1 *(Refer Instruction overleaf)*	Document code	Document identification number	Name and address of the authority issuing the document
24	Details of document being produced in support of address in Columns 4 to 13 *(Refer Instruction overleaf)*	Document code	Document identification number	Name and address of the authority issuing the document

Verification

I, I L A V SHAH do hereby declare that what is stated above is true to the best of my knowledge and belief. I further declare that I do not have a Permanent Account Number and my/ our estimated total income (including income of spouse, minor child etc. as per section 64 of Income-tax Act, 1961) computed in accordance with the provisions of Income-tax Act, 1961 for the financial year in which the above transaction is held will be less than maximum amount not chargeable to tax.

Verified today, the 27th day of Sep. 20 22

Place: Chembur

For I L A Shah

(Signature of declarant)

P.A.

Note:

1. Before signing the declaration, the declarant should satisfy himself that the information furnished in this form is true, correct and complete in all respects. Any person making a false statement in the declaration shall be liable to prosecution under section 277 of the Income-tax Act, 1961 and on conviction be punishable,-

(i) in a case where tax sought to be evaded exceeds twenty-five lakh rupees, with rigorous imprisonment which shall not be less than six months but which may extend to seven years and with fine.


We the People
PASSPORT
PASSEPORT
PASAPORTE
USA
UNITED STATES OF AMERICA
P
USA
521500873
SHAH
ILA V
UNITED STATES OF AMERICA
13 Nov 1963
INDIA
21 Jun 2014
20 Jun 2024
SEE PAGE 27
F
United States
Department of State
USA
P<USASHAH<<ILA<V<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<
5215008737USA4311131F2406204262491336<164748


PASSPORT
PASSEPORT
PASAPORTE
USA
UNITED STATES OF AMERICA
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USA
521500873
SHAH
ILA V
UNITED STATES OF AMERICA
13 Nov 1963
INDIA
21 Jun 2014
20 Jun 2024
SEE PAGE 27
P<USASHAH<<ILA<V<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<
5215008737USA4311131F2406204262491336<

करते • ५
2022

करल - ५
Flat No. 8063 | 2YE | 3W
२०२२

भारतीय गैर न्यायिक
भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2021 ◐ BM 575276

NOTARY H. A. RAJGOR Ghatkopar (W) Mumbai (M&H.) Regn. No. 15761 Date of Expiry 05-12-2024 GOVT. OF INDIA

प्रधान मुद्रांक कार्यालय, मुंबई
प. मु. वि. क्र. ८००००२०
31 MAY 2022
सक्षम अधिकारी

SPECIAL POWER OF ATTORNEY

From:

MRS. TEJAL KETAN SHAH

In favour of:

MR. VIDHAN RAJESH MEHTA

जोडपत्र - २ Annexure - II

मुद्रांक विक्री नोंद वही अनु. क्रमांक/दिनांक (Serial No./Date)	986
दस्ताचा प्रकार (Nature of document)	P.O.A
दस्त नोंदणी करणार आहेत का ? (Whether it is to be registered)	YES/NO
मिळकतीचे थोडक्यात वर्णन - (Property Description in brief)	
मुद्रांक विकत घेणाऱ्याचे नाव व सही (Stamp Purchaser's Name & Signature)	Tejal K. Shah
हस्ते असलेल्या त्यांनी [illegible] (If through other [illegible] Name Address & Signature)	Mm77
दुसऱ्या पक्षकाराचे नाव (Name of [illegible] Party)	Vidhan R Mehta
मुद्रांक [illegible] (Stamp Duty [illegible])	
[illegible]	
[illegible]	

3 JUN 2022

3 JUN 2022

पारती वसंत बोधमारे

परवाना क्रमांक : ८०००१२०

मुद्रांक विक्रीचे ठिकाण/पत्ता : इंडियन ऑफ इंडिया मल्टि स्टेट मल्टि पर्पस् को-ऑपरेटिव्ह सोसायटी लि. हाई कोर्ट, एक्स्टेंशन बिल्डिंग, सातवा मजला, गाळा नं. २४ फोर्ट, मुंबई - ४०० ०३२.

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

I. OTA
H. A. RAJG
Bhatkopar (W
Mumbai (MAH
Regn. No. 157
Date of Expir
05.12.2024
GOVT. OF

THE SEAL OF THE SUB REGISTRAR MUMBAI SUBURBAN

२०२२		
०७०२६	०८	
कलम - ५		

करल - ५
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SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, **Tejal Ketan Shah**, aged 49 year, holding Indian Passport and PAN No. AAEPK3269P, having my permanent residence at Flat No. 8, 2nd floor, Kailash Kiran Co-Op Housing Society Ltd, Plot No. 20 of T.P.S III of Ghatkopar, near Tilak Road, Ghatkopar East, Mumbai- 400077 and presently residing at the United States of America having address at 11044, Bigelow CR, Cerritos, CA - 90703, do hereby SEND **GREETINGS:**

WHEREAS **The Kailash Kiran 2 Co-Op. Hsg. Society Ltd. ("said Society")** is sufficiently seized and possessed of all that piece and parcel of land or ground admeasuring 1782 sq. yards equivalent to 1475 sq. meters or thereabouts and as per Property Card 1405.50 sq. mtrs. or thereabouts being plot of land bearing Plot No. 20, bearing CTS No. 5958 of Village-Ghatkopar Kirol, Taluka, Kurla, along with a building known as 'Kailash Kiran No. 2' **("said Building")** standing thereon occupied by respective members of the said Society, lying and being at Tilak Road, Opp. Sindhu Wadi, Ghatkopar (E), Mumbai- 400 077 in the registration district and sub-district of Mumbai City and Mumbai Suburban, hereinafter collectively referred to as the **"said Property"** and more particularly described in the **FIRST SCHEDULE** written hereunder.

WHEREAS I am a provisional member of the said Society and by virtue thereof, I am sufficiently seized and possessed of, the residential flat bearing Flat No. 8 **("said Flat")** and Garage bearing Garage No. 3 (said **"Garage"**) of the said Building known as **"Kailash Kiran No. 2"** together with 5 (Five) fully paid-up shares of Rs. 50/- each having the total cumulative face value of Rs. 250/- bearing distinctive Nos. 36 to 40 *(both inclusive)* under Share Certificate bearing No. 8 dated 30th June 1975 **("said Shares")** issued by the said Society; the said Shares, said Garage and the said Flat are hereinafter collectively referred to as the **"said Premises"** and more particularly described in the **SECOND SCHEDULE** written hereunder.

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करल - ५
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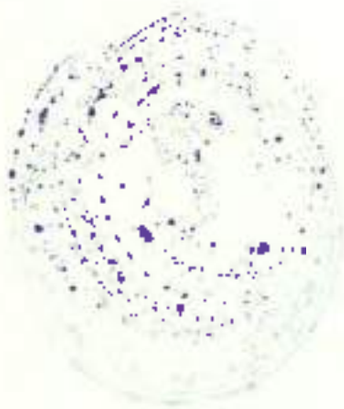
AND WHEREAS the said Building being old and in dilapidated condition, the said Society proposed to develop/ re-develop the said Property under the prevailing Development Control Regulations 2034 and/ or such other regulations.

AND WHEREAS, the said Society has resolved to grant development rights to M/S. SHREE SAI REALTORS ("said Developers") in respect of the said Property described in the First Schedule hereunder written on terms and conditions as mutually agreed between the said Society and the said Developers.

AND WHEREAS, because I presently reside in the United States of America, it will not be possible for me to personally remain present to admit execution of the Development Agreement and/or the Agreement to Provide Alternate Accommodation and/or all other incidental documents, affidavits, consents, undertakings, writings etc. to be executed by me or which may be required to be executed before the Office of the Sub-Registrar concerned or the notary public for the re-development of the said Property and/ or to obtain permanent alternate accommodation in lieu of the said Flat. I am, therefore, desirous of appointing my nephew, Mr. Vidhan Rajesh Mehta, as my true and lawful Attorney to represent me before the Office of the Sub-Registrar concerned or the notary public and/ or to sign and admit execution of the Development Agreement and/or the Agreement to Provide Alternate Accommodation and/or all other incidental documents, affidavits, consents, undertakings, writings etc. to be executed by me in respect of re-development of the said Property and/ or to obtain permanent alternate accommodation in lieu of the said Flat on my behalf and in my name and further, to do all or any of the following acts, deeds or things in my name as may be required.





करल - ५
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NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH that I, Tejal Ketan Shah do hereby nominate, constitute and appoint my nephew, **Mr. Vidhan Rajesh Mehta**, (hereinafter referred to as "**the said Attorney**") [PAN No. AMZPM6088P] to be my true and lawful Attorney for me, in my name and on my behalf to do all and/or any of the following acts, deeds, matters and things and exercise all powers and authorities hereinafter that is to say:

1. To sign and/ or represent me and/ or admit execution before the Office of the Sub-Registrar of Assurance concerned or before any notary public, the Development Agreement and/or the Agreement to Provide Alternate Accommodation and/or all other incidental documents, affidavits, consents, undertakings, writings etc. to be executed by me in respect of the re-development of the said Property and/ or to obtain permanent alternate accommodation in lieu of the said Premises on my behalf.

2. To deal with negotiate, correspond and to appear and represent me before the said Society, MCGM, any other local authority, court of law, judicial/ quasi-judicial body and/ or any government bodies in connection with the said Premises and/ or re-development of the said Property.

3. To pay all taxes, rates, charges, expenses or any other outgoings whatsoever payable in respect of the said Premises to the said Society or to any government or local authority.

4. To manage, supervise, look after and administer the re-development process of the said Property and ensure compliance of the covenants, terms and conditions set out in the Development Agreement and/ or the Agreement to Provide Alternate Accommodation in respect of the said Premises.

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5. To make applications for obtaining gas connections, electric supply, internet/ phone cables and other incidental amenities and utilities which may be required and to accept possession of new flat, sign and execute any possession receipt/ letter, file nominations etc. in this regard on my behalf.

6. To receive or pay any or all statutory sums of money as may be receivable or payable by me in respect of the said Premises, which is presently due or at any time hereafter may become due, and arising or belonging to me or by virtue of any change in the provisions of law and/or due to any reasons whatsoever; however, it is clarified that the rent/ displacement compensation and all other sums receivable from the said Developers/ Society in lieu of the temporary alternate accommodation or in connection with the re-development of the said Property shall be directly credited into my account.

7. To commence, prosecute, defend and/ or oppose all actions and/ or legal proceedings that may be required to be filed by or against me in respect of the said Premises and/ or to settle, withdraw, adjust, compound, submit to arbitration and/ or compromise any such legal proceedings and to accept service of any summons or other legal process or notices and to represent me before the court of law, any judicial/ quasi-judicial body and/ or any government bodies, if so required and for that purpose, to engage pleaders, advocates, counsels or attorneys and to sign Vakalatnama and declare and affirm all Plaints, written statements, applications, petitions, affidavits and other necessary documents in my name and to appear before any Judge, Magistrate, Revenue or other officer empowered by law to hear any suit or proceedings, if the same pertains to the said Premises and/or the said Shares and to receive notices in respect of the said Premises and send replies/ representations thereto on my behalf.



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8. To enter into, execute, sign, seal and deliver, acknowledge, register any agreement, deed, document or writing for and in connection with the re-development of the said Property or any part thereof and relating to the said Premises (and/ or the permanent alternate accommodation to be provided to me in lieu thereof), which may, in the opinion of the said Attorneys (in consultation with me), be necessary or required for effectuating all or any of the purposes aforesaid and for all or any of the purpose set out under the Development Agreement and/or the Agreement to Provide Alternate Accommodation (when executed).

9. To present any further document, if required and executed by me, pertaining to the said Premises, for registration and to admit execution of such documents before the concerned Sub-Registrar of Assurances.

10. IN GENERAL, to do all such acts, deeds, matters and things that said Attorney shall lawfully deem, fit and proper to do in connection with the re-development of the said Property and/ or dealing with the said Premises and protecting my interest therein.

AND I hereby authorize the said Attorneys to appoint one or more substitute or substitutes in their place and stead giving all or any of the powers granted hereby and/or with the similar powers to such substitute or substitutes and to remove such substitute or substitutes and to appoint any other substitute or substitutes in his place and stead, upon prior intimation to me.

AND we hereby declare that this Power of Attorney shall be irrevocable AND FURTHER we hereby agree to ratify and confirm all and whatsoever the said Attorneys shall lawfully do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF I, Tejal Ketan Shah have HERETO SET AND SUBSCRIBED my respective hand at USA on this 8 day of June 2022.





करल - ५
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Sunil Kumar Bhardwaj
Consul
Consulate General of India
San Francisco (USA)

JUL 0 1 2022

THE FIRST SCHEDULE ABOVE REFERRED TO:
(the "said Property")

All that piece and parcel of land or ground admeasuring 1782 sq. yards equivalent to 1475 sq. meters or thereabouts and as per Property Card 1405.50 sq. mtrs. or thereabouts, bearing Final Plot No. 20 of Town Planning Scheme III of Ghatkopar, bearing CTS No.5958 of Village- Ghatkopar Kirol, Taluka, Kurla, along with a building known as 'Kailash Kiran No. 2' standing thereon comprising of ground plus 4 upper floors having 26 residential flats and 4 garages situate, lying and being at Tilak Road, Opp. Sindhu Wadi, Ghatkopar (E), Mumbai- 400 077 in the registration district and sub-district of Mumbai City and Mumbai Suburban.

THE SECOND SCHEDULE ABOVE REFERRED TO:
(the "said Premises")

Residential flat bearing Flat No. 8 and Garage bearing Garage No. 3 of the said Building known as "Kailash Kiran 2" together with 5 (Five) fully paid-up shares of Rs. 50/- each having the total cumulative face value of Rs. 250/- bearing distinctive Nos. 36 to 40 *(both inclusive)* under Share Certificate bearing No. 8 dated 30th June 1975 issued by the said Society.

SIGNED and DELIVERED by the	)	*(Signature, left thumb impression*
Withinnamed	)	*and photo of the Grantor)*
Mrs. Tejal Ketan Shah	)	Tejal- Shah
	)	
	)	
	)	



Tejal- Shah

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of Los Angeles ss.
On 06/08/2022 before me, Ruben Avitia Notary Public, personally appeared Tejal Ketan Shah who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

RUBEN AVITIA
COMM. # 2330748
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Exp. July 23, 2024



करल - ५

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SPECIMEN SIGNATURE OF ATTORNEY:

Mr. Vidhan Rajesh Mehta }

}

}

}

IN THE PRESENCE OF ..... }

1. Vidhan Mehta

2.





Before me

B

H. A. RAJGOR
NOTED & REGISTERED
Sr. No. 535 Page No. 035
Notary Regn. No. 3
Date 01 SEP 2022

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL





करल - ५		
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घोषणापत्र

मी VEDHAN RAJESH MEHTA याद्वारे घोषित करतो की, दुय्यम निबंधक-KRL-5 यांचे कार्यालयात DEVELOPMENT AGREEMENT KA- यां शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.श्री TEJAL KETAN SHAH व इ. यांनी दि. 08/JUN/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 27/9/2021.

कुलमुखत्यारपत्रधारकाचे नाव
व सही



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



करल - ५
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390/16500 **पावती** Original/Duplicate
Friday,September 16 ,2022 नोंदणी कं. :39म
4:48 PM Regn.:39M

पावती क्र.: 17604 दिनांक: 16/09/2022

गावाचे नाव: वाटकोपर
दस्तऐवजाचा अनुक्रमांक: करल3-16500-2022
दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: रीता राजेश मेहता

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 340.00
पृष्ठांची संख्या: 17	
एकूण:	रु. 440.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
5:02 PM ह्या वेळेस मिळेल.

सह दु.निबंधक कुर्ला - 3

सह दुय्यम निबंधक (वर्ग-२)
कुर्ला - ३

बाजार मुल्य: रु.0.0 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 600/-

1) देयकाचा प्रकार: DHC रक्कम: रु.340/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 16092022209515 दिनांक: 16/09/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007845506202223E दिनांक: 16/09/2022
बँकेचे नाव व पत्ता:

Rita Rajesh Mehta

DELIVERED

Egxeiy1pl 9/16/2022



CHALLAN

MTR Form Number-6

GRN	MH007845506202223E	BARCODE	Date 6/09/2022-14:10:56 Form ID 25.2
Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	KRL2_JT SUB REGISTRAR KURLA NO 2	Full Name	Rita Rajesh Mehta
Location	MUMBAI	Flat/Block No.	Flat No. 10, 3rd Floor, Kailash Kiran No 2 CHS Ltd
Year	2022-2023 One Time	Premises/Building	
		Road/Street	Plot No. 20, TPS III, Tilak Road, Ghatkopar East
		Area/Locality	Mumbai
		Town/City/District	
		PIN	4 0 0 0 7 7
		Remarks (If Any)	SecondPartyName=Raje

Account Head Details	Amount In Rs.
0030045501 Stamp Duty	500.00
0030063301 Registration Fee	100.00
Total	600.00

Amount In Words: Six Hundred Rupees Only

Payment Details	INDIAN OVERSEAS BANK
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No	0270045202209165022 6	2022091606576518
Bank Date	RBI Date	16/09/2022-14:11:13	Not Verified with RBI
Bank-Branch		INDIAN OVERSEAS BANK	
Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9892429892

Department ID :

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.

Page 1/1

Print Date 16-09-2022 02:11:15



CHALLAN

MTR Form Number-6

GRN MH007845506202223E	BARCODE	Date 16/09/2022-14:16:06	Form ID 25.2

करल - ५
२०२२

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	KRL2_IT SUB REGISTRAR KURLA NO 2	Full Name	Rita Rajesh Mehta
Location	MUMBAI		
Year	2022 2023 One Time	Flat/Block No.	Flat No. 10, 3rd Floor, Kailash Kiran No. 2 CHS Ltd
Account Head Details	Amount In Rs.	Premises/Building	
0020045501 Stamp Duty	500.00	Road/Street	Plot No. 20, TPS 10, Tilak Road, Ghatkopar East
0030063301 Registration Fee	100.00	Area/Locality	Mumbai
		Town/City/District	
		PIN	4 0 0 0 7
		Remarks (If Any)	
		SecondPartyName=Rajesh Jayantini Mehta	
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

करल - ३
२०२२

DEFACED
₹600.00
DEFACED

Payment Details	INDIAN OVERSEAS BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No	02700452022091650226	202209180576518
Cheque/DC No		Bank Date	RBI Date	16/09/2022-14:11:13	Not Verified with RBI
Name of Bank		Bank-Branch		INDIAN OVERSEAS BANK	
Name of Branch		Scroll No., Date		Not Verified with Scroll	

Mobile No.: 9892429892

Department ID

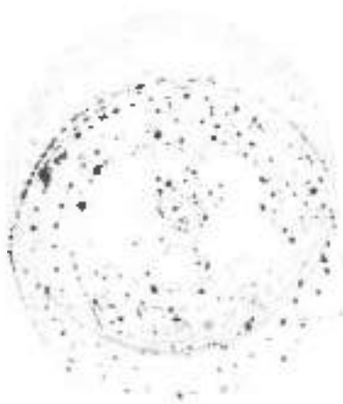
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-390-16500	0003913667202223	16/09/2022-16:48:22	IGR199	100.00
2	(IS)-390-16500	0003913667202223	16/09/2022-16:48:22	IGR199	500.00
			Total Defacement Amount		600.00

Print Date 16-09-2022 04:49:57



करल - ५

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Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1609202209515	Receipt Date	16/09/2022

Received from DHC, Mobile number 9892429892, an amount of Rs.340/-, towards Document Handling Charges for the Document to be registered on Document No. 16500 dated 16/09/2022 at the Sub Registrar office Joint S.R. Kurla 3 of the District Mumbai Sub-urban District.

DEFACED
₹ 340
DEFACED

THE SEAL OF THE SUB-REGISTRAR KURLA-3 ... MUMBAI SUBURBAN DIST. (BANDRA)

Payment Details

Bank Name	sbiepay	Payment Date	16/09/2022
Bank CIN	10004152022091608208	REF No.	2022259[illegible]381076
Defaca No	1609202209515D	Defaca Date	16/09/2022

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

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





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करल - ५		
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SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I, MRS. RITA RAJESH MEHTA aged 62 years, of Mumbai, Indian Inhabitant, having Permanent Account No. AAHPM5906G, residing at Flat No. 10, 3rd Floor, Kailash Kiran No. 2 Co-operative Housing Society Ltd., situated at Plot No. 20, T.P.S. III Tilak Road, Ghatkopar (East), Mumbai 400077 do hereby **SEND GREETINGS:**

WHEREAS:

A. I have seized and possessed of or otherwise well and sufficiently entitled to 50% undivided share in residential flat being Flat No. 10, 3rd Floor, admeasuring about 1813 Sq. Feet equivalent to 168.51 sq. mtrs. (built-up) ("**said Flat**") and Closed Garage No. 1 admeasuring 228 Sq. Feet equivalent to 21.18 sq. mtrs (built-up) ("**said Garage**") along with 5 (five) fully paid-up shares of Rs 50/- each cumulative face value of Rs. 250/- bearing distinctive Nos. 126 to 130 (both inclusive) under Share Certificate bearing No. 59 dated 15th September 2013 ("**said Shares**") issued by Kailas Kiran No. 2 Co-operative Housing Society Ltd., situated at Plot No. 20, T.P.S. III, Tilak Road, Ghatkopar (East), Mumbai 400077, bearing CTS No. 5952 in Village Ghatkopar- Kirol, Taluka Kurla, within the District and Sub-District of Mumbai Suburban and more particularly set out in the SCHEDULE hereunder written. The said Flat, said Garage alongwith the said Shares are hereinafter collectively known as "**said Property**".

B. Since the said Society's building is in an old and dilapidated condition, the said Society is contemplating re-development of the same and accordingly, I would be required to sign, execute and register various re-development related agreements, consents, undertakings, writings etc.

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C. However, since I am planning to travel to the United States of America for some personal commitments, it will not be possible for me to personally remain present to admit execution of the Development Agreement and/or the Agreement to Provide Alternate Accommodation and/or all other incidental documents, affidavits, consents, undertakings, writings etc. to be executed by me or which may be required to be executed before the Office of the Sub-Registrar concerned or the notary public for the re-development of the said Property and/ or to obtain permanent alternate accommodation in lieu of the said Flat. I am, therefore, desirous of appointing my Husband, **Mr. Rajesh Jayantilal Mehta**, as my true and lawful Attorney to represent me before the Office of the Sub-Registrar concerned or the notary public and/ or to sign and admit execution of the Development Agreement and/or the Agreement to Provide Alternate Accommodation and/or all other incidental documents, affidavits, consents, undertakings, writings etc. to be executed by me in respect of re-development of the said Property and/ or to obtain permanent alternate accommodation in lieu of the said Flat on my behalf and in my name and further, to do all or any of the following acts, deeds or things in my name as may be required.

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH that I, **MRS. RITA RAJESH MEHTA** do hereby nominate, constitute and appoint my Husband, **MR. RAJESH JAYANTILAL MEHTA** (hereinafter referred to as **"the said Attorney"**) to be my true and lawful Attorney for me, in my name and on my behalf to do all and/or any of the following acts, deeds, matters and things and exercise all powers and authorities hereinafter, that is to say:

1. To sign and/ or represent me and/ or admit execution before the Office of the Sub-Registrar of Assurance concerned or before any notary public, the Development Agreement and/or the Agreement to Provide Alternate Accommodation and/or all other incidental documents, affidavits, consents, undertakings, writings etc. to be executed by me in

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respect of the re-development of the said Property and/ or to obtain permanent alternate accommodation in lieu of the said Property on my behalf.

2. To deal with negotiate, correspond and to appear and represent me before the said Society, MCGM, any other local authority, court of law, judicial/ quasi-judicial body and/ or any government bodies or re-development in connection with the said Property.

3. To pay all taxes, rates, charges, expenses or any other outgoings whatsoever payable in respect of the said Property to the said Society or to any government or local authority.

4. To manage, supervise, look after and administer the re-development process and ensure compliance of the covenants, terms and conditions set out in the Development Agreement and/ or the Agreement to Provide Alternate Accommodation in respect of the said Property.

5. To make applications for obtaining gas connections, electric supply, internet/ phone cables and other incidental amenities and utilities which may be required and to accept possession of new flat, sign and execute any possession receipt/ letter, file nominations etc. in this regard on my behalf.

6. To receive on my behalf and in my name, the hardship compensation, rent/ monthly compensation, brokerage, shifting charges, etc. to be received from the Developer and/ or receive or pay any sums of money from the Society and/ or any statutory authority as may be receivable or payable by me, which is presently due or at any time hereafter may become due, and arising or belonging to me or by virtue of any change in the provisions of law and/or due to any reasons whatsoever.

करल - ३

To commence, prosecute, defend and/ or oppose all actions and/ or legal proceedings that may be required to be filed by or against me and/ or to settle, withdraw, adjust, compound, submit to arbitration and/ or compromise any such legal proceedings and to accept service of any summons or other legal process or notices and to represent me before the court of law, any judicial/ quasi-judicial body and/ or any government bodies, if so required and for that purpose, to engage pleaders, advocates, counsels or attorneys and to sign Vakalatnama and depose and affirm all Plaints, written statements, applications, petitions, affidavits, and other necessary documents in my name and to appear before any Judge, Magistrate, Revenue or other officer empowered by law to hear any suit or proceedings, if the same pertains to the said Society and/or the said Shares and to receive notices in respect of the said Property and send replies/ representations thereto on my behalf.

To enter into, execute, sign, seal and deliver, acknowledge, register any agreement, deed, document or writing for and in connection with the re-development of the said Property or any part thereof (and/ or the permanent alternate accommodation to be provided to me in lieu thereof), which may, in the opinion of the said Attorneys (in consultation with me), be necessary or required for effectuating all or any of the purposes aforesaid and for all or any of the purpose set out under the Development Agreement and/or the Agreement to Provide Alternate Accommodation (when executed).

9. To present any further document, if required and executed by me, pertaining to the said Property, for registration and to admit execution of such documents before the concerned Sub-Registrar of Assurances.

10. IN GENERAL, to do all such acts, deeds, matters and things that said Attorney shall lawfully deem fit and proper to do in connection with the re-development of the said Property and protecting my interest therein.