(s)/Vendors/ Builders, present any such document or deeds for registration, when executed either by me or my said attorney and admit execution thereof before the Sub-Registrar of Assurances, having authority for and to have them registered according to the law and to make payments to the Vendors/Builders of the property and to make payments to them on my behalf and in my name and to sign, execute, declare, confirm and/or affirm any document, writing declaration, affidavit etc. for the purpose of effectively vesting the properties in my name or in the name of my nominees.

8. To present any such deed or deeds of sale/ purchase, conveyance, Indenture of Transfer, or other documents for registration, when executed by her to admit execution thereof and receipt/ payment of consideration before the Sub-Registrar of Assurances, having authority for and to have them registered according to the law and to do all other acts, deeds, and things which my said attorney

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shall consider necessary for transferring and/or conveying the said property in my name or to such purchaser(s) as fully and effectively in all respects as I could do the same myself.

9. To approach the Mumbai Municipal Corporation/ Adani Electricity (Bombay) Pvt. Ltd./Tata Power Supply Co. Ltd. or any other Electric Supply Authorities, MTNL, Mahanagar Gas Ltd. etc. on my behalf for the payment of taxes, electricity bills, MTNL bills, Domestic Natural Gas bills etc. and all other amounts to the concerned authorities and for making applications to the concerned authorities for obtaining all the other necessary basic amenities and facilities in the said Flat.

10. In my name and on my behalf represent me before the Managing Committee of the Shree Aradhana Co-Op. Housing Society Ltd. (which is going in redevelopment of its property) and the Builders and Developers who will be awarded the work of re-

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EMBASSY OF INDIA
KUWAIT

development of the said Society's property and sign the Consent for such re-development along with other members of the said Society and to take part in any deliberations and discussions and to vote at any Resolution either in my favour thereof or against the same as my said Attorney may deem fit and proper.

11. To sign and execute the Agreement for Redevelopment Supplementary Redevelopment Agreement, Agreement for Permanent Alternate Accommodation, Power of Attorney, Undertaking, Declaration, Consent letter, Affidavit, Indemnity Bond, Deed of Confirmation, Deed of Rectification, Cancellation Deed and any other necessary documents for the said redevelopment purpose on my behalf, along with the other members of the said Society and present any such document or deeds for registration, when executed either by me or by my said Attorney and admit execution thereof before the Sub-Registrar of Assurances, having authority for and to

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

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भारत का राजदूतावास EMBASSY OF INDIA रा० 34 कुवैत KUWAIT

have the same duly registered according to the law and to do all the further acts as required by statute.

12. To handover vacant and peaceful possession of my existing Flat No. 20 in Shree Aradhana Co-Op. Housing Society Ltd. to the said Society/ Developers as agreed upon by them for demolition and redevelopment.

13. To accept the compensation for Temporary Permanent Alternate Accommodation, Corpus Fund/ Hardship compensation, Brokerage, transportation or any other amount in my name and on my behalf as will be agreed upon by the said Society or such Developers as per the Development Agreement.

14. To receive document/s from the Sub-Registrar's Office after registration and to give proper receipts and discharge for the same.

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

EMBASSY OF INDIA रा० 34 KUWAIT

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15 To acquire additional area over and above the area agreed to be allotted by the appointed Developer and pay consideration for the same and also to execute the Agreement of Allotment on my behalf in respect of Permanent Alternate Accommodation to be entered into with the Developer and/or the said Society and to appear before the Sub-Registrar of Assurances on my behalf for getting the said Permanent Alternate Accommodation Agreement duly registered,

16. To administer and execute all necessary documents as required by the Society/Developers or any other competent Authority on my behalf for redevelopment of Society Building.

17. To make, sign and verify all applications, objections to appropriate authorities for all and any license, permission or consent etc. required by law in

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AR Pereira

connection with the redevelopment of the said Society's property.

18. To pay and discharge all or any debt or debts sum of sums now due or hereafter to become due or owing to any person or persons whosoever in connection with the said Flat.

19. To appear before the competent authority, appellate officer of Municipal Corporation of Greater Mumbai/ Government of Maharashtra, or any other local authority on my behalf to do necessary acts in respect of the said Flat for redevelopment of the said Society's building and to do all needful in connection with the aforesaid Flat Premises.

20. To sign, affirm, present, and submit any/all applications, notices, letters, papers, statements, Deeds and documents affidavits, etc. as required for redevelopment of the said Society's Building.

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21. To file, withdraw and to receive any documents, papers from the Mamlatdar, Tahsildar, Municipal Corporation of Greater Mumbai, Authority, Government and Semi-Government bodies.

22. To appear before the servants, agents, officers, representatives of Government or Semi-Government authorities, in connection with the aforesaid Flat Premises in my name and on my behalf and to do all further acts.

23. To commence and prosecute any action suits or other proceedings at or against any person or persons in respect of any of the matters or things herein, contained or any other matter or thing relating to the said premises and to appear and defend actions suits or other proceedings commenced or to be commenced against me and or whereunto I shall be party and also if my said Attorney shall think fit to discontinue or become non suited in any such action suit or proceedings as

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A R Pereira

aforesaid and appoint Advocate for defending or commencing any action, suits or other proceedings.

24. To appear on my behalf and to represent me on my behalf before the Collector of Land Revenue, Mamlatdar, Tahsildar, Talathi, City Surveyor and Land Records, Assessor and Collector of Municipal Rates and taxes, Survey Officer, Town Planning Authorities, Municipal Corporation and other authorities in all matters concerning, touching or affecting my said property and make and give statements, information, declarations, etc. and file documents and take and adopt all steps and proceedings in the matters concerning the said property as my said attorney may deem fit or proper, and diligently prosecute such proceeding.

25. To appear and act before all the Courts, Civil, Revenue or Criminal whether original or appellate, any Govt. or Semi Govt. authorities, Private authorities, Judge of Co-Operative Courts,

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Metropolitan Magistrate Commissioner of Police or other officers empowered by law on my behalf in respect of the hearing of any case/disputes/ complaints come up before such Courts, Police Stations, Competent Authorities, Appellate Officer and to appoint Advocate, Attorneys etc. for me and on my behalf concerning my said Flat and to declare and affirm all plaints written statements applications petitions affidavits and other necessary documents in my name and on my behalf any judge magistrate, Commissioner of Police or other officers empowered by law concerning the said Flat.

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

26. To obtain possession of the new flat from the said Shree Aradhana Co-Op. Housing Society Ltd./Developers of the said Society and to sign necessary deeds, documents, applications, forms etc. for the same under the redevelopment scheme and also for that purpose to correspond with and/or appear before the office bearers of the said Society, the Registrar or the Assistant Registrar or Deputy

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EMBASSY OF INDIA KUWAIT

Registrar of Co-Operative Societies and/or any other officer concerned.

27. To accept notices or services of writ of summons, other legal process that may be served upon me and/or to appear and represent me in any Court of Justice and before Magistrate, Police Stations or judicial or quasi judicial or other officers whatsoever as my said Attorney may think proper.

28. To declare and affirm all plaints written statements applications petitions affidavits and other necessary documents in my name and on my behalf and or to appear before any judge magistrate or other officers empowered by law to hear any suit or proceedings or any other inquiry to any of the matters herein mentioned.

29. To commence and prosecute any action suits or other proceedings against any person or persons in

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भारत का राजदूतावास EMBASSY OF INDIA रा० 34 कुवैत KUWAIT

respect of any of the matters or things herein contained or any other matter or thing relating to the said Flat and to appear and defend actions suits or other proceedings commenced or to be commenced against me and or whereunto I shall be a party and also if my said Attorney, shall think fit to discontinue or become non suited in any such action suit or proceedings as aforesaid.

30. To do all such acts, deeds and things as may be necessary for due and effectual execution of the powers hereby conferred by me on my said Attorney. All such acts, deeds and things as may be lawfully done by my said attorney by virtue of the powers hereby conferred on him shall be deemed to have been done by me personally and I undertake to ratify the same.

AND GENERALLY to do and sign all letters correspondence and other documents to execute and perform any other act deed or thing whatsoever which ought to be done executed or performed or which in the

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opinion of my said Attorney, ought to be done executed performed for in respect of my said property as fully and effectually to all intents and purposes as I myself could do if I was present and did the same it being my intent and desire that full management and directions of the said Attorney and all and whatsoever my said Attorney shall do or cause to be done in or about the premises and I declare that all acts, deeds, and things done or executed by my said Attorney by virtue of these presents shall be binding on me as if the same were done by me personally.

AND I hereby agree to ratify and confirm all and whatsoever my said Attorney shall lawfully do or purport to be done by virtue of these presents.

AND I DO HEREBY AGREE to confirm and ratify all the acts, deeds, matters and things, documents or proceedings which may lawfully be done, commenced, pursued, signed, executed or suffered by my said Attorney on my behalf and in my name by virtue of the Powers and authorities hereinabove contained and I DO HEREBY DECLARE that all such

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acts, deeds, matters, things, documents and/or proceedings, as the case may be, done, commenced, pursued, signed, executed or suffered by my said Attorney during the continuance of these presents shall be binding upon me as also upon my heirs, executors, administrators and assigns and the same shall be in full force and effect.

JAGDISH TRYAMBAKRAO DONGARDIVE GOVT. OF INDIA Reg. No. 10302. NOTARY

This Power of Attorney is executed without any consideration.

IN WITNESS WHEREOF I the said **SHRI ANDREW PEREIRA** have hereunto set and subscribed my hand to these presents on this _____ th day of January, 2023





29 DEC 2022

Signed in my presence
(Signature Attested)

CONSULAR OFFICER
EMBASSY OF INDIA
KUWAIT

AR Pereira

SIGNED, AND DELIVERED by)

the withinnamed **EXECUTANT**)

SHRI ANDREW PEREIRA

PAN NO.

in the presence of Shri _____

I accept the above authority by virtue of these presents.

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

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

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Mohammed Ashraf Sheriff

Rajes

MOHAMMED ASHRAF SHERIFF

RAJES AHMAD



Sabina A. Pereira

(MRS. SABINA PEREIRA)

PAN NO.

Identified by me,

P. C. Thomas
B.A., LL.B., D.P.M.
Advocate High Court
Reg. No. MAH/1528/2005
Advocate Code No. 13146
Shop No. 10A, Esstee Apartments,
Saibaba Nagar, Borivli (West),
Mumbai – 400 092.
Phone Office 28060675
Email: mallonlythomas@yahoo.com

Fredrick Pereira
W4675020
AR Pereira

Before me

NOTARIAL
REG. SR. NO
1071/2023

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

Attorney
BEFORE ME

JAGDISH TRYAMBAKRAO DONGARDIVE
ADVOCATE & NOTARY, (GOVT OF INDIA)
Ganesh Chawl Committee, Kranti Nagar
Zopadpatti, Akurli Road, Kandivali (East),
Mumbai - 400101

16 JAN 2023

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घोषणापत्र

मी, **सबिना पेरेरा** याद्वारे घोषित करते की दुय्यम निबंधक **बोरीवली -02** यांचे कार्यालयात **विकसनकरारनामा** या शिर्षकाचा दस्तनोंदणीसाठी सादरकरण्यात आला आहे. **एनद्रु पेरेरा** यांनी दि. **16/01/2023** रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/ निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणारयांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्ररद्दबदल 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.

दिनांक :

Sabina A. Pereira

कुलमुखत्यारपत्र धारकाचे नाव व सही

THE SEAL OF THE SUB REGISTRAR BORIVALI No 2 सह. दुय्यम निबंधक, बोरीवली क्र. - २ MUMBAI SUBURBAN DIST. (BANDRA) मुंबई उपनगर जिल्हा, (वांद्रे)

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Flat No. 20

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

ANDREW PEREIRA

RAYMOND PEREIRA

10/11/1952
Permanent Account Number
CSTPP4761N

A R Pereira
Signature



19012015

भारत सरकार



एनड्रू पेरेरा
Andrew Pereira
जन्म वर्ष / Year of Birth 1952
पुरुष / Male

9790 3054 6977

आधार — सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता : २०, आराधना बिल्डिंग, कस्तूर पार्क, शिंपोली,, बोरिवली पश्चिम, मुंबई, महाराष्ट्र, 400092

Address: 20, ARADHANA BLDG, KASTUR PARK, SHIMPOLI,, BORIVALI WEST, Borivali West, Mumbai, Maharashtra, 400092

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947, Bengaluru-560 001

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SABINA PEREIRA

JOHN D'SOUZA

29/08/1953
Permanent Account Number
BHAPP8396Q

Signature



01062010



सबिना अ ेड्रू परेरा
Sabina Andrew Pereira
जन्म वर्ष / Year of Birth : 1953
स्त्री / Female

2838 2675 6547

आधार — सामान्य माणसाचा अधिकार

आधार

पत्ता : २० आराधना सोसायटी, शिंपोली रोड, सुवर्णा हॉस्पिटल जवळ, कस्तूर पार्क, बोरिवली पश्चिम, मुंबई, महाराष्ट्र, 400092

Address: 20 Aradhana Society Shimpoli Road, Near Suvarna Hospital, Kastur Park, Borivali West, Borivali West, Mumbai, Maharashtra, 400092

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947, Bengaluru-560 001



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भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/17689/04533

To,
अविनाश प्रकाश धाटावकर
Avinash Prakash Dhatavkar
Plot No.1/324,Flat No.21,4th Floor, Shree Aradhana C.H.S.
Kastur Park,Shimpoli Road
Opp. Link For Life Gym Borivali West
Borivali
Mumbai
Maharashtra 400092
9869191281

04/09/2011

Ref: 61 / 07E / 119791 / 121695 / P

UE419048765IN

SUB REGISTRAR BORIVALI No. 2
सह दुय्यम निबंधक, बोरीवली क्र. - २
मुंबई उपनगर जिल्हा (वांद्रे)
MUMBAI SUBURBAN DIST. (BANDRA)

आपला आधार क्रमांक / Your Aadhaar No. :

5545 0825 6860

आधार — सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA



अविनाश प्रकाश धाटावकर
Avinash Prakash Dhatavkar
जन्म वर्ष / Year of Birth : 1973
पुरुष / Male

5545 0825 6860

आधार — सामान्य माणसाचा अधिकार

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भारत सरकार

भारतीय विशिष्ट ओळख प्राधिकरण

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/17689/04535

To,
राजश्री अविनाश धाटावकर
Rajshree Avinash Dhatavakar
Plot No.1/324,Flat No.21,4th Floor, Shree Aradhana C.H.S.
Kastur Park,Shimpoli Road
Opp. Link For Life Gym Borivali West
Borivali
Mumbai
Maharashtra 400092
9869958895

20/03/2012

Ref: 21 / 08G / 39916 / 41895 / P

UE652869249IN

आपला आधार क्रमांक / Your Aadhaar No.

8422 0904 8122

आधार — सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA



राजश्री अविनाश धाटावकर
Rajshree Avinash Dhatavakar
जन्म वर्ष / Year of Birth : 1975
स्त्री / Female

8422 0904 8122

आधार — सामान्य माणसाचा अधिकार

THE SUB REGISTRAR BORIVALI NO. 2
दुय्यम निबंधक, बोरीवली क्र.- २
मुंबई उपनगर जिल्हा (वांद्रे)
MUMBAI SUBURBAN DIST. (BANDRA)

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