

CHARUSHILA J. RAORANE, B.COM, LL. B,

Advocate, High Court, Mumbai

10/505, Fifth Floor, Ekta Bhoomi Garden, Dattapada Road, Opp. TATA Steel, Borivili (East), Mumbai - 400 066
E-mail : charushilara@gmail.com



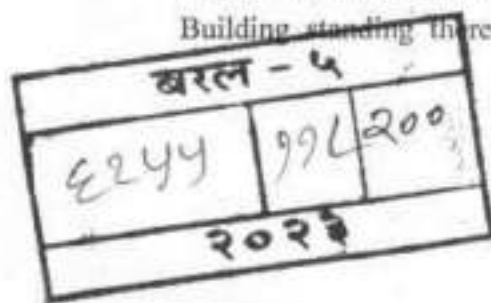
standing thereon despite repeated requests made by the Society to execute a conveyance.

(xii) The Society, therefore, made an Application, being Application No.10 of 2017, before the District Deputy Registrar of Co-operative Societies, Mumbai City - 4 under the provisions of Sub-Section 3 of Section 11 of MOFA for issuing a Certificate granting a Unilateral Deemed Conveyance in favour of the Society.

(xiii) The District Deputy Registrar of Co-operative Societies issued Notices to M/s. Pragati Construction Corporation as also to the heirs of the Erstwhile Owners and also issued Public Notices in newspapers for inviting objections/claims in respect of the said Property and if anyone had any claim then to remain present at the time of the hearing of the matter as mentioned in the Public Notice.

(xiv) The District Deputy Registrar of Co-operative Societies issued an Order cum Certificate bearing No.DDR-4/ MUM/DC / Borivali Shantikrupa CHSL/ 1340/2017 dated 31st May,2017, certifying that the Society is entitled to a Unilateral Conveyance of the said Property alongwith the said Building and to execute Deed of Unilateral Conveyance and have the same registered as per the provisions of Registration Act, 1908.

(xv) By a Unilateral Conveyance Deed dated 18th June,2018, Mr. Rajendra Veer, District Deputy Registrar of Co-operative Societies, Mumbai City (4) has for and on behalf of M/s. Pragati Construction Corporation through its Partner i) Mr. Daulatrai Kantilal Mehta ii) Mr. Natverlal Mathurdas Lal iii) Mr. Jivandas Morarji Lal and iv) Mr. Anantraai Kantilal Mehta and on behalf of the heirs of Mr. Bernedette Menezes and Mr. Salvador Menezes viz. Milton Menezes, Wilson Menezes, Clifton Menezes, Winston Menezes, Chlorice D'Souza, Lactitia Menezes, Patrice Menezes and Prudence Menezes and also on behalf M/s. Shivam Builders (therein referred to as Vendors/ landowners/ Builders/ Developer/s/ Opponents) had conveyed the aforesaid immovable property alongwith the said Building standing thereon more particularly described in the above Schedule



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thereunder as well as hereunder written in favour of the Society. The said Conveyance Deed is duly registered with the Sub-Registrar of Assurances under Serial No.BRL-6/ 7673 of 2018.

(xvi) Pursuant to the aforesaid Deed of Conveyance (Deemed/ Unilateral), the Society became absolutely entitled to the said property along with the building "Borivali Shantikrupa" standing thereon (Hereinafter the said Land alongwith the said building is collectively referred to as "the Property")

PROPERTY CARD

The Property Card in respect of the said Land, records an area admeasuring 850.2 Sq. Mtrs., and the said 7/12 extract in respect of the said land is standing in the name of Mr. Bernadette Menezes and Milton Menezes.

5. TITLE OF THE LAND

By virtue of the aforesaid deeds and event was seized, possessed and sufficiently entitled of the Property.

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Property, I am of the opinion that, the Society is the absolute owner of and is well and sufficiently entitled to the said Property.

Dated this 09th January, 2023

Yours faithfully,

बल - ५		
६२५५	९९८	२००
२०२३		

Adv. Charushila J. Raorane
Bombay High Court

N.B.: The Title Report thereto are issued for my client's use and are based on copies of the documents furnished to me as mentioned therein.





महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

नोंदणी क्रमांक:-बीओएम/डब्ल्यू-आर/स्वातंत्र्य/टीसी/८८०६ / तन १९८९-९२

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, कोरीवळी शौचीकृत

'को-ऑपरेटिव्ह' होसिंग सोसायटी लि. ही संस्था महाराष्ट्र सीव्हीएच.१४८६, एक्स-२ व्हीजेन कोरीवळी (९) हंजरी १८०७१३.

राज्य सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९(१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र राज्य सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था" असून



सहायक नोंदणी अधिकारी, मुंबई-४०००५०

दिनांक: २२-८-१९८९.

म्हणजेच सहभागीदारी आहे.

गृहनिर्माण संस्था

सही

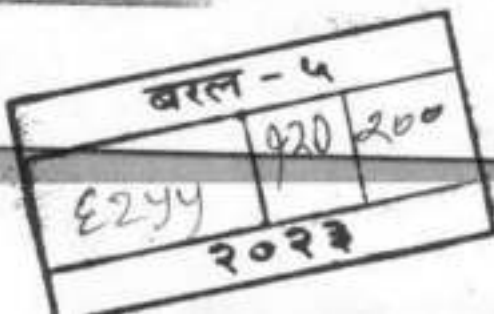
[Signature]

[क. अ. तुकाराम]

या

सहनिर्माण

सहकारी तः विचार, मुंबई





27 June, 2018

सूची क्र.2

दुय्यम निबंधक : मह.द.नि. बोरिंगली 6

पल्ल क्रमांक : 7673/2018

मोदणी 63

Regn. 63m

गावाचे नाव : एकर

- (1) विवेकाचा प्रचार
- (2) मोबदला
- (3) सामानांचा (बाहेरपट्ट्याच्या बाबतिलगत्याचा) आवाणी देणे ही जबाबदारी ते समुद्र करावे)
- (4) मु.मालक,पोटहिल्ला व पट्टासोबा(अमल्यास)
- (5) जेवण
- (6) आवाणी किंवा दुही देण्यात जमेन येवू.

कन्वेन्स बीड
रु.०/-
रु.1,300,000/-

1499/ अ, 1499/ व, 1499/ क, पालिकेचे नाव: मुंबई म.न.पा. इतर वर्ग : , इतर माहिती: जमिन व बांधकाम (मूळ नं. 100 हिस्सा नं 4 व नविन हिस्सा नं. 4-क सी टी एम नं. 1499 (आवाणी)(1499-अ, 1499-ब अंतर्गत 1499-क), जमिनीचे क्षेत्र 850.2 चौ. मी., प्लॉट नं एकर, जालुका बोरिंगली, मुंबई, मह.द.नि. अतिरिक्तित्व केला अमूल्य अतिरिक्तित्व क्र. एटीजे/1100902/213/2016 व इतर वर्गाने इतरात समुद्र क्षेत्राप्रमाणे, 850.20 NA

- (7) इतरांचा कलम देणा-या पत्राविरुद्ध देवणा-या पत्रावरून नाव किंवा दिवाणी न्यायालयाच्या हुकूमनाचा किंवा अदालत असल्यास, प्रतिबाधित नाव

1) नाव:- मे. प्रताप कन्व्हेन्स बोरिंगली व -बाणीदार 1. बीजतराई बाणीलाल मेहता 2. बटवराबाब अमुरदास भा. बीजलदास बीजलाली लाल 4. अमलदास बाणीलाल मेहता तसे मध्यम प्राधिकारी. सी राजेंद्र बीर, उप जिल्हा निबंधक बहर 4, बाणी मोठा अंश 1963 च्या कलम 5 म अन्वये निष्पादित केला अमूल मोदणी अधिनियम 1908 चे कलम 8 अन्वये बाणा कजुलीजबाबा माटी इकर राहण्यात मुद्रा:क: 50;
पत्ता :- 27 ग. - , पटेल हाविंग सेंटर, बंदाबकर रोड, बोरिंगली पश्चिम, मुंबई, बोरिंगली पश्चिम, MAHARASHTRA, MUMBAI, Non-Government.
पिन कोड:- 400092
फोन नंबर:-

2) नाव:- बेर्वेडु विमलेस व मालादोर विमलेस चे बाणम 1. विमल मेनिश 2. विमल मेनिश 3. विमल विमल 4. विमल विमल 5. पट्टाई विमल 6. मॅन्टीटी विमल 7. पूरेन विमल तसे मध्यम प्राधिकारी. सी राजेंद्र बीर, उप जिल्हा निबंधक मुंबई बहर 4, बाणी मोठा अंश 1963 च्या कलम 5 म अन्वये निष्पादित केला अमूल मोदणी अधिनियम 1908 चे कलम 8 अन्वये बाणा कजुलीजबाबा माटी इकर राहण्यात मुद्रा:क: 50;
पत्ता :- , अशाविता, जेप रेल्वे स्टेशन, एम सी रोड, जोनेधरी पश्चिम, मुंबई, जॉन-वारी पूर्व, MAHARASHTRA, MUMBAI, Non-Government.
पिन कोड:- 400060
फोन नंबर:-

3) नाव:- बेर्वेडु विमलेस व मालादोर विमलेस चे बाणम विमल विमल तसे मध्यम प्राधिकारी. सी राजेंद्र बीर, उप निबंधक मुंबई बहर 4, बाणी मोठा अंश 1963 च्या कलम 5 म अन्वये निष्पादित केला अमूल मोदणी अधिनियम 1908 चे कलम 8 अन्वये बाणा कजुलीजबाबा माटी इकर राहण्यात मुद्रा:क: 50;
पत्ता :- , अशाविता, जेप रेल्वे स्टेशन, एम सी रोड, जोनेधरी पश्चिम, मुंबई, जॉन-वारी पूर्व, MAHARASHTRA, MUMBAI, Non-Government.
पिन कोड:- 400060
फोन नंबर:-

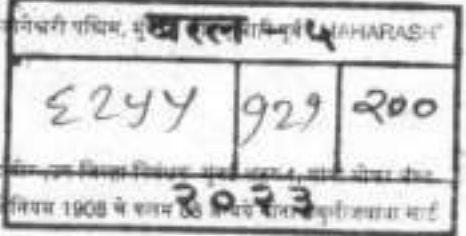
4) नाव:- विमल विमल तसे मध्यम प्राधिकारी. सी राजेंद्र बीर, उप जिल्हा निबंधक मुंबई बहर 4, बाणी मोठा अंश 1963 च्या कलम 5 म अन्वये निष्पादित केला अमूल मोदणी अधिनियम 1908 चे कलम 8 अन्वये बाणा कजुलीजबाबा माटी इकर राहण्यात मुद्रा:क: 50;
पत्ता :- , अशाविता, जेप रेल्वे स्टेशन, एम सी रोड, जोनेधरी पश्चिम, मुंबई, जॉन-वारी पूर्व, MAHARASHTRA, MUMBAI, Non-Government.
पिन कोड:- 400060
फोन नंबर:-

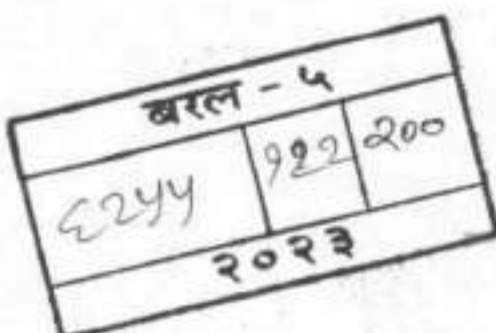
5) नाव:- विमल विमल तसे मध्यम प्राधिकारी. सी राजेंद्र बीर, उप जिल्हा निबंधक मुंबई बहर 4, बाणी मोठा अंश 1963 च्या कलम 5 म अन्वये निष्पादित केला अमूल मोदणी अधिनियम 1908 चे कलम 8 अन्वये बाणा कजुलीजबाबा माटी इकर राहण्यात मुद्रा:क: 50;
पत्ता :- , अशाविता, जेप रेल्वे स्टेशन, एम सी रोड, जोनेधरी पश्चिम, मुंबई, जॉन-वारी पूर्व, MAHARASHTRA, MUMBAI, Non-Government.
पिन कोड:- 400060
फोन नंबर:-

1) नाव:- विमल विमल तसे मध्यम प्राधिकारी. सी राजेंद्र बीर, उप जिल्हा निबंधक मुंबई बहर 4, बाणी मोठा अंश 1963 च्या कलम 5 म अन्वये निष्पादित केला अमूल मोदणी अधिनियम 1908 चे कलम 8 अन्वये बाणा कजुलीजबाबा माटी इकर राहण्यात मुद्रा:क: 50;
पत्ता :- , अशाविता, जेप रेल्वे स्टेशन, एम सी रोड, जोनेधरी पश्चिम, मुंबई, जॉन-वारी पूर्व, MAHARASHTRA, MUMBAI, Non-Government.
पिन कोड:- 400060
फोन नंबर:-



खरी प्रत





घोषणापत्र

मी शास्त्रा २१११ बोली याद्वारे घोषित करतो कीं, दुय्यम निबंधक
बोरीवली यांच्या कार्यालयात वि.स.नं.१८११११ या
शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.
चे.न. शास्त्रा बोली

यांनी
दि. २८/६/११ रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या 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 व्यक्तपैकी कोणीहीमयत झालेले नाही. किंवा अन्य कोणत्याही कारणामूले
कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त
कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळुन आल्यास नोंदणी
अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला
जाणीव आहे.

दिनांक : २८/६/२३

B. R. Shetty
(कुलमुखत्यारपत्रधारकाच नाव व सही)



वरल - ५		
६२५५	१२३	२००
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Wednesday, June 29, 2011

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Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 5485

मावाचे नाव बोरीवली

दिनांक 29/06/2011

दस्तऐवजाचा अनुक्रमांक

बदर 6 - 05488 - 2011

दस्ता ऐवजाचा प्रकार

भूखत्यारनामा

सादर करणाराचे नाव: चेतन भास्कर शेठे

नोंदणी फी

:-

100.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

:-

380.00

रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (19)

एकूण

रु.

480.00

आपणास हा दस्त अंदाजे 1:43PM ह्या वेळेस मिळेल

दुय्यम निबंधक
बोरीवली 3 (बोरीवली)

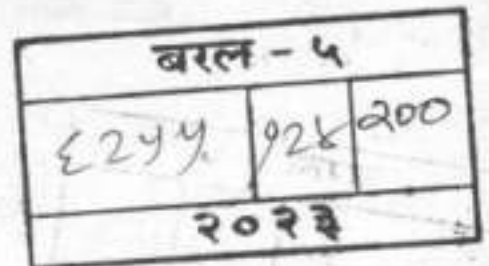
बाजार मूल्य: 0 रु.

मोबदला: 0 रु.

भरलेले मुद्रांक शुल्क: 500 रु.

हा दस्त नि. 39 म. बोरीवली 3 रु.
मुद्रांक शुल्क मिळेल.

REGISTERED DOCUMENT
DELIVERED ON 29/6/2011





MAHARASHTRA
14 JUN 2011

दि कपोल को-ऑप. बैंक लि.

L 399133

भांडारकर भवन, बोरीवली (प), मुंबई-१२. परवाना क्र. ८५४

दिनांक २८/६/११

सर्वश्री Chetan Bhaskar Shetty

योजना आधारित मुद्रांक रु. १५४

B/6, Shanti Krupa,
Near Shanti Ashram,
Borivali (West)



POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, I, MR. CHETAN BHASKAR SHETTY (PAN No BOYP56789F) aged about 26 years, having address at Flat No. B-6, ground floor, Shanti Krupa Co-operative Housing Society Limited, Near Shanti Ashram, Kalpana Chavla Road, Borivali (West), Mumbai 400 103 do hereby appoint, constitute and nominate my father Mr. BHASKAR RAMA SHETTY (PAN NO AAJP58201L) aged about 65 years having address at Flat No. B-6, ground floor, Shanti Krupa Co-operative Housing Society Limited, near Shanti Ashram, Borivali (West), Mumbai 400 103 to be my true and lawful constituted attorney (hereinafter referred to as "the said attorney" for me and in my name to do the following acts, deeds, and things that is to say:

To represent me in all matters concerning any of my moveable or immovable properties and to do all things as may be required in that behalf.



बतल - ५		
E244	92E	200

बतल - ६/११	
५४८८	१२

[Signature]

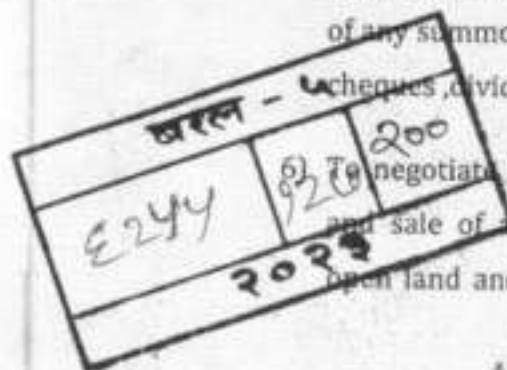
B.R. Shetty

१२०११

- 2) To sell and purchase or to mortgage, lease, give on leave and license or otherwise deal with any of my movable/ immovable property/s, (Flat/Shop/Gala/Office etc.) estate, and effects or dispose of property or the shares and any rights and interests therein, which is situated in Maharashtra or all over India including right to inheritance which is and/or at any time hereafter may be vested in me by way of mortgage or sale, lease, transfer or otherwise however, in the due exercise of any power and or powers vested by me in the said Deeds, or mortgage or any other documents or writings or assurances by law and to accept monies on behalf of such sale, pass necessary receipts for the same, give notices and do all other acts, that may be necessary for the aforesaid purposes.
- 3) To sign, execute, register or otherwise perfect or cause to be signed, executed, registered and perfected any agreement, lease, conveyance, re-conveyance, assurance, surrender, re-assignment, transfer of mortgage, to appear before the concerned Registrars/Sub-Registrars office for the purpose of the Registration, etc. and other assurances which may in the opinion of my said attorney be expedient or necessary for any of the foregoing purposes.
- 4) To purchase and take possession of all property, lands or tenements as I am now entitled or may in any way during my absence from (native place, Mumbai) in India become entitled to and bring any action or other proceedings in respect to or for or concerning all or any such property, lands or tenements and also to demand, receive, recover and give receipts for the rents and profits thereof chargeable therewith all and every sums or sums of money, debts, goods, effects, securities, stocks, shares and interest which shall or may belong to or become due or payable to me and paying/receiving consideration for the same and to hand over and take back occupation of any such property.

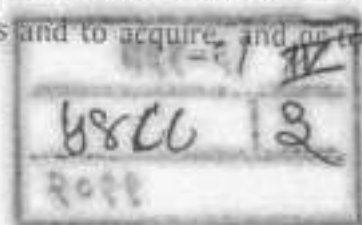
- 5) To receive all postal mail registered or unregistered in my name and acknowledge receipt thereof and accept documents, notices and service of any summons, plaints, writs or notices of whatsoever nature as well as cheques, dividend, warrants, money orders, drafts,

6) To negotiate with builders or any other persons or party for purchase and sale of any immovable properties, flat, commercial offices, shop, open land and outright, lease, tenancy rights and to acquire, and or to



Signature

B R Shetty



dispose of the same in my name or our joint name and to settle the terms and conditions regarding the said purchase/sale.

- 7) To take the possession of alternate accommodation in lieu of my said premises from the concerned authorities of S.R.A. MHADA, Builder, Developer etc. as my attorney on my behalf and to sign all the documents and to do all the transaction regarding the said development work of flat as my attorney on my behalf.
- 8) To enter into the Agreement, Power of Attorney, Affidavit, Deed Documents, and Indenture as may be required for the purchase/sale of any immovable property flats, shop, commercial office, open land and to sign and execute such documents in my name and on my behalf.
- 9) To settle, compromise or submit to arbitration all proceedings, accounts claims and disputes relating to my property, between me and any other person/s or between my said attorney and any other person/s.
- 10) To invest my money in government securities. To purchase, sell, endorse, transfer and assign all or any government securities and sureties of any description whatsoever.
- 11) To endorse and transfer to any Bank any Government Securities, shares stocks or debentures in any such company or corporation as above said including any bank or other stocks, funds, debentures or securities of any description whatever, which may from time to time or at anytime be in the possession of any bank, whether for safe custody or otherwise and which may be held by the said Bank as security for any money payable to the said Bank by us jointly or by survivor of us in respect of any overdraft general balance account or otherwise.
- 12) To demand and receive all debts, sum of money principal money, interest, dividends and dues of whatsoever nature or kind which now or at any time hereafter may be due or payable or belonging to me.



बाल - ५		
₹ 29,97	924	200
2023		

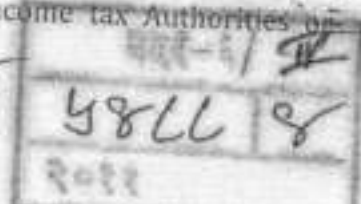
- 13) To sign application forms, contracts, agreements, transfer deeds, acceptances, receipts, acquittances, dividend, mandates or other documents.



- 14) To appear on my behalf in any Court or Tribunal or Reserve Bank of India authorities or before any Government, Semi Government, Local or Municipal Authority or any Wealth tax or Income tax Authorities or

[Signature]

B. K. Shetty



Private or Public Body and to do submission of returns which I could do in my proper person if I was personally present.

15) For the above purpose to appoint/remove any advocate Surveyors, Architects, Engineers, Valuers and or any other person or persons which in the opinion of my said Attorney may be required for the proper conducts of my affairs and for this purpose to sign and revoke any vakalatnamas or other authorization.

16) For the above purpose to incur such reasonable expenditure that may be deemed necessary in the opinion of my said attorney.

17) To make and do such appearances on my behalf and to give evidence in any court.

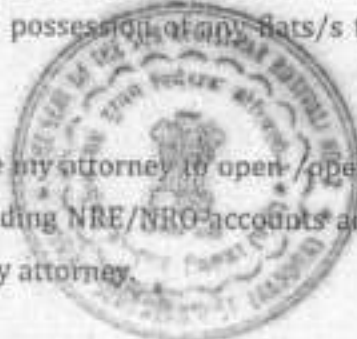
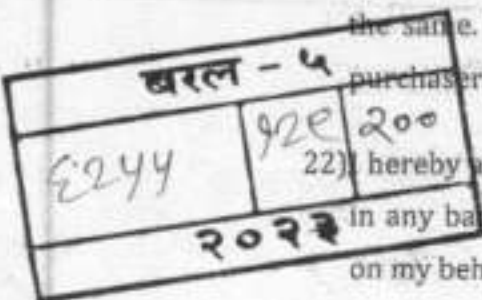
18) To attend/represent me before society in respect to the said movable or immovable property as my attorney on my behalf and to receive share certificate from the concerned society authorities and to cast vote as my attorney on my behalf.

19) To raise loan and/or borrow from time to time such sums of money on my account and upon such terms as my said attorney may think fit for my benefit only upon the security of any of my properties, whether movable or immovable and for such purpose, to execute such mortgage, charges, pledges, or other securities upon such agreements terms, conditions as he may think proper.

20) To execute, sign, enter into, acknowledge, perfect and do all such leave and license, through agreement deeds, acts, and things as my attorney in respect of my movable and immovable properties.

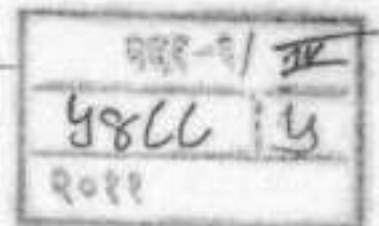
21) To receive from the purchaser's or lessee or licensee as the case may be, the purchase money or lease rent or license fee and/or deposit or any other amount/payment and to give proper receipts and discharges for the same. To take possession of any flats/s that may be allotted to the purchaser.

22) hereby authorize my attorney to open/operate or close bank accounts in any bank, including NRE/NRO accounts and to do all the transaction on my behalf as my attorney.



[Signature]

B. R. Shetty



- 23) To inspect the documents and plan concerning the flat/shop/land to be purchased/sold in my name and also to instruct all other title deeds of such shop, commercial office, flat and open land.
- 24) To pay the stamp duty and other necessary charges on the documents and the agreements to be executed in my name in respect of the shop and flat, shop, commercial office and open land to be purchased/sold in my name and to do or caused to be done all such necessary acts, as may be required from time to time, in respect of such documents.
- 25) To take the possession of the shop, Gala, flat, Land which are to be purchased in my name from the builder and/or any other party or persons i.e. Seller and to keep the same in safe position.
- 26) To invest money in any company for purchase and sale of shares to open/operate demat account on my name as my attorney on my behalf and sign all relevant documents. To apply in public issue and to invest in any mutual funds and securities. To invest for Shares/Stocks, Mutual funds, as my attorney on my behalf.
- 27) To open in my name and on my behalf and to operate upon any of my current cash credit and saving accounts which are existing or may hereafter be opened including fixed deposit, Mutual Funds, overdraft or loan account or other accounts with any Bank, person, firm, company or corporation and to sign cheque's, drafts, pay order, dividend or interest warrants or other investments payable to me and withdraw money in my name or in the name of my attorney which are now or may hereafter be deposited with or on behalf in such bank and/or any banks, Post Office/s or that may be due, owing, or payable to me by such persons or person, firm, or firms, company or companies, corporation or corporations whatsoever.
- 28) To withdraw my P.F. from the concerned authorities as my attorney on my behalf.
- 29) To represent me and appear on my behalf before the Life Insurance Corporation of India in respect of the matters connected with the said Corporation and to sign and execute any declaration /documents to discharge the same and to receive the policy amount and bonus on the maturity.

बदल - ५		
₹ 244	930	200
2023		

बदल - ५/IV	
₹ 866	₹
2023	

30) To close the old account and open new account with the Bank of any nature whatsoever including NRE/NRO and deal with the said accounts in all respects as our said attorney shall deem fit. To apply for withdrawal of any amount from my provident fund or to deposit any amount in my provident fund as my attorney deem fit and proper. To operate my bank accounts and/or to withdraw, deposit money and to do all necessary things as my attorney and to sign all documents as my attorney and to operate my Post office Account as my attorney.

31) To sign all relevant documents with the concerned authorities and to present the same before the concerned authorities as my attorney may think fit and proper and to arrange the payment of taxes, outgoings, to the concerned authorities and accept the receipt passed by them as my attorney on my behalf.

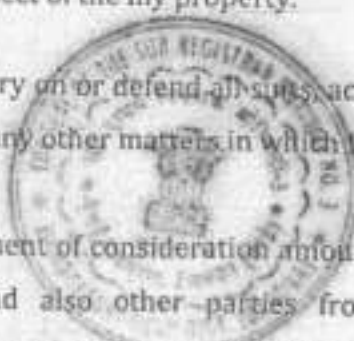
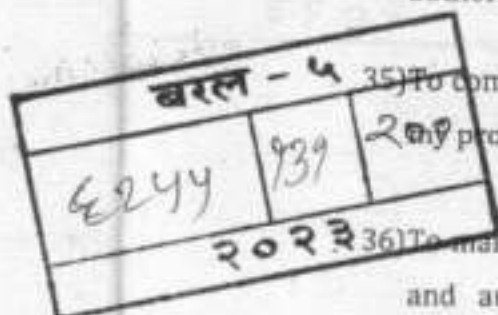
32) To appear on my behalf in any Court or Tribunal or Reserve Bank of India authorities or before any Government, Semi Government, Local or Municipal Authority or any Wealth tax or Income tax Authorities or Private or Public Body and to do submission of returns which I could do in my proper person if I was personally present.

33) To remain present before all Govt. Municipal, M.S.E.B., B.M.C., Reliance Energy Ltd., Commissioner of Police, Commissioner of Income Tax, Talathi, Tahsildar, B.M.C. Collector of Land Revenue, Assessor, Grampanchayat, Assessment Tax Department, L.I.C. Office, Society and other concerned authorities in Maharashtra and anywhere in India as my attorney.

34) To declare and affirm all complaints, written statement, application, petitions, affidavits, and other all necessary documents on my behalf and to appear before any Judge, Sub Registrar of Assurance, City Civil court, Sessions court, High court, D.R.T., Magistrate or any other concerned authorities in respect of the my property.

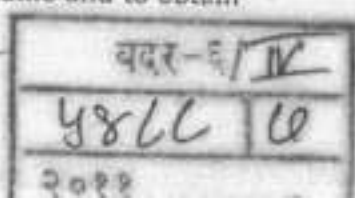
35) To commence, carry on or defend all suits, actions, proceedings touching my properties or any other matters in which I may be concerned.

36) To make the payment of consideration amount to the concerned builder and authority and also other parties from whom the immovable property, flats, shops, is to be purchased/sold in my name and to obtain



[Signature]

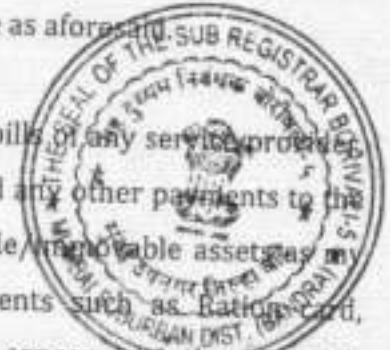
B. R. Shetty



/give the receipt for the payment made/received to /from such builder or the party as the case may be. And to receive consideration amount for sale/purchase transaction in respect of my movable and immovable properties.

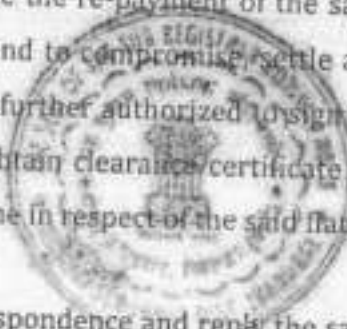
37) To make sign and file returns of income and all other papers under the Income Tax Act, Sales Tax Act or any other act and to sign and file petitions, appeals, affidavits, and papers of every description that may be necessary and regards any proceedings under the Income-tax Act or any other Act or regulations or order and to appeal on our behalf in all such proceedings and to act and appear for me before any Income Tax officer or Appellate, Assistant Commissioner of Income Tax, Income Tax Appellate, Tribunal and to apply for and obtain refund of income tax and super tax and all other moneys payable to me as aforesaid.

38) To pay Electricity bills, Phone bills, Mobile bills of any service provider, Society charges such as maintenance etc. and any other payments to the concerned authorities for any of my movable/immovable assets as my attorney and transfer the relevant documents such as Ration Card, Electric meter, Share Certificate etc. from the concerned authorities such as Reliance Energy Ltd., Rationing, Collector, Tahsildar, B.M.C. etc. on his name and to also apply for a gas pipeline connection from Mahanagar Gas Ltd for any of my immovable properties as my attorney on my behalf and make payments towards the same.



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244	932	200

39) To seek loan against the mortgage of movable and/or immovable property from bank/s or any other financial institutes and to apply for the same and to submit the required documents, to enter into further documents like affidavit, plead, letter, statement, declaration, etc as a lawful attorney on my behalf from time to time and to seek further sureties, securities as may be asked for by the bank/s and/or financial institution and make the re-payment of the same in part or portions as may be stipulated and to compromise, settle and wind up the dues, out standings etc. He is further authorized to sign any of the cheques or any other documents, obtain clearances certificate in respect of all accounts which are in my name in respect of the said that.



40) To accept the correspondence and reply the same as my attorney on my behalf in respect of my movable and immovable properties.

[Signature]

B R Shetty 1986.6
2022

41) I grant to my said attorney in fact full power and absolute authority to do and perform all and every act and thing whatsoever requisite, necessary and proper to be done in the exercise of any of the rights and powers herein granted as fully to all intents and purposes herein as I might or could do if personally present.

42) This instrument is to be construed and interpreted as a general power of attorney, the enumeration of specific items, acts, rights or powers herein do not limit or restrict and is not to be construed and interpreted as limiting or restricting the general powers herein granted to the said attorney.

43) And generally do all other acts, deeds, matters, and things and to exercise all power matters and things and to exercise all powers contained herein for the purpose of the aforesaid as the said attorney may deem fit in the circumstances of the case or concur with person or persons jointly interested with me therein doing all acts, deeds, matters and things amply and effectually to all intents and purposes as I could do in my own perspective person had these presents not been made, done and executed.

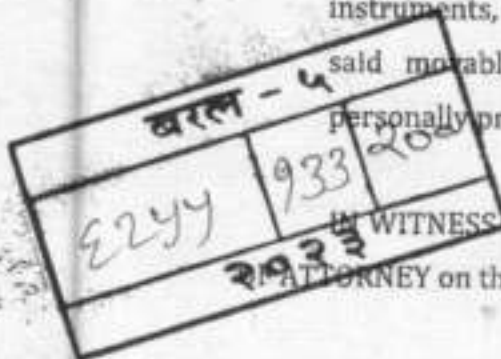


And in these presents, the singular shall include the plural and the masculine the feminine and vice versa.

AND I hereby for myself and my heirs, executors, administrators ratify and confirm and agree to ratify and confirm whatsoever my said Attorney or any substitute acting under him shall do or propose to do by virtue of these presents.

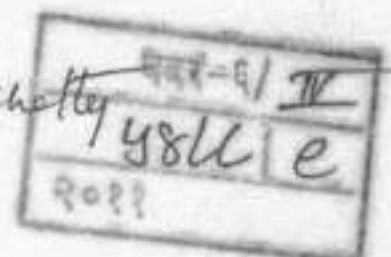
AND GENERALLY to act as my Attorney or agent in relation to my movable and immovable properties and all other matters and to execute and do all instruments, acts, deeds and things as fully and effectively in respect of the said movable and immovable properties as myself could have done if personally present.

IN WITNESS WHEREOF I have put my signature on this GENERAL POWER OF ATTORNEY on this 28th day of JUNE, 2011 at MUMBAI.



[Handwritten signature]

BR Shetty



SIGNED AND DELIVERED by the)

Within named: "THE EXECUTANT")

MR. CHETAN B. SHETTY,)
 MR. CHETAN BHASKAR SHETTY,)
 In the presence of)

I accept,

J. B. Shetty



(THE EXECUTANT)



SIGNED AND DELIVERED)

By the within named)

MR. BHASKAR R. SHETTY,)
 MR. BHASKAR RAMA SHETTY)
 The constituted attorney on my behalf.)

In presence of)

H. H. Gohil.



B R Shetty



बरल - ५		
६२५५	९३४	२००
२०२३		

बदल - ६ / IV	
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२०२३	

from severe to mild, a 10-point Likert scale of 1 (not at all) and 10 (worst).

100-443887-100



५४८८ १२
 २०११



Smt. P. J. KANE
 Assistant Superintendent
 Regional Passport Office, Mumbai

1. The first step in the process of identifying a problem is to define the problem. This involves identifying the symptoms of the problem and determining the scope of the problem. Once the problem has been defined, the next step is to identify the causes of the problem. This involves identifying the factors that are contributing to the problem and determining the underlying causes of the problem. Once the causes of the problem have been identified, the next step is to develop a plan to address the problem. This involves identifying the actions that need to be taken to address the problem and determining the resources that will be needed to implement the plan. Once a plan has been developed, the next step is to implement the plan. This involves taking the actions that have been identified in the plan and putting them into practice. Finally, the last step in the process is to evaluate the results of the plan. This involves determining whether the plan has been successful in addressing the problem and identifying any areas for improvement.

WITH ANTI-DECEIT OF THE

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Journal of Internal Medicine 247: 395-401

21/05/1946

Year	Rate per 100,000	Rate per 100,000	Rate per 100,000
1990	10.0	10.0	10.0
1991	10.0	10.0	10.0
1992	10.0	10.0	10.0
1993	10.0	10.0	10.0
1994	10.0	10.0	10.0
1995	10.0	10.0	10.0
1996	10.0	10.0	10.0
1997	10.0	10.0	10.0
1998	10.0	10.0	10.0
1999	10.0	10.0	10.0
2000	10.0	10.0	10.0
2001	10.0	10.0	10.0
2002	10.0	10.0	10.0
2003	10.0	10.0	10.0
2004	10.0	10.0	10.0
2005	10.0	10.0	10.0
2006	10.0	10.0	10.0
2007	10.0	10.0	10.0
2008	10.0	10.0	10.0
2009	10.0	10.0	10.0
2010	10.0	10.0	10.0
2011	10.0	10.0	10.0
2012	10.0	10.0	10.0
2013	10.0	10.0	10.0
2014	10.0	10.0	10.0
2015	10.0	10.0	10.0
2016	10.0	10.0	10.0
2017	10.0	10.0	10.0
2018	10.0	10.0	10.0
2019	10.0	10.0	10.0
2020	10.0	10.0	10.0

KARNATAKA

It would not matter. A lot of people

08/06/2015

29/06/2005

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वरल - ५		
६२५५	१३६	२००
२०२३		

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 CHETAN B SHETTY
 BHASKAR RAMA SHETTY
 13/09/1984
 BOYPS6789F



In case this card is lost / found, kindly inform / return to :
 Income Tax PAN Services Unit, CIT (N)
 Plot No. 3, Sector 11, CBDI Kalyan,
 Near Mumbai - 400 514.
 इस कार्ड से संबंधित, कृपया सूचित करें / लौटाएं :
 आयकर वि. सेवा यूनिट, सीटी (न)
 प्लॉट नं. 3, सेक्टर 11, सीडी कैलान,
 नजी मुंबई - 400 514

बदर-६/ IV
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बरल - ५
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 २०२३

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAJPS8201L



नाम NAME

BHASKAR RAMANNA SHETTY

पिता का नाम /FATHER'S NAME

RAMANNA SHETTY

जन्म तिथि /DATE OF BIRTH

21-05-1946

हस्ताक्षर /SIGNATURE

आयकर निदेशक (प्रणाली)

DIRECTOR OF INCOME TAX (SYSTEMS)



इस कार्ड में जो / जिस धर्मे या धर्म का धर्माधारित करने वाले
आयकर निदेशक (प्रणाली)
ए. आर. ए. सेक्टर, नया
दिल्ली - 110 055

In case this card is lost/destroyed, kindly inform/return to
the issuing authority :
Director of Income Tax (Systems)
ARA Centre, Ground Floor
E-2, Shantivanan Estate,
New Delhi - 110 055

बंदर-५/ IV
5866 198
2022

बंदर - ५
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2023

अनुक्रमांक

WA No. 285747

कौटुंबिक पुरवठापत्रिका/शिधापत्रिका

शिधावाटप क्षेत्र

जिल्हा

अर्ज क्रमांक

999285747

कोड क्रमांक

91913E18

नागरिकत्व

भारतीय

319912090

कुटुंब प्रमुखाचे नाव

श्री. श्री. मा. ल. र. राम

वय

६०

संपूर्ण पत्ता

६, शांतिनगर, शांतिनगर

अर्जात नमूद केलेले कुटुंबाचे एकत्रित वार्षिक उत्पन्न रु.

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गैस वापरत असल्यास नोंदणीकृत ग्राहकाचे नाव

गैस वापरत असल्यास नोंदणीकृत ग्राहकाचे नाव

ग्राहक क्रमांक / मिटर क्रमांक

ग्राहक क्रमांक / मिटर क्रमांक

गैस वितरकाचे नाव व ठिकाण

गैस वितरकाचे नाव व ठिकाण

कुटुंब प्रमुखाची सही किंवा काप्या

हाताच्या आंगठ्याचा लस

युनिटांची संख्या			निरीक्षक / शिधावाटप अधिकार्याची सही
घोड	मुले	युनिटे	
००			

पुरवठापत्रिका / शिधापत्रिका

दिल्याची तारीख

२०/११/२०१०

निरीक्षक / पुरवठा अधिकार्याची सही

जिल्हाधिकारी

महाराष्ट्राचे राज्यपाल

महाराष्ट्राचे राज्यपाल

महाराष्ट्राचे राज्यपाल

महाराष्ट्राचे राज्यपाल

महाराष्ट्राचे राज्यपाल

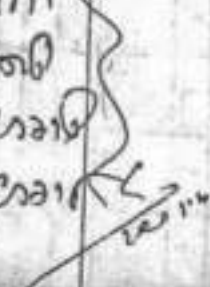
महाराष्ट्राचे राज्यपाल



बदल-६/ II
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खरल-५
६२५५ १३९ २००
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पुनः प्रकाशक / निरीक्षक सारसनाथ / अ. शि. दुर्गा मुख्यपत्रिका / विधापत्रिका समाविष्ट असलेली नावे	दिनांक निरंक संपूर्ण
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अनु- क्रमांक	नाव	वय	कुटुंब प्रमुखाली नाते	निरीक्षक / शिष्यावाटप अधिकार्याची सही
	मीरक	६४	खान	
	ज्योती	५६	पाळी	
	रक्षार	२५	मुळगा	
	चेन्न	२६	मुळगा	



शुल्क. — मूळ पत्रिकास पन्नास रुपये दुव्यापत्रिकास इतर रुपये

किंमत रु ५०/-

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वर्ग - ५
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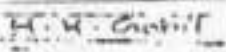
Witness - (1)

PERMANENT ACCOUNT NUMBER
AAFG2929K

NAME
HEENA HEMANT GOHIL

FATHER'S NAME
BHASKARBHAI AMRUTLAL MANDALIA

DATE OF BIRTH
14-11-1965

SIGNATURE


अधिकार अधिकारी (कम्प्यूटर ऑपरेशन)
 Commissioner of Income-tax (Computer Operation)

2



आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

ZYOTH BHASKAR SHETTY
 KUPPAYYA ANAPPA HEGDE
 21/07/1964
 Permanent Account Number
BEYPS7210B

Signature




खरल - ५		
६२५५	१४९	२००
२०२३		



खरल - ६ / IV	
५४८८	१६
२०२३	

9/06/2011

दुय्यम निबंधका

दस्त गोषवारा भाग-1

बदर6

दस्त क्र 5488/2011

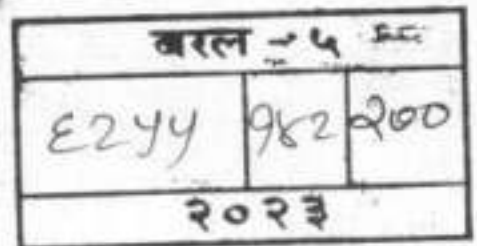
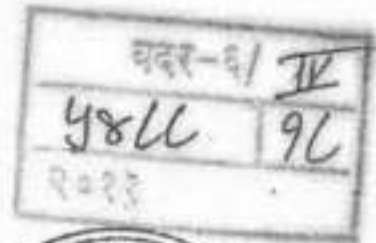
12:29:56 pm

बोरीवली 3 (बोरीवली)

रत क्रमांक : 5488/2011

स्ताचा प्रकार : मुखत्यारनामा

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम: धनंजय भास्कर होदी - पत्ता: घर/प्लॉट नं. बी 6, शांतीकृपा सोसायटी, कल्याण बायला रोड, बोरीवली प मु 103 गल्ली/रस्ता:- इमारतीचे नाव:- इमारत नं:- पेट/प्रमाण:- राहत/गाव:- तालुका:- जिल्हा:-	लिहून देणार वय 28 सही		
2	नाम: भास्कर रामा होदी - पत्ता: घर/प्लॉट नं. बी 6, शांतीकृपा सोसायटी, कल्याण बायला रोड, बोरीवली प मु 103 गल्ली/रस्ता:- इमारतीचे नाव:- इमारत नं:- पेट/प्रमाण:- राहत/गाव:- ता.मु.कड:- जिल्हा:-	लिहून घेणार वय 65 सही		





दस्त गोपवारा भाग - 2

वदरठ

दस्त क्रमांक (5488/2011)

दस्त क्र. [वदरठ-5488-2011] चा गोपवारा
यापार मुल्य : 0 गोपदला 0 भरलेले मुद्रांक शुल्क : 500

दस्त हजर केल्याचा दिनांक : 29/06/2011 01:24 PM
निष्ठादनाचा दिनांक : 28/06/2011
दस्त हजर करणा-याची सही :

[Signature]

दस्तावा प्रकार : 48) मुखरपारनामा
दस्तावा क्र. 1 ची वेळ : (सादरीकरण) 29/06/2011 01:24 PM
दस्तावा क्र. 2 ची वेळ : (प्री) 29/06/2011 01:28 PM
दस्तावा क्र. 3 ची वेळ : (फावली) 29/06/2011 01:29 PM
दस्तावा क्र. 4 ची वेळ : (ओळख) 29/06/2011 01:29 PM

दस्त नोंद केल्याचा दिनांक : 29/06/2011 01:29 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तद्वारे कायम रेंगा-वांग ध्यक्तीरा ओळखतात,
त त्यांची ओळख घटवितात.

1) ज्योती भास्कर शेठ्ठी - , घर/फ्लॅट नं: घोगान्याप्रमाणे

गल्ली/रस्ता :

ईमारतीचे नाव :

ईमारत नं. :

पेट/बसहत :

शहर/गाव :

जालुका :

पिन :

2) दिना एच गोहिल - , घर/फ्लॅट नं: बी 306, रातो कृपा, रातो आश्रम बोरीवली प.मु.

गल्ली/रस्ता :

ईमारतीचे नाव :

ईमारत नं. :

पेट/बसहत :

शहर/गाव :

जालुका :

पिन :

J. B. Shetty

H. H. Gohil

दावती क्र.: 5485 दिनांक: 29/06/2011

दावतीचे वर्णन

नांव: चेतन भास्कर शेठ्ठी - -

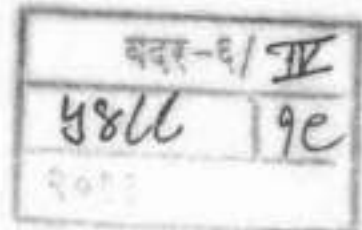
100 : नोंदणी थी

380 : नक्का (अ. 11(1)), पृष्ठांकनाची नक्का (अ. 11(2)),

रजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित प्री

480: एकूण

दु. निबंधकाची सही, बोरीवली 3 (बोरीवली)



[Signature]

5. निबंधकाची सही
बोरीवली 3 (बोरीवली)



प्रमाणित करण्यात येते की, या
दस्तावाचे पत्रांक 9e याचे आहेत.

याद्वारे दस्तद्वारे, बोरीवली क. 3,
पुर्वी उपनगर, विस्तार.

वदर-६/ 5866 12011
मुद्रांक नमूद 8 नमूद II
दिनांक: 12.9 JUN 2011

याद्वारे दस्तद्वारे, बोरीवली क. 3,
पुर्वी उपनगर, विस्तार.

वदर - ५		
६२५५	९४३	२००
DSUMRY-1009045F368 Prepared on: 29/06/2011 13:29:57		
२०२३		

घोषणापत्र

मी अयोजन पो. वायट याद्वारे घोषित करतो कीं, दुय्यम निबंधक
देसीवती यांच्या कार्यालयात मि. अ. म. ए. (ए. व्हा.) या
 शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.

अथचंद्रो पी. नामर	
	यांनी

दि. 19/11/23 रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करुन कबुलीजवाव दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तिपैकी कोणीहीमयत झालेले नाही. किंवा अन्य कोणत्याही कारणामूले कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतःसक्षम आहे. सदरचे कथन चुकीचेआढलुन आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस, मी पात्र राहीन याची मला जाणीव आहे .

दिनांक : 12/5/23

(कुलमुखस्थारपत्रधारकाव नाव व सही)



वरल - ५		
६२५५	१४४	२००
२०२३		

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1	2	3
4	5	6





THE SOCIETY OF NOTARIES PUBLIC
OF BRITISH COLUMBIA

Chambre des Notaires
de la Colombie Britannique

Notarkammer
von British Kolumbien

Colegio de Notarios
de la Columbia Británica

Notarial Certificate of Identity

CANADA
PROVINCE OF BRITISH COLUMBIA
TO WIT:

TO ALL TO WHOM THESE
PRESENTS MAY COME BE SEEN OR
KNOWN:

I, AANCHAL GHAI, a Notary Public in and for the Province of British Columbia, by ROYAL AUTHORITY duly appointed, being a member in good standing of the aforesaid Society of Notaries Public, and practicing in British Columbia.

HEREBY CERTIFY AND ATTEST that on the 19th day of January 20 23

At SURREY in the said Province BRITISH COLUMBIA

BEFORE ME APPEARED: JAYCHANDRAN PARAMESHWARAN NAIR

Occupation: BANKER

Marital Status (*1): Married

Date of Birth: FEBRUARY 14, 1972

a Citizen of: CANADA

Place of Birth (City/ Country): MUMBAI, INDIA

residing at: 8185 Forest Grove Dr., Burnaby, B.C., V5A 4H5, Canada

whose identity has been proven to my satisfaction through presentation of his/her (*2) Canadian Passport No: AD987932

(*3) personally known to the undersigned Notary (*3) &c.

and in my presence voluntarily affixed his/ her signature to the document annexed hereto having first acknowledged that he/she knows and fully understands the contents and legal meaning and consequences thereof AND I HAVE MARKED the said document with my Notarial Seal, an Act whereof being requested I have granted under Notarial Form and Seal of Office to serve and to avail as occasion may require.

DATED at SURREY THIS 19 DAY OF January 20 23

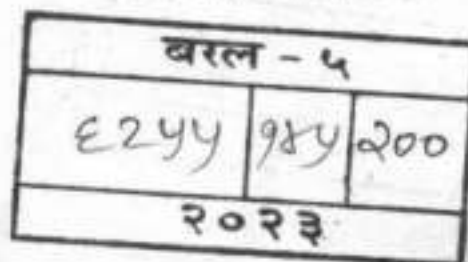


AANCHAL GHAI
A Notary Public in and for the
Province of British Columbia
Unit 151, 12809, 80th Ave
Surrey, BC, V3W 0E6
604-503-2227

(*1) if a married woman, state whether single, widowed, divorced, or separated.
(*2) e.g. See Canadian Passport No. M6-130523 or, passport no.
(*3) e.g. See Argentine Identity Card (Cédula) No. 103 492.
(*) words are words not applicable and added all deletions.



A NOTARY PUBLIC IN AND FOR THE
PROVINCE OF BRITISH COLUMBIA



DRIVER'S LICENCE British Columbia CAN

NAIR,
JAYCHANDRAN PAR

DL:8813782

DOB: 1972-Feb-14

Issued: 2018-Feb-24
Expires: 2023-Feb-14

Restraints:
Endorsements:

Class: 5

Wt: 75.0 kg Ht: 180 cm

Sex: M Eyes: BRN Hair: BLK

8185 FOREST GROVE DR

BURNABY BC V5A 4H5



1972

PHOTOCOPY CERTIFIED TRUE

Photostat of this Document
consists of One (1) page/s
Dated at the City of Surrey in the Province
of British Columbia this 5th day of Jan 2023

Aanchal Ghai

A Notary Public in and for the Province of British Columbia
Permanent Commission

This is a photocopy of an original document that does not appear to be altered

AANCHAL GHAJ
A Notary Public in and for the
Province of British Columbia
Unit 151, 12180 37th Ave.
Surrey, BC V3V 1L6
604 574-3227



This card remains the property of the issuing agency and must be surrendered upon request



खरल - ५		
६२५५	९८६	२००
२०२३		