

Thursday, September 29, 2022
11:35 AM

पावती

Original/Duplicate

नॉदणी क्र. :39म

Regn. 39M

पावनी क्र.: 16901 दिनांक: 29/09/2022

मावाचे नाव: अंधेरी

इम्तणेंदजाचा अनुक्रमांक: बंदर1-15057-2022

दम्तोऽप्यज्ञाया प्रकाशः कुलमुख्यत्वारपत्र

सादर कृष्णान्यासे नावः आलेम्मा मेपुरयु जॉन

नौदणी फी

₹. 100.00

दम्न हाताळणी की

₹. 400.00

पृष्ठांकी संख्या: 20

एकूण:

₹. 500.00

આપણામ મૂલ્ય દર્શન, ધંબનેન પ્રિટ, મૂર્તી-૨ અંદાજે
11:48 AM રૂપા વેલેમ મિલેલન.

Sarmel
सुध्यम निबंधक, अधर्मी-1

सह. दुष्यम निबंधक, अधेरी क्र. ९

बाजार मूल्य: रु. 1/-

मौजदग्या रु.0/-

भरवेलें मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2909202203483 दिनांक: 29/09/2022

संस्कृतं नाम य पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.100/-

ईडी/अनादेश/पे ऑर्डर क्रमांक: MH008467499202223U दिनांक: 29/09/2022

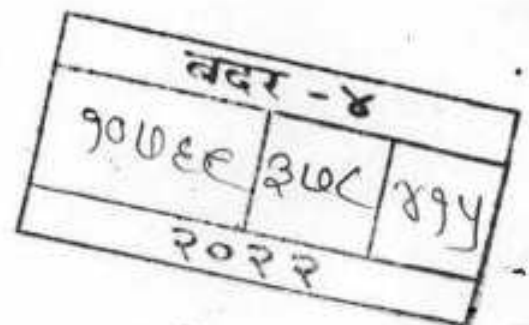
बर्फचें नाव व पत्ता:



Alexander J. J.

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON _____





8 - Title		
1	2	3



D H C
Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2909202203483

Receipt Date 29/09/2022

Received from Dhc, Mobile number 9820072783, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 15057 dated 29/09/2022 at the Sub Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District.

DEFACED

₹ 400

DEFACED

Payment Details

Bank Name SBIN

Payment Date 29/09/2022

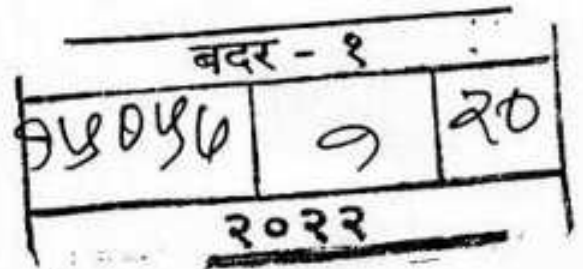
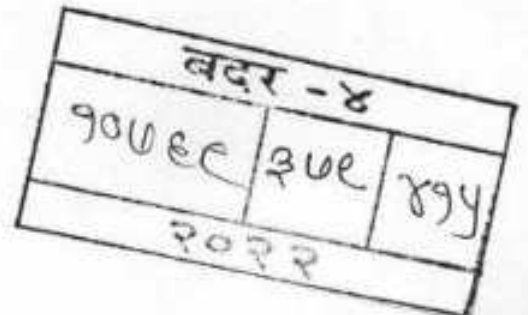
Bank CIN 10004152022092903245

REF No. 2272818/3165

Deface No 2909202203483D

Deface Date 29/09/2022

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





STATE BANK OF INDIA

Date: 28/09/2023-18:24:07 Not Valid

Not Verified with Scroll

Mobile No.

Not valid for unregistered customers

बदर - १

सदर - X
Print Date 29-09-2022 11:35:34
गोवे ३८ ४९५
२०२२





CHALLAN
MTR Form Number-6



GRN	MH008467499202223U	BARCODE			Date	28/09/2022-18:05:23	Form ID	48(f)
Department Inspector General Of Registration					Payer Details			
Stamp Duty					TAX ID / TAN (If Any)			
Type of Payment Registration Fee					PAN No.(If Applicable)			
Office Name BDR1_JT SUB REGISTRAR ANDHERI NO 1					Full Name		ALEYAMMA MEPURATHU JOHN	
Location MUMBAI								
Year 2022-2023 One Time					Flat/Block No.		POWER OF ATTORNEY	
Account Head Details				Amount In Rs.		Premises/Building		
0030045501 Stamp Duty				500.00		Road/Street		ANDHERI WEST
0030063301 Registration Fee				100.00		Area/Locality		MUMBAI
						Town/City/District		
						PIN		4 0 0 0 6 1
						Remarks (if Any)		
						SecondPartyName-JOHN VERGHESE-		
Total				600.00		Amount In		Six Hundred Rupees
						Words		
Payment Details STATE BANK OF INDIA					FOR USE IN REGISTERING BANK			
Cheque-DD Details					Bank CIN		Ref. No.	
							00040572022092897000 CPACBRQXZ6	
Cheque/DD No.					Bank Date		RBI Date	
							28/09/2022-18:07:07 Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA	
Name of Branch					Scroll No. , Date		Not Verified with Scroll	



Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for an registered document.

शुद्ध चालन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी शुद्ध चालन लागू नाही.

बदर - १
४५०५६ ३६
२०२२

बदर - ४
Print Date 28-09-2022 06:07:29
९००६६ ३५ ४९५
२०२२





POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, MRS. ALEYAMMA MEPURATHU JOHN, Aged about 91 years, Occupation Retiree having address as 504, Uphar-2, Sanjeev Enclave Road, Seven Bungalows, Andheri (West), Mumbai, Maharashtra - 400061 SEND GREETINGS:

WHEREAS:

- (i) I, MRS. ALEYAMMA MEPURATHU JOHN, am a resident of India. Over the course of my lifetime I have acquired certain property/ies/ assets through my own resources and/or by way of succession through my late spouse. I am as on date owning and possessing these properties more particularly described in the Schedule hereunder (the "Property/ies") as well as a bank account/s more particularly described in the body of these presents hereunder;
- (ii) Owing to health and age related issues which are incapacitating in nature, I find myself indisposed and it is not easy for me to be mobile and self-sufficient and thereby tend to the daily affairs governing the Property/ies as well as my bank account/s;
- (iii) Pursuant to the above described circumstances I am desirous of appointing my biological son **MR. JOHN VERGHESE** to be my true and lawful attorney (the "Attorney") to do the following acts, deeds, matters and things in relation to the Property/ies as well as bank account/s;

NOW KNOW YE AND THESE PRESENTS WITNESSETH that I, MRS. ALEYAMMA MEPURATHU JOHN (the "Executrix/Principal" herein) do hereby irrevocably nominate, constitute and appoint my biological son **MR. JOHN VERGHESE** (the "Attorney" herein), aged about 61 years, Occupation Service, R/d. 504, Uphar-2, Sanjeev Enclave Road, Seven Bungalows, Andheri (West), Mumbai, Maharashtra - 400061 to be my true and lawful Attorney for

Aleyamma m John

John



myself, in my name and on my behalf to do all acts, deeds and things in connection with the Property/ies as well as bank account/s and securities, as under:

To approach the Government of Maharashtra as well as the Central Government and all its Departments (Central, State Government as well as Local Body), City Survey Offices, Talatis and Mamlatdars, Tahsildars, District Inspector of Land Records, CRZ Authority/ies, Collector/s of Land Records, MHADA, Bombay Municipal Corporation, Superintendent of Land Records, Town Planning Authorities, and all other concerned revenue officers and authorities, and to deal with them in respect of the Property/ies and for that purpose to sign such papers, applications, petitions, indemnity/ies, correspondence etc. as may be necessary and deemed expedient and to correspond with the said authorities and to appear before them and to pursue such matters in this regard.



To apply, proceed and/or continue with applications made or which may be made for exemption/deletion and/or release from reservations and/or seek requisite permissions of the authorities concerned including the Collector, Talati, Mamlatdar, Tahsildar, Government appointed Arbitrator, Government of Maharashtra/ India, Town Planning Authority and other public and semi authorities, Collector, Collector of Land Revenue and Assessor of Municipal Rates and Taxes, Commissioner of Police and Police Department, Fire Brigade Department and Bombay Municipal Corporation officers and officers / functionaries in all Central and State Government Departments including offices of the collector of Land Revenue, or any other Revenue Authority including SLR Officer, City Survey Officer and other local offices or such other authorities under all the laws and statutes for the purpose of maintaining and tending to the affairs of the Property/ies and for the purpose to make any declarations or sign forms and other papers and also to appear before them and also if necessary to sign all the applications or documents as the Attorney shall deem fit and also to appear before all Appellate Authorities under any Act and/or statute in

बदर - ४	
१००६६	२८३
२०२२	

बदर - ४	
१००६६	२८३
२०२२	

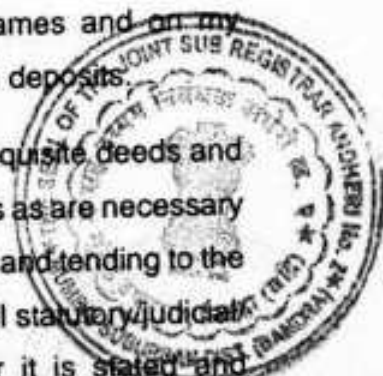
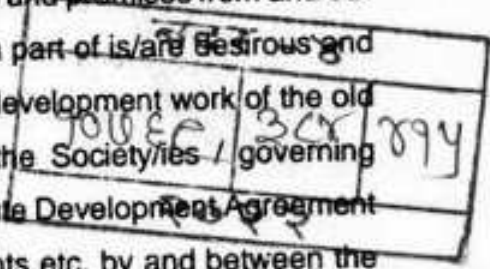
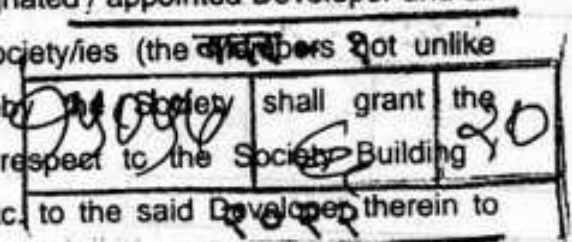
Alexemma John

John

connection with the affairs of and permission for transfer of the Property/ies as aforesaid and to surrender such part of portion of the Property/ies to the authorities as may be directed by the authorities concerned and to receive compensation / necessary relief and to do all other things and matters and to carry out all the requisitions that may be made by all the concerned authorities or all the officers of such authorities.



3. To pay deposits to the Bombay Municipal Corporation, Gram Panchayat (if applicable) and other concerned authorities as may be necessary in respect of the said Property/ies and to claim refund of such deposits so paid by the Attorney and to give valid and effectual receipts in my names and on my behalf in connection with the refund of such deposits.
4. To make necessary applications, sign all requisite deeds and documents and do all acts, deeds and things as are necessary and required for the purpose of maintaining and tending to the affairs of the Property/ies before any and all statutory, judicial, quasi-judicial authorities and in particular it is stated and clarified by me that the Society/ies and premises from and out of which the said Property/ies is a part of is/are desirous and in process of carrying out the re-development work of the old building / structure and hence, the Society/ies / governing bodies of the premises may execute Development Agreement and necessary ancillary documents etc. by and between the Society/ies and the designated / appointed Developer and all the members of the Society/ies (the members not unlike myself therein), whereby the Society shall grant the development rights in respect to the Society Building premises / structures etc. to the said Developer therein to carry out the re-development work of the Society Building/ premises/ structure, on the terms and conditions as specifically mentioned therein. Subsequently, in pursuance of the Proposed Development Agreement and ancillary documents etc. to be executed and registered, I would be unable to physically attend the execution and registration of the Proposed Development Agreement and other required documents required by me in its regard. Therefore, by way of



Akshay Kumar Singh

Wale 3



these presents I am desirous of authorizing my lawful Attorney hereby to do all the necessary acts, deeds, things and matters as set out in this specific regard as well viz., To pay stamp duty, registration charges and all other incidental charges pursuant to the Proposed Development Agreement; To sign, execute and register the necessary documents including the Proposed Development Agreement, Agreement for Sale, other agreements/ final conveyance deeds and documents etc. as may be necessary and permissible, deed of declaration, receipts, applications, notices, etc., and all other related documents in respect of the said Property/ies and sign, execute and present the same as above-mentioned, before the concerned Sub-Registrar of Assurances with a view to look after, manage, and protect my interest with respect to the said Property/ies. 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 said Property/ies, 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;

बदर - ४	
१००६६	३५
२०२२	

To sign and execute any documents, deeds including Deed of Confirmation, Deed of Leave and License, Lease Deed, Deed of Rectification, Deed of Mortgage, Loan Agreement, Hypothecation Deed, deed of conveyance or any other transfer document (interim / final) such as Agreements to Sell, Memorandum of Understanding, in respect of the Property/ies in favour of any person/s or for that matter enter into any deeds and documents permissible under law or any other documents by whatever name called, in respect of the said Property/ies and to attend before the concerned Sub-Registrar of Assurances / equivalent officer of Revenue Department and to sign, execute and present for registration and admit execution on my behalf and for me of any document

बदर - ३	
५३०५६	३५
२०२२	

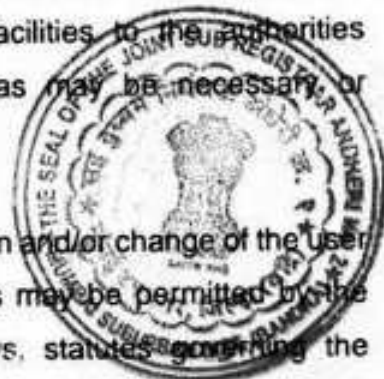
Alexandre M John

[Signature]

and generally to do all things necessary and expedient for registering the said documents or any of them fully and effectually as I could do.



6. To sell, convey, transfer and assign the Property/ies for such consideration and subject to such covenants as the Attorney may think fit and to give receipts for all or any part of the purchase or other consideration money with like power to mortgage, hypothecate, pledge etc. the Property/ies in favour of any person, bank and/or financial institutions etc. and borrow money, in the their name, and with or without any liability being foisted on me as the case may be and the Attorney may deem fit and prudent.
7. To obtain all services to the Property/ies including water connection, drainage connection, electricity supply, electric transformer, telephone cables, etc. and for the said purpose or any of them to give such facilities to the authorities concerned on the Property/ies as may be necessary or required.
8. To apply for an order for conversion and/or change of the User of the Property/ies to any use as may be permitted by the laws, rules, regulations, bye-laws, statutes governing the same.
9. To appear and to act before the Collector, Additional Collector, the Secretary or Secretaries of the Government of Maharashtra or the Government of India, Income Tax Department etc. under any Acts, enactments of laws for time being in force and to represent me before the aforesaid officers or authorities and to take all steps and to do all things necessary and to sign present and file all forms, statements, returns, applications, declarations, representations, writings, memorandum, appeals, revisions, reviews or any other scheme or schemes as may be required under the provisions of any Acts, enactments of laws for the time being in force in that behalf for all purposes connected with the Property/ies including for obtaining exemption and/or release of the Property/ies or any part or portion thereof, and/or obtain



13036	20
-------	----

2016	358	894
------	-----	-----

Alexander M. John

Faraz



permission, consents or No Objection Certificate or Certificates from the concerned authorities including for FSI.

10. For any dispute or difference concerning the Property/ies or any part or portion thereof to arbitration and/or conciliation under the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force.

11. To accept service of any Writ of Summons or other legal process and to appear in any Court and before all Courts, Magistrates or Judicial or other officers whatsoever as our Attorney shall think advisable and to commence any action or other proceedings in any court of justice or authority in connection with the Property/ies and the same action or proceedings to prosecute or discontinue or become non-suited therein and to settle, compromise or refer to arbitration any suit, action and proceedings as the Attorney shall think fit and if the Attorney shall see cause and also to adopt such other lawful ways and means for recovering or getting in any such money or other thing whatsoever which shall by the Attorney be conceived to be due, owing, belonging or payable to me by any person, firm or body corporate in respect of the Property/ies and also to appoint any Solicitors and/or Advocates to prosecute or defend in the premise aforesaid or any of them as occasion may arise either in my name or in the name of the Attorney entirely at the costs and expense of our



बदर - ४	
१००६६	३८० ४९५
१२.	२०२२

Attorney including the power to enter into consent terms on my behalf if need be.

12. To appoint at our Attorneys' cost pleaders, advocates to appear and act in any Court of Justice or Revenue (State or Central) or other Officer or Officers of any State or Local Authority in connection with any proceeding in respect of the Property/ies and to revoke such appointment and to substitute any others in their place and stead.

To sign, verify and execute plaint, written statements, counter-claims, appeals, reviews, applications, affidavits, vakalatnama, authorities and papers of every description that may be necessary to be signed, verified and executed for the

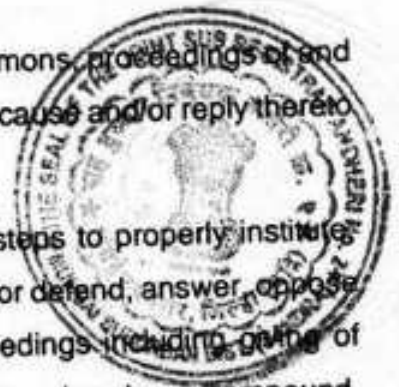
Allegemman Mohan

Prakash 6



purpose of any suits, actions, appeals and proceedings of any kind whatsoever in connection with the Property/ies in any Court of Law or Equity whether Original or Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful Authority (including but not limited to Income Tax Department) and to do all acts and appearances and applications in any such Court or Courts aforesaid in any such suits, actions, appeals or proceedings brought or commenced and to defend answer or oppose the same or suffer judgments or decrees to be had given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute decrees as the Attorney shall be advised or think proper and to execute decrees. That the attorney is well versed and conversant with the facts related to the transaction of the said property/ies and hence can appear in the proceedings pending.

14. To accept notices, complaints, summons, proceedings and relating to the Property/ies, to show cause and/or reply thereto and/or defend the same.
15. To do all necessary acts, deeds, steps to properly institute, commence, file and prosecute and/or defend, answer, oppose (as the case may be) such proceedings including on the evidence, or to settle, adjust, abandon, compound, compromise, discontinue or permit the same to become non-suit if the Attorneys shall see cause.



16. To compromise or refer to arbitration any or all such legal proceedings and for that purpose to sign all necessary documents as may be required, including but not limited to consent terms, as also to do all acts and take steps in such arbitration proceedings. The powers and authorities granted herein to the Attorney shall also be exercisable in such arbitration proceedings.

बदर - १	
११/०५/२०	२०
२०	२२

17. To deal with and correspond to any and all authorities having a bearing on my savings bank accounts and/or pension accounts (held singularly/ jointly), and/or any Fixed Deposits/Term Deposits/ Tax Saver Deposits/ Sweep-in

१०/०६/२०	३८८	४९५
----------	-----	-----

Aleyamma

Prash



deposited accounts held with Nationalized and Private Bank/s including and not limited to the following:

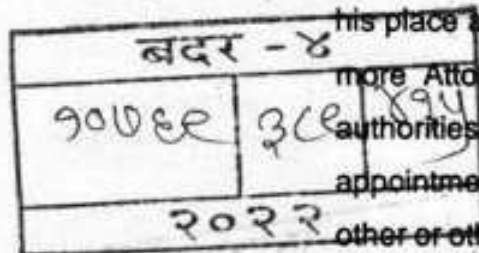
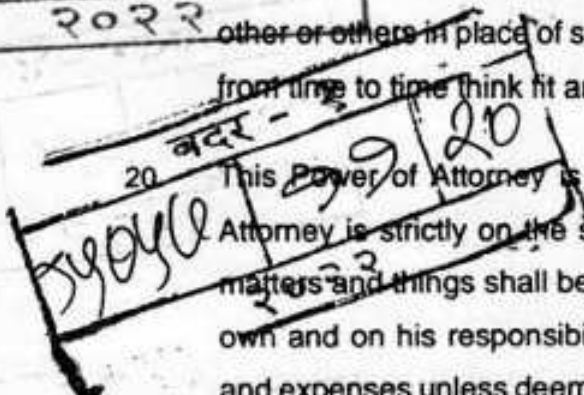
Bank and Branch	Account Number
State Bank of India, Versova (Mumbai) Branch	30668561929
State Bank of India, Versova (Mumbai) Branch	10132385407
UCO Bank, Andheri (W) Branch, Mumbai	08770100012931
UCO Bank, Andheri (W) Branch, Mumbai	08770100014903
HSBC, Ville Parle (W) Branch, Mumbai	013-235569-006

and to operate for all intents and purposes my afore-described accounts. I hereby seek to authorize by way of these presents my Attorney to do all acts and deeds necessary to conduct the day to day management and tending to of the afore-described Bank Accounts and make and sign instruments/ representation / applications etc. as may be warranted and necessary and as the Attorney may see fit in my best interest/s.



18. Generally to do and perform all acts, deeds, matters and things necessary and convenient for all or any of the purposes aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectually as I could myself personally do.

19. For the better doing, performing and executing all the matters and things aforesaid, I hereby further grant unto the Attorney full power and absolute authority to substitute and appoint in his place and stead on such terms as he shall think fit one or more Attorneys to exercise all or any of the powers and authorities hereby conferred and to revoke any such appointment from time to time and to substitute or appoint any other or others in place of such Attorney as the Attorneys shall from time to time think fit and proper.



This Power of Attorney is executed by me in favour of the Attorney is strictly on the stipulation that all the acts, deeds, matters and things shall be done and executed by him on his own and on his responsibility and at his own costs, charges and expenses unless deemed otherwise by me in consultation with my Attorney.

Aleyamma Mashu

Pratik 8

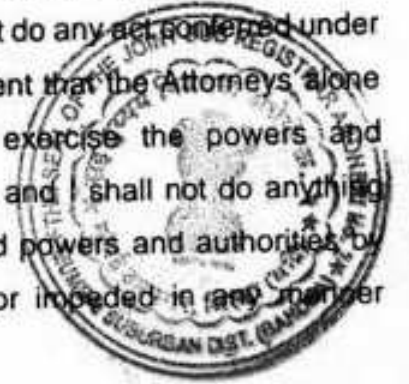


AND I HEREBY AGREE to ratify and confirm whatsoever the Attorney shall do in the premises by virtue of the Powers of Attorney.

AND I FURTHER declare that this Power of Attorney has been executed by me pursuant to my desire and requirement as such I shall not revoke this Power of Attorney. This Power of Attorney is coupled with interest and irrevocable.

There is not now in subsistence any power of attorney in respect of the Property/ies granting like or comparable powers as herein contained.

I shall not make or execute any such Power of Attorney hereafter in favour of any person in respect of the matters comprised in this Power of Attorney, and without the written consent of the Attorney, I shall not do any act conferred under this Power of Attorney to the intent that the Attorneys alone shall hereafter be entitled to exercise the powers and authorities conferred hereunder, and I shall not do anything whereby the exercise of the said powers and authorities by the Attorney may be affected or impeded in any manner howsoever.



IN WITNESS WHEREOF we have hereunto set and subscribed our hands and seal to these presents at Mumbai this 29th day of September, 2022.

THE SCHEDULE ABOVE REFERRED TO
The Said Property/ies

- A. All of my share, possession and ownership in all that piece and parcel of constructed premises i.e. Flat/ Apartment / Unit bearing No. B-22 having carpet area admeasuring 640 sq.ft. located on the 2nd Floor in the building known under the name and style as "Indrasukh Co-operative Housing Society Limited" situated at Four Bungalows, Andheri (West), Mumbai and within the Registration District/ Sub District of Mumbai City and Mumbai Suburban Area together with 5 (five) fully paid up OLD shares of Rs. 50/- each bearing Distinctive Nos. 121 to 125 (both inclusive) comprised in

Ajay Kumar Mishra

Wale



Share Certificate No. 25 and noted in Members Register No.55 dated 4th November, 1974, and together with 5 (five) fully paid up NEW shares of Rs. 50/- each bearing Distinctive Nos. 331 to 335 (both inclusive) comprised in Share Certificate No. 120 dated 20th November, 2021 issued by said "Indrasukh Co-operative Housing Society Limited" and which is bounded as per sanctioned building plans, revenue records etc.

Thus all the above described Property together with all the undivided share in land (if any) as well as existing rights of easement, access & other rights appurtenant thereto such as right to use all common areas such as staircase of the building, landing staircase, pump-house etc.

Thus all the above described Property and rights together with all the property, rights and shares in the reconstituted property which is to be developed and constructed after demolition and re-development of the above described property.



B. All of my undivided share, possession and ownership held jointly with Mrs. Susan Verghese in all that piece and parcel of constructed premises i.e. Flat/ Apartment / Unit bearing No. 504, Uphar-2 having carpet area admeasuring 305 sq.ft. (built up area as 430 sq. ft.) located on the 5th Floor in the building known under the name and style as "Uphar Co-operative Housing Society Limited" situated at Revenue Village Versova, Taluka Andheri, Mumbai and

बदर - ४		
90062	329	894
२०२२		

within the Registration District/ Sub District of Mumbai City and Mumbai Suburban Area together with 5 (five) fully paid up shares of Rs. 50/- each bearing Distinctive Nos. 226 to 230 (both inclusive) comprised in Share Certificate No. 046 and noted in Members Register No.046 dated 6th January, 2002 issued by said "Uphar Co-

बदर - ३		
30410	33	20
२०२२		

Akayemmaru

Prakash

operative Housing Society Limited" and which is provided
sanctioned building plans, revenue records etc.

Thus all the above described Property together with its
undivided share in land (if any) as well as existing rights of easement,
access & other rights appurtenant thereto such as right to use all
common areas such as staircase of the building, landing staircase,
pump-house etc.



SIGNED AND DELIVERED

Aleyamma John



MRS. ALEYAMMA MEPURATHU JOHN
(Executrix/Principal)

ACCEPTED BY ME:

John Verghe



MR. JOHN VERGHESE
(the Attorney)



In presence of :

बदर - १		
१०५६	९४	२०
२०२२		

John Verghe

1. *Ramesh-kid*

2. *Arvind Roke*

*Shop no. 5, Vival
Girgaon Borival*

*Ambedkar Road
Bandra W m-32*

बदर - ४		
१०६६	३६२	४९५
२०२२		

