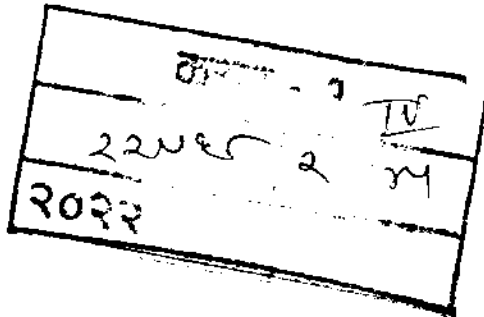
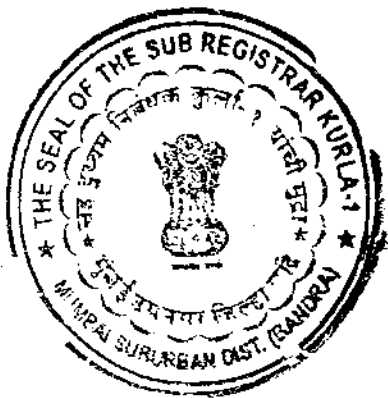




GRN : MH012367241202223E		Amount : 600.00	Bank : IDBI BANK	Date : 19/12/2022-12:38:30	
2	(IS)-369-22768	0006134927202223	19/12/2022-16:37:58	IGR197	500.00
Total Defacement Amount					600.00



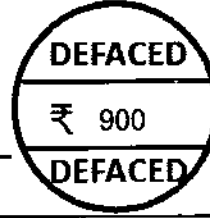


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1912202220947	Receipt Date	19/12/2022
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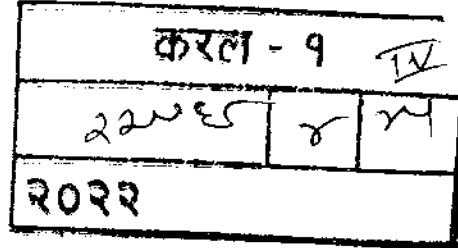
Received from SELF, Mobile number 0000000000, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered on Document No. 22768 dated 19/12/2022 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	IBKL	Payment Date	19/12/2022
Bank CIN	10004152022121910097	REF No.	2805428022
Deface No	1912202220947D	Deface Date	19/12/2022

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



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1912202220947	Date 19/12/2022
Received from SELF, Mobile number 0000000000, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name IBKL	Date 19/12/2022
Bank CIN 10004152022121910097	REF No. 2805428022
This is computer generated receipt, hence no signature is required.	

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POWER OF ATTORNEY

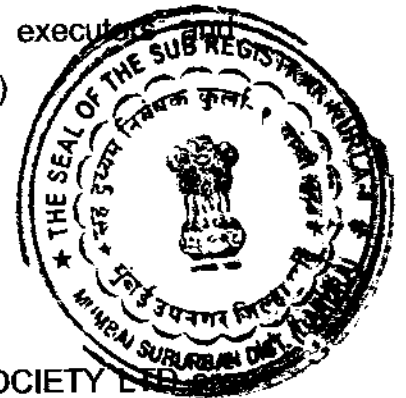
Dated 19th December, 2022

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, **SARAVANABHAVA CO-OPERATIVE HOUSING SOCIETY LTD.**, a Co-operative Society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, under No. BOM/HSG/963 of 1965, building known as "KRISHNA NIWAS" having its registered address at CTS 1085, 1085 (1 to 8), Krishna Niwas, Gaothan Road No. 3, Chembur, Mumbai-400 071, through its Chairman, Secretary and Managing Committee Members (1) **Shri. S. Subramani [Chairman]**, (2) **Shri. Bharat K. Pethad [Secretary]**, and (3) **Shri. Mayank D. Shah [Treasurer]**, hereinafter referred to as "**THE SOCIETY**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the Society, its managing committee and individual members for the time being and each of their respective heirs, executors, administrators and the successor in interest of the Society)

[•], do hereby **SEND GREETINGS:**

WHEREAS:

- A. We, **SARAVANABHAVA CO-OPERATIVE HOUSING SOCIETY LTD.** the owners and otherwise absolutely seized possessed of and entitled to land admeasuring 864.5 sq mts., or thereabouts and bearing Plot No. 194, in S.S IIII Chembur C.T.S Nos. 1085, 1085/1 to 1085/8 of Village and Taluka Chembur in the Mumbai Suburban district and lying, being and situate at Gaothan Road No. 3, Chembur, Mumbai -400071. And more Particularly Described in the First Schedule and is hereinafter referred to as ("**The Said Land**").
- B. The said Plot and the said Buildings are hereinafter referred to as the said "**Property**" and is more particularly described in the Schedule hereunder written;
- C. By and under a Redevelopment Agreement dated [•] executed by and between us and registered with the office of Sub-Registrar of Assurances bearing Serial No. ("**Redevelopment Agreement**"), we appointed M/s. **Laxmina Argentum Realities (India) Private Limited**, a company registered under the provisions of Companies Act, 2013, through its Director **Shri. Harish Laxmandas Vaswani**, having registered office at



*Sub registered under serial
19/12/2022 N.C. KRL-1/22767/2022*

[Signature]

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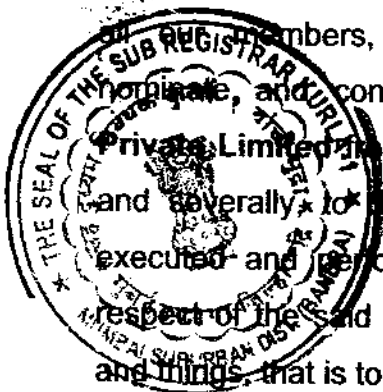
[Signature]

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Chambers, Opp IIPS office, Deonar Lakme Road, Deonar, Mumbai 400 088 hereinafter called **"THE REDEVELOPER"** to redevelop the said Property at for the consideration and terms more particularly described therein;

- D. In terms of the Redevelopment Agreement, we are desirous of appointing M/s. **Laxmina Argentum Realities (India) Private Limited**, to be our true and lawful attorneys and confer upon them certain powers and authorities hereinafter contained, inter alia, to enable them to jointly or severally to do various acts, deeds and things in respect of redevelopment of the said Property, hence this Power of Attorney;
- E. This Power of Attorney is executed in pursuance of the above registered Redevelopment Agreement, which is duly stamped in accordance with Article 25 of the First Schedule of the Maharashtra Stamp Act and as such this Power of Attorney is required to be executed on the Stamp Paper of Rs. 500/- only.

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH THAT, We, SARAVANABHAVA CO-OPERATIVE HOUSING SOCIETY LTD; through our authorized representatives, do for self and on behalf of our members, hereby irrevocably and unconditionally, appoint, nominate, and constitute M/s. **Laxmina Argentum Realities (India) Private Limited** from time to time, as true and lawful Attorney(s), jointly and severally to do, execute and perform and/or cause to be done, executed and performed several acts, deeds, matters and/or thing in respect of the said Property including the following acts, deeds, matters and things, that is to say :-



1. To apply, correspond and deal with the Talathi, Mamlatdar, Tahasildar, Revenue Authorities, City Survey Office, Superintendent of Land Records, City Survey Officer, Town Planning Officer, Assessor & Collector, Collector, Additional Collector, Deputy Collector, Collector Of Stamps, the Municipal Corporation of Greater Mumbai/ Brihanmumbai Municipal Corporation (**"MCGM"**), Civil Aviation, Airport Authority of India, Environmental Authorities, Coastal Regulation Zone Authorities, Directorate of Industries, Maharashtra Electricity Board, Brihanmumbai Electricity Supply and Transport (**"BEST"**), Reliance Energy/ Adani Electricity, and all other Public or Private

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bodies or revenue authorities Governmental and Semi-Governmental authorities, MCGM and / or any other such authority that may be constituted by the Government (hereinafter collectively referred to as the "**Concerned Authorities**") in future which may have jurisdiction to exercise their powers on the said Property including development thereof and the construction of the building(s) thereon, and to do the following acts, deeds, matters and things namely:-

1.1. To apply for and obtain Letter of Intents(s), No objection(s), permission(s), exemption(s), extension(s) etc. and to give such other application(s), writing(s), undertaking(s) as may be required for the purpose of development of the said Property and construction of the new building(s) thereon;

1.2. To make application(s) and submit the new/fresh and/or amended building plan(s) to the Concerned Authorities to get the building plan(s) sanctioned, Intimation Disapproval ("**IOD**") and commencement certificate(s) and all the permission(s), no objection(s), extension(s), exemption(s), etc. issued and/or revalidated, and/or revising and to give such other application(s), writing(s), undertaking(s), declaration(s), Affidavit(s), Indemnity(ies), Consent(s) as may be required under the Development Control Promotion and Regulation for Greater Mumbai, 2034 and any statutory amendment or modification or re-enactment thereof ("**DC Regulations**") for the purpose of development of the said Property, and to make application for water connection(s), electricity supply and other incidental requirement(s) which may be required for the development of the said Property and construction of the building(s) thereon;

1.3. To deal and correspond with the Assessment Department and/or any other concerned authority(ies) in connection with the assessment of the said Property.

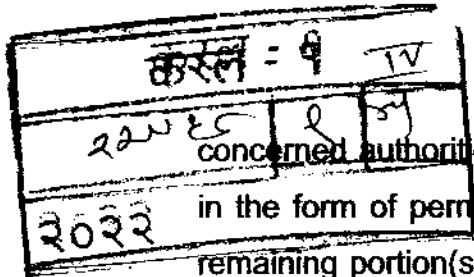
2. To surrender any portion(s) of the said Property, falling within the road-set-back-line or public utilities, to the MCGM or other











concerned authorities and claim compensation on account thereof in the form of permission to make additional constructions on the remaining portion(s) of the said Property, or by way of Transfer of Development Right (TDR) as may be permissible and for the said purpose enter into and carry on correspondence with the Concerned Authorities and to apply for and avail of the benefits of compensation as aforesaid and deliver possession of such portion(s) of the said Property to the concerned authorities and make execute and get registered one or more agreements and deeds of conveyances as our said Attorney/s may think proper, in favour of the Concerned Authorities to vest in them and get the same transferred and entered in the name of the said Society in all the records of the Concerned Authorities i.e. concerned departments of, Competent Authority, MCGM, State / Central Government and other departments thereof, if any.

3. To hand over possession of the said Property or any portion thereof including any constructed area to the authorities (as applicable) to whom the same is required to be handed over in the event of TDR being granted and/or otherwise howsoever, to correspond with them and to execute and deliver any undertakings, declarations, affidavits, bonds, deeds, documents, etc. as may be required by the authorities concerned for vesting the same in such authority and get the same registered with the concerned sub-Registrar.

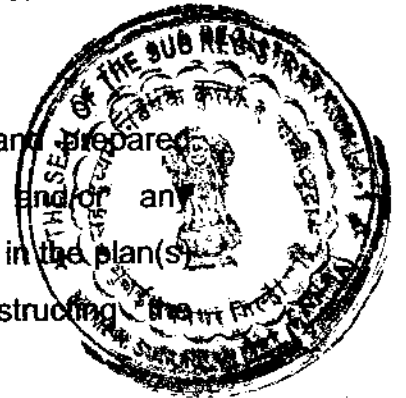
4. To execute all such documents, writings, undertaking (s) and/or any such documents that may be required for the purpose of enabling the Developer to redevelop the said Property.
5. To make applications to the Electric Supply Company or Department, Mahanagar Telephone Nigam Limited (MTNL) and/or the telephone / telecommunication and / or Mahangar Gas Limited and/or MCGM and/or other authority or concerned authorities for obtaining light, power, telephone, telecommunication, piped gas, drainage, sewage connections during the course of construction and for permanent connections on completion of buildings on the Plot including erection and installation of substations on portions of the said Property and for the purposes aforesaid, to sign, execute, register (if required) and submit in our name and on our behalf or

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on behalf of the Society all allocations, agreements, indemnities, deeds, plans, papers, specifications, undertakings, writings and documents to be granted in favour of Electric Supply company and/or other concerned authority telephone / telecommunication and/or Mahanagar Gas Limited and/or MCGM for such portion of the said Property on which the said sub-station is to be erected or installed and to pay all necessary charges, fees, premia, deposits and other amounts, whatsoever and to do and perform all other acts, deeds, matters and things.

6. To pay necessary deposit(s) or scrutiny fee(s) or any other amount(s) that may be required to be deposited or paid to the Civil Aviation, Environmental Authority(ies), Coastal Regulation Zone Authority(ies), Directorate of Industries, Maharashtra State Electricity Board, BEST, Reliance Energy/ Adani Electricity, MMRDA, MCGM, MHADA, or any other concerned authorities and also to apply for the refund thereof and to receive the same as and when occasion arises.

7. To make and prepare and/or cause to be made and prepared plan(s), specification(s), map(s) and design(s) and/or any alteration(s), amendment(s) or changes or revision(s) in the plan(s) and/or specification(s) for the purpose of constructing building(s) on the said Property.



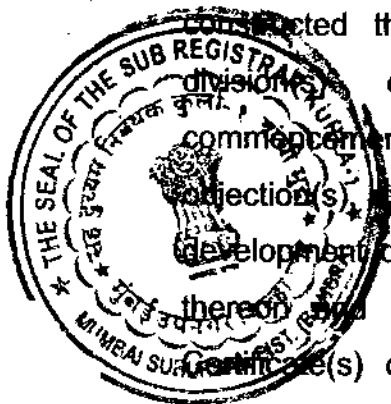
8. To submit plan(s), specification(s), map(s) and design(s) and/or any other alteration(s), amendment(s) or change(s) or revision(s) in the plan(s) and/or specification(s) for the purpose of constructing the building(s) on the said Property to MCGM, MHADA, MMRDA, and/or any other concerned authority(ies) and to get the same sanctioned and approved by and/or any other concerned authority(ies) and obtain IOD and commencement certificate(s) and all the permission(s), no objection(s), extension(s), exemption(s), etc. for and in respect of redevelopment of the said Property and construction of building(s) thereon and also to obtain Occupation Certificate(s) or part Occupation Certificate(s) or full Occupation Certificate(s) and/or Building Completion Certificate(s) and to take all necessary and incidental steps.

9. To submit and get sanctions and approvals from Civil Aviation, Environmental Authority(ies), Coastal Regulation Zone

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Authority(ies), Directorate of Industries, Maharashtra Electricity Board, BEST, Reliance Energy/ Adani Electricity, MMRDA, MCGM, MHADA, and all Revenue Authority(ies), City Survey Authority(ies), Town Planning Authority(ies), Maharashtra State Electricity Board, Authorities appointed under the Urban Land (Ceiling and Regulation) Act 1976, Development Plan Authority(ies), and all their department(s) and other concerned authorities in accordance with their bye-law(s), circular(s), rule(s) and regulation(s), building plan(s), layout(s), amalgamation(s), sub-division(s) for the said Property and in respect of the building(s) to be constructed on the said Property and for the aforesaid purposes to sign and execute all application(s), plan(s), specification(s), deed(s), document(s), writing(s), affidavit(s), undertaking(s), declaration(s), indemnity(ies), bond(s), consent(s) etc. as may be required by any or all of the aforesaid authorities, their officer(s) and department(s) and to carry on correspondence with them for approving and sanctioning the aforesaid layout(s), building plan(s) and plans for the said Property including the building(s) to be constructed thereon and also for amalgamation(s) and sub-division(s) of the said Property and for issue of IOD, commencement certificates and all the permission(s), no objection(s), extension(s), exemption(s), etc. for and in respect of development of the said Property and construction of building(s) thereon and for Occupation Certificate(s) or part Occupation Certificate(s) or full Occupation Certificate(s) (s) and take all necessary and incidental steps including making applications for water connection, electric supply and other incidental matters and works which are required to be carried out and/or done for or become eligible for grant of building completion certificate and Occupation Certificate(s).



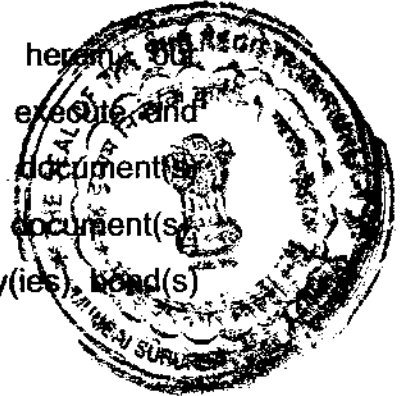
10. To purchase and acquire Transferable Development Rights ("TDR") and to consume/load the same on the said Property and to construct building(s) and/or raise the floors on the building(s) and also to obtain, buy, purchase and acquire all the Floor Space Index ("FSI") including TDR, future TDR, fungible FSI, incentive FSI, compensatory FSI, FSI available by paying the premium, free FSI, zonal FSI, additional FSI, additional TDR, maximum permissible FSI, balance FSI, Pro rata FSI, spill over FSI including surplus FSI of layout, layout FSI, FSI from VP quota and/or any

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other quota, TDR, fungible FSI, additional FSI, ~~FSD~~ account of tit bit land, yield, floating rights and all other rights, benefit(s) and advantage(s) etc. in respect of the said Property, layout etc. and/or floating right(s) and/or other benefit(s) and advantage(s) that could be used, consumed and loaded on the said Property and/or such other rights so as to enable it develop the said Property in a manner whereby the full potential of the said Property is consumed.

11. To sign and execute the necessary utilization form(s) and any other form(s) and to do all necessary act(s), deed(s), matter(s) and thing(s) for the purpose of deducting and/or obtaining the TDR from the DRC as may be required by concerned authority(ies) in lieu of surrender of area(s)/reservation(s)/setback(s) and also to do all necessary act(s), deed(s), matter(s) and thing(s) for aforesaid purpose.

12. For any of the aforesaid purposes mentioned herein, the Attorney(s) is/are hereby authorized to sign, seal, execute, and deliver all the application(s) form(s), deed(s), document(s), Agreement(s), Affidavit(s), Petition(s), plan(s), document(s), declaration(s), writing(s) or undertaking(s), indemnity(ies), bond(s) etc., whether prescribed or not as may be required.



13. To appear before the development plan committee set up or may hereafter be set up by the Government, MCGM, Town Planning Committee, MHADA Authority(ies), MBRR Board, Registrar and/or Deputy Registrar of Cooperative Societies and/or concerned authorities for hearing objection(s) for reservation(s) of the said Property or any part thereof, for removing or canceling the designation(s) for reservation and for that purpose to prepare and file necessary statements with such authorities including sign, execute and deliver all the application(s) form(s), document(s), Agreement(s), Affidavit(s), Petition(s), plan(s), document(s), declaration(s), writing(s) or undertaking(s), indemnity(ies), bond(s) etc., as may be required by the aforesaid Authorities.

14. To appoint and engage Architect(s), Engineer(s) and R.C.C. Specialist(s), Valuer(s), Surveyor(s), Advocate(s), Solicitor(s) and

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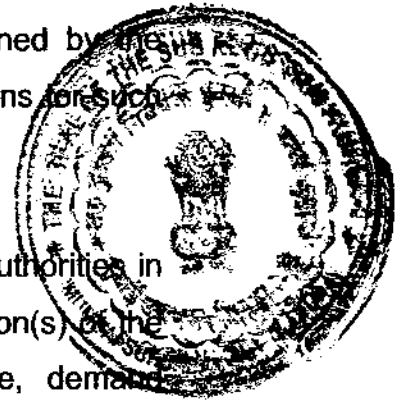
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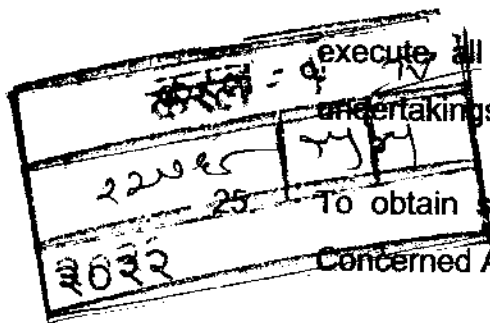
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pay fees etc. and apply for refund and receive the same as per terms and conditions thereof.

19. To pay rents taxes, levies, rates, charges, expenses, cess, assessments and all outgoings, with respect to said Property during the period of redevelopment thereof and /or settle, adjust, deduct and allow accounts, claims and demands for quit rent, assessment and repairs and other outgoings in respect of the said Property.
20. To pay the necessary Charges, Deposits, Assessments and apply for the refund thereof as the said Attorney/s may think fit and proper to the appropriate authority/ies / entities as the case maybe;
21. To comply with and/or carry out all the requisitions that may be made by the Concerned Authorities to get the said Property released from any reservation or shift the said Reservations or to take advantage of any scheme that may be sanctioned by the authorities for use of F. S. I. against sanctioning of plans for such reserved portion.
22. To represent the said Society before the Concerned Authorities in the event of requisition and /or acquisition of any portion(s) of the said Property, and to, take steps to protect same, demand compensations thereof receive monies and pass valid receipts thereof.
23. In case of acquisition of the said Property or any part thereof to represent us in acquisition proceedings to challenge the said acquisition or to receive compensation and give receipts for moneys received and also to oppose the said proceedings if the Attorney/s is/are of the opinion that the said proceedings are against our interest. For the aforesaid purposes to do all acts, deeds, things and matters and to sign and execute all papers, applications, deeds, documents, affidavits, undertakings, writing, etc.
24. To apply to the Concerned Authorities for withdrawal of public purpose reservations, if any, and grant of permission for this Project and /or redevelopment Scheme. For the aforesaid purposes to do all acts, deeds, things and matters and to sign and



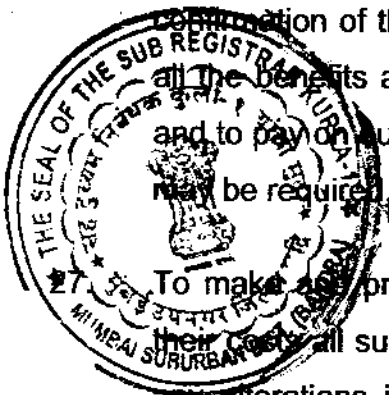
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execute all papers, applications, deeds, documents, affidavits, undertakings, writing, etc.

To obtain sanction of the layout of the said Property from the Concerned Authorities.

26. To apply to the Concerned Authorities including the City Survey Office etc. for the purpose of area either increase or decrease as the case may be, to correspond with them and to represent us before such authorities and/ if any area difference be found after actual survey, to execute and register (if so required) all necessary documents and writings in respect of the same including deed of rectification, supplemental agreement or any other writing/s to confirm the variation in area, if any, of the said Property and to do all acts, things, deeds and matters in respect thereof including to get sub-divided the plot and to get the area corrected in the Property Register Card and/or other revenue records, to get the confirmation of the area, to approve the plans and to obtain/utilize all the benefits available as per the rules and regulations in force and to pay on our behalf necessary costs, charges and deposits as may be required.



To make and/or prepare and/or cause to be made and prepared at their cost all such plans, specifications, maps and designs and/or any alterations in the existing plans and/or specifications and/or maps and/or designs as may be necessary, required and advisable for the purpose to the Concerned Authorities including the Competent Authority and/or Government of Maharashtra and/or Local bodies and to engage the services of any Architects, Engineers, structural Engineers, R. C. C. consultants or any other Consultants as may be necessary or advisable.

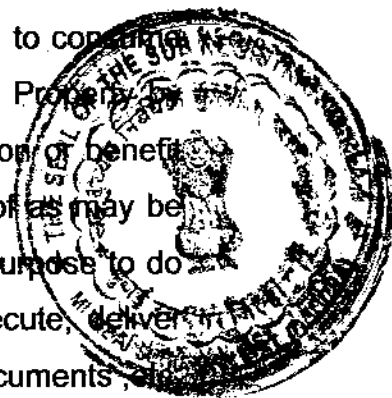
28. To commence, carry out and complete and/or cause to be commenced, carried out and/or completed construction work at their entire costs on the said Property in accordance with the sanctioned plan/s and specification/s as may be approved by the Concerned Authorities.

29. To negotiate with the members in the said Building for the purpose of vacating the premises in their use and occupation forming part of the said Property and to sign and execute necessary

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agreements, Permanent Alternate Accommodation Agreement and/or writings in that behalf and if required to register the same with any competent authority. To file the necessary suit in the competent court of Law for the purpose of ejectment of defaulting members and for that purpose to engage advocates, solicitors and/or counsels to appear and plead and/or defend on our behalf and to submit to consent terms and/or any other arrangements as they may deem fit and proper and for that purpose to sign plaints, applications, written statements, affidavits etc.

30. To demolish the existing structures, Building and to proceed with redevelopment of the said Property including constructing boundary walls, fencing, barbed wire fencing to comply with all the terms of the Building Plans, I. O. D. , Commencement Certificate and for the purpose if required to handover and/or surrender and/or transfer portion of the Property falling in set-back area or under reservation to the Concerned Authorities and to apply for and obtain in lieu thereof the compensation and/or F. S. I. to construct the said F. S. I. on the remaining portion of the said Property and constructing the building/s and/or to take compensation or benefit of any nature available in respect of or in lieu thereof as may be permitted by the authorities concerned, and for that purpose to do all acts, deeds, things and matters and to sign, execute, deliver, any undertaking, declaration, affidavit, bond, deed, documents, as may be required by the authorities concerned and get the same registered with the concerned sub-registrar .



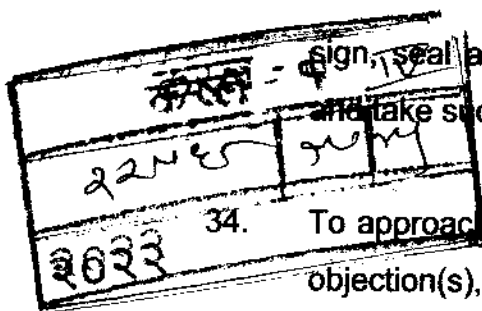
31. To construct one or more building/s on the said Property for members of the said Society and the prospective purchasers
32. To make necessary representation(s) including filing of complaint(s) and appeal(s) before the Assessor & Collector, Collector, MCGM, and other Concerned Authority(ies) including in the Court(s) of Small Causes at Bombay in regard to the fixation of ratable value in respect of the building(s) on the said Property and/or any portion thereof by the Assessor & Collector and MCGM.
33. To negotiate, deal with and/or correspond with the authorities and to hand over surplus area(s) /tenement(s) and for that purpose to

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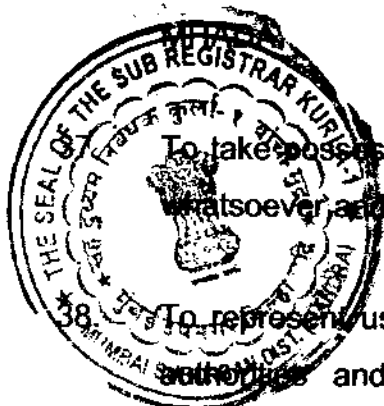


sign, seal and execute such document(s), deed(s) and writing(s) and take such steps as may be necessary.

34. To approach, correspond and / or obtain all the permission(s), no-objection(s), consent(s), extension(s), exemption(s) etc. from the Railway Authority(ies) and / or Railway Board and / or Ministry of Railway and execute all application(s), indemnity(ies), bond(s), declaration(s), undertaking(s) and all deed(s), document(s) and / or writing(s) etc.

35. To enter into and sign the contract with the contractor(s) for construction as well as contractor(s) for labour and to sign such agreement(s) and to register the same if required before the concern sub registrar of Assurance(s).

36. To obtain occupation certificate(s) and building completion certificate(s) from all the concerned Authorities including MCGM,



To take possession of any premises falling vacant for any reason whatsoever and give receipt for such possession if required.

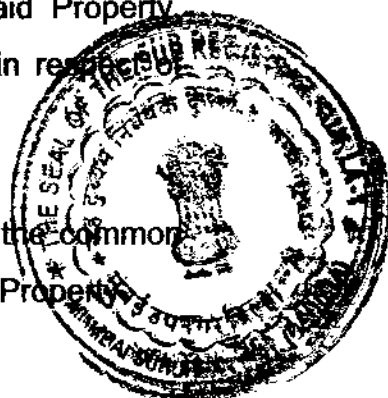
38. To represent us and appear on our behalf before the concerned authorities and officers appointed and authorized under the provisions of the Maharashtra Stamps Act and/or Town Planning and development authorities to get the said conveyance and other documents duly adjudicated and stamped including to obtain the necessary valuation report/valuation of the said Property. For the aforesaid purpose, our Attorney(s) is/are hereby authorized to sign, execute and deliver all the application(s) form(s), document(s) Agreement(s), Affidavit(s), document(s), declaration(s), writing(s) or undertaking(s), indemnity(ies), bond(s) etc, as may be required by the aforesaid Authorities.

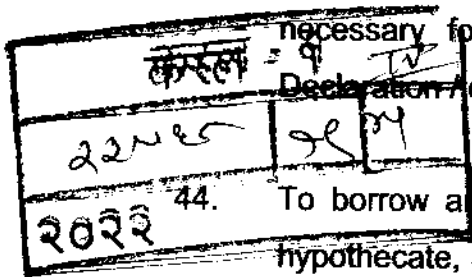
39. To represent us and appear on our behalf before the concerned officers including Commissioner, Assistant, Deputy or Additional commissioner and all other concerned authorities including Civil Aviation, Environmental Authorities, Coastal Regulation Zone Authorities, Directorate of Industries, Maharashtra Electricity Board, BEST, Reliance Energy/ Adani Electricity, MMRDA,

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MHADA, MCGM, Registrar and/or Deputy Registrar of Cooperative Societies, Town Planning land development authorities, City Survey Authorities, Land Revenue Authorities etc. to get the said		

Property duly transferred regularized, assessed, reconstructed, repaired, renovated etc. and for the said purpose to do and perform all such act(s), deed(s), thing(s) or matter(s) and sign execute affirm and declare all such writing(s), application(s), form(s), undertaking(s), indemnity(ies) plan(s), etc. proceeding(s), objection(s), affidavit(s), representation(s), petition(s), reference(s), appeal(s), revision(s), review(s) etc. as may be necessary and deem fit and proper by our said attorney.

40. To enter upon the said Property either alone or along with others for the purpose of commencing continuing and completing the construction activities on the said Property.
41. To put up and display board, hoardings on the said Property announcing the proposed project being undertaken in respect of the said Property.
42. To put up the Developer's logo or neon signage on the common terrace of the New Building or on the open area of the Property.
43. To make / enter and execute any into Agreement for Sale / Deed / Declaration / documents / and other such papers for sale, transfer, assignment, giving on leave and license basis or lease basis flats /shops/ apartments in the building/s that may be constructed on the said Property provided they form the free sale component of the FSI and/or garages/car parking spaces in the said Property and to join the said Society, if required, as a party to such Agreement for Sale / Deed / Declaration / documents / and other such papers and to receive and appropriate the sale proceeds /consideration to itself and and admit receipt of such price and/or consideration and sign, execute and issue receipt in acknowledge and due discharge thereof. To lodge such Agreement for Sale / Deed / Declaration / documents / and other such papers for registration and admit execution on our behalf of such Agreement for Sale / Deed / Declaration / documents / and other such papers before the Office of the relevant Sub-Registrar of Assurances and to do and/or cause to done all such acts, deeds, matters and things as may be



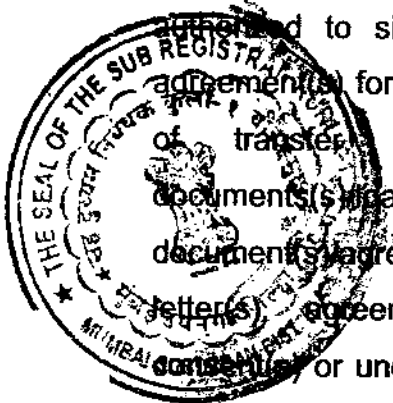


necessary for registering such Agreement for Sale / Deed / Declaration / documents / and other such papers.

44. To borrow and/or raise money and/or finance and to mortgage, hypothecate, pledge, create charge, security, encumbrance etc. on the said Property or any part thereof, the development rights in respect of the said Property /or and all the flat(s) and the premise(s) in the Free Sale building(s) to be constructed on the said Property and receivable(s) etc. in favour of any person(s), bank and/or financial institution(s) etc.

45. To sell, transfer, convey, exchange, mortgage, hypothecate, pledge etc. all the flat(s) and the premise(s) in the Free Sale building(s) to be constructed on the said Property and receivable(s) etc. in favour of any person, bank and/or financial institution(s) etc.

For that aforesaid purpose, our Attorney(s) is/are hereby authorized to sign and execute all the agreement(s) to sell, agreement(s) for sale, conveyance deed(s), sale deed(s), deed(s) of transfer, indenture of conveyance, mortgage documents, loan documents, mortgage(s), hypothecation document(s), agreement(s), deed of pledge, power(s) of attorney, letters, agreement(s), affidavit(s), declaration(s), writing(s), consent(s), or undertaking(s), indemnity(ies), bond(s) etc, as may be required by any person, bank and/or financial institution(s) and register the aforesaid documents/deeds with the Sub-Registrar of Assurances or any other registering authorities appointed under the Indian Registration Act.



46. To sign, seal, execute any and all deed(s), document(s), writing(s) including deed of mortgage, loan agreement, deed of hypothecation, deed of pledge, deed of conveyance and/or deed of lease and to attend the office of the Sub-Registrar of Assurances and lodge the same for registration with the Sub-Registrar of Assurances and to admit execution on our behalf and to comply with all legal requirements for registration of such deeds, documents and writings including deed of mortgage, loan agreement, deed of hypothecation, deed of pledge, deed of conveyance and/or deed of lease etc.

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47. To represent us and our interest and appear on our behalf before the Registrar, Sub-Registrar of Assurance at Bombay, Superintendent of Stamps, Collector or otherwise and all such officers and authorities under the concerned statutes including the Maharashtra Stamp Act, Indian Registration Act and sign and execute all such document(s), deed(s), writing(s), application(s), affidavit(s), undertaking(s), indemnity(ies) and make and file all such representation(s), appeal(s), revision(s), review(s) etc. as may be reasonably required for effectual registration of the said documents lodged for registration with the Sub-Registrar of assurances at Bombay as also to lodge and get registered agreements, conveyance documents, deeds and other writing(s) for effectual completion of the transaction in respect of the said Property in favor of our said attorney or his/their nominee or nominees and to take all steps and actions as our said attorney may deem fit and proper in their absolute discretion.
48. In general, to do and execute and/or cause to be done and executed all the act(s), deed(s), matter(s) and thing(s) in respect of the said Property and every part thereof, which are not specifically and/or expressly mentioned therein.
49. To file and prosecute or appear in and defend any suit(s), writ petition(s), action(s) or legal proceeding(s) in any Court of Law or before any quasi-judicial authority, tribunal or any other forum in any way concerning the said Property and/or to submit any dispute to the Arbitration and for that purposes to appoint and engage Advocate(s), Solicitor(s) and Counsel(s) and to settle and pay their fees and to sign in our name and on our behalf all plaint(s), petition(s), written statement(s), statement of claim, statement of defense, affidavits and application(s), Vakalatnama(s) etc. and to abide by, observe, perform and carry out all obligation(s) under the suit(s) and others and consent decree orders passed there under.
50. For us and on our behalf and in our name to accept service of Writ of Summon(s) or other court process in any suit or legal proceeding(s) or legal process and to enter an appearance in and defend or oppose any action or other legal proceedings and to make any counter claim therein and to commence any action or



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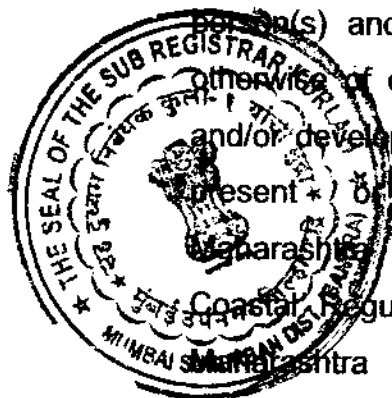
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other legal proceedings for such briefs as the Attorney or their advisers shall think necessary for the recovery or protection of the said Property or rights or for any other purpose and to prosecute, discontinue or compromise any such action or proceedings and to appeal against any Judgment or decision of any Court or Tribunal in any such action or proceedings.

51. To prefer appeal(s), make revision application(s), petition(s) from the orders which may be made by the Competent Authority or other authorities under the Urban Land (Ceiling and Regulation) Act, 1976 or by other officers and authorities under other acts, rules, regulations as our Attorney may require or be advised and to do all acts, deeds, matters and things and to institute and/or file appeals, revisions, petitions and for that purposes to sign and declare all petitions, memo of appeals, affidavits, plaint and all other proceedings as may be required for the said purpose.



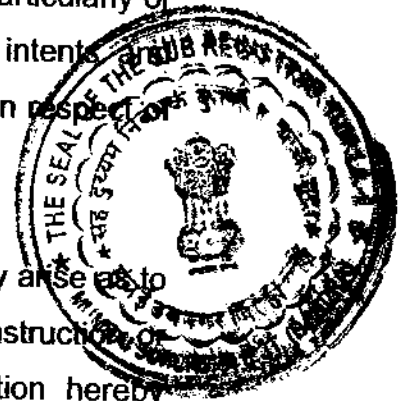
52. To ask, demand, sue, to recover and receive of and from all person(s) and bodies corporate for any claim or action or rights or otherwise of or relating to or concerning with the said Property and/or development thereof howsoever arising, whether in past, present or future or against Government of India or of Maharashtra or the Civil Aviation, Environmental Authorities, Coastal Regulation Zone Authorities, Directorate of Industries, Maharashtra Electricity Board, BEST, Reliance Energy/ Adani Electricity, MMRDA, MCGM, MHADA, Slum Authorities, AGRC, Registrar and/or Deputy Registrar of Cooperative Societies or any other body or authority or person and to commence, carry out and prosecute any motion suit, writ, petition or other proceedings whatsoever of recovering and compelling payment, transfer of delivery thereof respectively and for that purpose to sign and execute all plaints, written statements, affidavit and applications and to engage Solicitors and Advocates and to settle and pay their fees.

53. To settle, adjust, compound, or compromise all action(s), suit(s), account(s), reckoning(s), claim(s) and demand(s) whatsoever between ourselves and any person or persons whomsoever and in any way connected with the said Property and/or the

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developments/construction thereon, in such ~~सिद्धेश~~ and in all respects as our Attorney shall think fit.

54. To appoint from time to time or generally such person(s)/firm(s)/company(ies)/entity(ies) as the Attorney may think fit as their substitute or substitutes to do execute and perform all or any such matters and things as aforesaid and any such substitute or substitutes at pleasure to remove and to appoint another or others in his or their place, and we hereby agree at all times to ratify and confirm whatsoever the Attorney or any such substitute or substitutes shall lawfully do or cause to be done.
55. In general, to do all other act(s), deed(s), matter(s) and things in respect of the said Property as referred herein either particularly or generally described as amply and effectually to all intents and purposes as if we could do in our own proper person in respect of the said Property.
56. And for more effectually removing any doubt which may arise as to the true meaning of these presents or as to the construction or application of the power, authorities and discretion hereby conferred we do hereby declare that the powers, authorities and discretions hereby conferred shall be in additions to the powers, authorities and discretions granted / conferred under any previous power of attorneys executed in favour of the said Attorney by the Society, and shall not in any case be deemed to revoke any powers or authorities or discretions here before given by us to the said Attorneys or to any other person(s) on their behalf or be deemed to be limited by any such previously given power(s), authority(ies) and discretion(s) or be deemed to be limited to such transaction(s) and matter(s) as are herein expressly mentioned but the same are intended to extend and shall in all cases extend to any other matters or transactions not herein precisely mentioned or defined as our Attorney be deemed to be requisite or expedient to be done or performed.
57. And we do hereby undertake to ratify whatever the Attorney or any substitute or agent appointed by them under this General Power of Attorney in that behalf hereinbefore contained may lawfully do or cause to be done in and by virtue of these presents AND WE DO



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that all such acts, deeds, matters, things and/or proceedings as the case may be done, commenced, pursued, signed, executed or suffered by the said Attorney/s shall be binding upon us as also upon our successors-in-office and the same shall be in full force and effect. And it is hereby agreed that this Power of Attorney shall be valid and subsisting till the completion of Project or handing over the charge of the Project to the society.

58. In the event of the termination of the Redevelopment Agreement dated 19/12/2022, the Power of Attorney shall automatically stand revoked.

59. It is agreed that this Power of Attorney does not create any rights in favor of the Developer in respect of the Said Plot. The Power of Attorney has been executed to the limited purpose to enable the Developer to implement his rights and obligations granted under the Developer Agreement.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and sealed the day and year first above written.



THE SCHEDULE HEREINABOVE REFERRED:

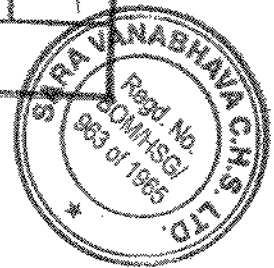
All that piece or parcel of non agricultural land being Plot No.194, CTS No.1085/1 to 1085/8, Chembur Village, Kurla Taluka, Mumbai District and admeasuring in the **aggregate 1033.93 square yards equivalent to 864.50 square meters** or thereabout to together with the building known as "Krishna Nivas", "Saravanabhava Co-op. Hsg. Society Ltd" standing thereon situate, lying and being at Gaothan Road No.3, Chembur Mumbai-400 071 or thereabouts and bounded as follows:

On or towards North : Gaothan Road No.3
 On or towards South : Gaothan Road No 2
 On or towards East : By the Property bearing CTS No.1084
 On or towards West : By the Property bearing CTS No.1086

ON SEAL of the within named "**Society**")

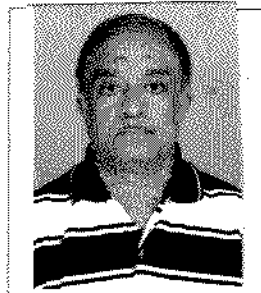
, has been hereunto)

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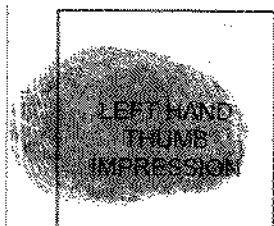
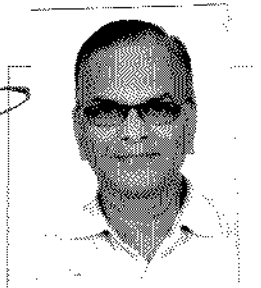


affixed pursuant to the Resolution passed at its
Special General Body Meeting held on 16/11/2022
in the presence of.....

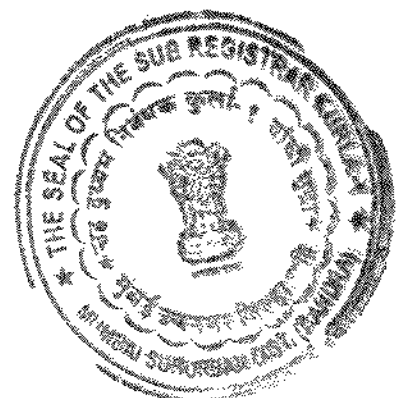
(Shri S. Subramani)
Chairman For SARA VANABHAVA C.H.S. LTD.
[Signature]
Chairman Secretary Treasurer



(Shri Bharat K. Pethad)
Secretary For SARA VANABHAVA C.H.S. LTD.
[Signature]
Chairman Secretary Treasurer



(Shri Mayank D. Shah)
Treasurer
For SARA VANABHAVA C.H.S. LTD.
[Signature]
Chairman Secretary Treasurer

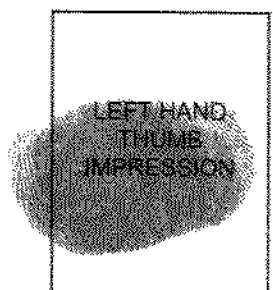
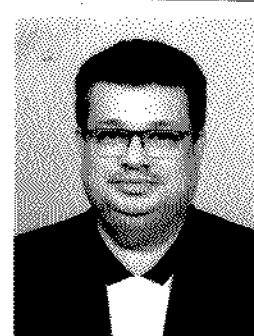


SIGNED AND ACCEPTED by the within named
"the Redeveloper"
M/s.Laxmina Argentum Realities (India) Private Limited
through its Directors
Laxmina Argentum Realities (India) Private Limited

[Signature]
Director

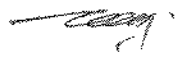
Shri. Harish Laxmandas Vaswani

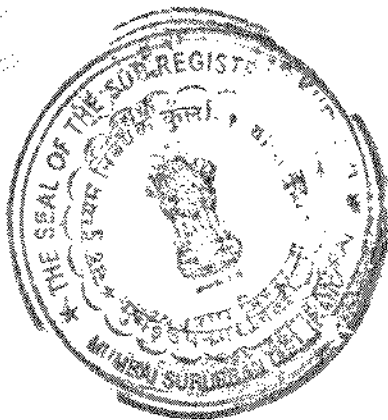
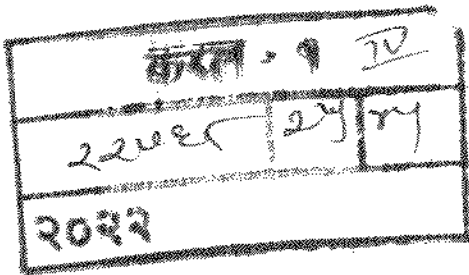
[Signature]



in the presence of

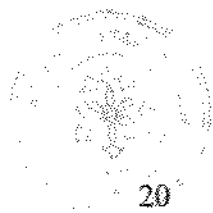
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MEERUT SURINDER LAL PATEL

MEERUT





19/12/2022

सूची क्र.2

दुष्यम निबंधक : सह दु.नि. कुर्ला 1

दस्त क्रमांक : 22767/2022

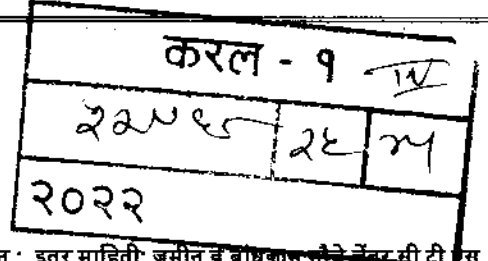
नोदणी :

Regn:63m

गावाचे नाव : चेंबूर

- (1) विलेखाचा प्रकार
(2) मोबदला
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे)
(4) भू-सापन, पोटहिस्सा व घरक्रमांक (असल्यास)

विकसनकरारनामा
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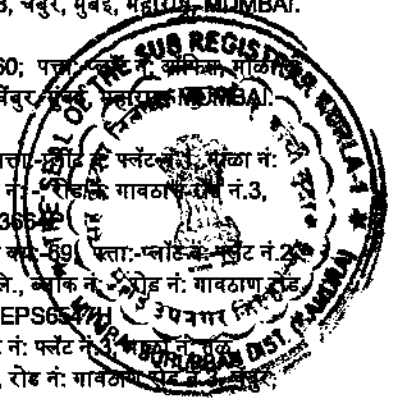


- (5) क्षेत्रफळ
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पसकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: जमीन व बांधकाम, लोने चेंबूर ही टी. एस. नं. 1085, 1085/1 ते 1085/8, प्लॉट नं. 194, क्षेत्रफळ 864.5 चौ. मीटर (व त्यावरील बांधकाम, कृष्णा निवास, सार्वजनिक को. ऑप. ही. सो. लि., गावठाण रोड नं. 3, चेंबूर, मुंबई - 400071. सदर दस्त दिनांक: 13/12/2022 रोजी मुद्रांक जिल्हाधिकारी, कुर्ला यांचे कार्यालयात प्रकरण क्र. ADJ/1100901/782/22/K/884/22 वर म. सु. अ. 1958 च्या अनुसूची 1 मधील अनुच्छेद 5(g-a) अन्वये मोबदला रु. 8,45,22,000/- व बाजारभाव रु. 9,55,15,000/- नुसार मुद्रांक शुल्क रु. 47,75,750/- मरून दस्त अभिनिर्णीत केलेला आहे. (C.T.S. Number : 1085, 1085/1 to 1085/8 ;)

1) 864.5 चौ.मीटर

- 1): नाव:-सार्वजनिक को.ऑप.ही.सो.लि. तर्फे चेवरमन एस. सुब्रमण्य वय:-58; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: कृष्णा निवास, ब्लॉक नं: -, रोड नं: गावठाण रोड नं.3, चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AAABS2582D
2): नाव:-सार्वजनिक को.ऑप.ही.सो.लि. तर्फे सेक्रेटरी भरत के. पेयड वय:-63; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: कृष्णा निवास, ब्लॉक नं: -, रोड नं: गावठाण रोड नं.3, चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AAABS2582D
3): नाव:-सार्वजनिक को.ऑप.ही.सो.लि. तर्फे ट्रेडर मयंक डी. शाह वय:-60; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: कृष्णा निवास, ब्लॉक नं: -, रोड नं: गावठाण रोड नं.3, चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AAABS2582D
4): नाव:-सीता परमेश्वर तर्फे मुखत्यार म्हणुन पी. सुब्रमण्य वय:-56; पत्ता:-प्लॉट नं: फ्लॅट नं.2, माळा नं: तळ, इमारतीचे नाव: कृष्णा निवास, सार्वजनिक को.ऑप.ही.सो.लि., ब्लॉक नं: -, रोड नं: गावठाण रोड नं.3, चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ASCP36582
5): नाव:-शोभा परसुराम तर्फे मुखत्यार म्हणुन के. एच. गणपती सुब्रमण्य वय:-59; पत्ता:-प्लॉट नं: फ्लॅट नं.2, माळा नं: तळ, इमारतीचे नाव: कृष्णा निवास, सार्वजनिक को.ऑप.ही.सो.लि., ब्लॉक नं: -, रोड नं: गावठाण रोड नं.3, चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-DGEPS65474
6): नाव:-मान्यता देणार - प्रभाकर भालचंद्र बोकिल वय:-72; पत्ता:-प्लॉट नं: फ्लॅट नं.3, माळा नं: तळ, इमारतीचे नाव: कृष्णा निवास, सार्वजनिक को.ऑप.ही.सो.लि., ब्लॉक नं: -, रोड नं: गावठाण रोड नं.3, चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AAPB7201L
7): नाव:-मान्यता देणार - चित्रा चंद्रशेखर वय:-59; पत्ता:-प्लॉट नं: फ्लॅट नं.4, माळा नं: तळ, इमारतीचे नाव: कृष्णा निवास, सार्वजनिक को.ऑप.ही.सो.लि., ब्लॉक नं: -, रोड नं: गावठाण रोड नं.3, चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AAGPC2310P
8): नाव:-गणेश राजगोपालन तर्फे मुखत्यार म्हणुन किर्तीवासन राजगोपालन वय:-56; पत्ता:-प्लॉट नं: फ्लॅट नं.4, माळा नं: तळ, इमारतीचे नाव: कृष्णा निवास, सार्वजनिक को.ऑप.ही.सो.लि., ब्लॉक नं: -, रोड नं: गावठाण रोड नं.3, चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AAFPR3402G
9): नाव:-मान्यता देणार - किर्तीवासन राजगोपालन वय:-56; पत्ता:-प्लॉट नं: फ्लॅट नं.4, माळा नं: तळ, इमारतीचे नाव: कृष्णा निवास, सार्वजनिक को.ऑप.ही.सो.लि., ब्लॉक नं: -, रोड नं: गावठाण रोड नं.3, चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AAIPR5893C
10): नाव:-मान्यता देणार - जानकी गणपती वय:-63; पत्ता:-प्लॉट नं: फ्लॅट नं.5, माळा नं: 1, इमारतीचे नाव: कृष्णा निवास, सार्वजनिक को.ऑप.ही.सो.लि., ब्लॉक नं: -, रोड नं: गावठाण रोड नं.3, चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AAKPG5010C
11): नाव:-मान्यता देणार - के. रामन वय:-60; पत्ता:-प्लॉट नं: फ्लॅट नं.5, माळा नं: 1, इमारतीचे नाव: कृष्णा निवास, सार्वजनिक को.ऑप.ही.सो.लि., ब्लॉक नं: -, रोड नं: गावठाण रोड नं.3, चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ACBPR0010J
12): नाव:-मान्यता देणार - वेंकट सुब्रमण्य वय:-59; पत्ता:-प्लॉट नं: फ्लॅट नं.5, माळा नं: 1, इमारतीचे नाव: कृष्णा निवास, सार्वजनिक को.ऑप.ही.सो.लि., ब्लॉक नं: -, रोड नं: गावठाण रोड नं.3, चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AEFPK1181B
13): नाव:-मान्यता देणार - बरदारराजन कृष्ण वय:-56; पत्ता:-प्लॉट नं: फ्लॅट नं.5, माळा नं: 1, इमारतीचे नाव: कृष्णा निवास, सार्वजनिक को.ऑप.ही.सो.लि., ब्लॉक नं: -, रोड नं: गावठाण रोड नं.3, चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ABAPV8743N
14): नाव:-मान्यता देणार - एन. संकरामानी वय:-88; पत्ता:-प्लॉट नं: फ्लॅट नं.6, माळा नं: 1, इमारतीचे नाव: कृष्णा निवास, सार्वजनिक को.ऑप.ही.सो.लि., ब्लॉक नं: -, रोड नं: गावठाण रोड नं.3, चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AFTPN7653N
15): नाव:-मान्यता देणार - व्ही. रामचंद्रन वय:-70; पत्ता:-प्लॉट नं: फ्लॅट नं.7, माळा नं: 1, इमारतीचे नाव: कृष्णा निवास, सार्वजनिक को.ऑप.ही.सो.लि., ब्लॉक नं: -, रोड नं: गावठाण रोड नं.3, चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AGNPV0070A



कारण - १			IV
22065	2207	16)	नाव
2022			17)
			नाव

- [illegible]



(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता

(9) दस्तऐवज करून दिल्याचा दिनांक

1): नाव:-लक्ष्मीना अर्जेंटम रिअल्टीज (इंडिया) प्रा. लि. तर्फे संचालक हरीश एल.
वासवानी वयः-57; पत्ता:-प्लॉट नं: ऑफिस, 1401, माळा नं: 14 वा मजला, इमारतीचे नाव: संजोना चेंबर्स,
ब्लॉक नं: सॅक्मे फॅक्टरी समोर, रोड नं: देवनार रोड, गोवंडी, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400088
पॅन नं:-AABCL7819G

19/12/2022

(10)दस्त नोंदणी केल्याचा दिनांक	19/12/2022
(11)अनुक्रमांक,खंड व पृष्ठ	22767/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	4775750
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

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

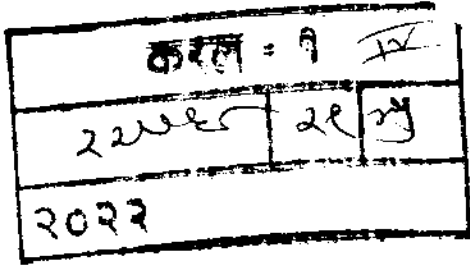
करल - १		
२२०६५	२५	३५
२०२२		



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	1100901/782/22/K/884/22	-	4775750	SD		
2		DHC		1912202220857	1600	RF	1912202220857D	19/12/2022
3		DHC		1912202220680	2000	RF	1912202220680D	19/12/2022
4		DHC		1912202220599	2000	RF	1912202220599D	19/12/2022
5		eChallan		MH012370706202223E	30000	RF	0006134533202223	19/12/2022

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



SARAVANABHAVA CO-OP. HOUSING SOCIETY LIMITED

(Regd. No. BOM/HSG/963 of 1965)

Ref.

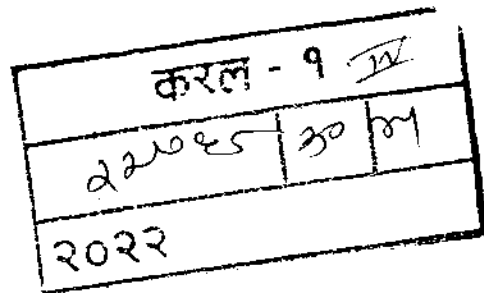
KRISHNA NIVAS,
PLOT NO. 194, GAOTHAN ROAD - 3,
CHEMBUR, MUMBAI - 400 071.

RESOLUTION

RESOLVED THAT the Society do and hereby appoint Laxmina Argentum Realties India Private Limited, having its address at, 1401, Sanjona Chambers, Deonar Lakme Road, Deonar Mumbai 400 88, as the Redeveloper to carry out the redevelopment of the Society's property bearing CTS No. 1085 / 1085 (1 to 8) Gaothan Road No. 3, Chembur, Mumbai - 400 071, in accordance with the Offer Letter received from the said Redeveloper dated 20/05/2022 and subsequent revised offer letter dated 08/06/2022 and 28/06/2022.

FURTHER RESOLVED that the Chairman / Secretary / Treasurer or any 2 of them be and are hereby authorised to sign and issue the letter of appointment confirming the appointment of the said developer.

For SARAVANABHAVA CO-OP. HOUSING SOCIETY LIMITED
Tuborunil Chairman
Aharabelli Secretary Treasurer



SARAVANABHAVA CO-OP. HOUSING SOCIETY LIMITED

(Regd. No. BOM/HSG/963 of 1965)

Ref.

KRISHNA NIVAS,
PLOT NO. 194, GAOTHAN ROAD - 3,
CHEMBUR, MUMBAI - 400 071.

16 Nov 2022

RESOLUTION

A Special General Body Meeting of the Society was held on 16 November 2022 at 7.30 pm and it is hereby

RESOLVED that Draft of Redevelopment is approved by all the members of the Society unanimously.

Further RESOLVED that the Chairman, the Secretary and the Treasurer are authorised to execute the same on behalf of the Society.

Proposed by Shri Ganesh Rajgopalan

Seconded by Shri Manohar Shetty

RESOLVED that the Draft of Power of Attorney is approved by all the members of the Society unanimously.

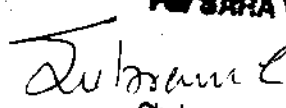
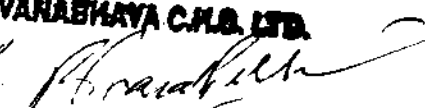
Further RESOLVED that the Chairman, the Secretary and the Treasurer are authorised to execute the same on behalf of the Society.

Proposed by Dr Ramchandran

Seconded by Shri Janaki Raman

करल - १		
22/11/22	39	34
2022		



SARAVANABHAVA C.H.S. LTD.

Chairman

Secretary
Treasurer



करल - १ १४		
२२०६५	३२	२५
२०२२		

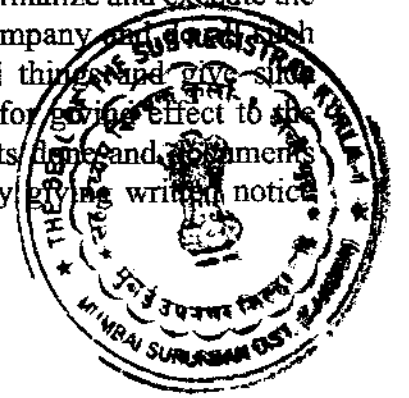
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF LAXMINA ARGENTUM RELATIES (INDIA) PRIVATE LIMITED HELD ON 9th of DECEMBER 2022, AT 1401, SANJONA CHAMBERS, OPP LAKME FACTORY, DEONAR ROAD, GOVANDI, MUMBAI 400088

“RESOLVED THAT the Consent of the Board be and is hereby accorded for the execution and signing of the **“REDEVELOPMENT AGREEMENT”** and **“POWER OF ATTORNEY”** to be entered into between SARAVANABHAVA CHSL known as **“KRISHNA NIWAS”** and LAXMINA ARGENTUM REALTIES (INDIA) PRIVATE LIMITED.

“RESOLVED FURTHER THAT, MR. HARISH LAXMANDAS VASWANI, Director of the Company be and is hereby authorized to negotiate, finalize and execute the above-mentioned agreements and documents on behalf of the Company and to do all things and give such acts, matters, deeds and things and to take all steps and do all things and give such directions as may be required, necessary, expedient or desirable for giving effect to the said Redevelopment agreement and Power of Attorney". The acts done and documents shall be binding on the company, until the same is withdrawn by giving written notice thereof Specimen

Signature of Authorised Signatory:

(Mr. Harish Laxmandas Vaswani)



“RESOLVED FURTHER THAT a certified copy of the resolution be given to anyone concerned or interested in the matter.”

For LAXMINA ARGENTUM RELATIES (INDIA) PRIVATE LIMITED

(Mrs. Roma Kumar Vaswani)

(Director)

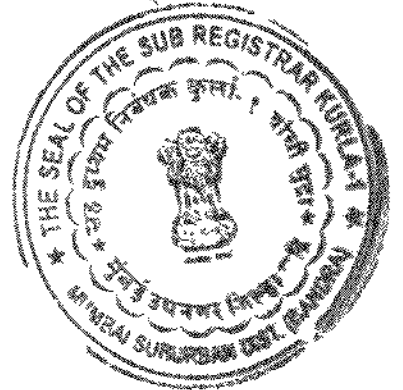
CIN: U45400MH2010PTC202862

करल - १ IV		
2205	33	24
2022		



आयकर विभाग	भारत सरकार
INCOME TAX DEPARTMENT	GOVT. OF INDIA
LAXMINA ARGENTUM REALTIES (INDIA) PRIVATE LIMITED	
18/05/2010	
Permanent Account Number	
AABCL7819G	
Signature	

करल - ९		
22045	3004	
2022		

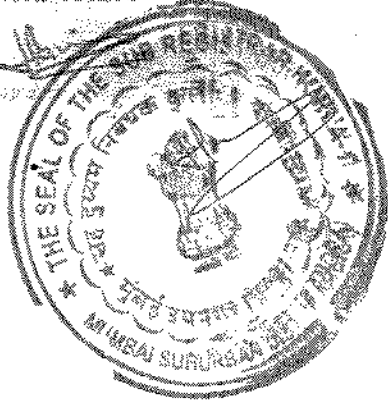


करतः १ IV		
22	31	31
१६३३		

आयकर विभाग
INCOME TAX DEPARTMENT
VASWANI HARISH LAXMANDAS
LAXMANDAS GEHIMAL VASWANI

19/07/1985

ACNPFV3523C



भारत सरकार
GOVT. OF INDIA



भारत सरकार
Unique Identification Authority of India
Government of India

नॉटिफिकेशन क्रमांक / Enrollment No. : 0000/00552/80692

To
Harish Laxmandas Vaswani
प्रीत लखनंद वसवानी
C/O Harish Laxmandas Vaswani
1502 Supreme Signature Cts 154
Old Village Wadhwani Vn Puzav Marg
Chembur
Mumbai
Chembur, Mumbai Suburban,
Maharashtra - 400071
9820566185

23/10/2011

76008420



KAT90284007FH



आपला आधार क्रमांक / Your Aadhaar No. :

4828 7423 7378

माझे आधार, माझी ओळख



भारत सरकार
Government of India
प्रीत लखनंद वसवानी
Harish Laxmandas Vaswani
जन्म तारीख / DOB: 19/07/1985
पुल / Male

4828 7423 7378

माझे आधार, माझी ओळख

[Signature]

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

APEPS7065J

नाम /NAME

SANKARANARAYANAN SUBRAMANIAN



पिता का नाम /FATHER'S NAME

SUBRAMANIAN

SANKARNARAYANAN

जन्म तिथि /DATE OF BIRTH

22-04-1964

हस्ताक्षर /SIGNATURE

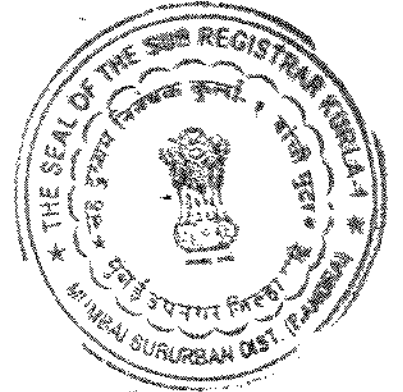
Sankaranarayanan

आयकर आयुक्त (कम्प्यूटर केंद्र)

Commissioner of Income-tax (Computer Operations)

करल - 9 <i>IV</i>		
22065	32	71
2022		

Sankaranarayanan
Sankaranarayanan



List - 21

क्रमांक - ११	१२
२२५४३५	३५
२०२२	



भारत सरकार
GOVERNMENT OF INDIA

नाम: सुब्रमणी
S. Subramani

जन्म वर्ष / Year of Birth : 1964
पुरुष / Male

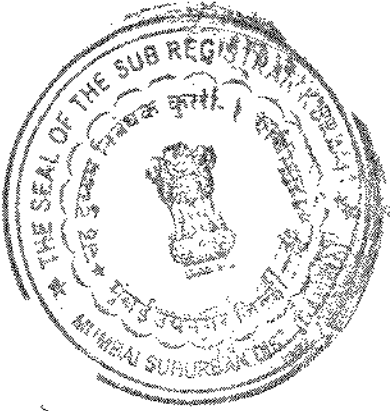


5599 2216 5008

आधार - सामान्य माणसाचा अधिकार

Subramani

Subramani



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: S/O पी.एस.नारायणन, चेंबूर
पोस्ट ऑफिस जवळ, २१, कृष्ण
निवास, गांधीराज रोड नं.३, चेंबूर, मुंबई,
महाराष्ट्र, ४०००७१

Address: S/O P.S.S.Narayanan,
Near Chembur Post Office,
21, Krishna Niwas, Gandhian Road
No.3, Chembur, Chembur,
Mumbai, Maharashtra, 400071

1947
1800 130 1547

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 021

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BHARAT KHIMJI PETHAD
KHIMJI RATANSHI PETHAD
28/04/1959

Permanent Account Number
AAAPP6707D

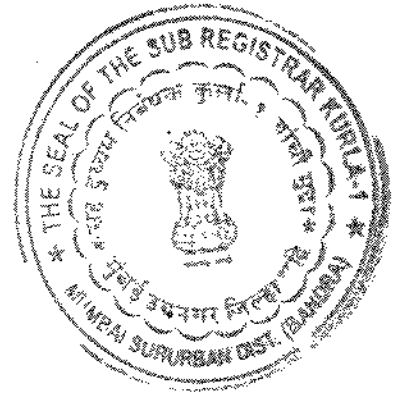
Signature



करल - १ <i>132</i>		
22045	35	<i>11</i>
२०२२		

Bharat Pethad

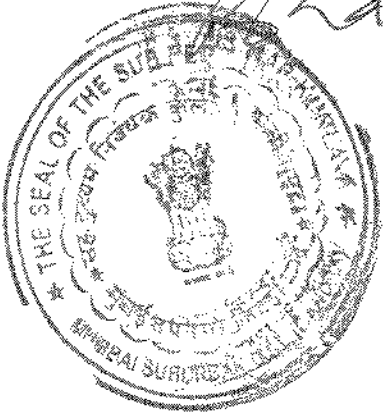
Bharat Pethad



करना - टी IV		
22ND	35	24
2022		

भारत सरकार	
	भारत पेथड Bharat Peethad जन्म वर्ष / Year of Birth : 1969 पुरुष / Male
9181 3312 9704	

आधार - सामान्य माणसाचा अधिकार



राष्ट्रीय विशिष्ट ओळख प्राधिकरण

पत्ता S/O खिमजी, गांधी मैदान मजरा,
 १२, श्री नंददेव मीणचणम लिमिटेड
 गावठाण रस्ता नं. २, चेंबूर, बेंदूर, मुंबई.
 महाराष्ट्र, 400071

Address: S/O Khimji, Opp. Gandhi
 Maidan, 12, Shree Nandadeep
 CHS LTD Gaothan Road No.2,
 Chembur, Chembur, Mumbai,
 Maharashtra, 400071

1547
 1886 189 7847

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1547,
 Bengaluru-560 001

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACYPS7342F

नाम /NAME

MAYANK DINESH SHAH

पिता का नाम /FATHER'S NAME

DINESH MOHANLAL SHAH

जन्म तिथि /DATE OF BIRTH

26-09-1962

हस्ताक्षर /SIGNATURE

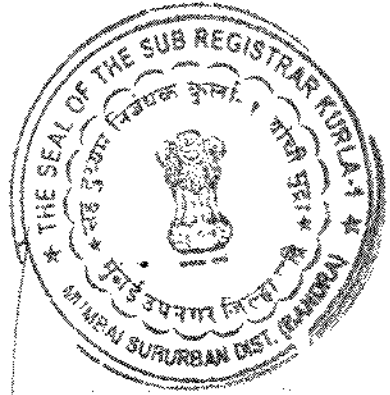
Mayank D. Shah

आयकर आयुक्त (कम्प्यूटर केन्द्र)

Commissioner of Income-tax (Computer Operations)

करल - १ <i>11</i>		
<i>22045</i>	<i>20</i>	<i>74</i>
२०२२		

Mayank D. Shah



इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले
प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त (कम्प्यूटर केन्द्र),
सी-13, प्रत्यक्षकर भवन,
बान्द्रा-कुर्ला कॉम्प्लेक्स,
मुंबई - 400 051.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Commissioner of Income-Tax (Computer Operations),
C-13, Pratyakshakar Bhavan,
Bandra-Kurla Complex,
Mumbai - 400 051.



भारत सरकार
Government of India

भारतीय विशेष पहचान प्रमाणिका
National Identification Authority of India

नमोपकरण क्रमांक / Enrollment No.: 0650/90343/13100

TO

श्रीमान दिनेश शाह

Mayank Dinesh Shah

Flat No. 19, Krishna Niwas, Gachhan Road No. 3,

Near Chembur Post Office,

VTC, Chembur H.O.,

District: Mumbai,

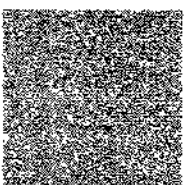
State: Maharashtra,

PIN Code: 400071,

Mobile: 9962083200

MF379211951F1

37921195



आपका आधार क्रमांक / Your Aadhaar No. :

8106 7989 1496

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India



श्रीमान दिनेश शाह

Mayank Dinesh Shah

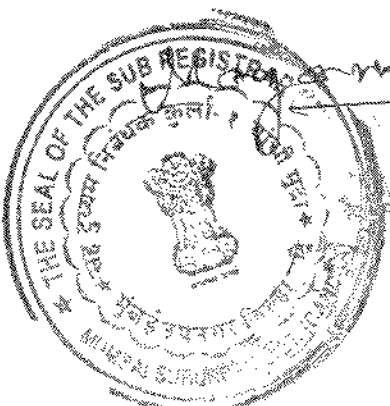
जनम तिथि / DOB : 28/09/1962

पुरुष / Male

करल - १	२२०६७९१४९६
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8106 7989 1496

मेरा आधार, मेरी पहचान

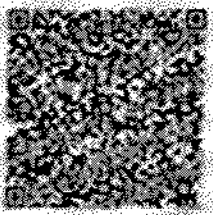


Mayank D. Shah
Aardham

 **भारत सरकार**
Government of India

 **प्रशांत शान्तराम पाटील**
Prashant Shantaram Patil

जन्म वर्ष / Year of Birth : 1972
पुरुष / Male



6411 4756 0613

आधार — सामान्य माणसाचा अधिकार

Signature

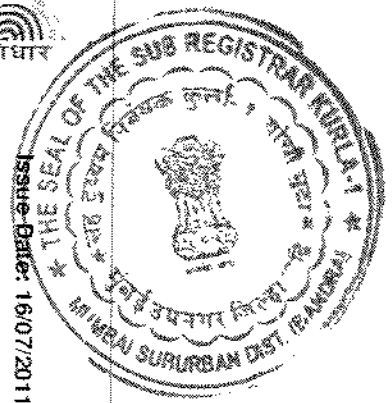
करल - १ IV			
22	05	20	22
2022			

 **भारत सरकार**
Government of India

 **मनोज दत्तत्रय पाटील**
Manoj Dattatray Patil

जन्म तारीख/DOB: 07/06/1973
पुरुष/ MALE





4044 2004 2073
VID : 9193 9261 3866 2711

माझे आधार, माझी ओळख

369/22768

सोमवार, 19 डिसेंबर 2022 4:38 म.नं.

दस्त गोपवारा भाग-1

करल1

दस्त क्रमांक: 22768/2022

दस्त क्रमांक: करल1 /22768/2022

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. करल1 यांचे कार्यालयात

अ. क्र. 22768 वर दि.19-12-2022

रोजी 4:33 म.नं. वा. हजर केला.

पावती:25710

पावती दिनांक: 19/12/2022

सादरकरणाराचे नाव: सार्वणभाव को.ऑप.हौ.सो.लि. तर्फे चेअरमन एस. सुब्रमणी

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

दस्त हजर करणाऱ्याची सही:

एकुण: 1000.00

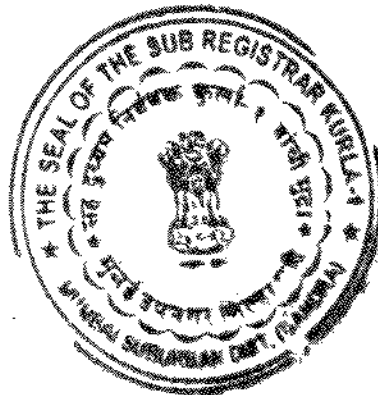
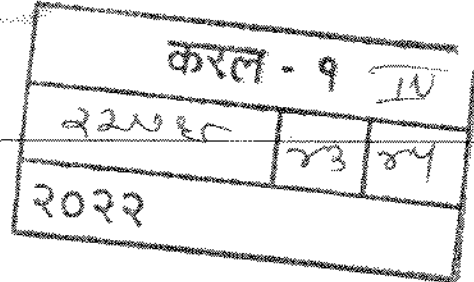
सह. दु. नि. निबंधक
कुर्ला-१ (वर्ग-२)सह. दु. नि. निबंधक
कुर्ला-१ (वर्ग-२)

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-क) जेव्हा त्यामुळे खंड (अ) मध्ये उल्लेखिलेल्या बाबीहून अन्य असा एकाच संव्यवहारात एकाच किंवा अधिक व्यक्तींस काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्रा क्रं. 1 19 / 12 / 2022 04 : 33 : 07 PM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 19 / 12 / 2022 04 : 33 : 53 PM ची वेळ: (फी)



दस्त गोपवारा भाग-2

करल 1

दस्त क्रमांक:22768/2022

19/12/2022 5 21:17 PM

दस्त क्रमांक :करल1/22768/2022

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:लक्ष्मीना अजैटम रिअल्टीज (इंडिया) प्रा. लि. तर्फे संचालक हरीश एल. वामबानी पत्ता:प्लॉट नं: ऑफिस, 1401, माळा नं: 14 वा मजला, इमारतीचे नाव: संजोना चेंबर्स, ब्लॉक नं: लॅक्मे फॅक्टरी समोर, रोड नं: देवनार रोड, गोवडी, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर: AABCL7819G	पॉवर ऑफ अटॉर्नी होल्डर वय :-57 स्वाक्षरी:-		
2	नाव:सार्वजनभाव को.ऑप.हौ.सो.लि. तर्फे चेअरमन एस. सुब्रमणी पत्ता:प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: कृष्णा निवास, ब्लॉक नं: -, रोड नं: गावठाण रोड नं.3, चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर: AAABS2582D	कुलमुखत्यार देणार वय :-58 स्वाक्षरी:-		
3	नाव:सार्वजनभाव को.ऑप.हौ.सो.लि. तर्फे सेक्रेटरी भरत के. पेथड पत्ता:प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: कृष्णा निवास, ब्लॉक नं: -, रोड नं: गावठाण रोड नं.3, चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर: AAABS2582D	कुलमुखत्यार देणार वय :-63 स्वाक्षरी:-		
4	नाव:सार्वजनभाव को.ऑप.हौ.सो.लि. तर्फे ट्रेझरर मयंक डी. शाह पत्ता:प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: कृष्णा निवास, ब्लॉक नं: -, रोड नं: गावठाण रोड नं.3, चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर: AAABS2582D	कुलमुखत्यार देणार वय :-60 स्वाक्षरी:-		

बरील दस्तऐवज करून देणार तथाकथित कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिका क्र.3 ची वेळ: 19 / 12 / 2022 05 : 16 : 39 PM

ओळख:-

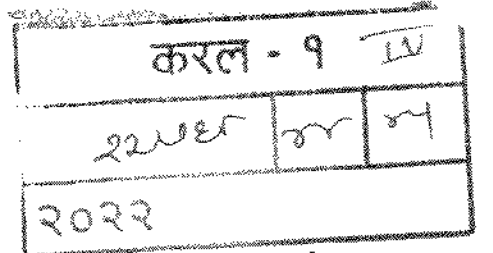
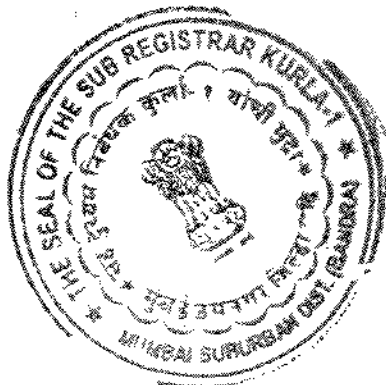
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:प्रशांत पाटील वय:50 पत्ता:9/ए, सावला सदन, आर.सी. मार्ग, चेंबुर, मुंबई पिन कोड:400071		
2	नाव:मनोज पाटील वय:49 पत्ता:9/ए, सावला सदन, आर.सी. मार्ग, चेंबुर, मुंबई पिन कोड:400071		

शिका क्र.4 ची वेळ: 19 / 12 / 2022 05 : 17 : 13 PM

शिका क्र.5 ची वेळ: 19/12/2022 05:47:28 PM

सह. निवेदी निबंधक नोंदणी पुरस्कार 4 मध्ये
कुर्ला-9 (वर्ग-2)



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	LAXMINA ARGENTUM REALTIES INDIA PVT LTD	eChallan	69103332022121914244	MH012367241202223E	500.00	SD	0006134927202223	19/12/2022
2		DHC		1912202220947	900	RF	1912202220947D	19/12/2022
3	LAXMINA ARGENTUM REALTIES INDIA PVT LTD	eChallan		MH012367241202223E	100	RF	0006134927202223	19/12/2022

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

22768 /2022

Know Your Rights as Registrants

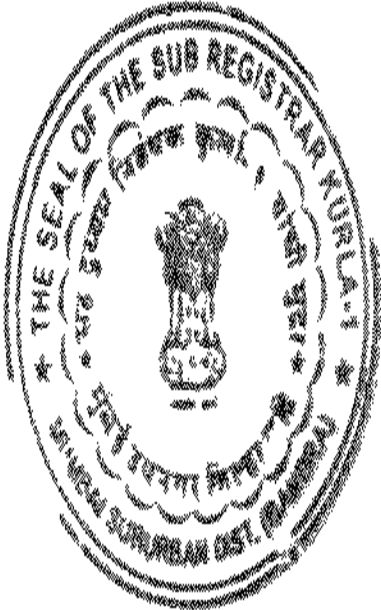
1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

करल - १

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प्रमाणित करण्यात येते कि या दस्तामध्ये एकूण ५ प्रमाणीत म. म. म. आहेत. करल-१/ २२५६८ /२०२२ पुस्तक क्रमांक ४ क्रमांकावर नोंदला दिनांक: १९/१२ /२०२२

[Signature]

सु.भा. म्हैसने
सह, दुय्यम निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा