

POWER OF ATTORNEY

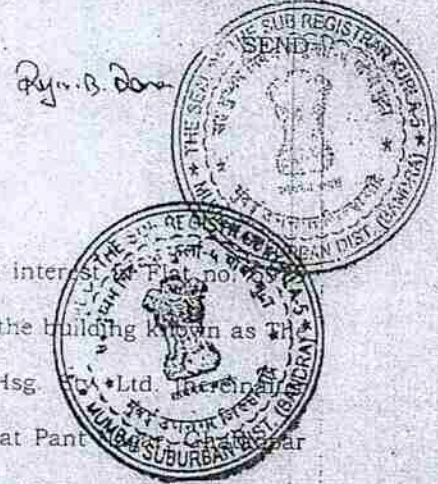
This Power of Attorney is without consideration

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TO ALL WHOM THESE PRESENTS SHALL COME I, MR. RAJIV BHANJI DAMA (BROTHER) having PAN AAAPD5866D aged about 34 years, permanently residing at Flat no. 5979, Anand Darshan Pant Nagar, R.N. Narkar Marg, Ghatkopar (E), Mumbai: 400075

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GREETINGS.



WHEREAS:-

- A. I am the owner/s and have right, title and interest in Flat no. (hereinafter referred to as 'the said flat') in the building known as Pant Nagar Anand Darshan Co-operative Hsg. Soc. Ltd. referred to as 'the said Society'), situated at Pant Nagar (E), Mumbai: 400075, Pursuant to my ownership I am also member of the said Society and am holding Share Certificate no. 1. The said Flat is more particularly described in the First Schedule hereunder written.
- B. The said Society is seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land bearing CTS No. 5683 of Revenue Village Ghatkopar, Taluka Ghatkopar, Mumbai Suburban District admeasuring 614.38 Square feet, bearing Building No. 227, Pant Nagar, Ghatkopar (East), Mumbai-400 075 with building standing thereon and known as "Anand Darshan" (hereinafter referred to as "the said Property") . The said Property is more particularly described in the Second Schedule hereunder written.
- C. Considering the age of the said existing buildings and present condition thereof the Members including me of the Society are desirous of redeveloping the said Property by demolishing the said existing buildings and reconstructing a new building thereon by utilizing

Rajiv B. Dama

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primary FSI, FDR FSI and the Fungible FSI.

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D. That the said Society has appointed M/S. SWASTIK EMPIRE DEVELOPERS LLP in respect of the said redevelopment of the said buildings of the said property. That I have consented to the said redevelopment by personally executing a Consent Form in favour of the said M/S. SWASTIK EMPIRE DEVELOPERS LLP with respect to the said flat.



E. That being an owner of the said flat and being a member of the said Society I am required to execute such documents including Memorandum of Understanding, Redevelopment Agreement, Permanent Alternate Accommodation Agreement and/ or such other 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 (hereinafter referred to as 'the said purpose').

F. I, being a member of the said Society I am required to remain present at the time of execution and/ or registration of the said Redevelopment Agreement and other related document/s.

G. As I stay abroad for work purpose and I am not going to return to India for a long period and I shall not be able to personally attend to the said purpose and hence I am desirous of appointing some fit and proper person to act for me and do all necessary acts and things in connection with the said purpose.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that

Signature of Paresb Damu

I, do hereby, jointly and severally nominate, constitute and appoint my brother, MR. PARESH DAMA to be my true and lawful attorney to act for me and in my name and do all acts, deeds and things with respect to the said purpose relating to the said flat and/ or said property for the said purpose that is to say:

1. To sign and execute such required documents including Memorandum

Signature of Paresb Damu

of Understanding, Redevelopment Agreement, Permanent Alternate Accommodation Agreement and all other writings and acts, deeds, matters and things in relation thereto in order to give effect to the said purpose.

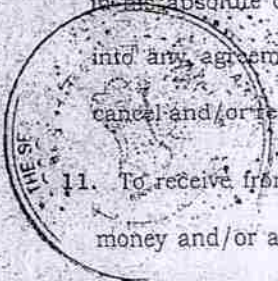
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2. To sign, signature, execute on our behalf or cause to be signed ✓ executed registered before Sub-Registrar of Assurances, Zilla Parishad, Registrar of Firms and Sub-Registrar, Mumbai City Suburban and Thane district to execute and appear for Memorandum of Understanding, Redevelopment Agreement, Power of Attorney, Permanent Alternate Accommodation Agreement, Rectification Deed, Supplementary Agreement, Affidavit and Indemnity Bond and other document with respect to the said flat and/ or the said property.
3. To receive consideration and also deliver the receipts in my name and deposit the same in my bank account on my respect to the said purpose.
4. To enter and execute Leave and License Agreement in respect of the said Flat or its part, to receive advance, to receive security, to issue rent receipt, to deliver possession to get the licensee evicted through the process of law or by negotiation, to take back possession of the said Flat.
5. To collect and receive from the licensee and occupiers of the said Flat all rent, fee, receivables and other charges that may be due and to take all lawful proceedings for the recovery of the said sum.
6. To effect and carry out necessary repairs, additions, etc., in the said Flat, as and when may be desired and for the purpose stated herein and obtain all the necessary permissions and/or sanctions, necessary from any appropriate authority.
7. To furnish details of the licensee/s to the concerned Police Station to get No Objection from the local Police by appearing personally as and when required or called by the Police of concerned jurisdiction.

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8. To appear and represent me before the Managing Committee, the office bearers, administrator and also before the general body of the said Society and to put in such applications, papers and writings, as may be necessary and required by her for the purpose stated herein.
9. To pay, settle, adjust and deduct and allow all accounts claims and demands for rent, fee, repairs and other outgoings in respect of the said Flat.
10. To negotiate on terms for and to agree to and sell the said Flat hereto to any purchaser or purchasers at such price which my said attorney, in his absolute discretion, thinks proper, to agree upon and to enter into any agreement or agreements for such sale or sales and/or to cancel and/or repudiate the same.
11. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money, and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers without seeing the application of the money.
12. To sign all kinds of prescribed forms/affidavit/undertaking/document on my behalf.
13. To get the said Flat transferred and mutated in the record of the concerned authority.
14. To sign and execute all other deeds, instruments and assurances which he shall consider necessary and to enter into and/or agreement to such covenants and conditions as may be required for fully and effectually conveying the said Flat as I could do myself, if personally present.
15. GENERALLY, to sign all letters, correspondences and other documents and to execute any other act; deed matter or thing whatsoever which ought to be done or performed or which in the

Rajiv B. Datta

opinion of the attorney ought to be done for the said purpose in respect of the said flat and/ or the said property aforesaid as fully and effectual to all intents and purposes as if I/ We would have been personally present and did the same with respect to the said property.

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करल - ५		
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16. To make, sign and execute such Memorandum of Understanding and any Agreement for Sale, Rectification Deed, Leave and License Agreement, Supplementary Agreement, Affidavit and Indemnity Bond, Sale Agreement, Sale Deed, Cancellation Deed and Conveyance and such other documents of the said Flat, Transfer forms, resignation letter/s to the to be formed Society and such other writings with respect of the said Flat and to do all necessary acts/things and execute documents, writings etc. as effectively aforesaid to transfer the said Flat in the name of such purchaser in the records of the to be formed society and/ or other relevant entity.

17. The attorney authorised to appear and admit the sign, signature, execution on my behalf before Sub-Registrar of Assurances, Zilla Parishad, Registrar of Firms and Sub-Registrar, Mumbai City Suburban and Thane district to execute and appear for Redevelopment Agreement, Permanent Alternate Accommodation Agreement, Rectification Deed, Supplementary Agreement, Sale Deed, Sale Agreement, Affidavit and Indemnity Bond and any other document with respect to the said flat and/ or the said property and to do all other acts that may be necessary to effectuate the said purpose and with respect to the said flat and/ or said property. The said attorney shall be entitled to receive Memorandum of Understanding, Redevelopment Agreement, Permanent Alternate Accommodation Agreement, Sale Deed, Sale Agreement, Power of Attorney, Rectification Deed, Supplementary Agreement, Affidavit and Indemnity Bond and any other document with respect to the said flat and/ or the said property after registration and to give a receipt therefore to such person or give such

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authority in relation thereto as may be necessary in this behalf with

flat and/ or the said property.

18. In GENERAL to do all such other acts matters deeds and things

whatsoever for the said purpose with respect to the said flat and/ or

the said property.



19. AND GENERALLY to do all such acts, deeds, matters and things

whatsoever in or about the said property as effectively to all intents and

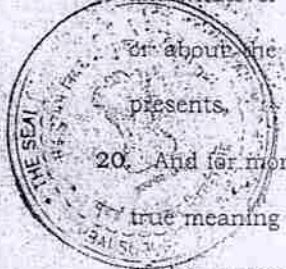
purposes as we could do in proper person as in these presents had not

been made and executed and We hereby agree to ratify and confirm all

and whatever my said attorney shall lawfully do or cause to be done in

or about the said flat and/ or the said property by virtue of these

presents.



20. And for more effectual removing any doubt which may arise as to the

true meaning of these presents or as to the construction or application

of the powers hereby granted we hereby, jointly and severally, declare

that the powers hereby granted shall not in any case be deemed to

revoke any power of authorities heretofore given by us to the said

attorney or be deemed to be limited to such transactions and matter as

are herein expressly mentioned but the same are intended to extend

and shall in cases extend to any other matters or transactions not

herein precisely mentioned or defined which may by the attorney be

deemed to be requisite or expedient to be done or performed.

21. This POWER OF ATTORNEY shall remain in force unless and until

revoked by me, the Executor/ s hereof.

IN WITNESS WHEREOF I have hereunto set out our respective

hands at Mumbai this 16th of July Two Thousand and Nineteen.

Rajiv B. Dora

SCHEDULE ABOVE REFERRED TO



Flat no. 5979 on ground floor in the building known as Anand Darshan situate at The Pant Nagar Anand Darshan Co-operative Housing

Rajiv B. Dora



Society Ltd. (hereinafter referred to as 'the said Society'); Building no. 227, Pant Nagar, Ghatkopar (East), Mumbai-400 077 bearing CTS No. 5683 of Revenue Village Ghatkopar Kiroli Taluka Ghatkopar Suburban District.

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SIGNED AND DELIVERED BY:

NAME AND SIGNATURE	AND PHOTO	THUMB IMPRESSION
<p><i>Rajiv B. Dama</i></p> <p>MR. RAJIV BHANJI DAMA</p>		

SIGNED AND DELIVERED BY:

NAME AND SIGNATURE	AND PHOTO	THUMB IMPRESSION
<p><i>P B Dama</i></p> <p>I accept as Power of Attorney holder</p> <p>MR. PARESH DAMA</p>		

Witness:- 1) *Kiran G. Damara* 10.12

y. vikas sharma



करल- ५
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भारत सरकार
 Unique Identification Authority of India
 Government of India

नोंदविण्याचा क्रमांक / Enrollment No. 1207/40103/00694

To
 राजीव भान्जी दामा
 Rajiv Bhanji Dama
 S/O: Bhanji Dama
 227/5675, Anand Darshan R.H. "Aaka" Road
 Near Arun Vaidya Malden Pantryagar, Ghatkopar East
 Mumbai
 Pant Nagar
 Mumbai
 Maharashtra 400075
 9223378114

25/01/2017
 20458456

MD204584563FH



आपला आधार क्रमांक / Your Aadhaar No.

8316 1982 7866

माझे आधार, माझी ओळख



भारत सरकार
 Government of India



राजीव भान्जी दामा
 Rajiv Bhanji Dama
 जन्म तारीख / DOB: 06/10/1975
 पुरुष / Male

8316 1982 7866

माझे आधार, माझी ओळख

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AAAPDE866D



नाम / NAME
 RAJIV BHANJI DAMA
 पिता का नाम / FATHER'S NAME
 BHANJI SUNDERJI DAMA
 जन्म तिथि / DATE OF BIRTH
 06-10-1975

हस्ताक्षर / SIGNATURE

Rajiv B Dama

अपका निदेशक (पदविवेक)
 DIRECTOR OF INCOME TAX (SYSTEMS)

Rajiv B Dama
 Self Attested
 (साक्षात्कृत)

करल = ५
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 करल = ५
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भारत सरकार
 Unique Identification Authority of India
 Government of India

संविद्याचो क्रमांक / Enrollment No 1207/02370/00258

To:
 पं.श. भानजी दाम
 Paresb Bhanji Dama
 S/O Bhanji Dama
 227/5979, Anand Darshan, Near Anun Vaidya Maldan Pant
 Nagar
 Ghakopar East
 Mumbai (Sub Urban)
 Maharashtra 400075
 9223376114

Ref: 151 / 01C / 299337 / 301245 / P



LE1160641856N



आपला आधार क्रमांक / Your Aadhaar No. :

2612 5380 7239

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
 GOVERNMENT OF INDIA



पं.श. भानजी दाम
 Paresb Bhanji Dama
 जन्म वर्ष / Year of Birth : 1973
 पुरुष / Male



2612 5380 7239

आधार - सामान्य माणसाचा अधिकार

स्थायी खाते संख्या / PERMANENT ACCOUNT NUMBER
 AAAPD5364B

नाम / NAME
 PARESH BHANJI DAMA

पिताचे नाव / FATHER'S NAME
 BHANJI SUNDERJI DAMA

जन्म दिनांक / DATE OF BIRTH
 21-11-1973

संकेतस्थान / SIGNATURE
 P. B. Dama

आयकर निदेशक (सहकारी)
 DIRECTOR OF INCOME TAX (ASSISTANT)

P. B. Dama
 Self Atteste
 (साक्षात्कृत)

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P D Dama

07/12/2018 06/12/2028

INDIAN PASSPORT

TYPE/Type: P

Country/Country Code: IND

Serial No./Serial No.: T1293050

NAME/Name: DAMA

From the point of issue, valid for:

PARISH BHANJI

Region/Regionality: BHARAT/INDIA

Date of issue/Date of issue: 07/12/2018

Date of expiry/Date of expiry: 06/12/2028

Place of issue/Place of issue: MUMBAI, MAHARASHTRA

Authority: MUMBAI

P D Dama

From the point of issue, valid for: Holder/Holder

BHANJI SUNDERJI DAMA

HANSABEN BHANJI DAMA

KALPANA PARESH DAMA

Place of issue: MUMBAI

901, AVANTI NEEKUNTH KINDEEN, NEAR VIDYAVIHAR

STATION VIDYAVIHAR WEST, MUMBAI

PIN: 400086, MAHARASHTRA, INDIA

Phone number: 63298494 23/04/2007

Signature/Signature: MUMBAI

Passport No./Passport No.: B02073124056818

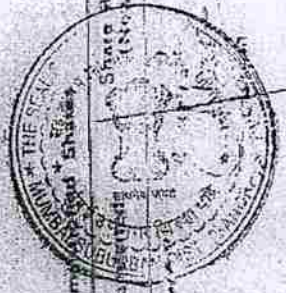


INDIAN PASSPORT SERVICE

INDIAN PASSPORT SERVICE

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Date of Transfer	Transfer No	Share Regt. No. (Old)	Memorandum of the transfers of the within m	To whom issued	Share Regt. (New)
29.12.1982	1			EMER X PANDIT	
14.07.2002	2		ADWANI	EMER X PANDIT	
17.08.2012	2			EMER X PANDIT	
08.08.2015	4			EMER X PANDIT	



Committee Member


Hon. Secretary

Chairman

Mr. KAJIV B. DANIA
 Chairman
 Hon. Secretary
 Treasurer
 Co-op. Housing Society Ltd.

करल - ५		
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करल - ५		
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 भारत सरकार
 GOVERNMENT OF INDIA
 सचिव, सार्वजनिक परिवहन विभाग
 The Secretary, Public Transport
 सच. भवन, वास्तु. वि. १९६९
 नया दिल्ली - ११००१३



— सामान्य माणसाचा अधिकार

Self Attested
 (साक्षात्कृत)



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
 Lic. No. MH03 20070031185 DCI: 10-03-1995
 Valid Till: 11-02-2019 (11Y)
 AUTHORIZATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
 COV DCI MCWG 10-03-1995
 DOB: 18-10-1962 BG
 Name: XIRTI POLADIA
 S/O: V. GANGJI POLADIA
 Add: A/9, PRABHASA CHS, GROUND FLOOR,
 NE & M. W. S. SCHOOL, GHATKOPAR,
 MUMBAI
 PIN: 400066
 Signature & ID of Issuing Authority: MH103 2016436

FORGET RULE 18(D)

 Signature/Thumb Impression of Holder

Self Attested
 (साक्षात्कृत)

Summary I (GoshwaraBhag-1)

करल - ५		
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520/9729
मंगळवार, 16 जुलै 2019 11:19 म.पु.

दस्तावेज क्रमांक: भाग-1

करल 5
दस्तावेज क्रमांक: 9729/2019

दस्तावेज क्रमांक: करल 5 /9729/2019

वापार मूल्य: ₹. 0/- मोबदला ₹. 00/-

भरलेले मुद्रांक शुल्क: ₹. 500/-

करल - ५		
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दु. नि. सह. दु. नि. करल 5 याचे कार्यालयात

स. क्र. 9729 वर दि. 16-07-2019

रोजी 11:17 म.पु. वा. हजर केला.

पावती: 10334

पावती दिनांक: 16/07/2019

सादरकरणाचे नाव: राजीव भातजी दामा

मांदणी फी ₹. 100.00

दस्तावेजासाठी फी ₹. 400.00

मुद्रांची संख्या: 20

Rajiv B. Dama

दस्तावेज करणाऱ्याची मूळी

[Handwritten Signature]

Joint S. R. D. निबंधक

फुली - ५ (वर्ग-२)

दस्तावाचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतिस्पर्धेच्या दस्तऐवजात आलेला अमुन@ त्यामुळे होणारा होय यावर मालमत्ता निव्वळ असेल तेव्हा

शिफा क्र. 1 16 / 07 / 2019 11 : 17 : 01 AM ची वेळ: (सादरनेकण)

शिफा क्र. 2 16 / 07 / 2019 11 : 19 : 11 AM ची वेळ: (मि)



प्रतिज्ञापत्र

सादर दस्तावेज हा नोंदणी क्रमांक ११०८६ अंतर्गत असलेला तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तावेज संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व संश्लेषक यांच्या स्वाक्षरींची आणि "दस्ताची सत्यता" सिद्ध करणारी कोणतीही दस्तऐवजाची निष्पादक पत्रे क्वचितही दस्तऐवजात नसतील असे सादर जाहीर केले जाई. दस्तांतरण परिपत्रक क्र. १९९७/२०१९ मधील तरतुदींचा अंमलबजावणीसाठी सादर जाहीर केले जाई.

- लिहून देणारे
- १) Rajiv B. Dama
 - २)
 - ३)

[Handwritten Signature]
PBDama

करल - ५		
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घोषणा पत्र

मी Parosh Dama याद्वारे घोषित करितो की, दुय्यम निबंधक KRL-5 यांच्या कार्यालयात D.A. Agreement या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. Rajiv B. Dama व इ. यांनी दि. 16/07/19 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 किवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किवा 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 : २७/०१/२०२०

P B Dama
कुलमुखत्यारपत्र धारकाचे नाव व सही



करल- ५
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Department of Stamp & Registration, Maharashtra		करल - ५
Receipt of Document Handling Charges		७००६ १७७ २३०
PRN 1106201901163	Date 11/06/2019	३०२०

Received from BHANJI SUNDERJI DAMA, Mobile number 0000000000, an amount of Rs.340/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.

Payment Details

Bank Name sbiepay	Date 11/06/2019
Bank CIN 100041520190611353652	REF No. 201916285503099

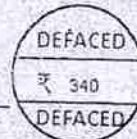
This is computer generated receipt, hence no signature is required.



Receipt of Document Handling Charges

PRN 1106201901163	Receipt Date 11/06/2019
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Received from BHANJI SUNDERJI DAMA, Mobile number 0000000000, an amount of Rs.340/-, towards Document Handling Charges for the Document to be registered on Document No. 7900 dated 11/06/2019 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.



Payment Details

Bank Name sbiepay	Payment Date 11/06/2019
Bank CIN 100041520190611353652	REF No. 201916285503099
Deface No 1106201901163D	Deface Date 11/06/2019

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