भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

കേരളം केरल KERALA

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DS 274641

S/o. Idikula Vilayil, residing at Flat D-03, of the Society known as 'INDRA SUKH CO-OPERATIVE HOUSING SOCIETY LIMITED' having address at 2A, ABAD AQUARIUS, Thottumugham Kara, Thottumugham.P.O, Pin – 683 105, Keezhmad Village, Aluva Taluk, Ernakulam District, Kerala do hereby send greetings.

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 2 MUMBAI SUBURBAN DIST. (BANDRA)

PHILIP IDIKULA VILAYIL

बदर - ४

१०७६९	३६३	४१५
२०२२		

നമ്പർ 24015 തീയതി 11/10/22 ഒപ്പ്

Philip Idikula Vilayil

2A, Abad Aquarius. Thottumugham Po

രമണ വി. കെ.

സ്റ്റാമ്പ് വെണ്ടർ, ആലുവ

Vijo Mannaraprayil Jacobans S/o of
Very Rev Jacob Mannaraprayil Co Episcopal
Engineer, Chambakassery Road, Aluva-683101

WHEREA

A.

11th day of October 2022

SANJEEV. V.
SUB REGISTRAR

Registered as number .....
of 20 ..... in Book ..... Volume
..... Pages from .....
to ..... Contains ..... Sheets
in ..... Sheet

11th day of October 2022

SANJEEV. V.
SUB REGISTRAR

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 1
SUBURBAN DIST. (BANDRA)

बदर - ४		
१०७६९	३६४	४१५
२०२२		

WHEREAS:

A. I am seized, possessed and sufficiently entitled to 1 (one) Flat being **D 03** admeasuring **650 sq. ft. carpet area**on the **Ground Floor, FLAT No. 03, Wing : D** (*"Flat"*) of the Society known as **INDRASUKH CO-OPERATIVE HOUSING SOCIETY LIMITED** having address at **St. Louis Convent, Four Bungalows, Andheri West, Mumbai 400 053** (*"Society"*) together with 5 (five) fully paid up shares of **Rs. 50/- (Rupees Fifty Only)** each, numbered from **231 to 235** (both inclusive) vide Share Certificate No. **47** dated, 29th Nov, 1976("**Shares**"). The said Flat and the Shares shall be hereinafter collectively referred to as **"the Premises"**.

B. Further, the Society is desirous of carrying out the re-development work of the old building as the same is in ruinous condition and hence, the Society proposed to execute a Development Agreement dated 6th Oct, 2022 (**"Proposed Development Agreement"**) by and between the Society (the Society therein) and **M/s. Lashkaria Housing & Infrastructure Pvt. Ltd** (the Developer therein) and all the members of the Society (the Members therein), whereby the Society shall grant the development rights in respect to the Society Building to the Developer therein to carry out the re-development work of the Society Building, on the terms and conditions as specifically mentioned therein.

C. Subsequently, in pursuance of the Proposed Development Agreement to be executed and registered, I am unable to physically attend the execution and registration of the Proposed Development Agreement and other required documents in its regard. Therefore, I am desirous of appointing fit and proper persons as my lawful attorney/s to do all the necessary acts, deeds, things and matters as set out hereunder.

बदर - ४

90066	384	894

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PHILIP IDIKULA VILAYIL

D. In view of the afore stated, I am desirous of appointing my daughter, **SUSAN MANNARAPRAYIL** (Aadhar Card No 8555 0150 5101), aged 47 years, Software consultant, W/o Lijo Jacob Mannaraprayil, having her residential address at Mannaraprayil House, Chembakassery Road, Aluva Kara, Aluva P.O, Pin - 683 101, Aluva West Village, Aluva Taluk, Ernakulam District, Kerala, as my true and lawful attorney (**"Attorney"**) to act for me and in my name and to sign, execute, perform all or any of the acts and deeds, specified in this Power of Attorney.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS that, I, **PHILIP IDIKULA VILAYIL**, hereby appoint and constitute the Attorney herein to act for me and in my name to do and to sign, execute all the acts, deeds and things mentioned below, on my behalf and in my name, viz:

a. To pay stamp duty, registration charges and all other incidental charges pursuant to the Proposed Development Agreement;

b. To sign, execute and register the necessary documents including the Proposed Development Agreement, declaration, receipt, applications, notice, etc., and all other related documents in respect of the Premises and sign, execute the same as above-mentioned, before the concerned Sub-Registrar of Assurances;

c. To look after, manage, and protect my interest with respect to the Premises.

d. To represent and appear on my behalf before any other government or semi-government authority, Courts, Tribunals, etc., in respect of the Premises;

e. To sign on all the relevant documents, plaint, memorandum of objection and appeal, written statement, defend statement, write petition, affidavit and application of all kind and file them in such court of law of office;

बंदर - ४
POWER 386 894

PHILIP IDIKULA VILAYIL

f. To appoint, remove and reappoint such pleaders, Advocates, Attorneys and counsel or any other legal advisor on my behalf for any purpose and pay their professional fees as the Attorney may think proper;

g. To make and sign application and executed deeds to the appropriate government departments, local authorities, bank or other competent authorities for succession, deleting my name as the co-sharer, adding legal heirs as the co-sharer, any Licenses, permissions or consents required by any Act of Parliament with respect to the Premises, including the recovery of compensation where it is recoverable with power to give receipt and fill discharges for it. To accept, on behalf of me, any compensation payable to me in respect of the exercise of any statutory power and in such case to accept stock securities in satisfaction of any compensation;

h. To appear, act and deposed or settle, compromised or submit or arbitration all accounts claims and disputes either personally or through agent in all the Courts, Civil, Revenue or Criminal and before all authorities, tribunals, and offices of Government and Semi-Govt. bodies, Light Bill, local authorities, statutory bodies, Corporation, Companies, Firms, persons and individuals including arbitrators and tribunals of all kinds; and

i. The Attorney has the authority to take only and only organizational action on my behalf and the Attorney does not have any kind of authority to sell the Premises in any form. The Attorney is permitted to do other acts, deeds, matters and things, which it shall deem fit and proper in respect of this power.

I hereby agree to ratify and confirm whatsoever the Attorney shall lawfully, do by virtue of these presents.

बदर - ४

१०७६९	३६५	४१५

२०२२

PHILIP IDIKULA VILAYIL

ALL THAT PREMISES being Flat being D 03, admeasuring **650 sq. ft. carpet** areaon the **Ground Floor, FLAT No. 03, Wing: D**of the Society known as '**INDRA SUKH CO-OPERATIVE HOUSING SOCIETY LIMITED**' having address at **St. Louis Convent, Four Bunglows, Andheri West, Mumbai 400 053** together with 5 (five) fully paid up shares of **Rs. 50/- (Rupees Fifty Only)** each, numbered **from 231 to 235** (both inclusive) vide Share Certificate No. **47** dated 29th Nov. 1976

In witness whereof I, the party have signed this deed of Power of Attorney on this the 11th day of October 2022 at Aluva Sub Registrar Office in the presence of the following witnesses.

SIGNED AND DELIVERED by the
Within named,

PHILIP IDIKULA VILAYIL

in the presence of

1. MARY PHILIPS, 2A, Abad Aquarius, Thottumugham Kara, Keezhmad Village, Thottumugham.P.O. Pin - 683 105

2. LIJO MANNARAPRAYIL, Mannaraprayil House, Chembukassery Road, Aluva Kara, Aluva West Village, Aluva.P.O. Pin - 683 101

This document is Computer printed.

Note of Corrections : Nil		
૧૦૭૬૯	૩૬૮	૪૧૫
૨૦૨૨		

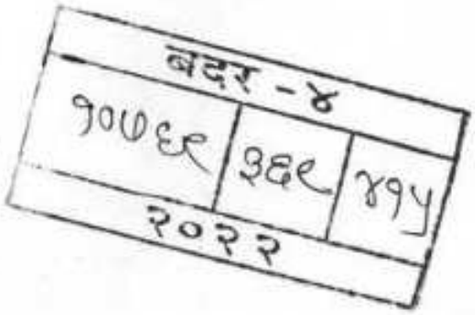
PHILIP IDIKULA VILAYIL

घोषणापत्र

मी गायकवाड वसंत शिवराम याद्वारे घोषित करतो की, दुय्यम निबंधक----- अंधेरी-2 यांचे कार्यालयात चिकलन करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.श्री पार्वती शिवराम व इ. यांनी दि. 28/09/2022 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी,सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे.सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही.सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णत: सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास,नोंदणी अधिनियम,1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक 18/10/2022

कुलमुखत्यारपत्रधारकाचे नाव
व सही



महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ BR 635979

NOTARY VAISHALI J. HARWADEKAR Gr. Mumbai Maharashtra Reg. No. 15624 GOVT. OF INDIA

Herewith attached is the non-judicial stamp paper of Rs. 500/- with the Special Power of Attorney given by Parvathi Sivaraman.

04/10/2022

VAISHALI J HARWADEKAR
B.A.,LL.M.
Advocate High Court
Notary. Govt. Of India
D/201, Bldg. No.9, IInd Floor,
Laxmi Ratan Hsg. Sty. Ratan Nagar,
4 Bunglows, Andheri (W), Mumbai-400 053
Cell No- 9833577535

04/10/2022

TRUE COPY

बदर - ४
9068 | 360 | 894
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जोडपत्र २

दस्त नोंदणी अनुक्रमांक ..... दिनांक ..... 27 SEP 2022

दस्ताचा प्रकार .....

दस्त नोंदणी करणार आहे का ? :- होय/नाही .....

नियक्तीचे थोडक्यात वर्णन .....

मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता Parvathi Sivaramam.

दुसऱ्या पक्षकाराचे नांव व पत्ता Gayathri Valant Sivaramam.

हस्ते अडत्याचे नांव/पत्ता .....

हस्ते सही .....

परवानाधारक मुद्रांक विक्रेत्याची सही (प्रमोद आर. हुदे) .....

मुद्रांक विक्रीचे पत्ता - आदेश्वर कृपा, शांती पार्क, गोरेगाव रोड (पूर्व), ठाणे.

परवाना क्रमांक १२०१०४७

मुद्रांक खरेदी केल्यापासून ६ महिन्यात दाखल करणे बंधनकारक आहे.

27 SEP 2022

501472

NOTARY GOVT. OF INDIA NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 2 MUMBAI SUBURBAN DIST. (BANDRA)

बदर - ४		
१००६९	३७१	४१५
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NOTARY VAISHALI J. HARWADEKAR MUMBAI, MAHARASHTRA REG. No. 15624 EXP DATE 24TH NO. 24 GOVT. OF INDIA

SPECIAL POWER OF ATTORNEY

BE IT KNOWN TO ALL THAT I, **Parvati Sivaraman** alias **Parvathi Sivaraman** aged about 79 years, residing at 4148 Ledgestone Drive, Troy, Michigan 48098 ,USA do hereby send greetings:

WHEREAS:

A. I am seized, possessed and sufficiently entitled to 1 (one) Flat being B-13, admeasuring (650) sq. ft. carpet area on the (First) Floor (***"Flat"***) of the Society known as 'Indrasukh CHS ' having address at Plot No. 143/4/B, Four Bungalows Road, Andheri(West) Mumbai 400053 India (***"Society"***) together with 5 (five) fully paid up shares of **Rs. 50/- (Rupees Fifty Only)** each, numbered from 321 to 325 (both inclusive) vide Share Certificate No. 118 dated 20 November 2021 (**"Shares"**). The said Flat and the Shares shall be hereinafter collectively referred to as **"the Premises"**.

B. Further, the Society is desirous of carrying out the re-development work of the old building as the same is in ruinous condition and hence, the Society proposed to execute a Development Agreement and a Permanent Alternate Accommodation Agreement (**"Proposed Development Agreement"** and **"Permanent Alternate Accommodation Agreement"**) by and between the Society (the Society therein) and Lashkaria Group (the Developer therein) and all the members of the Society (the Members therein), whereby the Society shall grant the development rights in respect to the Society Building to the Developer therein to carry out the re-development work of the Society Building, on the terms and conditions as specifically mentioned therein.

TRUE COPY

बदर - ४

C. Subsequently, in pursuance of the Proposed Development Agreement and the Permanent Alternate Accommodation Agreement to be executed and registered, I am unable to physically attend the execution and registration of the Proposed Development Agreement and the Permanent Alternate Accommodation Agreement and other required documents in its regard. Therefore, I am desirous of appointing fit and proper persons as my lawful attorney/s to do all the necessary acts, deeds, things and matters as set out hereunder.

NOTARY VAISHALI J. HARWADEKAR Gr. Mumbai Maharashtra Reg. No. 15624 GOVT. OF INDIA

Consulate General of India

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GOVT. OF INDIA

THE SEAL OF THE JOINT SUB REGISTRAR A...

बदर - ४		
१०७६६	३०३	४९५
२०२२		

In view of the afore stated, I am desirous of appointing my Daughter in law, **Gayathri Vasant Sivaraman,** aged 53 years, having her residential address at B-13 Indrasukh CHS, Plot No. 143/4/B, Four Bungalows Road, Andheri(West) Mumbai 400053, India , as my true and lawful attorney (**"Attorney"**) to act for me and in my name and to sign, execute, perform all or any of the acts and deeds, specified in this Power of Attorney.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS that, I, **Parvati Sivaraman alias Parvathi Sivaraman,** hereby appoint and constitute the Attorney herein to act for me and in my name to do and to sign, execute all the acts, deeds and things mentioned below, on my behalf and in my name, viz:

a. To pay stamp duty, registration charges and all other incidental charges pursuant to the Proposed Development Agreement and the Permanent Alternate Accommodation Agreement.

TRUE COPY 04/10/202

b. To sign, execute and register the necessary documents including the Proposed Development Agreement and the Permanent Alternate Accommodation Agreement , declaration, receipt, applications, notice etc., and all other related documents in respect of the Premises and sign, execute the same as above-mentioned, before the concerned Sub-Registrar of Assurances;

c. To look after, manage, and protect my interest with respect to the Premises.

d. To represent and appear on my behalf before any other government or semi-government authority, Courts, Tribunals, etc., in respect of the Premises;

e. To sign on all the relevant documents, plaint, memorandum of objection and appeal, written statement, defend statement, writ petition, affidavit and application of all kind and file them in such court of law of office;

f. To appoint, remove and reappoint such pleaders, Advocates, Attorneys and counsel or any other legal advisor on my behalf for any purpose and pay their professional fees as the Attorney may think proper;

g. To make and sign application and executed deeds to the appropriate government departments, local authorities, bank or other competent authorities for succession, deleting my name as the co-sharer, adding legal heirs as the co-sharer, any Licenses, permissions or consents required by any Act of Parliament with respect to the Premises, including the recovery of compensation where it is recoverable with power to give receipt and fill discharges for it. To accept, on behalf of me, any compensation payable to me in respect of the exercise of any statutory power and in such case to accept stock securities in satisfaction of any compensation;

h. To appear, act and deposed or settle, compromised or submit or arbitration all accounts claims and disputes either personally or through agent in all the Courts, Civil, Revenue or Criminal and before all authorities, tribunals, and offices of Government and Semi-Govt. bodies, Light Bill, local authorities, statutory bodies, Corporation, Companies, Firms, persons and individuals including arbitrators and tribunals of all kinds; and

i. The Attorney has the authority to take only and only organizational action on my behalf and the Attorney does not have any kind of authority to sell the Premises in any form. The Attorney is permitted to do other acts, deeds, matters and things, which it shall deem fit and proper in respect of this power.

Vaishali 04.10.2022

VAISHALI J HARWADEKAR
B.A.,L.L.M.
Advocate High Court
Notary, Govt. Of India
D/201, Bldg. No.9, IInd Floor,
Laxmi Ratan Hsg. Sty. Ratan Nagar,
4 Bungalows, Andheri (W), Mumbai-400 053
Cell No- 9833577535

बदर - ४		
१०७६९	३७५	४९५
२०२२		

I hereby agree to ratify and confirm whatsoever the Attorney shall lawfully do by virtue of these presents.

Vaishali 4/10/22

BEFORE ME

Reg. No.	1
Sr. No.	69
Date	04/10/2022

SCHEDULE OF THE PREMISES

ALL THAT PREMISES being Flat being B-13, admeasuring (650) sq. ft. carpet area on the (First) Floor of the Society known as 'Indrasukh CHS' having address at Plot No. 143/4/B , Four Bungalows Road, Andheri(West) Mumbai -400053, India together with 5 (five) fully paid up shares of **Rs. 50/- (Rupees Fifty Only)** each, numbered from 321to 325 (both inclusive) vide Share Certificate No. 118 dated 20 November 2021.

SEP 28 2022

CONSULATE GENERAL OF INDIA
शिकागो (यू. एस. ए.)
CHICAGO (U.S.A.)
No. CHICAGO/Date 30/5/22
Seen in the Consulate General of India, Chicago.
No responsibility is accepted by this Consulate General for the contents of this document.

SIGNED AND DELIVERED by the Within named,
Parvathi Sivaramaman

in the presence of

State of Michigan County of Oakland
Subscribed and sworn to (or affirmed) before me this 21 day of September, 20 22
by Parvati Sivaramaman
Charles Douglas, Notary Public

CHARLES DOUGLAS
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires January 13,2028
Acting in the County of Oakland

Manendra Kumar
Assistant Consular Officer
Consulate General of India

Postal Service

S. Hanumantha Rao

Sridevi. Aanumantha Rao Sabbireddy
1. 394- Ivy Ln, Troy, MI-48098

Sridevi
Sridevi
2. 394, Ivy lane, Troy, MI - 48098

Attested & Identified By:

Accepted by the within-named "**Attorney**"

Gayathri

in the presence of

(L.T.I)

1. (JAYANT KAUP) Gayathri
B-12, INDRASUKH, ANDHERI (W), MUMBAI-53. Vosont Sivaraman
4/10/2022

2. (PRIYANKA KAUP)
B-12, INDRASUKH, ANDHERI (W)
MUMBAI - 400053

04/10/2022
TRUE COPY

NOTARY
VAISHALI J. HARWADEKAR
MUMBAI - MAHARASHTRA
REG. NO. 15624
EXP. DATE 04.10.24
GOVT. OF INDIA

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 2 MUMBAI SUBURBAN DIST. (BANDRA)

04/10/2022

VAISHALI J HARWADEKAR
B.A.LL.M.
Advocate High Court
Notary, Govt. Of India
D/201, Bldg. No.9, IInd Floor,
Laxmi Ratan Hsg. Sty. Ratan Nagar,
4 Bunglows, Andheri (W), Mumbai-400 053
Cell No- 9833577535

बदर - ४		
१०७६९	३७६	४१५
२०२२		

घोषणापत्र

मी जॉन लोबिस याद्वारे घोषित करतो की, दुय्यम निबंधक-----
अंधेरी-२ यांचे कार्यालयात विक्रयन करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.श्री आलेम्मा मेजुरथु जॉन व इ. यांनी दि.२१/०९/२०२२ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी,सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे.सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही.सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णत: सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास,नोंदणी अधिनियम,1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक १८/१०/२०२२

कुलमुखत्यारपत्रधारकाचे नाव
व सही

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 2 * HUMBAI SUBURBAN DIST. (BANDRA) *

बदर - ४
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