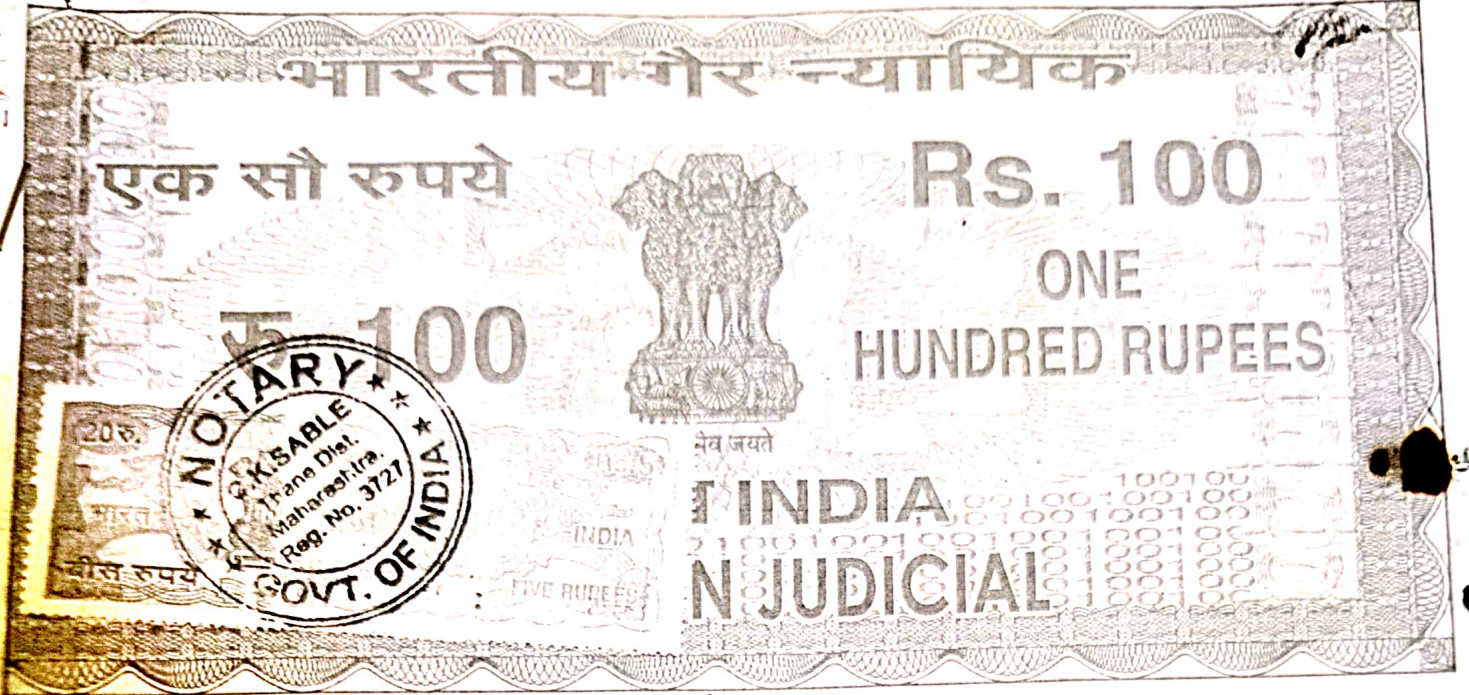


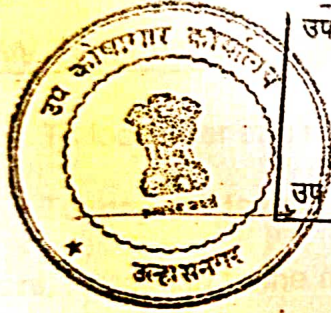
104



हाराष्ट्र MAHARASHTRA

2022

44AA 496902



उप कोषागार कार्यालय, उल्हासनगर
मुद्रांक पुरवठा दिनांक

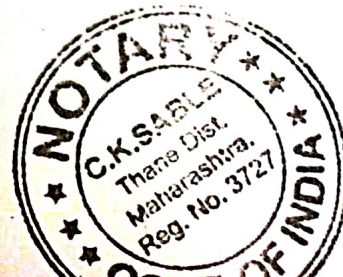
1 AUG 2023

उप कोषागार अधिकारी, उल्हासनगर



IRREVOCABLE GENERAL POWER OF ATTORNEY

BE IT KNOWN TO ALL THAT I MR. MANOJ K. PANJWANI, Hindu, adult, aged about 45 years, residing at Flat No. 402, 4th floor, Om Complex, Ulhasnagar-1, Dist. Thane.



WHEREAS I am the is the sole and absolute owner of Property known as No. 104, on 1st floor, area adm. about 600 sq.ft., in "JANAK PALACE", situated Room No. 1, 2 & 3 of Bk.No. 215, Near Bewas Chowk, Ulhasnagar-1, Dist. Thane (as it is where it is), hereinafter called as SAID PROPERTY.

AND WHEREAS I am desirous of appointing an attorney which I hereby do appoint, nominate, constitute and ordain and have appointed, nominated, constituted and ordained to SMT. KOMAL AMARLAL MAKHIJA, Hindu, adult, aged about 51 years, residing at Bk.No. 215, Room No. 3, Near Bewas Chowk, Ulhasnagar-1, Dist. Thane, as my true and lawful attorney to do all the following acts, deeds and matters in respect of the abovesaid property, on my behalf for me and in my name.

NOW THIS INDENTURE WITNESSETH AS UNDER:-

1. To look after and manage the said property.
2. To pay all taxes, rates, charges, outgoings, expenses and other dues, arrears, remaining to the authority in concern.
3. To correspond and represent me with all corporate body including Govt. Offices, Semi-Govt. Offices, State Govt. Offices, Land Revenue Office, Municipal Offices, etc.
4. To appoint any Solicitor or Advocate for defending interest, title of the said property, to deal with and/or dispose off the said property to anyone.
5. To Collect, get post of delivery of Regd. Add. Or other documents, papers from appropriate authority in respect of the said property.
6. To execute and present the Deed of Sale/Agreement For Sale to the registering authority, admit the execution to do all acts, things necessary for the registration of Sale Deed/Agreement for Sale and receive the same back after it is registered and delivered it upto the Purchaser.

10 - 1

M. Q

To represent me and all Govt. Semi-Govt. Offices and autoumous bodies on
behalf.

GENERALLY, to do all the acts, deeds, things and matters whatsoever in
lation to the said property, though the same may not be mentioned herein
SPECIFICALLY which in the opinion of said attorney is ought to be done,
xecuted, performed in the best interest of the said property, as I could do the
ame as if I was present personally.

IN WITNESS WHEREOF the executant have set and Subscribed their
respective hands on the day month and Year written below:-

Place :

Date :

SHRI MANOJ K. PANJWANI
EXECUTANT

[Handwritten signature]

L.T. THUMB
IMPRESSION



pt-3606

SMT. KOMAL A. MAKHIYA
ATTORNEY HOLDER

[Handwritten signature]

L.H. THUMB
IMPRESSION

Witnesses:-

1. *[Handwritten signature]*

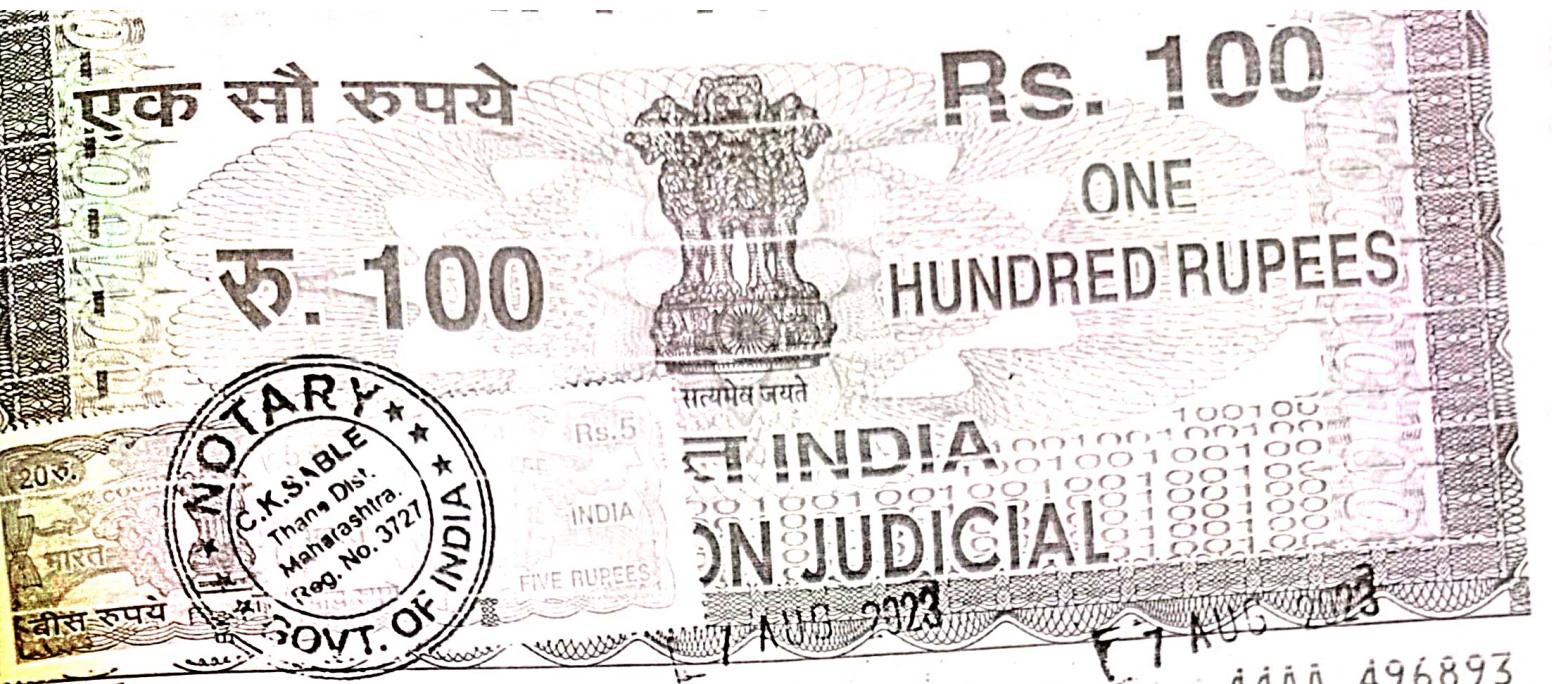
Hitesh amaxlal Makhiya
B.K. 215 Room no 3

Uhlasingar - 421001



NOTARISED

C. K. SABLE



महाराष्ट्र MAHARASHTRA

2022

44AA 496893



उप कोषागार कार्यालय, उल्हासनगर
मुद्रांक पुरवठा दिनांक

7 AUG 2023

उप कोषागार अधिकारी, उल्हासनगर



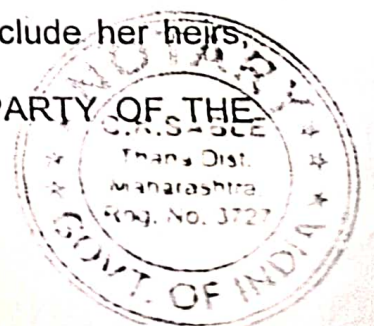
AGREEMENT OF EXCHANGE

This Agreement of Exchange is made and entered into at Ulhasnagar, Dist. Thane, on this 9th day of August, 2023 between:

SMT. KOMAL AMARLAL MAKHIJA, Hindu, adult, aged about 51 years, residing at Bk.No. 215, Room No. 3, Near Bewas Chowk, Ulhasnagar-1, Dist. Thane, hereinafter called Party of the First Part (which expression shall unless repugnant to the context or meaning thereof shall mean and include her heirs, executors, administrators, successors and assigns) OF THE PARTY OF THE FIRST PART.

[Handwritten signature]

[Handwritten signature]



Annexure-11 25
Nature of Document / Article No. _____
Whether it is to be registered _____
If Registrable Name of S.R.O. _____
Property description in brief _____
Consideration Amount _____
Stamp Purchaser's Name Komal A. Makhija
Name of Other Party _____
If through other person than _____
Name & Address _____
Stamp Duty Amount 100/-
Serial No. 1998 Date 7/8/23
Stamp Purchaser's Sign/Date _____

CHANNAYAM P. HINDUJA
Stamp Vendor, Lic. No. 12/2004
S. Sachdev, Mumbai Centre, Ulhasnagar-2.
This document is valid only when used with the appropriate
stamp and contains a unique serial number.

A N D

MR. MANOJ K. PANJWANI, Hindu, adult, aged about 45 years, residing at
No. 402, 4th floor, Om Complex, Ulhasnagar-1, Dist. Thane hereinafter called
Party of the Second Part (which expression shall unless repugnant to the context
or meaning thereof shall mean and include his heirs, executors, administrators
successors and assigns) OF THE PARTY OF THE SECOND PART.

WHEREAS the Party of the First Part is the joint owner of Property known as Portion Room No. 3, area adm. about 9' x 50' = 450 sq.ft., in Barrack No. 215, Near Bewas Chowk, Ulhasnagar-1, Dist. Thane, hereinafter called the "SAID PROPERTY".

AND WHEREAS Party of First Part has inherited the said property with Smt. Barkha Rajulal Lund from her father-in-law Shri Virumal S/o. Rammumai Lund and who has expired on 19-05-1982.

AND WHEREAS Party of Second Part is owner of Room No. 1 and 2 of Bk.No. 215, Near Bewas Chowk, Ulhasnagar-1, Total area adm. about 108 sq.yds. = 972 sq.ft. hereinafter called the "SAID PROPERTY".

AND WHEREAS the Shri Manoj K. Panjwani had purchased the said property Room No. 1 and 2, from Mr. Naresh T. Manwani and Mr. Ajit R. Parwani under Agreement dt. January 2022 and who had purchased the same from Shri Gop Kishinchand Setpal under Agreement for Sale dt. 05-07-2021 and Shri Gop Kishinchand Setpal had purchased the property from Smt. Gomdibai wd/o. of Sumomal by the way of Registered Sale Deed, registered before the Sub Registrar at Ulhasnagar, under Sr.No. 3269 dt. 09-05-1988 Smt. Gomibai wd/o Sumomal had acquired the aforesaid property being the legal heir of her deceased husband Shri Summomal Nanumal. After the death of late Shi Summomal s/o. Nanumal his wife Smt. Gomdibai wd/o. Sumomal had obtained the change of name Letter from the Office of the Managing Officer & Additional Tahasildar vide No. ADD/COLL/ACCO/SRW/S205 dt. 24-03-1982. Shri Summomal Nanumal had purchased the Room No. 02, Bk.No. 215 and Ulhasnagar-1, from President of India through M.O. Ulhasnagar dt. 29-05-1961



area adm. 69 sq.yds. under the provisions of the
& rehabilitation) Act 1954 and rules made there under.

Mr. Manoj Panjwani have acquired the development rights to construct the above said building land from Mr. Naresh T. Manwani and Mr. Ajit R. Parwar under an Agreement dt. January 2022 and Constructed the Building known as "JANAK PALACE".

AND WHEREAS the Party of the Second Part has developed the abovesaid property seven storey Building with residential flats on Upper floors and Lower floors on the abovesaid property in lieu and in exchange of the said property, the Party of the Second Part has given Flat No. 104, on 1st floor, area adm. about 600 sq.ft. and Flat No. 403 (Backside), on 4th floor, area adm. about 650 sq.ft., in "JANAK PALACE", situated at Room No. 1, 2 & 3 of Bk.No. 215, Near Bewas Chowk, Ulhasnagar-1, Dist. Thane, to the Party of the First Part.

NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. That both the Parties, Party of the First Part and the Party of the Second Part doth hereby agrees to their own free will and in sound state of health, mind and senses and without any coercion or intoxication having been practised on the same terms and conditions.
2. That in pursuance of the said agreement the Party of the First Part shall own, and possess the property known as Flat No. 104, on 1st floor, area adm. about 600 sq.ft. and Flat No. 403 (Backside), on 4th floor, area adm. about 650 sq.ft., in "JANAK PALACE", situated at Room No. 1, 2 & 3 of Bk.No. 215, Near Bewas Chowk, Ulhasnagar-1, Dist. Thane.

3. The Party of the Second Part shall own, and possess the property known as Ground floor, flats on Upper floors and Lower floor, in "JANAK PALACE", situated at Room No. 1, 2 & 3 of Bk.No. 215, Near Bewas Chowk, Uthasnagar-1, Dist. Thane.

4. That the Party of the First Part hereby assures to the Party of the Second Part that they have cleared all the Municipal Taxes, electric bills and all the govt. dues of the abovesaid property.

5. That the Party of the First Part further assures that the abovesaid property is free from all encumbrances, liens, claims and charges. It has neither been mortgage, liens, claims and charges. It has neither been mortgaged, nor gifted, nor sold to any one before this agreement.

6. **NOW HEREAFTER**, the Party of the Second Part aforesaid his heirs, executors, administrators and assigns shall have no right of whatsoever nature on the said property known as Flat No. 104, on 1st floor, area adm. about 600 sq.ft. and Flat No. 403 (Backside), on 4th floor, area adm. about 650 sq.ft., in "JANAK PALACE", situated at Room No. 1, 2 & 3 of Bk.No. 215, Near Bewas Chowk, Uthasnagar-1, Dist. Thane. The Party of the First Part has become the sole and absolute owner of the said property and she shall enjoy all rights, rents and profits accruing from the said property, without any hindrances of the Party of the Second Part, their heirs, executors, administrators and assigns.

OF the Parties hereto have set and subscribed in

the respective hands on the day month and year mentioned

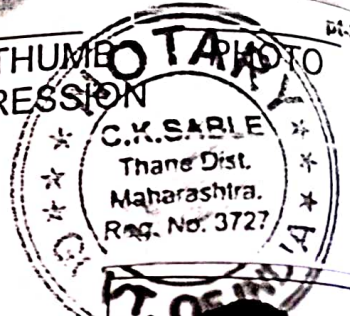
Signed, Sealed and Delivered
By the withinnamed First Party

[Handwritten Signature]

SMT. KOMAL A. MAKHIJA
SIGNATURE

In the presence of

L.H.THUMB
IMPRESSION



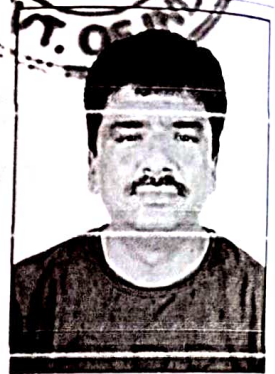
Signed, Sealed and Delivered
By the withinnamed Second Party

[Handwritten Signature]

SHRI MANOJ K. PANJWANI
SIGNATURE

In the presence of

L.H.THUMB
IMPRESSION

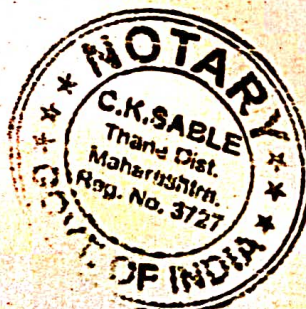


WITNESSES:

1. *[Handwritten Signature]*

Hitesh amardal Makhiya
B.k. 215 Room no- 3
Unlashedgar - 421001.

2.



NOTED & REGISTERED
Sr.No. 1663 Page No. 74
Book No. 3B dated 6 SEP 2023

NOTARISED

[Handwritten Signature]

C. K. SABLE
NOTARY
Government of India