POA PART 3

in the proposed new building. Provided Always that even upon this Power of Attorney coming to an end the Indemnity given by the Developer in respect of this Power of Attorney to us shall remain valid and subsisting and binding upon the Developer and the same shall not be affected or prejudiced by reason of this Power of Attorney coming to an end.

54. Notwithstanding anything contained herein, this Power of Attorney shall automatically stand revoked/come to an end upon Transfer by the Developer of the said Property or any part thereof in their name or in the name of Entity unless the Developer or the Entity as the case may be, has, simultaneously with such Transfer, execute in our favour a Deed of Indemnity in form acceptable to us. For the purposes of this clause, "Transfer" shall mean sale, gift, exchange, assignment, transfer, transfer in trust, alienation, lease or disposition of the said Property or any part thereof, or any rights to or interest in the said Property or any part thereof in any manner whatsoever, or entering into any contract or agreement to do any of the foregoing.

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV MUMBAI

IN WITNESS WHEREOF, WE, DEEPA DIGAMBAR SAVANT and JAYDEEP DIGAMBAR SAVANT have set our hands and seals to this Power of Attorney on this 26th day of Sep., 2023.

Dसौ. दीपा सावंत - JS Jaydeep Savant JB

PB

THE SCHEDULE ABOVE REFERRED TO

All those pieces and parcels of leasehold land situate, lying and being Plot No. 163-B, admeasuring 576.96 sq. mtrs or 690 sq.yrds. or thereabouts, and bearing C.S. No. 156-A/10 and New C.S. No.1114, of Matunga Division, together with the three structures standing thereon being the main building known as "Girija Bhuvan", comprising of ground plus three floors, and two closed garages, lying and being and situate at Dr. Babasaheb Ambedkar Road, Vincent Road, Dadar, Mumbai- 400 014.

The said Plot is bounded as follows: -

On or towards South West by : C. S. No. 155 A/10

On or towards South East by : Dr. Babasaheb Ambedkar Road

On or towards North West by : C. S. No. 155 C/10

On or towards North East by : C. S. No. 155 /10 and the common passage

SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-1 ★ MUMBAI ★

SIGNED SEALED AND DELIVERED by the Withinnamed "**Grantors**"

DEEPA DIGAMBAR SAVANT



स्व दीपा सावंत

JAYDEEP DIGAMBAR SAVANT

In the presence of .....

1.

2.



Jaydeep Savant.

बबई - ४

१४६५ | २०/२

22 २०२३





The Specimen Signatures of the said Attorneys

MR. JATIN A. BAFNA

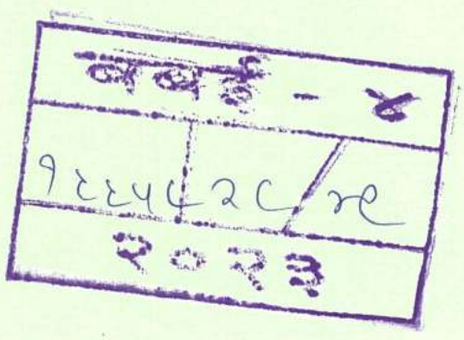


MR. PRIYANK J. BAFNA

Partners of

BAF NA PROPERTIES LLP







****
Dated this day of September 2023
****

Deepa Digambar Savant & Anr

...Grantor

To

Jatin A. Bafna & Anr. ...Attorney

POWER OF ATTORNEY

26/09/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4
दस्त क्रमांक : 16655/2023
नोदंणी :
Regn:63m

गावाचे नाव : माटुंगा

(1)विलेखाचा प्रकार	डेव्हलपमेंट अँग्रीमेंट
(2)मोबदला	78500000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	80069000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :, इतर माहिती: जमीन व बांधकाम ग्राउंड ते तीन मजली ईमारत क्षेत्रफळ 690 चौरस यार्ड म्हणजेच क्षेत्रफळ 576.93 चौरस मीटर,गिरिजा भुवन,प्लॉट नं. 163-बी,डॉ. बाबासाहेब आंबेडकर रोड,व्हिन्सेंट रोड,दादर,मुंबई - 400 014. सह तीन स्ट्रक्चर आणि दोन क्लोज्ड गॅरेज ---------- सी. एस. नं. 156-ए/10 माटुंगा विभाग व इतर माहिती दस्तात नमूद केल्याप्रमाणे PUI: FN1402730190000 ((C.T.S. Number : 156A/10 ;))
(5) क्षेत्रफळ	1) 576.93 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-दीपा दिगंबर सावंत वय:-81; पत्ता:-प्लॉट नं: ब्लॉक नं. 5, माळा नं: 1ला मजला , इमारतीचे नाव: 163/बी, गिरिजा भुवन, ब्लॉक नं: पारसी जिमखान्या समोर, रोड नं: 5, डॉ. बाबासाहेब आंबेडकर रोड, दादर ईस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400014 पॅन नं:-BGTPS4173G 2): नाव:-जयदीप दिगंबर सावंत वय:-47; पत्ता:-प्लॉट नं: ब्लॉक नं. 5, माळा नं: 1ला मजला , इमारतीचे नाव: 163/बी, गिरिजा भुवन, ब्लॉक नं: पारसी जिमखान्या समोर, रोड नं: 5, डॉ. बाबासाहेब आंबेडकर रोड, दादर ईस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400014 पॅन नं:-ANYPS0252M
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-बाफ ना प्रॉपर्टीज एलएलपी तर्फे भागीदार जतीन अशोक बाफना वय:-32; पत्ता:-प्लॉट नं: ऑफिस नं. 2बी, माळा नं: 2रा मजला, इमारतीचे नाव: बाफना मॅन्शन, ब्लॉक नं: गुलालवाडी, रोड नं: 127 किका स्ट्रीट, माधवबाग, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400004 पॅन नं:-AAZFB5506H
(9) दस्तऐवज करुन दिल्याचा दिनांक	26/09/2023
(10)दस्त नोंदणी केल्याचा दिनांक	26/09/2023
(11)अनुक्रमांक,खंड व पृष्ठ	16655/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	4003500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV
सह दुय्यम निबंधक मुंबई शहर क्र. ४ यांचा शिक्का
MUMBAI

बबई - ४
१२६५५ २९/०९
२०२३

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	BAF NA PROPERTIES LLP	eChallan	02300042023091881433	MH008049698202324M	4003500.00	SD	0004504094202324	26/09/2023
2		DHC		0923259322589	1600	RF	0923259322589D	26/09/2023
3		DHC		0923257622540	2000	RF	0923257622540D	26/09/2023
4	BAF NA PROPERTIES LLP	eChallan		MH008049698202324M	30000	RF	0004504094202324	26/09/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV ★ MUMBAI ★

अंधेरी - ४
१२४५ | 30 | २२
२०२३

BAF NA PROPERTIES LLP

LLPIN: ABB-1140

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BODY OF DESIGNATED PARTNERS OF BAF NA Properties LLP AT ITS EXECUTIVE MEETING HELD ON MONDAY, 12TH AUGUST, 2023, AT 5.00 P.M., AT ITS REGISTERED OFFICE, 2B, 2ND FLOOR, BAFNA MANSION, 127, KIKA STREET, GULALWADI, MADHAVBAUG, MUMBAI 400004.

"**RESOLVED THAT** the consent of the Body of Designated Partners be and is hereby accorded to the LLP to execute Development Agreement (DA) with the Landlord Mrs. Deepa Digambar Sawant and Mr. Jaydeep Digambar Sawant for Re-Development of a building known as "Girija Bhuvan", comprising of ground plus three floors, and two closed garages situate at Block No. 5, Vincent Road, Dadar, Mumbai- 400 014.

RESOLVED FURTHER THAT the draft Development Agreement (DA) for Re-Development of a building known as "Girija Bhuvan" comprising of ground plus three floors, and two closed garages situate at Block No. 5, Vincent Road, Dadar, Mumbai- 400 014 placed before the Body of Designated Partners for consideration and initialed by the Chairman for its identification be and is hereby approved, accepted, and taken on record.

RESOLVED FURTHER THAT Mr. Jatin Ashok Bafna (DPIN: 03465894) and/or Mr. Priyank Jayantilal Bafna (06969201) Designated Partners be and are hereby authorize to execute the Development Agreement (DA) on behalf of the LLP and to represent the LLP before the Sub-registrar of Assurance for registration of the said Agreement and to do all such acts, deeds, matters, things and execute and cause to be executed all such other documents, instruments, writing etc. for the above purpose on behalf of the LLP as may be required from time to time.

RESOLVED FURTHER THAT the Certified True Copy of the resolution duly signed by Designated Partner of the LLP be forwarded to the concerned authority."

CERTIFIED TRUE COPY
For BAF NA Properties LLP

1	Mr. Jitendra Babulal Bafna (DPIN: 03039908)	Designated Partner	
2	Mr. Jayesh Babulal Bafna (DPIN: 03056874)	Designated Partner	
3	Mr. Jatin Ashok Bafna (DPIN: 03465894)	Designated Partner	
4	Mr. Priyank Jayantilal Bafna (DPIN: 06969201)	Designated Partner	
5	Mr. Tejas Ashok Bafna (DPIN: 08488879)	Designated Partner	

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-V ★ MUMBAI ★

Place: Mumbai
Date : 12.09.2023

BAF NA Properties LLP ★ MUMBAI ★ LLPIN: ABB-1140

Regd. Office: 2B, 2nd Floor, Bafna Mansion, 127 Kika Street, Gulalwadi, Mumbai 400004.
Tele: 022-23470506/07
Email id: bafnapropertiesllp@gmail.com

आयकर विभाग
INCOME TAX DEPARTMENT

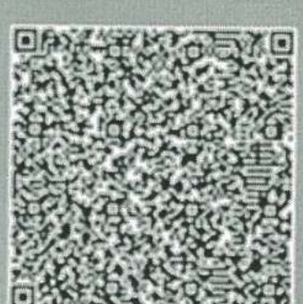
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAZFB5506H

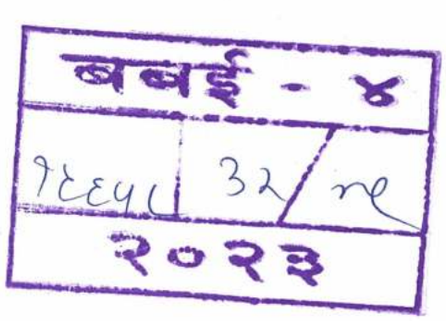
नाम / Name
BAF NA PROPERTIES LLP

निगमन / गठन की तारीख
Date of Incorporation/Formation
24/05/2022









आयकर विभाग
INCOME TAX DEPARTMENT

सत्यमेव जयते

भारत सरकार
GOVT. OF INDIA

DEEPA DIGAMBAR SAVANT

MAHADEV BABJI PALAV

23/05/1942
Permanent Account Number

BGTPS4173G

Mrs Deepa Savant
Signature



10082006

सौ. दिपा सावंत

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV
सह दुय्यम निबंधक: मुंबई शहर क्र. ४ यांचा शिक्का
MUMBAI

बबई - ४
१६२५ | 33/न
२०२३




भारत सरकार
Government of India

दीपा दिगंबर सावंत
Deepa Digambar Savant
जन्म तारीख / DOB : 23/05/1942
स्त्री / Female

8721 3812 4572

आधार - सामान्य माणसाचा अधिकार

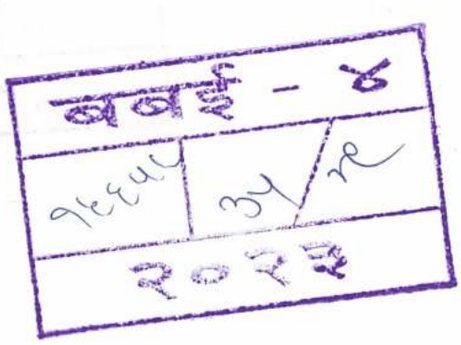
सौ. दिपा सावंत

अवर्ग - ४
१६६५३२/२
२०२३

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV
सह दुय्यम निबंधक, मुंबई शहर क्र. ४ यांचा शिक्का
MUMBAI


भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India
आधार
पत्ता W/O: दिगंबर सावंत, 163/बी, गिरीजा भुवन, डॉ. आंबेडकर रोड, पारसी जीमखाना समोर, दादर ईस्ट, मुंबई, दादर, महाराष्ट्र, 400014
Address: W/O: Digambar Savant, 163/B, Girija Bhuvan, Dr. Ambedkar Road, Opp. Parsi Gymkhana, Dadar East, Mumbai, Dadar, Maharashtra, 400014
8721 3812 4572
1947
1800 300 1947
help@uidai.gov.in
www
www.uidai.gov.in

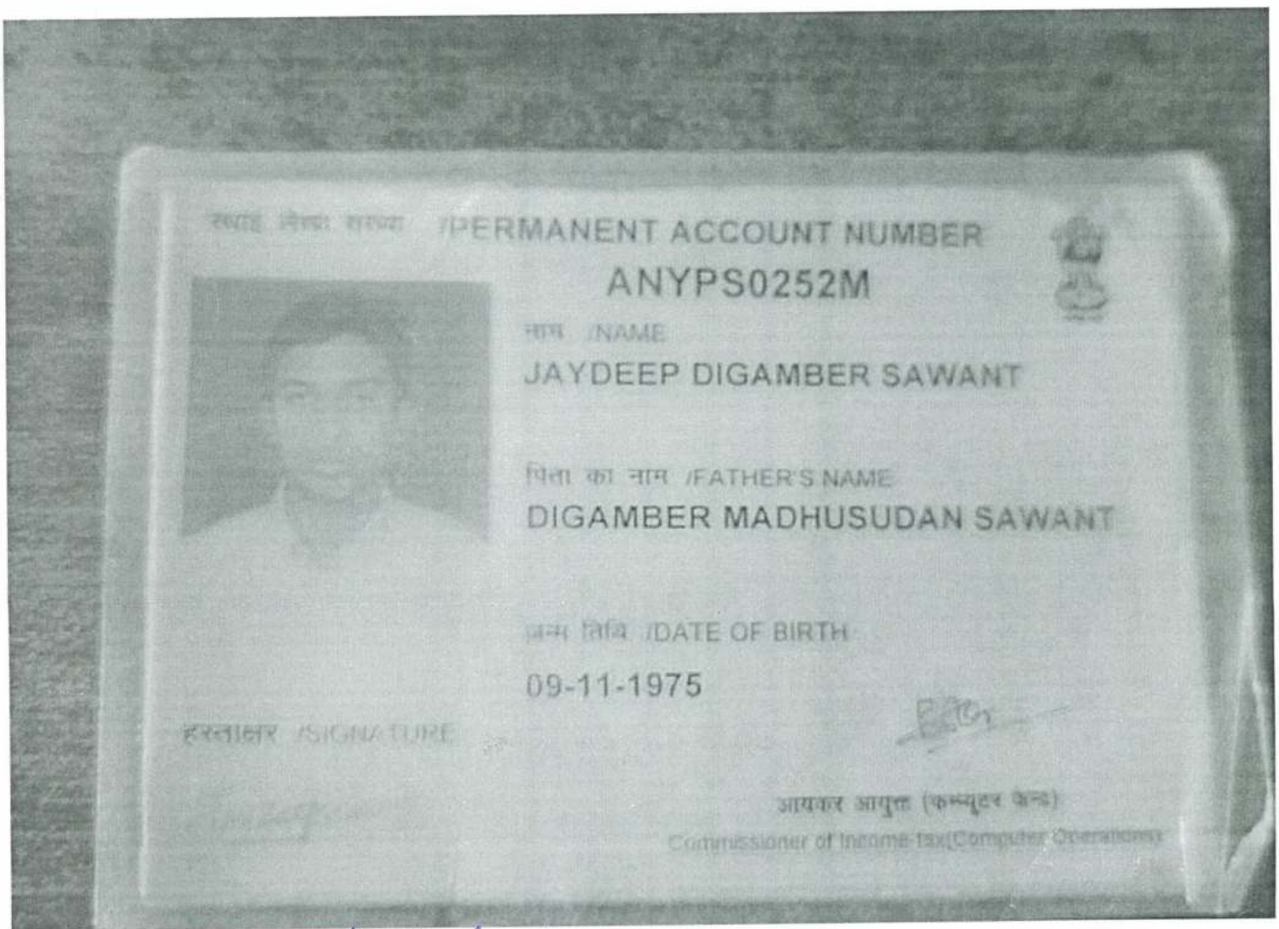
सौ. दिपा सावंत


बबई - ४
१६६५
३५/२९
२०२३


THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV
सह दुय्यम निबंधक, मुंबई शहर क्र. ४ यांचा शिक्का
MUMBAI

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV
सह दुय्यम निबंधक, मुंबई शहर क्र. ४
MUMBAI

कवर्ई - ४
१२६५८ ३६/८
२०२३



Jaydeep Sawant.



