

POINT NO: 3

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Financial No. 45777/18/671  
 No. 7152/90/1996  
 GENERAL STAMP OFFICE  
 Bombay, 20-6-1991

RECEIVED from: Parthiv Anand Darshan  
 Co-op. Hsg. Socy. Stamp duty Rupees 1655  
Pa. One thousand Six  
hundred and fifty five only

CERTIFIED under Section 22 of the  
 Stamp Act, 1919 that the full Stamp duty of  
Rs. One thousand Six hundred and  
fifty five only payable in  
 with this instrument has  
 been paid.



This Certificate is in  
 in the provision of Sec.  
 23A of the Bombay Stamp  
 (Amendment) Act, 1982

E. V. Kulkarni  
P. S. Kulkarni  
Chairman

THIS INDENTURE OF LEASE made at Bombay this 14<sup>th</sup>  
 day of October, 1991 (One thousand nine hundred and  
 ninety ~~one~~ <sup>one</sup>) between the MAHARASHTRA HOUSING AND AREA  
 DEVELOPMENT AUTHORITY a statutory corporation consti-  
 tuted under the Maharashtra Housing and Area Deve-  
 lopment Act, 1976 (Mah. XXVIII of 1977) (hereinafter  
 referred to as 'the said Act') having its office at  
 Griha Nirman Bhavan, Kala Nagar, Bandra (East),  
 Bombay-400 051, the Lessor (hereinafter referred to  
 as "the Authority" which expression shall unless the  
 context requires otherwise include its successors  
 and assigns) of the One Part ;

A N D

PANT NAGAR ANAND DARSHAN CO-OPERATIVE HOUSING SOCIETY  
 LTD., a Co-operative Society duly registered under the  
 Maharashtra Co-operative Societies Act, 1960 (Mah.  
 LXIV of 1961), and bearing registration No. DOM/HSG/  
 7783 of 1982 dated 25/1/82 and having its registered  
 office at Building No. 227, Pant Nagar Chatkopar,  
 (East) Bombay-400075 the lessee (hereinafter referred to as

E. V. Kulkarni  
P. S. Kulkarni  
Secretary

Chairman  
Secretary

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to as 'the Society' which expression shall unless the context requires otherwise include its successors and permitted assigns) of the Other Part ;

AND WHEREAS the Authority has possessed of or otherwise well and sufficiently entitled to a piece or parcel of land measuring 520.39 Sq.meters situated at Sr.No. 229 City Survey No. 5683 (part) being part of the Authority's land at Pant Nagar Chhatkopar in the registration Sub-District of "andra Bombay Suburban District and more particularly described in the Schedule I hereinafter written and shown by red coloured boundary line on the plan hereto appended (hereinafter referred to as "the said land").

AND WHEREAS the Building No. 227 situated at Pant Nagar Chhatkopar Bombay consisting of 10 tenements constructed on the said land (hereinafter referred to as the said Building) is being conveyed to the Society by a sale deed of even date betw the Authority and the Society and it is now expedient and necessary to lease the said land underneath and appurtenant to the said building to the said Society;

AND WHEREAS the Authority has agreed to lease the said land and the Society has agreed to accept such lease for a period of ninety nine years with effect from the 1/8/1978 on the terms conditions rents and covenants hereinafter appearing ;

AND WHEREAS it is expedient and necessary to execute this indenture of lease in favour of the Society in pursuance of the (above mentioned agreement ;

AND WHEREA before the execution of these present the Society has paid a sum of Rupees 69,030/- (Rupees sixty nine thousand, thirty only) towards premium and Rs. 21,711/- (Rupees Twenty one thousand seven hundred eleven only) towards lease rent for

*E. V. ...*  
*Secretary*  
*Chairman*



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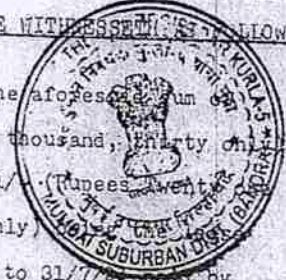


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the period from 1/8/78 to 31/7/91 (the receipt of which the Authority doth hereby admit and acknowledge)

NOW THIS INDENTURE OF LEASE WITNESSETH AS FOLLOWS

1. In consideration of the aforesaid sum of Rs. 60,080/- (Rupees sixty nine thousand, thirty only being the premium and Rs. 21,711/- (Rupees twenty thousand Seven hundred eleven only) rent for the period from 1/8/78 to 31/7/91 paid by the Society to the Authority before the execution of these presents (the receipt of which the Authority doth hereby admit and acknowledge) and in consideration of the rent and covenant hereinafter reserved and contained the Authority doth hereby demise by way of lease unto the Society the land being a part of the Authority's estate and shown on the plan annexed hereto and thereon bounded in red colour TO HAVE AND TO HOLD the said land for a term of ninety nine years commencing from the 1st day of August 1978. (hereinafter referred to as 'the commencement date') subject to the terms and conditions hereinafter mentioned yielding and paying therefore during the said term a sum of Rs. 1,608/- (Rupees One thousand six hundred eight only) per annum as lease rent without any deduction to be paid in advance every year on or before the 5th day from the date on which the yearly term begins every year at the office of the Authority or such other place as the Authority may from time to time specify in this behalf and intimate to the Society.



*E. V. Kulkarni*  
*P. S. Kulkarni*  
 (Municipal Corporation)

2. The Society doth hereby covenant with the Authority in the following manner that is to say :-

*M. S. Anand*  
 Secretary

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(a) to pay as aforesaid the lease rent of Rs.1608/- (Rupees One thousand six hundred eight only) in advance every year on or before the fifth day of the commencement of each year for which the same is payable in the manner aforesaid without any deduction or abatement whatsoever;

(b) to pay interest on such amount of lease rent or any part thereof or any other dues to be paid by the Society to the Authority as shall remain unpaid (whether formally demanded or not) for thirty days after the date on which the said amount or any part thereof or any other dues has or have become payable as aforesaid at the rate of 12 1/2% per annum until the whole of such amount or dues has or have been paid;

(c) to peacefully vacate the said land on the expiry of the term of the lease hereby agreed to be granted or the extended term or earlier determination of the lease as the case may be and hand over the possession of the same to the Authority in its then existing condition ;

(d) to abide by all rules regulations bye-laws and conditions now or at any time hereafter duly prescribed by the Government, Municipal Corporation of Greater Bombay or of the Authority in so far as they relate to the said land ;

(e) to abide by and be bound by the provisions of the said Act and the rules and regulations and bye laws made under the said Act or under any law for the time being in force in so far as they relate to the said land ;

(f) to bear, pay and discharge all the present and future rates taxes cesses assessments duties impositions

*E.V. Kulkarni*  
*R. I. K. ...*  
 (11/11/21)

For *Paul Nagar Anand Darshan Co-Op.*  
*Secretary*  
*Secretary*  
 J.S.

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and outgoings whatsoever assessed imposed and charged upon the said land by the Government or the Municipal Corporation of greater Bombay or any other local Authority or statutory body under any law for the time being in force including all sanitary and water cesses of any kind whatsoever whether payable by the Authority or the Society and all expenses relating to the same;



*E. V. Kulkarni*  
*P. S. Kulkarni*  
 11/11/2020

any, and save and keep harmless and indemnify the Authority in respect thereof; *The Present Municipal Tax is Rs. 8000/- Per Annum*

(g) to permit the Authority and its authorised agents at all reasonable times to enter upon the said land and buildings erected thereon for the purpose of collection of rent or tax or any other dues or for any other lawful purposes ;

(h) not to assign sublet underlet or otherwise transfer in any other manner whatsoever including parting with the possession of the whole or any part of said land or its interest thereunder or benefit of this lease to any person or persons or change the user of the said land or any part thereof without the previous written permission of the Authority.

(i) to keep and maintain the open space of the said land in a clean neat and perfect sanitary condition ;

*E. V. Kulkarni*  
*P. S. Kulkarni*  
 11/11/2020

(j) to pay full compensation to the Authority for any loss, damage or injury that may be caused to the said land or any part thereof by reason of the excessive user or any act of omission or commission on the part of the Society its servants or others in its employment or of the visitors or any other persons coming to or on the said land or to the building and to indemnify the Authority on all such accounts ;

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*Min. Anand*

*Handwritten signature*

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(k) not to make excavation upon any part of the said land without the previous consent of the Authority in writing first had and obtained except for the purpose of repairing renovating or rebuilding the existing structure standing on the said land ;

not to do or suffer anything to be done on the said land which may cause damage nuisance, annoyance or inconvenience to the occupiers of the adjacent premises or to the Authority or to the neighbourhood;

3. The Authority hereby covenants with the Society that on the Society paying the rents hereby reserved and observing and complying with the duties and obligations of the Society herein contained the Society shall peacefully hold and enjoy the said land during the said term without any unlawful interruption by the Authority or any person claiming through or under the Authority.

4. It is hereby agreed that the Society shall so hold the said land TOGETHER WITH the right in common with the Authority and the occupiers of the adjoining premises of the Authority to use for all purposes the roads and passages made or hereafter to be made by or for the accommodation of the Authority the free passage and running of water and soil coming from any other buildings and land of the Authority and any other leasee of the Authority on the adjoining premises by in or through the channels, water courses made or to be made upon or under the said land or any of them or any part thereof.

*E. V. Kulkarni*  
*C. Kulkarni*  
 21/11/71

5. The Authority shall at all times have power without obtaining any consent of or making compensation to the Society, to deal as the Authority may think fit, with any of the lands and premises adjoining or opposite

*M. P. Anand*  
 Secretary

*A. S. Chodha*  
 21/11/71  
 Chairman

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or adjacent to the said land and have power to erect or permit to be erected on such adjoining opposite or adjacent lands or premises any building, whether such building shall or shall not diminish the light or air which may now or any time during the term hereby granted be enjoyed by the Society or the occupants of the said land or any part thereof and also have power to permit any building to be used for any purpose which the Authority may approve.



6. It is hereby agreed and declared that all moneys, sums dues and other charges payable by the Society under these presents shall be deemed to be arrears of rent payable in respect of the said land and shall be recoverable from the Society in the same manner as arrears of land revenue as provided in the Sections 67 and 180 of the said Act as amended from time to time provided always that this clause shall not affect other rights powers and remedies of the Authority in this behalf.

7. It is hereby also agreed that if the lease rent hereby reserved or any part thereof or other dues, if any together with interest thereon, if any to be paid by the Society shall be in arrears for ninety days after becoming payable (whether formally demanded or not) or if the Society fails to observe any of the terms conditions or covenants stipulated herein then and in any of the said events it shall be lawful for the Authority at any time thereafter by giving ninety days notice to terminate the lease forthwith and thereupon reenter upon and take possession of the

*E. V. ...*  
*P. S. ...*  
 27/11/2020

*M. P. ...*  
 Secretary

*P. S. ...*

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said land and the building and other erections fixtures materials, plants chattels and effects thereupon and to hold and dispose of the same as the property of the Authority as if this lease had not been entered into and without making to the Society any compensation or allowance for the same. It is hereby further agreed that the rights given by this clause shall be without prejudice to any other rights of action of the Authority in respect of any breach of the action of the Authority in respect of covenants herein contained by the Society and it shall be lawful for the Authority to remove the Society and all other persons in or upon the said land or any part thereof and its effects therefrom without in any way being liable to any suit, action indictment or other proceedings for trespass damage or otherwise provided that if the Society complies with the requirements of the aforesaid notice within the period stipulated in such notice or within such extended period as the Authority may permit in writing the Authority shall not exercise the said right of re-entry.

8. It is hereby agreed that any permissible floor space according to the <sup>rules made by the</sup> F.S.I. Government of Bombay Municipal Corporation or by any other Local Authority from time to time for the said land in excess of the said building being conveyed by a separate sale deed of even date between the Authority and the Society is the property of the Authority.

9. The Authority and the Society further agree that on expiry of the lease period of ninety nine years the renewal of the lease shall be at the option of the Authority and if renewed shall be for such period and on such terms and conditions as the Authority

*Municipal Nager Anand Darshan Co-op. Hsg. Society Ltd.*

*M. P. Anand*  
Secretary

*M. S. Kulkarni*  
Chairman

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may deem fit.

10. Any notice intimation or demand required to be given or made by the Authority on the Society under this deed of lease shall be deemed to be duly and properly given or made if given by the Officer authorized by the Authority in that behalf and shall be deemed to be duly served if addressed to the Society and delivered or affixed at the said land or at the address of the Society as stated hereinabove and any notice to be given to the Authority will be sufficiently served if addressed to the Vice President and Chief Executive Officer of the Authority and delivered at his office.



11. The Society shall bear and pay all costs charges and expenses and professional charges of and incidental to the correspondence preparation execution and completion of this lease in duplicate thereof incurred by the Authority including stamp duty registration charges out of pocket expenses and other outgoings in relation thereto and these occasioned to the Authority by reasons of any breach of terms conditions and covenants contained in these presents and for enforcing any right of the Authority under these presents.

IN WITNESS WHEREOF THE Signature of Shri Madhukar Patil Chief Officer, Bombay Housing and Area Development Board, Bombay for and on behalf of the Authority has been set hereunder and the seal of the Authority has been affixed and attested by the officer of the Authority and the Signature of Shri E.V.Vishwanathan Chairman, Shri P.S.Khetan Secretary, Shri B.S.Dama Member of and on behalf of the Society and the seal

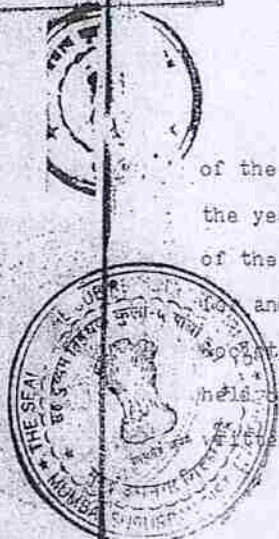
*E.V. Vishwanathan*  
*P.S. Khetan*  
*B.S. Dama*  
 Chairman  
 Secretary  
 Member of and on behalf of the Society

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of the Society have been affixed hereunto on the day and the year first herein above written under the authority of the Society given to them to execute these presents and on behalf of the Society as provided in the Society's General Body's Resolution passed in its meeting held on 6/5/1990 on the day and year first hereinabove written.

SCHEDULE-I

All that piece or parcel of land or ground of

*E.V. Kulkarni*  
*A.S. Kulkarni*  
*मि. ए. वी. कुलकर्णी*  
*मि. अ. स. कुलकर्णी*

plot situated and lying underneath and appurtenant to Building No. 227 at Survey No. 229 C.T.S.No. 5683 Part Survey No. Part Nagar Ghatkopar Bombay-400075 in the Registration Sub-District of Bandra Bombay Suburban District admeasuring 520.29 Square meters or hereabout and bounded as follows that is to say.

- |                            |                                  |
|----------------------------|----------------------------------|
| On or towards the North by | 60' wide Road and Bldg. No. 228. |
| On or towards the South by | 40' wide Road & Bldg.No. 226.    |
| On or towards the East by  | Bldg.No. 228, 229, 226           |
| On or towards the West by  | 40' wide Road & 60' wide Road.   |

→ *E.V. Kulkarni*  
*A.S. Kulkarni*  
*मि. ए. वी. कुलकर्णी*  
*मि. अ. स. कुलकर्णी*

...11...

*M. Anand*  
Secretary

*A.S. Kulkarni*  
Chairman

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Signed Sealed and Delivered  
by Shri Madhukar Patil, Chief  
Officer, Bombay Housing and  
Area Development Board in the  
presence of Shri C.S.  
Salvi Legal Assistant,  
Maharashtra Housing & Area  
Development Authority Bombay  
who has signed in token thereof.



CHIEF OFFICER,  
BOMBAY HOUSING AND AREA  
DEVELOPMENT BOARD BOMBAY

The Common Seal of the Mahara-  
shtra Housing and Area Develop-  
ment Authority is affixed here-  
unto in the presence of Shri  
C.S. Salvi Assistant  
Legal Adviser, Maharashtra Hou-  
sing & Area Development Autho-  
rity, who has signed in token  
thereof in the presence of  
Shri C.S. Salvi  
Legal Assistant/Authority.



C.S. SALVI  
ASSISTANT LEGAL ADVISER/  
MAHARASHTRA HOUSING AND  
AREA DEVELOPMENT AUTHORITY  
BOMBAY.

Signed Sealed and Delivered  
by 1. Shri E.V. Vishwanathan  
Chairman.  
2. Shri P.C. Gueter, Secretary.  
3. Shri B.S. Dama, Member of  
Managing Committee of the said  
Society who have hereunto aff-  
ixed their signature in the  
presence of Shri S.A.  
Panjwani a member of the

E.V. Vishwanathan  
2.4.91

E.V. Vishwanathan

P.C. Gueter

B.S. Dama

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Society.

The Common Seal of the Pant Nagar Anand Darshan Co-operative Housing Society Ltd. was herewith affixed in the presence of Shri P.S.Khetan Secretary who has signed in token thereof in the presence of Smt S. A. Rajwani, a member of the Society.



*[Handwritten signature]*

For Pant Nagar Anand Darshan Co-op. Hsg. Society Ltd.

*[Handwritten signature]*  
Secretary

*[Handwritten signature]*  
Secretary

*[Handwritten signature]*

CHALLAN  
MTR Form Number-6



MH011020400201920E

BARCODE

Date: 21/01/2020 11:45:25 Form ID

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शुद्ध कर 230

Department: Revenue - General of Registration		Non-Judicial Stamps		TAX ID (If Any)	2020
Type of Payment: Purchase of Franking Code SoS Mumbai only		Amount In Rs.		PAN No. (If Applicable)	
Office Name: GENERAL STAMP OFFICE MUMBAI		Amount In Rs.		Full Name: RAMESH CHUNILAL JOSHI	
Location: MUMBAI		Amount In Rs.		Premises/Building	
Year: 2019-2020 One Time		Amount In Rs.		Flau/Block No.	
Account-Head Details		Amount In Rs.		Road/Street	
0030045501 Amount of Tax		500.00		Area/Locality	
				Town/City/District	
				PIN	
				Remarks (If Any)	
				SPECIFIC POWER OF ATTORNEY	
				Amount In	
				Five Hundred Rupees Only	
Total		500.00		Words	
Payment Details: CANARA BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02400412020012100135	1062101202002400135
Cheque/DD No.		Bank Date	RBI Date	21/01/2020-11:45:36	Not Verified with KdJ
Name of Bank		Bank-Branch		CANARA BANK	
Name of Branch		Scroll No. Code		Not Verified with Scroll	



Department ID: 0030000000  
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 खट्टर चालन फॉर दुर्यम निबंधक कार्यालय नोंदणी कार्यालयाच्या दस्तऐवजासाठी लागू आहे. नोंदणी न करतालयाच्या दस्तऐवजासाठी खट्टर चालन लागू नाही.

**SPECIFIC POWER OF ATTORNEY**

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TO ALL TO WHOM THESE PRESENTS SHALL COME, I, MR.

**RAMESH CHUNILAL JOSHI**, an adult, Non Resident Indian (NRI) and a person of Indian Origin having Indian Passport No. A1129751 and USA Passport No. 505790921 having Indian address at Flat No 5986, **ANAND DARSHAN CO-OPERATIVE HOUSING SOCIETY LIMITED** (now known as **NUTAN ANAND CO-OPERATIVE HOUSING SOCIETY LIMITED**), R.N. Narkar Marg, Pantnagar, Ghatkopar-E, Mumbai-400075 and presently residing at 4810 Oakwick Court, Virginia Beach, VA 23462, SEND GREETINGS:-

**WHEREAS:-**

A. I am the owner of Flat No. 5986, on 4<sup>th</sup> floor, 438 Sq. Ft. Carpet area (hereinafter referred to as the "Said Premises") in the building known as **ANAND DARSHAN CO-OPERATIVE HOUSING SOCIETY LIMITED** (now known as **NUTAN ANAND CO-OPERATIVE HOUSING SOCIETY LIMITED**), registered under Section 10 of The Maharashtra Co-operative Societies Act 1960 (Maharashtra Act, XXIV of 1961) having Regn. No.: BOM/HSG/7783 of 1982 (now having Regn. No. MUM/TNA/MHADB/HSG/(TO)/(TC)/38/2018-2019) (hereinafter referred to as the "Said Society") and also member of the Said Society having 5 fully paid up shares of Rupees Fifty each bearing distinctive nos. from 41 TO 45 (both inclusive) bearing Share Certificate No. 9 (hereinafter referred to as the "Said Shares"). The Said Flat and the Said Shares hereinafter collectively referred to as the "SAID PREMISES", situated at **ANAND DARSHAN CO-OPERATIVE HOUSING SOCIETY LIMITED** (now known as **NUTAN ANAND CO-OPERATIVE HOUSING SOCIETY LIMITED**), R.N. Narkar Marg, Pantnagar, Ghatkopar-E, Mumbai-400075 and the said building lying on all that piece of land bearing C.T.S. No. 5683 (part) corresponding to Survey No. 229 a Division in the Registration District and Sub-District of Mumbai City, and more particularly described in the schedule written hereunder)

B. Considering the age of the said existing building and present condition thereof the members including me of the society are desirous of redeveloping the said property by demolishing the said existing building and reconstructing a new building thereon by utilizing primary FSI, TDR FSI, Fungible FSI and any other FSI as approved by the society.

"The Embassy of India accepts no responsibility for the contents of this document."

Mr.	Sign:
	Ramesh C. Joshi.

Smt. U. V. PATIL  
 Principal Officer



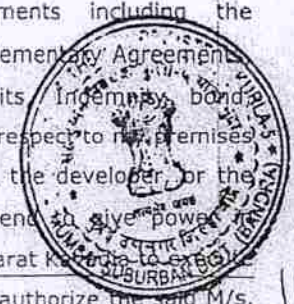
MUMBAI SUBURBAN DISTRICT  
 TOWN PANCHAYAT  
 TOWN PANCHAYAT  
 TOWN PANCHAYAT

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C. That the said society has appointed M/s. Swastik Empire Developers LLP in respect of the said redevelopment of the said buildings of the करल property. That I have consented to the said redevelopment personally executing a consent form in favour of the said M/s. Swastik Empire Developers LLP with respect to the said flat.

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D. Being owner of the said flat and being a member of the said society I am required to execute and register such documents including the Redevelopment Agreement, Power Of Attorney, Supplementary Agreements, Consent letters/No Objection Certificates, Affidavits, Indemnity bond, Permanent Alternate Accommodation Agreement with respect to the premises in the said society that are required by the society, the developer, or the concerned Sub-Registrar of Assurance. Hence I intend to give power of attorney in favour of my sister, i.e. in the name of Ms. Harsha Bharat Kavadia and register such documents in order to appoint and authorize the said M/s. Swastik Empire Developers LLP to carry out the redevelopment work of the said property.



"The Embassy of India accepts no responsibility for the contents of this document."

E. I, being personally unable to attend the office of the Sub-Registrar of Assurances in respect of acts and matters related to requirements of redevelopment of the "Said Premises" and am desirous of appointing my blood related and some fit and proper person to act for me and do all necessary acts and things in connection with the redevelopment of the "Said Premises" in the following manner.

**NOW KNOW YE THESE PRESENTS WITNESSETH**



That I, do hereby nominate, constitute and appoint my sister, **Ms. Harsha Bharat Kavadia** aged 70 years, presently residing at Crystal 2.15A, 3<sup>rd</sup> floor, Sindhi Society, Chembur, Mumbai 400071, to be my true and lawful attorney to do all the following acts, deeds, matters and things in my name and on my behalf as far as the Said Premises is concerned i.e. to say:

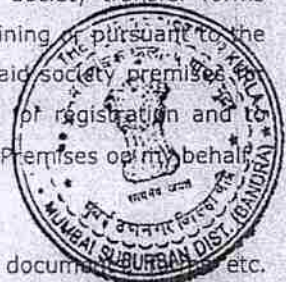
1. To enter, make, sign and execute, register the Redevelopment Agreement, Power Of Attorney, Supplementary Agreements, Permanent Alternate Accommodation Agreement, Consent letters/No Objection Certificates, Affidavits, transfer forms, declarations, applications, bonds including indemnity bond, Rectification Deed, including society transfer forms and other necessary documents/writings pertaining or pursuant to the Said Premises and for redevelopment of the said society premises on my behalf and to do

MR.	Sign:
	Ramesh C. Joshi.

all necessary acts/things and execute all documents, writings etc. as effectively aforesaid to facilitate the process of redevelopment of the Said Premises and the said Society.

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2. To appear before the Sub - Registrar of assurances or any other competent authority and lodge Redevelopment Agreement, Power Of Attorney, Supplementary Agreements, Permanent Alternate Accommodation Agreement, Consent letters/No Objection Certificates, Affidavits, transfer forms, declarations, applications, bonds including indemnity bond, Rectification Deed, including society transfer forms and other necessary documents/writings pertaining to the Said Premises and for redevelopment of the said society premises registration and all other relevant assurances of registration and to admit execution of the same in respect of Said Premises on my behalf.



3. To appear and to submit, sign, accept any documents etc. before the Society and any competent authorities in connection with the Said Premises.

4. To sign documents related to or to be submitted to MHADA/ MCGM or any other concerned authorities with respect to the said premises and to obtain valid receipts thereof.

5. To sign, receive and accept all documents, papers, notices, summons, correspondence, letter etc. issued in my name and on my behalf in respect of the above Said Premises.



6. To sign, affirm, present submit any or all application, notices, papers, statements, complaints, affidavits, written statement on my behalf in respect of the above Said Premises.

7. To sign on any other document for effectively facilitating the redevelopment process of the Said society Premises.

8. To approach the Tehsildar, Collector / Municipal Corporation /MHADA, Sub Registrar of Assurances, Society and all other Government and Semi- Government, Private and Local authorities in connection with the Said Premises.

9. To appear before the Society and any other Govt. or Semi-Govt. Authorities in connection with the Said Premises.

"The Embassy of India accepts no responsibility for the contents of this document."

MR	Sign :
	Ramesh C. Joshi

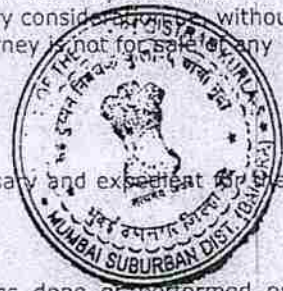


10. To appear before the Society etc. and to attend its meetings and do all such act, deeds, matters and things as may be required in connection with the Said Premises.

करल - ५	
२०२०	२३०
२०२०	

11. To pay or allow all taxes, rates, assessments, charges, deductions, expenses and all other payments and cutgoings whatsoever due and payable or to become due and payable or on account of Said Premises, including the society maintenance charges of the Said Premises.

12. I am giving this Power of Attorney to my sister Ms. Harsha Bharat Kavadia without any monetary consideration without any consideration and the said power of attorney is not for sale of any premises.



AND GENERALLY to take all such steps as may be necessary and expedient for the purpose of the above Said Premises.

AND I HEREBY declare that all acts, deeds, and things done or performed or executed under these presents shall be binding on me as if the same were done by me personally.

**SCHEDULE OF PROPERTY**

Ownership" Flat No. 5986, on 4th Floor, admeasuring 614.38 Sq. Ft. net area in the building known as ANAND DARSHAN CO-OPERATIVE HOUSING SOCIETY LIMITED (now known as NUTAN ANAND CO-OPERATIVE HOUSING SOCIETY LIMITED), R.N. Narkar Marg, Pantnagar, Ghatkopar-E, Mumbai-400075 and the said building lying on all that piece of land bearing C.T.S. No. 5683(pt) corresponding to Survey No. 229 a Division in the Registration District and Sub-District of Mumbai City.



"The Embassy of India accepts no responsibility for the contents of this document."

"The Embassy of India accepts no responsibility for the contents of this document."

MR.	Sign :
	Ramesh C. Joshi.

करल - ५

IN WITNESSES WHEREOF I, MR. RAMESH CHUNILAL JOSHI put my signature to these presents of SPECIFIC POWER OF ATTORNEY at this 9 day of January, 2020

70 DL	230
2020	

SIGNED AND DELIVERED BY

The within named EXECUTOR

MR. RAMESH CHUNILAL JOSHI

*Ramesh C. Joshi*

ABHINAY PATEL  
 Notary Public  
 Commission # 7703451  
 Commonwealth of Virginia  
 My Commission Expires July 31, 2020

In the presence of

1. MANAN SHAH

*M. U. Shah*

2. ABHINAY PATEL

*Abhinay Patel*

MR. RAMESH CHUNILAL JOSHI



*Ramesh C Joshi*

Left Hand Thumb Impression

Signature

"The Embassy of India accepts no responsibility for the contents of this document."

EXECUTOR'S No. AS-CON/41311  
147 / 149 / 20  
 I ACCEPT Sojan Paul  
 of the Embassy of India, Attache (Consular)  
 Washington DC, on this Embassy of India  
13 day of Jan 2020 Washington DC

MR. Harsha Bharale Kevadia

13 day of Jan 2020

*Sojan Paul*  
 Sojan Paul  
 Attache (Consular)  
 Embassy of India  
 Washington DC  
 JAN 13 2020



*H. B. Kevadia*

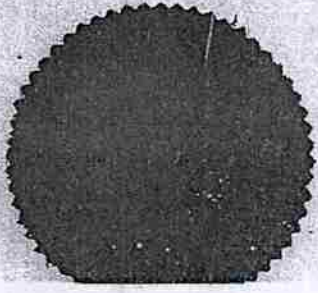
Photograph

Left Hand Thumb Impression

Signature

BEFORE ME

NOTED & REGISTERED  
 Sr. No. 1187 / 2020 Page No. 7  
 Date: 23 / 11 / 2020



*Prachi N. Shah*  
 Ms. PRACHI N. SHAH  
 ADVOCATE & NOTARY  
 Flat No. 905 Oakwood Runwal Greens,  
 Mulund Goregaon Link Road,  
 Nahur, Ehandup (W), Mumbai - 400 078  
 Ms. PRACHI N. SHAH  
 ADVOCATE & NOTARY  
 Flat No. 905 Oakwood Runwal Greens,  
 Mulund Goregaon Link Road,  
 Nahur, Ehandup (W), Mumbai - 400 078  
 Mob: 9524687168

13 JAN 2020

करल - ५

१००८ १५२ २३०

२०२०

## घोषणा पत्र

मी Kushna Kusare Kulkarni, याद्वारे घोषित करितो की, दुय्यम निबंधक १२०-६.८ यांच्या कार्यालयात O. S. Agreconem या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. Quomson Chughal San' व इ. यांनी दि. ११/०१/२०२० रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे/निष्पादित करून कबुलीजवाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यार रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मरत झालेले नाही किंवा अन्यता कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यात मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास निंदनी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे."

दिनांक : २१/०१/२०२०

H. B. Kulkarni  
कुलमुखत्यारपत्र धारकाचे नाव व सही



520/9729

Tuesday, July 16, 2019

11:19 AM

पावती

करल - ५		
900L	173	230
Original/Duplicate		
२०३०		
Regn.:39M		

पावती क्र. : 10334 दिनांक: 16/07/2019

पावाचे नाव: घाटकोपर  
दस्तऐवजाचा अनुक्रमांक: करल5-9729-2019  
दस्तऐवजाचा प्रकार : कुलमुळत्यागपत्र  
सादर करणाऱ्याचे नाव: राजीव मानजी शमा

मोदणी फी ₹ 100.00  
दस्त हाताळणी फी ₹ 400.00  
पृथांची संख्या: 20

**DELIVERED**

एकूण: ₹ 500.00

आपणास मूळ दस्त, खंबेतल प्रिंट, सूची-२ अंदाजे  
11:39 AM ह्या वेळेस मिळेल.

वाजार मूल्य: ₹.1/-  
मोबदला ₹.0/-  
भरलेले मुद्रांक शुल्क : ₹. 500/-

- 1) देयकाचा प्रकार: eChallan रकम: ₹.100/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003932702201920E दिनांक: 16/07/2019  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: ₹.400/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1607201901341 दिनांक: 16/07/2019  
बँकेचे नाव व पत्ता:

Regn. B. Dan

Joint S. R. Kurla-5

सह. दुय्यम निबंधक  
कुर्ला-५ (वर्ग-२)



18 JUL 2019

करल - ५		
१००८	१५४	२३०
२०२०		
करल - ५		
२०२२	१	२०
२०१९		


**D**ocument **H**andling **C**harges  
 Inspector General of Registration & Stamps

---

**Receipt of Document Handling Charges**

PRN 1607201901341	Receipt Date 16/07/2019
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Received from RAJIV BHANJI DHAMA, Mobile number 0000000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 9729 dated 16/07/2019 at the Sub Registrar office Joint S.R. Kurlas of the District Mumbai Sub-urban District.



DEFACED	DEFACED
₹ 400	DEFACED

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**Payment Details**

Bank Name CNRB	Payment Date 16/07/2019
Bank CIN 10004152019071601189	REF No. 270089849870544
Deface No 1607201901341D	Deface Date 16/07/2019

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





Received from RAJIV BHANJI DHAMA, Mobile number: 0000C30000 towards Document Handling Charges for the Document to be registered. Registrar office Joint S.R. Kuria 5 of the District Mumbai Suburban District.	
PRN 1607201901341	Date 18/02/2019
Department of Stamp & Registration, Maharashtra फरक - ५	Receipt of Document Handling Charges एवज १-२०
Payment Details	
Bank Name CNRB	Date
Bank CIN 10004152019071601189	REF No 270089849870544
This is computer generated receipt, hence no signature is required	

फरक - ५	१५०८	१५५ २३०	२०२०
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करल - 4  
 900L 938 230  
 2020

CHALLAN  
 MTR Form Number-6

GRN	MH003932702201920E	BARCODE	Date		12/07/2019-12:45:16	Form ID	4811
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	2099				
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1	PAN No. (If Applicable)					
Location	MUMBAI	Full Name	RAJIV BHASKAR DAMA				
Year	2019-2020 One Time	Flat/Block No.	FLAT NO 579 ANAND NARSHAN				
Account Head Details	Amount In Rs.	Premises/Building	PANTAN NARKAR PLOT NO 11 KOPAR EAST				
0030045501	Stamp Duty	300.00	Road/Street	MUMBAI			
0030083301	Registration Fee	100.00	Area/Locality	MUMBAI			
			Town/City/District	MUMBAI SUBURBAN DIST (MUMBAI)			
			PIN	5			
			Remarks (If Any)	Second Party Name = PARESH DAMA			
Total	600.00	Amount In Words	Six Hundred Rupees Only				
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref. No.	69103332C19071211818	223039798			
Cheque/DD No.	Bank Date	RBI Date	12/07/2019-12:45:12	Not Verified with RBI			
Name of Bank	Bank Branch		IDBI BANK				
Name of Branch	Scroll No. Date		Not Verified with Scroll				



Department ID: \_\_\_\_\_ Mobile No: 0000000000  
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 याच्ये चालाने वरिष्ठ पुरवणी विभागात नोंदवण्यासाठी केवळ उपरोक्त कार्यालयीन ठिकाणीच वापरण्यात येऊ शकते. याचालाने या कार्यालयीन ठिकाणी नोंद घ्यावी.