instruments, acts, deeds, matters and things as fully and effectually in all respects as I myself could do it personally present in respect of the said Flat.

Executed on this day of ..... December 2021.



POWER DONOR:

903Ce	933	9UC

Witness:

SEKHAR CHAKRABORTY

Drafted by me.

Maniklal Chakraborty
Advocate
Judges' Court Howrah
F-910/2004, M-9432472388

Advocate

1. Arnitava Chakrabarty
   Dhrubotara, Flat No. S2, 74/5, College Road, P.O. B. Garden, Howrah - 711103, West Bengal

2. Ashis Ghosh
   3, Rajanikanta Roychowdhury Lane, P.O. B. Garden, Howrah - 711103, West Bengal

THE SEAL OF THE SUB REGISTRAR BORIVALI-7 MUMBAI SUBURBAN DIST. BANDRA(E)

NOTARY
SWAPNA DAS
HOWRAH
REGN. NO. 13814/18
GOVT. OF INDIA

13 DEC 2021

BEFORE ME

ON IDENTIFICATION OF THE ADVOCATE SIGNATURE/L.T.I. ATTESTED

SWAPNA DAS
NOTARY GOVT. OF INDIA
Regn. No. 13814/13
Judges' Court, Howrah



I Accept

PRADEEP RAJAN MENON

घोषणापत्र

मी PRADEEP RAJAN MENON याद्वारे घोषित करतो की, दुय्यम निबंधक Borivali - 7 यांच्या कार्यालयात Development Agreement या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. Sandeep Rajan Menon व इ. यांनी दि. ~~13/12/2024~~ 8/12/2024 रोजी मला दिलेल्या मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

THE SUB REGISTRAR BORIVALI-7

दिनांक : 22/12/2024

कुलमुखत्यारपत्रधारकाचे नाव
व सही

बरल - ७/		
१०३८	९३४	१५८
२०२१		

CHALLAN
MTR Form Number-6

GRN	MH010243001202122P	BARCODE		Date	15/12/2021-16:17:20	Form ID	48(f)

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	BRL5_JT SUB REGISTRAR BORIVALI 5	Full Name	SANDEEP RAJAN MENON
Location	MUMBAI		
Year	2021-2022 One Time	Flat/Block No.	AS PER DOCUMENT
		Premises/Building	
Account Head Details	**Amount In Rs.**	Road/Street	
0030045501 Stamp Duty	500.00		
		Area/Locality	KANDIVALI WEST MUMBAI
		Town/City/District	
PIN			4 0 0 0 6 7
		Remarks (If Any)	
		SecondPartyName=PRADEEP RAJAN MENON~	
Amount In			
Total	500.00	Words	Five Hundred Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	10000502021121602705 2921924424117
Cheque/DD No.		Bank Date	RBI Date	16/12/2021-17:20:00 17/12/2021
Name of Bank		Bank-Branch		STATE BANK OF INDIA
Name of Branch		Scroll No. , Date		1008319 , 18/12/2021

Department ID :

Mobile No. : 9004998014

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

सदर चलन केवल दस्तम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Signature Not Verified
Digitally signed by DS VIRTUAL TREASURY MUMBAI 03
Date: 2021.12.22 12:42:28 IST
Reason: Secure Document
Location: India

दस्त क्र. 9/		
9032e	734	9UL
9673		

Print Date 22-12-2021 12:42:28

possession in respect of the said New Flat.

11. To attend the society/ Builder meeting on my behalf and to sign all such necessary documents, application in respect of the said Flat Premises.

12. I do hereby authorize my attorney to be present for registration, in respect of the said Flat.

13. To engage Advocates and to file or defend cases in any Court and to sign and execute petitions, affidavits, plaint written statements, objections etc. before concerned Courts, give evidence and file execution proceedings, and to settle or compromise the matter, decide and accept consideration and to refer cases for arbitration, withdraw and deposit money for the purpose of any proceedings etc. on my behalf with respect to said property.

14. To perform or execute any act or deed which is incidental to the matters stated above. Any act or deed done by my Attorney shall be binding on me as if I have done it personally. I hereby undertake to rectify and confirm whatever other act or acts my attorney shall lawfully do, execute or perform ~~or cause to be done~~, executed or performed in the above connection by virtue of this power of attorney.

15. To do all other lawful acts and things in connection with the above stated property as effectually as I could do the same if I was personally present.

9038	936	9UL

These powers are given to the Attorney without accepting any consideration and generally to act as my Attorney or agent in relation to the Flat and all other matters in which I may be interested or concerned and on my behalf to execute and do all instruments, acts, deeds, matters and things as fully and effectually in all respects as I myself could do it personally present in respect of the said Flat.

Executed on this day of 5th Dec. 2021.

08 DEC 2021

Sandeep Menon

POWER DONOR: MENON SANDEEP RAJAN



Witness:

1 Siby Thomas Thazhathuvarikkayil House, Indian Passport Number Z2814569, Kuwait Civil ID card Number 272052008038.





2 Tony Joseph Pulikal House, Indian Passport Number Z3826644, Kuwait Civil ID card Number 281051502485.

08 DEC 2021

KCH191481

This attestation is only with regard to the identity of the signatory and Embassy of India bears no responsibility for the contents.

Signed in my presence
(Signature Attested)

(विजय कुमार)
(Vijay Kumar)
अताशे (कांसुलर)
Attache (Consular)
भारत का राजदूतावास, कुवैत
Embassy of India, Kuwait

CONSULAR OFFICER
EMBASSY OF INDIA
KUWAIT



I Accept

PRADEEP RAJAN MENON

SPECIAL POWER OF ATTORNEY

THIS POWER OF ATTORNEY I, Menon Sandeep Rajan S/o Rajan Menon, aged 59 years, having* permanent address at 34 Crystal Apartments, Gulmohar Crosss Road No.21, Juhu Mumbai 400049, Holder of Indian Passport No. Z2518742 and now working as Procurement Manager, United Lobby Contracting Company, P.O Box 20225, Safat-
13063, Kuwait a n d currently residing at Flat Number 11, 3rd Floor, Building Number 33, Saba Street in Block 10, Salmiya, Kuwait hereby constitute and appoint my elder brother Mr. Pradeep Rajan Menon, Aged 60 years, residing at Flat No.309, Plot-114 Crystal Green Apartment Sec-2, Charkop Kandivali West Mumbai, India, PIN-400067, holder of Aadhaar Card No. 708462371775, Passport No.P8487836 as my lawful attorney to perform the following acts and deeds for and on my behalf.

Since I am a resident of Kuwait for employment and due to the current pandemic situation, international travel restrictions, I am unable to travel to India to discharge my transactions at my native place and hence hereby appoint the above named Attorney to act on my behalf and to perform the following:

1. To look after and manage my Flat No. 310 situated at Plot no.114, Crystal Green Apartment Sec-2, Charkop Kandivali West Mumbai, India, PIN-400067, RSC– II of the Society bears, C.T.S. No. 39pt, 40pt, 41pt and Area-1128 Square Meter of Charkop Village, Charkop Powergas Staff C.H.S. Limited (Crystal Green) Charkop ("the Society") (hereinafter referred to as "the said Flat Premises").

2. To prepare and execute the Development Agreement in respect of the said Flat.

3. To negotiate and to execute the permanent Alternate Accommodation Agreement in respect of the said Flat and/or to receive the security deposit and the monthly compensation charges/ fees thereof from the prospective Developer, on my behalf, as my said Attorney may deem fit and proper.

4. To pay the stamp duty regarding Agreement in respect of the said Flat and to register the said Leave and License Agreement.

5. To present before the Sub-Registrar of Assurances, Thane/Mumbai for admitting Agreement and other documents and to collect the registered documents from the Sub-Registrar of Assurances, Thane/Mumbai.

6. To sign and execute the Development Agreement, Permanent Alternate Accommodation, Deed of Rectification, Deed of Cancellation, Undertaking, and Affidavit for me and on my behalf.

7. To sign all the necessary papers, documents, affidavits, and other documents in respect of the said Flat in my name and on my behalf.

8. To approach the Collector of Stamp Office, for refund of the stamp duty, if any and to make necessary correspondence.

9. To present before the Society/ Police/ authorities for intimation of the said
Agreement.

10. To handover the possession to the developer/s and to accept the

Sandeep Menon

This attestation is only with regard to the identity of the signatory and Embassy of India bears no responsibility for the contents.

घोषणापत्र

मी JAYARAJAN KUMARAN TIRUMITTAKODE याद्वारे घोषित करतो की, दुय्यम निबंधक BORIVLI-7 यांच्या कार्यालयात DEVELOPMENT AGREEMENT या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. T. SANKARANARAYANAN व इ. यांनी दि. 8 DEC 2021 रोजी मला दिलेल्या मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

THE SEAL OF THE SUB REGISTRAR BORIVALI-7

दिनांक : 22 DEC 2021

कुलमुखत्यारपत्रधारकाचे नाव
व सही

	दस्त क्रमांक	9/
9038	935	9UL
	२०२१	

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

കേരളം केरल KERALA

D 058256

SPECIAL POWER OF ATTORNEY

By this Power Of Attorney I Thattanpurakkal Sankaranarayanan S/o. Raman Thattanpurakkal, aged 72 years having permanent address at Thattanpurakkal House, 1/389 A, Mulayam Temple Road, P.O. Pootharakkal, Cherpu, Kerala, Pin 680561, and Holder of Indian Passport No. V0874689 and Aadhar Card No 218324338842 and owner of Flat No. 623, Crystal green Apartment, Plot No. 114, Sector- 2, Charkop, Kandivili (West), Mumbai, India, Pin 400067 hereby constitute and Appoint my Nephew (Brother's Son), Jayarajan Kumaran, Thirumittakode House, aged 54 years, residing at Flat No. 302, Fossil Ferns, Plot No. 26, Ramnagar colony, Bavdhan, Punne, Pin 411021, Holder of Aadhar card No. 605195637716 and passport No. M 7598823 as my lawful attorney to perform the following acts and deeds for and on my behalf.

Since I will be out of the country and will not be available for Six months I hereby appoint the above named Attorney to act on my behalf and perform the following.

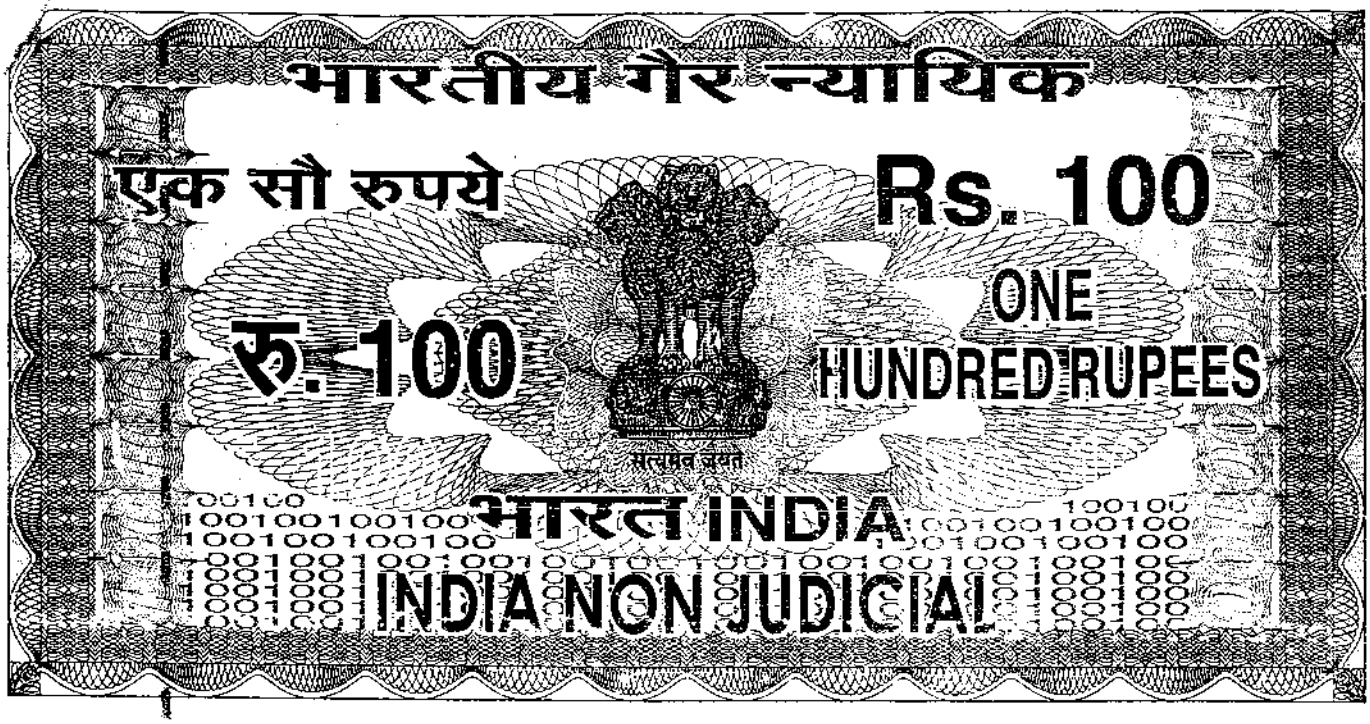
Thattanpurakkal Sankaranarayanan

NOTARY

SUB TREASURY 09 DEC 2021 CHERPU

.../12/2021

25901 ₹. 500/-



കേരളം केरल KERALA DC 208317

1. To look after and manage my Flat No 623situated at Plot no.114, Crystal Green Apartment Sec-2, Charkop Kandivali West Mumbai, India, PIN-400067, RSC— II of the Society bears, C.T.S. No. 39pt, 4Opt, 41pt and Area-1128 Square Meter of Charkop Village, Charkop Powergas Staff C.H.S. Limited (Crystal Green) Charkop ("the Society") (hereinafter referred to as "the said Flat Premises").

2. To prepare and execute the Development Agreement in respect of the said Flat.

3. To negotiate and to execute the permanent Alternate Accommodation Agreement in respect of the said Flat and/or to receive the security deposit and the monthly compensation charges/ fees thereof from the prospective Developer, on my behalf, as my said Attorney may deem fit and proper.

4. To pay the stamp duty regarding Agreement in respect of the said Flat and to register the said Leave and License Agreement.

5. To present before the Sub-Registrar of Assurances, Thane/Mumbai for admitting Agreement and other documents and to collect the registered documents from the Sub-Registrar of Assurances, Thane/Mumbai.

Thattan Purathal Sankaranarayanan

9036	700	9UL

No 25701 VALUE 100/-

NAME രാമനാരായണൻ S/

NOTARY
T.M. MOHANAN
THRISSUR DISTRICT
Reg. No. 10054
Expiry Date :
28.09.2023
GOVT. OF INDIA

09 DEC 2021

9/12/2021

6. To sign and execute the Development Agreement, Permanent Alternate Accommodation, Deed of Rectification, Deed of Cancellation, Undertaking, and Affidavit for me and on my behalf.

7. To sign all the necessary papers, documents, affidavits, and other documents in respect of the said Flat in my name and on my behalf.

8. To approach the Collector of Stamp Office, for refund of the stamp duty, if any and to make necessary correspondence.

9. To present before the Society/ Police/ authorities for intimation of the said Agreement.

10. To handover the possession to the developer/s and to accept the possession in respect of the said New Flat.

11. To attend the society/ Builder meeting on my behalf and to sign all such necessary documents, application in respect of the said Flat Premises.

12. I do hereby authorize my attorney to be present for registration, in respect of the said Flat.

13. To engage Advocates and to file or defend cases in any Court and to sign and execute petitions, affidavits, plaint written statements, objections etc. before concerned Courts, give evidence and file execution proceedings, and to settle or compromise the matter, decide and accept consideration and to refer cases for arbitration, withdraw and deposit money for the purpose of any proceedings etc. on my behalf with respect to said property.

14. To perform or execute any act or deed which is incidental to the matters stated above. Any act or deed done by my Attorney shall be binding on me as if I have done it personally. I hereby undertake to rectify and confirm whatever other act or acts my attorney shall lawfully do, execute or perform or cause to be done, executed or performed in the above connection by virtue of this power of attorney.

15. To do all other lawful acts and things in connection with the above stated property as effectuall / as I could do the same if I was personally present

9031e	909	9UL
2021		

There powers are given to the Attorney without accepting any consideration and generally to act as my Attorney or agent in relation to the Flat and all other matters in which I may be interested or concerned and on my behalf to execute and to all instruments, acts, deeds matters and things as fully and effectually in all respects as I myself could do it personly present in respect of the said Flat.

Thattarpurakkal Sankaranarayanan

NOTARY T.M. MOHANAN THRISSUR DISTRICT Expiry Date : 28.09.2023 GOVT. OF INDIA

Executed on this day of 13th December 2021



POWER DONOR : .....

THATTANPURAKKAL SANKARANARAYANAN



I accept this POA.

JAYARAJAN KUMARAN

TIRUMITTAKODE

(K.C. RAJAGOPAL)

Witness

1. K.C. Rajagopal
   1/ 389 B, Mulayam Temple Road
   P.O. Pootharakkal, Cherpu
   Pin - 680 561
   Aadhar No. - 5203 0227 7332

2. T.R. Ramachandran
   Villa No. 2
   Jose Alukkas Green Symphony Villas
   Pootharakkal. P.O
   Cherpu, Thrissur
   Pin - 680 561
   Aadhar No. - 2682 0243 6999

(T.R. RAMACHANDRAN)

NOTARY GOVT OF INDIA Reg. No:10054 FIFTY RUPEES SPECIAL NON JUDICIAL

EXECUTED & SIGNED IN MY PRESENCE ON 13.12.2021 AT Thrissur

ATTESTED

BEFORE ME

T.M. MOHANAN
ADVOCATE & NOTARY
ROLL No. K/200/1981
NEAR A.P. POST OFFICE THRISSUR 3
PH: 9447162158

Regd. No. 6/ Page No. 6

Book No. 6881/22

THE SEAL OF THE SUB REGISTRAR BORIVALI-7 MUMBAI SUBURBAN DIST. (BANDRA)

बरळ - 6/		
9036	982	906
2022		

घोषणापत्र

मी Diana Helthea Fernandes याद्वारे घोषित करतो की, दुय्यम निबंधक Borivali 7 यांच्या कार्यालयात Development Agreement या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. Rubert Stephen Fernandes व इ. यांनी दि. 29th Nov 2021 रोजी मला दिलेल्या मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

THE SEAL OF THE SUB REGISTRAR BORIVALI-7 MUMBAI SUB DISTRICT

Fernandes

दिनांक : 22 Dec '21

कुलमुखत्यारपत्रधारकाचे नाव
व सही

बरल - ७/		
१७३८	१७३	१७८
२०२१		

ಈ ದಸ್ತಾವೇಜು 7 ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತದೆ

INDIA NON JUDICIAL

ಒಂದನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 265 ಇ

BK(V) 265/21-22

2021-22

Government of Karnataka

सत्यमेव जयते

e-Stamp

Certificate No.	:	IN-KA65253146351108T
Certificate Issued Date		29-Nov-2021 12:51 PM
Account Reference	:	NONACC (FI)/ kacrs108/ K R PURAM/ [illegible]
Unique Doc. Reference	:	SUBIN-KAKACRS10879611229837987T
Purchased by	:	DIANA HELTHEA FERNANDES
Description of Document	:	Article 41 Power of Attorney
Description		GPA
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	RUBERT STEPHEN FERNANDES
Second Party	:	DIANA HELTHEA FERNANDES
Stamp Duty Paid By		DIANA HELTHEA FERNANDES
Stamp Duty Amount (Rs.)		500 (Five Hundred only)

THE SUB REGISTRAR BORIVALI-7 MUMBAI SUBURBAN (BANDRA)

Pragathi Multipurpose Co-operative Society Ltd. Sign K.R. Puram

[redacted]

[redacted]

Please write or type below this line

9036	988	9UL
೨೦೨೧		

POWER OF ATTORNEY

By THIS POWER OF ATTORNEY I, **RUBERT STEPHEN FERNANDES**, S/o Late Mathias Charles Fernandes, aged 64 years, having permanent address at Grazia Building, **Flat No.404, 3rd Floor, 1st Main, 2nd Cross, LN Reddy Garden Layout, Near Dr. Chandrashekhar Institute of Speech and Hearing, Thanisandra Main Road, Lingarajapuram, Bangalore, St. Thomas Town, Bengaluru, Karnataka – 560084,** Holder of Indian Passport No. Z2440360,

Rfernandes

ಸೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 265 2021-22

Print Date & Time : 29-11-2021 04:31:08 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 265

ಕೃಷ್ಣರಾಜಪುರಂ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 29-11-2021 ರಂದು 04:18:14 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	200.00
2	ಸ್ಕ್ಯಾನಿಂಗ್ ಫೀ	350.00
	ಒಟ್ಟು :	550.00

ಶ್ರೀಮತಿ Smt Diana Helthea Fernandes ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀಮತಿ Smt Diana Helthea Fernandes			

THE SEAL OF THE SUB REGISTRAR BORIVALI-I MUMBAI SUBURBAN (BANDRA)

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ
SENIOR SUB REGISTRAR
K.R. PURA BENGALURU

ಬರೆದುಕೊಟ್ಟವರು ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Smt Diana Helthea Fernandes . C/o .... (ಬರೆಸಿಕೊಂಡವರು)			
2	Mr Rubert Stephen Fernandes S/o Late. Mathias Charles Fernandes . (ಬರೆದುಕೊಡುವವರು)			

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ
SENIOR SUB REGISTRAR
K.R. PURA BENGALURU

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Document Sheet
₹ 3/-
THE BANGALORE ADVOCATES CO-OPERATIVE SOCIETY LTD.
BACSL
2021-22
X/5:

Aadhaar Card No. 3763 2053 1213 and now retired, hereby constitute and appoint my wife **MRS. DIANA HELTHEA FERNANDES,** aged 63 years, residing at Flat No. 207, Plot-114 Crystal Green Apartment Sec-2, Charkop, Kandivali West, Mumbai, India PIN-400067, holder of Aadhaar Card No. 7752 5315 3128, Passport No. Z3373216 as my lawful attorney to perform the following acts and deeds for and on my behalf.

As I am residing in Bangalore and unable to travel to discharge my transactions and hence hereby appoint the above named Attorney to act on my behalf and to perform the following:

1. To look after and manage my Flat No. 207 situated at Plot No.114, Crystal Green Apartment Sec-2, Charkop, Kandivali West, Mumbai, India PIN-400067, RSC-11 of the Society bears, C.T.S. No. 39pt, 40pt, 41pt and Area-1128 Square Meter of Charkop Powergas Staff C.H.S. Limited (Crystal Green) Charkop ("the Society") (hereinafter referred to as "the said Flat Premises").

2. To prepare and execute the Development Agreement in respect of the said Flat.

3. To negotiate and to execute the permanent Alternate Accommodation Agreement in respect of the said Flat and/or to receive the security deposit and the monthly compensation charges/fees thereof from the prospective Developer, on my behalf, as my said Attorney may deem fit and proper.

4. To pay the stamp duty regarding Agreement in respect of the said Flat and to register the said Leave and License Agreement.

5. To present before the Sub-Registrar of Assurances, Thane/Mumbai for admitting Agreement and other documents and to collect the registered documents from the Sub-Registrar of Assurances, Thane/Mumbai.

Fernandes

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2021-22

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1	Sathish K.R.Puram, Bangalore.	
2	Mahesh Hoodi, Bangalore	

ಸಹಾಯಕ ಉಪನೋಂದಣಾಧಿಕಾರಿ
SENIOR SUB REGISTRAR
K.R. PURA BENGALURU

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs. 500/- has been paid thereon, Vide E-Stamp Certificate No. IN-KA65253146351108T, Dt: 29.11.2021, unique Doc Ref. No. SUBIN-KAKACRSFL0879611229897785T

SENIOR SUB REGISTRAR
K.R. PURA BENGALURU

4 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ KRI-4-00265-2021-22 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ KRID1353 ನೇ ದ್ದಗಲ್ಲಿ
ದಿನಾಂಕ 29-11-2021 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ (ಕೆ.ಆರ್.ಪುರಂ)
SHIVAKUMAR. D
SENIOR SUB REGISTRAR
K.R. PURA, BENGALURU

Designed and Developed by C-DAC, ACTS, Pune

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THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD
BACSL
ಈ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 2021-22
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6. To sign and execute the Development Agreement, Permanent Alternate Accommodation, Deed of Rectification, Deed of Cancellation, Undertaking, and Affidavit for me and on my behalf.

7. To sign all the necessary papers, documents, affidavits and other documents in respect of the said Flat in my name and on my behalf.

8. To approach the Collector of Stamp Office, for refund of the stamp duty, if any and to make necessary correspondence.

9. To present before the Society/ Police/ authorities for intimation of the said Agreement.

10. To handover the possession to the developer/s and to accept the possession in respect of the said New Flat.

11. To attend the society/ Builder meeting on my behalf and to sign all such necessary documents, application in respect of the said Flat Premises.

12. I do hereby authorize my attorney to be present for registration in respect of the said Flat.

Fernandes

THE SUB REGISTRAR BORIVALI-7 ... SUBURBAN DIST. (MUMBAI)

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THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
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2021-22

13. To engage Advocates and to file or defend cases in any Court and to sign and execute petitions, affidavits, plaint written statements, objections etc. before concerned Courts, give evidence and file execution proceedings, and to settle for compromise the matter, decide and accept consideration and to refer cases for arbitration, withdraw and deposit money for the purpose of any proceedings etc. on my behalf with respect to said property.

14. To perform or execute any act or deed which is incidental to the matters stated above. Any act or deed done by my Attorney shall be binding on me as if I have done it personally. I hereby undertake to rectify and confirm whatever other act or act my attorney shall lawfully do, execute or perform or cause to be done, executed or performed in the above connection by virtue of this power of attorney.

15. To do all other lawful acts and things in connection with the above stated property as effectually as I could do the same if I was personally present.

Fernandes

THE SEAL OF THE SUB REGISTRAR BORIVALI-7

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THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
BACSL

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2021-22

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These powers are given to the Attorney without accepting any consideration and generally to act as my Attorney or agent in relation to the Flat and all other matters in which I may be interested or concerned and on my behalf to execute and do all instruments, acts, deeds, matters and things as fully and effectually in all respects as I myself could do it personally present in respect of the said Flat.

Executed on this day 29th November 2021.

POWER DONOR: **Mr.RUBERT STEPHEN FERNANDES**

POWER ACCEPTANCE **MRS. DIANA HELTHEA FERNANDES**

Witness:

1.

2.

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DRAFTED BY ME

V.V. SHANKAR, B.A., LL.B
ADVOCATE & NOTARY
28, 'Rudramma Nilaya', 13th Cross,
Kanakanagar, R.T. Nagar (Post),
BANGALORE - 560032

घोषणापत्र

मी, ॲड. कृतिका विनायक गोखले यादवारे घोषित करतो की दुय्यम निबंधक Borivali-7 यांचे कार्यालयात ~~Development~~ Agreement या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. दोन दिव्या मणिका नाईक यांनी दि. 18/Dec/2021 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/ निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबदल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपयोक्त कृती करण्यास पूर्णता सक्षम आहे सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

THE SEAL OF THE SUB REGISTRAR BORIVALI-7 ★ MUMBAI SUBURBAN DIST. (BANDRA) ★

दिनांक :
24/12/2021

कुलमुखत्यारपत्र धारकाचे नाव व सही

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CHALLAN
MTR Form Number-6

GRN MH010243111202122P	BARCODE	Date 13/12/2021-36:02:56	Form ID 48(f)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	BRL5_JT SUB REGISTRAR BORIVALI 5	Full Name	SHILPA MANGESH NAZAR
Location	MUMBAI		
Year	2021-2022 One Time	Flat/Block No.	AS PER DOCUMENT
Account Head Details	Amount In Rs.	Premises/Building	
0030045501 Stamp Duty	500.00	Road/Street	
		Area/Locality	KANDIVALI WEST MUMBAI
		Town/City/District	
PIN			4 0 0 0 0 6 7
		Remarks (If Any)	
		SecondPartyName=KRITTIKA VINAYAK MOGHE~	
Amount In		Five Hundred Rupees Only	
Total	500.00	Words	
Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	10000502021121602705 / 2021224424117
Cheque/DD No.		Bank Date / RBI Date	13/12/2021-38:50:13 / 15/12/2021
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	1008319 , 18/12/2021

THE SUB REGISTRAR BORIVALI-7 सह दुय्यम निबंधक बोरिवली-७ MUMBAI SUBURBAN DIST. (BANDRA)

Department ID :

Mobile No. : 9004998014

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Signature Not Verified
Digitally signed by DS VIRTUAL TREASURY MUMBAI 03
Date: 2021.12.22 12:42:28 IST
Reason: Secure Document
Location: India

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9036e 942 9UL
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Print Date 22-12-2021 12:42:28

SPECIAL POWER OF ATTORNEY

By **THIS POWER OF ATTORNEY** I, Shilpa Mangesh Nazar, W/o Mangesh Madhukar Nazar, aged 51 years, having permanent address at 416 Crystal Green, Plot No. 114, Sector 2, Charkop, Kandivali (West), Mumbai 400067, Holder of Indian Passport No P1874122 and currently residing at Flat Number 110, Block A, Al Fajer Residence, Next to Karama Post Office, Dubai, United Arab Emirates (UAE) hereby constitute and appoint my elder sister Dr. Krittika Vinayak Moghe, Aged 56 years, residing at 1202, Ibis Tower, Renuka Nagar, New Link Road, Kandivali (West), Mumbai 400067, holder of Aadhaar Card No. 473200923360, Passport No. Z2336895, as my lawful attorney to perform the following acts and deeds for and on my behalf.

Since I am a resident of Dubai, UAE and due to the current pandemic situation and international travel restrictions, I am unable to travel to India to discharge my transactions at my native place and hence hereby appoint the above-named Attorney to act on my behalf and to perform the following:

1. To look after and manage my Flat No. 416 situated at Plot No. 114, Sector 2, Charkop, Kandivali (West), Mumbai 400067, RSC – II of the Society bears, C.T.S. No. 39pt, 40pt, 41pt and Area – 1128 Square Meter of Charkop Village, Charkop Powergas Staff C.H.S. Limited (Crystal Green) Charkop ("the Society") (hereinafter referred to as "the said Flat Premises").

2. To prepare and execute the Development Agreement in respect of the said Flat.

3. To negotiate and to execute the permanent Alternate Accommodation Agreement in respect of the said Flat and/or to receive the security deposit and the monthly compensation charges/ fees thereof from the prospective Developer, in my name, on my behalf, as my said Attorney may deem fit and proper.

4. To pay the stamp duty regarding Agreement in respect of the said Flat and to register the said Leave and License Agreement.

5. To present before the Sub-Registrar of Assurances, Thane/Mumbai for admitting Agreement and other documents and to collect the registered documents from the Sub-Registrar of Assurances, Thane/Mumbai.

6. To sign and execute the Development Agreement, Permanent Alternate Accommodation, Deed of Rectification, Deed of Cancellation, Undertaking, and Affidavit for me and on my behalf.

7. To sign all the necessary papers, documents, affidavits, and other documents in respect of the said Flat, in my name and on my behalf.

8. To approach the Collector of Stamp Office, for refund of the stamp duty, if any and to make necessary correspondence.

9. To present before the Society/ Police/ authorities for intimation of the said Agreement.

10. To handover the possession to the developer/s and to accept the possession in respect of the said New Flat, in my name, on my behalf.

11. To attend the society/ Builder meeting on my behalf and to sign all such necessary documents, application in respect of the said Flat Premises.

12. I do hereby authorize my attorney to be present for registration, in respect of the said Flat.

13. To engage Advocates and to file or defend cases in any Court and to sign and execute petitions, affidavits, plaint written statements, objections etc. before concerned Courts, give evidence and file execution proceedings, and to settle or compromise the matter, decide and accept consideration and to refer cases for arbitration, withdraw and deposit money for the purpose of any proceedings etc. on my behalf with respect to said property.

Consulate General of India, Dubai, does not accept any responsibility for the contents of this document.

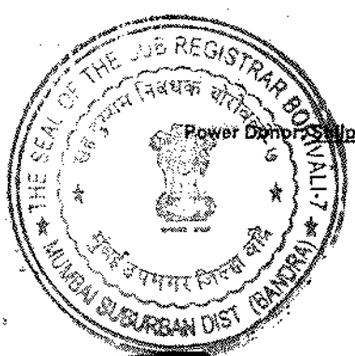
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14. To perform or execute any act or deed which is incidental to the matters stated above. Any act or deed done by my Attorney shall be binding on me as if I have done it personally. I hereby undertake to rectify and confirm whatever other act or acts my attorney shall lawfully do, execute or perform or cause to be done, executed or performed in the above connection by virtue of this power of attorney.

15. To do all other lawful acts and things in connection with the above stated property as effectually as I could do the same if I was personally present.

These powers are given to the Attorney without accepting any consideration and generally to act as my Attorney or agent in relation to the Flat and all other matters in which I may be interested or concerned and, on my behalf, to execute and do all instruments, acts, deeds, matters and things as fully and effectually in all respects as I myself could do it personally present in respect of the said Flat.

Executed on this day of 18 December 2021.



Power Donor: Shilpa Mangesh Nazar



I accept
Mangesh



UAED10369121

Signed in my presence. He / She has been identified by his / her passport no. P1874122 issued at DUBAI on 2-06-2016
While the photographs and Signatures are attested, no responsibility is accepted by this office for the contents of this document.

ANITA GUPTA
Vice Consul
Consulate General of India
Dubai (U.A.E.)

18 DEC 2021



