

B-303

करल ४	
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भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1018/22001/03728

To,
जॉन अॅलेक्स फर्नांडीस
John Alex Fernandes
S/O: Edward Fernandes
hanuman BLDG 308, Room no. 45 B
bazar gate street
opp. RBI fort
Mumbai
Mumbai G.P.O Mumbai Mumbai
Maharashtra 400001

Ref: 704 / 16G / 1402636 / 1403349 / P



SH024720497FT



आपला आधार क्रमांक / Your Aadhaar No. :

9493 4478 3142

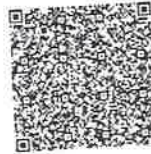
आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



जॉन अॅलेक्स फर्नांडीस
John Alex Fernandes
जन्म वर्ष / Year of Birth : 1965
पुरुष / Male



9493 4478 3142

आधार - सामान्य माणसाचा अधिकार

(Handwritten signature)

आयकर विभाग

INCOME TAX DEPARTMENT



TRUPTI JOHN ALEX FERNANDES

VINAYAK RAMCHANDRA MORE

27/05/1974

Permanent Account Number

ADAPM0160G



Signature



20032008

करल ४

भारत सरकार

GOVT. OF INDIA

२०२२

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इस कार्ड के खोने / पाने पर गुप्तता सूचित करें / लौटाएं
 आयकर पैन सेवा इकाई, एन एस डी एल
 पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड,
 एस. बी. मार्ग, लोअर परेल, मुंबई - 400 013.

If this card is lost / someone's lost card is found,
 please inform / return it to:
 Income Tax PAN Services Unit, NSDL,
 1st Floor, Times Tower,
 Kamala Mills Compound,
 S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650; Fax: 91-22-2495 0664
 e-mail: tininfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JOHN ALEX FERNANDES

ALEX FERNANDES

26/06/1965
Permanent Account Number
AAXPF3102H

John Alex Fernandes
Signature

भारत सरकार

13082009

करल ४		
90204	2022	Ece
2022		



इस कार्ड के खोने / धाने पर कृपया सूचित करें / लौटारें :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजील, सफायर चेंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

John Alex Fernandes

करल ४
90249200 ECE
2022



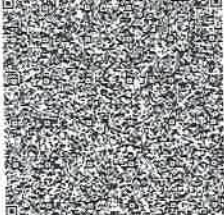

भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 1207/60712/00020

To
तृप्ती फर्नांडीस
Trupti Fernandes
W/O John Alex Fernandes
B-303, Ganeshdham Co-Op. HSG society
V.B. Phadke Marg
Opp. Neelam Nagar Building No.06
Gavanpada, Mulund East
Mumbai
Mumbai Maharashtra - 400081
9867568255

Signature Not Verified
Downloaded from
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2022-03-25 09:30:34
UTC



आपला आधार क्रमांक / Your Aadhaar No. :
7021 0368 9630
VID : 9111 9320 2479 9724
माझे आधार, माझी ओळख




भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

तृप्ती फर्नांडीस
Trupti Fernandes
जन्म तारीख/DOB: 27/05/1974
महिला/ FEMALE

Issue Date: 30/03/2013

7021 0368 9630
VID : 9111 9320 2479 9724
माझे आधार, माझी ओळख




Government of India

माहिती

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- हे इलेक्ट्रॉनिक प्रक्रियेद्वारे तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

■ आधार देशभरात वैध आहे

■ आधार आपल्याला विविध सरकार आणि खाजगी सेवा सुलभतेने घेण्यास मदत करते

■ आपला मोबाइल नंबर आणि ईमेल आपली आधारमध्ये अद्यावत ठेवा

■ आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा

■ Aadhaar is valid throughout the country.

■ Aadhaar helps you avail various Government and non-Government services easily.

■ Keep your mobile number & email ID updated in Aadhaar.

■ Carry Aadhaar in your smart phone – use mAadhaar App.

THE SEAL OF THE SUB-REGISTRAR KURLA
सब रजिस्ट्रार कार्यालय कर्ला
मुंबई जिल्हा (बंडरा)
MUMBAI SUB-REGISTRAR KURLA
MUMBAI DIST. (BANDRA)




भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
W/O जॉन आलेक्स फर्नांडीस, बी-303, गणेशधाम को-ऑप. हाउसिंग सोसायटी, वा.ब. फडके मार्ग, नीलम नगर बिल्डिंग नो.06 समोर, गवानपाडा, मुलुंड पूर्व, मुंबई, महाराष्ट्र - 400081

Address:
W/O John Alex Fernandes, B-303, Ganeshdham Co-Op. HSG society, V.B. Phadke Marg, Opp. Neelam Nagar Building No.06, Gavanpada, Mulund East, Mumbai, Maharashtra - 400081

7021 0368 9630
VID : 9111 9320 2479 9724

1947 | help@uidai.gov.in | www.uidai.gov.in

9

J. Fernandes

GENERAL POWER OF ATTORNEY
(Without Consideration)

करल 8	500
9029	2022
2022	2022

TO ALL TO WHOM THESE PRESENTS SHALL COME MR. JOHN ALEX FERNANDES, Age 56 years, (PAN: AAXPF3102H__) Christian, Indian Inhabitant, having address at Flat No. B/303, Ganesh Dham Co-op.Hsg.Soc.Ltd., Gavanpada, Mulund (East), Mumbai - 400 081, DO HEREBY SEND GREETINGS:

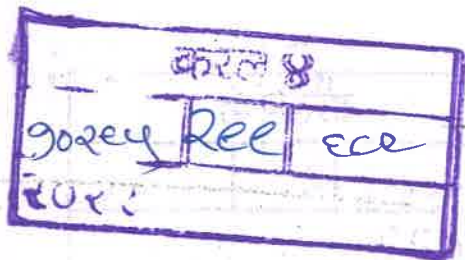
WHEREAS due to Employment Abroad J. Fernandes it is not possible for me to attend the matters involving my presence every time and therefore, I hereby appoint, nominate and constitute my Wife, ^{ALEX} MRS. TRUPTI JOHN FERNANDES, Age 47 years, (PAN: ADAPM0160G) Christian, Indian Inhabitant, presently residing at Flat No. B/303, Ganesh Dham Co-op.Hsg.Soc.Ltd., Gavanpada, Mulund (East), Mumbai - 400 081, to be my true and lawful Attorney and on my behalf to do the following acts in respect of the abovementioned Flat i.e. to say:

1. I am seized, possessed of and well sufficiently entitled to a Residential Flat bearing Flat No. 303 on the Third Floor in 'B' Wing of the Building of the GANESH DHAM CO-OP. HSG. SOC. LTD., Situated at Gavanpada, Mulund (East), Mumbai - 400 081. (hereinafter for the sake of brevity referred to as "the said Flat"). The building of GANESH DHAM CO-OP. HSG. SCTY. LTD., in which my Flat situates is likely to go under re-development, in that respect to appear on my behalf and represent me before Sub-Registrar of Assurances and all Concerned Authorities as a member of the said Society and to make declarations and undertakings, affidavits and to sign and execute and/or to admit execution of all such Agreement, undertaking, declaration, documents and writings etc. as may be necessary/required by the Developers appointed by the Society or advisable for or in connection with the said proposed re-development of the said Building of the Society and also to do following acts, deeds, matters and things related to the said proposed re-development.

- (i) To attend and participate in all the meetings and proceedings with regard to the proposed redevelopment of the building of the said Society and to obtain various documents issued by the said Society and the Developers in my name as a member of the said Society.

Smt. U. V. Patil
Proper Officer

General Stamp Office Mumbai



Alberich

To appear before Registrar of Co-operative Societies or any other Officers of the Government or Office Bearers of the Society in respect of the said Flat, if necessary and to make necessary correspondence, pay the necessary amounts to the said society and for that purpose to sign the necessary letters, deeds, applications, forms etc. and also for that purpose to correspond with and/or appear before the Registrar or the Assistant Registrar or Deputy Registrar of the Co-operative Societies or any other officer or Authority Concerned including Office bearers of the said Society.

To enter into, make, sign, execute, deliver, acknowledge and perform any contract, agreement, deed, conveyance, writing or thing, that may in the opinion of the said Attorney be necessary or proper to be entered into, made, signed, sealed, executed, delivered, acknowledged or performed for effectuating, achieving redevelopment of the building of GANESH DHAM CO-OP.HSG.SCTY.LTD.

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 Allotment Agreement of permanent alternate accommodation on my behalf as a member of the society with the Developer and to appear before the Sub-Registrar of assurances on my behalf as a member of the society for getting the said Allotment Agreement registered, to obtain possession of new flat from the Developer and for that purpose to sign the necessary deeds, form applications, forms etc., and to correspond with and/or appear before the office bearer of the said society, the Registrar or the Assistant Registrar or Deputy Registrar of the Co-operative Societies or any other officer or Authority Concerned.

-) To sign the loan application/s in my name and on my behalf and to furnish all the details and information required by the said Financial Institutions/Banks etc. and to give any statement, letter, clarification or any other writing required or necessary for availing of the said loan and from time to time to follow up the said loan application/s and do such other things and deeds as may be necessary in relation thereto. To accept the loan offer letter/s and sign the acceptance/s thereof in token of my acceptance of the terms and conditions therein contained. To receive the disbursement of the said loan and for that purpose give effectual discharge and give all the necessary information and documents of the said Flat.



- To mortgage the said Flat by depositing Title Deeds as a security for the repayment of the loan granted by such Financial Institutions/Banks etc. To make any other statements necessary to create equitable mortgage by deposit of title deeds and also to execute any writings, undertakings, indemnities, etc. on my behalf in respect of mortgage of the Flat or the guaranteeing of the repayment of the said loan any other writings whatsoever required in respect of the said transactions of the loan granted/to be granted to me or creation of the said security.
- ii) To execute any loan agreements, promissory notes, letter/s of declaration and indemnity or such other documents on my behalf as may be required by such Financial Institutions/Banks in respect of the said loan.
- iii) To foreclose the Housing Loan availed in respect of the said Flat and to receive back original agreement, original Share Certificate, if any and all original agreements lying deposited with the said Bank or Financial Institution and to appear on my behalf before Bank or Financial Institution Officials and to sign and execute all such required applications, declarations, undertakings etc. for the same and comply with all formalities and all such acts to facilitate smooth foreclosure of the Loan.
- x) To enter into, make, sign, execute, deliver, acknowledge and perform any contract, agreement, deed, writing or thing, that may in the opinion of the said Attorney be necessary or proper to be entered into, made, signed, sealed, executed, delivered, acknowledged or performed for effectuating, achieving any of the purposes of these presents.
- x) To appear on my behalf and represent me before Sub-Registrar of Assurances and all Concerned Authorities to make declarations and undertakings, affidavits, Development Agreement in my capacity as a member of the society and to sign and execute and/or to admit execution of all such Agreements, undertakings, declarations, documents and writings etc. as may be necessary/required by the Developers appointed by the Society or advisable for or in connection with the said proposed re-development of the said Building of the Society.
- (xi) To do all acts, deeds and things for me and on my behalf and to cause the attendance of my as executing party to any documents before the concerned Sub-Registrar of Assurances, to make any applications or submissions in writing for



Page 8		
90244	309	ECR

Handwritten signature

the purpose of effectively registering of any documents as my said attorney may deem fit and proper.

To collect the cheques issued by the Developer in respect of Inconvenience Money/Corpus Fund, monthly rent for temporary alternate accommodation, brokerage, shifting charges, security deposit as may be agreed upon to be given by the Developer appointed during the course of re-development.

To take possession of new flat from the Developer and for that purpose to sign the necessary deeds, applications, forms etc. and also to correspond with and/or appear before the office bearer of the said society, the Registrar or the Assistant Registrar or Deputy Registrar of the Co-operative Societies or any other officer or Authority Concerned.

To enter upon, occupy and possess the Flat allotted in the new building, safeguard the same from trespasser or misuse and to do all such other acts, deeds, matters and things as may be necessary for the protection of the new flat.

To represent and to appear before the Municipal Corporation or any Revenue Authority in connection with development and/or any other matters relating to the said Flat.

(i) To appear in any court or courts of Justice or any other court whatsoever in which any actions, suits, information or complaint that may be instituted in connection with any matter relating to the said Flat, to obtain decree or suffer any judgment in any such suit, proceedings or complaint as the said Attorney shall be advised or think proper and for that purposes to sign and execute and verify all plaints, written statements, affidavits, undertakings, consent terms or other deeds and documents.

(xvii) To appear and represent me before and all Concerned Authorities and parties as may be necessary, required or advisable for or in connection with the said Flat and proposed re-development of the Society's property.

(xviii) To give on Leave & License Basis the new Flat to intending parties or persons and to negotiate with such parties or persons for the monthly compensation and security deposit and also to enter into Agreement for Leave & License or Cancellation Deed of such Leave and License Agreement or such other Agreements in respect of the new Flat on such terms and conditions as the said Attorney may think fit.



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- (xix) To receive the Security Deposit as also the monthly compensation in respect of the new Flat and also to discharge proper valid receipts for such payments received and the same deposited in my bank account.
- (xx) To Sign and lodge such Leave and License Agreement in respect of the new Flat for registration with the Sub-Registrar of Assurances and to admit execution thereof before such authorities and for the purpose aforesaid to write or sign such letters, applications, vouchers, forms as may be necessary.
- (xxi) To obtain possession of the new Flat on termination or prior determination of the Leave and License Agreement.
- (xxii) To institute and to defend any suit or action or any proceedings against any persons in respect of the matters relating to or concerning the acts, things and deeds need to be done relating to and/or every other thing mentioned above or pertaining to the new Flat.
- (xxiii) To appear in any court or courts of Justice or any other court whatsoever in which any actions, suit, information or complaint that may be instituted in connection with any matter relating to the new Flat, to obtain decree or suffer any judgment in any such suit, proceedings or complaint as the said Attorney shall be advised or think proper and for that purposes to sign and execute and verify all plaints, written statements, affidavits, undertakings, consent terms or other deeds and documents.
- (xxiv) I have not assigned and/or transferred any Development Rights or any other rights except those mentioned hereinabove in favour of the said Attorney.



2. I intend to take any residential Flat on Leave and License Basis. I hereby empower my Constituted Attorney to do following acts, deeds, matters in that respect, that is to say:-

- a) To take on Leave & License Basis any residential Flat as an alternative Premises from intending parties or persons and to negotiate with such parties or persons for the monthly compensation and security deposit in respect of the alternative Premises on such terms and conditions as the said Attorney may think fit.
- b) To lodge such Leave and License Agreement, Cancellation Deed and/or any such agreement in respect of the alternative Premises for registration with the Sub-Registrar of Assurances and to admit execution thereof before such authorities



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WITNESSETH WHEREOF, I the said MRS. JOHN ALEX FERNANDES, have hereunto set
 and subscribed my signature on the 5th day of December, 2021

SIGNED, SEALED AND DELIVERED BY
 HE WITHIN NAMED GRANTOR
 MR. JOHN ALEX FERNANDES

in the presence of

JOHN ALEX FERNANDES

JENNETH SAVIO FRANCIS NATHAN K. Nathan

LOUIS FERNANDES



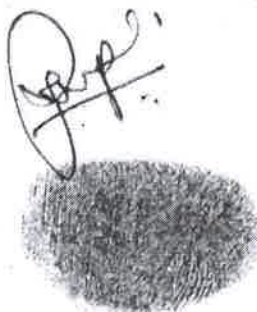
Priyamvada Shukla
 Priyamvada Shukla
 Assistant Consular Officer
 Embassy of India
 The Hague

Mrs/Ms _____ Passport
 der of India / _____ issued at
 CI No. _____ has signed
 before me.
 he Embassy of India, The Hague does
 not accept any responsibility for the
 contents of this document.

No: HAG/CONS/293/2022
 Date: 05.04.2022
 Mr/Mrs/Ms JOHN ALEX FERNANDES
 holder of India / _____ Passport
 /OEI No. 25787305 issued at
 MUMBAI _____ has signed
 before me.
 The Embassy of India, The Hague does
 not accept any responsibility for the

SIGNED, SEALED AND DELIVERED BY
THE WITHIN NAMED GRANTEE
MRS. TRUPTI JOHN ALEX FERNANDES

In the presence of



Identified By Me.

Akshata

Akshata M. Vartak
ADVOCATE, HIGH COURT
Shree Anandurga, Hutatma Chaphekar Bandhu Marg,
Mulund (East), Mumbai - 400 081



Before Me

- 4 MAY 2022

HARKISHIN B. SHARMA
ADVOCATE & NOTARY
OJAS BLDG. GROUND FLOOR
NEAR RATION OFFICE S. N. ROAD
MULUND (W), MUMBAI-400 096

NOTED & REGISTERED
Sr. No. 273 K / 2022



घोषणापत्र

करल ४		
90244	304	एल
2022		

मी तुफनी जॉन अलेक्स फर्नांडीस याद्वारे घोषित करतो
कि दुय्यम निबंधक कुर्ला ४ यांचे कार्यालयात
विकसन करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर
करण्यात आला आहे. जॉन अलेक्स फर्नांडीस
व इ. यांनी दि. ४ मे 2022 रोजी मला दिलेल्या
कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सदर केला आहे/
निष्पादित करून कबुलीजबाब दिला आहे. सदर 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
1908 चे कलम 82 अन्वय शिक्षेस मी पात्र राहीन याची मला जाणीव
आहे.

कुलमुखत्यारपत्रधारकाचे नाव व सही

दिनांक : 10/05/2022

ठिकाण : मुंबई





महाराष्ट्र MAHARASHTRA



जोडपत्र 2

015418

दिनांक

BN 088188

10 MAY 2022

मुद्रांक विक्री खरेदी अनु. क्रमांक

मुद्रांचा प्रकार

दस्ता नोंदणी करणार आहे का? :- होय / नाही

मुद्रांक विक्रीचे धाडण्यास वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव

हस्ताक्षरस्थान त्यांचे चुंब, पत्ता

सही

POA

NO

Shankuntala K Bombe

Deepak Bombe (Mumukshu)

Deepak K Bombe

5000

दुस-या पक्षकाराचे नांव

मुद्रांक शुल्क रक्कम

परवानाधारक मुद्रांक विक्रेत्याची सही (सौ. शिल्पा एस. नाईक) :-

तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता :- नाईक कमर्शियल सेंटर, शॉप नं. 2, आनंद चिन्मय बिल्डिंग

(परवाना क्र.: 1201033)

भवानी चौक, टेंबी नाका, ठाणे (प).

(ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून सहा महिन्यात वापरणे बंधनकारक आहे)

मि. कोबागार कार्यालय, ठाणे

28 APR 2022

मुद्रांक प्रमुख / लिपिक

28/4/2022

GENERAL POWER OF ATTORNEY

(WITHOUT CONSIDERATION)

TO ALL TO WHOM THESE PRESENTS SHALL COME We
SHANKUNTALA KRISHNA BOMBE, age 62 years, **PAN :
AGKPB7135K** Indian Inhabitants, residing at F-104, Ganesh
Daham CHS. Ltd., V. B. Phadke Road, Mulund (E), Mumbai
400081, SEND GREETINGS:

(Signatures)



1 WHEREAS **Shankuntala K. Bombe** is absolute owner of a residential premises bearing Flat No. F-104, located on 1st Floor, in the F wing of the Building known as Ganesh Dham Co-operative Housing Society Ltd, Gavanpada Road, Mulund (East), Mumbai- 400081 and more particularly described in the **First Schedule** here under written, (hereinafter for the sake of brevity referred to as "**the said Flat**") and holding membership rights of the said Society.

AND WHEREAS the property of the said Ganesh Dham Co-operative Housing Society Ltd, standing on the land bearing CTS No. 10, of Village Mulund (East), Taluka Kurla, District Mumbai Sub-urban is going to be re-developed, by demolition of the existing building (including the said **Flat**) and construction of new building in its place.

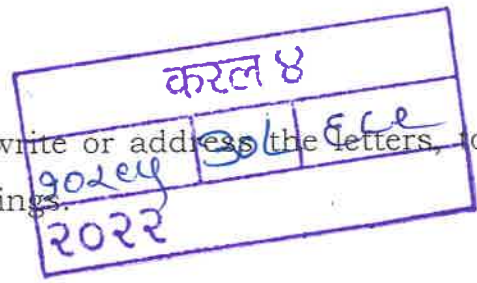
AND WHEREAS in the said re-development scheme, in lieu of the said **Flat**, we will be allotted new Premises in the proposed new building to be constructed by demolition of old building of the said Ganesh Dham Co-operative Housing Society Ltd, (hereinafter for the sake of brevity referred to as "**the said proposed new Premises**").

AND WHEREAS due to our nature of service and pre-occupation, it is not possible for us to attend matters involving our presence to manage the various affairs in respect of the said Flat and the said proposed property and comply with legal formalities of surrender of the said Flat and acquiring the said proposed new Premises, and therefore we desire to appoint some fit and proper person of my faith as my true and lawful Attorney to do or caused to be done all the matters, deed and things pertaining to the said Flat /New Premises, the said Flat and the said Proposed Property.

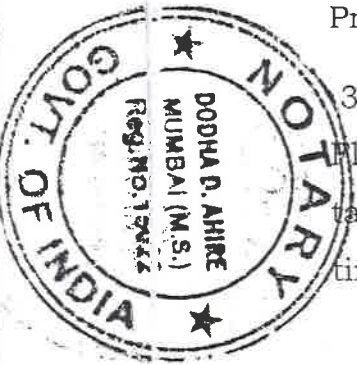
NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that, I/We Shankuntala K. Bombe, and Deepak K. Bombe do hereby jointly and/or severally nominate, constitute and appoint **DEEPAK KRISHNA. BOMBE (Relation Brother), residing at F-104, Ganesh Daham CHS. Ltd., V.B. Phadke Road, Mulund (E), Mumbai 400081**, to be our true and lawful Attorney to do for us, in our name and on our behalf the acts, deeds, matters and things hereinafter mentioned, pertaining to the said Flat /New Premises, the said Flat and the said Proposed Property, that is to say,-

1. In our name and on our behalf, to represent us before the Society and the Proposed Developer of the said Building Ganesh Dham Co-

operative Housing Society Ltd, and to write or address the letters, to do the correspondence and to attend meetings.



2. In our name and on our behalf, to give effect to settlement of the terms of allotment of proposed new Premises in lieu of the said Flat with the proposed Developer and enter into the Development Agreement, Allotment Agreement, power of Attorney for Re-Development and other writings, Undertakings, consent affidavits with the Proposed Developer for allotment of the said proposed new Premises and to comply with all formalities for acquiring and doing registration of the said proposed new Premises in our name.



3. in our name and on our behalf, to hand over possession of the said Flat to the Proposed Developer for starting re-development activities. To take over possession of the said proposed new Premises, in due course of time on my behalf.

4. To acquire Premises on leave and license basis, during the course of re-development of the said flat and to that effect execute and register the necessary documents with the Sub-Registrar.



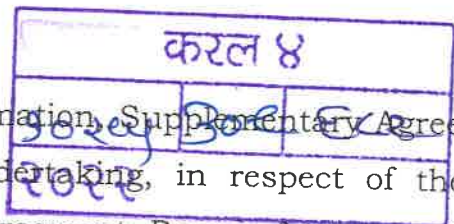
5. To attend the office of the Sub-Registrar of Assurances and to sign and execute the necessary writing or endorsements and do the needful for completing the registration formalities of agreement and all the relevant documents of allotment of the said proposed new Premises in our name, and admit execution and/or execute the document to do the needful for completing the registration formalities of Allotment Agreement, Development Agreement, Power of Attorney for Re-Development etc., in respect of the said proposed new Premises, under the Registration Act, 1908, in every respect. To obtain original agreement in our name and on our behalf, as and when it is registered.

6. in our name and on our behalf, to complete adjudication process, if required. In our name and on our behalf, to obtain original document, Index II from appropriate authorities in respect of the said Proposed New Premises and to complete registration formalities.

7. In our name and on our behalf, to receive member's entitlement, i.e. rent, deposit, corpus fund, shifting amount, brokerage, etc. from the Builders/Developers and same deposit in our account and issue receipts in respect of such payment received. To execute and get registered Deed

* *Signature*

* *Signature*



of Declaration and/or Deed of Confirmation, Supplementary Agreement, Deed of correction/Rectification, Undertaking, in respect of the said Development Agreement, Allotment Agreement, Power of Attorney for Re-Development, Consent, Declaration, Affidavit and other agreements, if required. To attend the office of the Sub-Registrar of Assurances and to sign and execute the necessary writing or endorsements and do the needful for completing the registration formalities under the Registration Act, 1908.

8. To sign, execute and present the Re-Development Agreement, Power of Attorney for Re-Development, Affidavit, Indemnity Bond, Allotment Agreement, Consent or any other documents in respect of the said Flat /proposed new premises for registration and admit execution of the same before the sub-Registrar and complete registration formalities in every respect.

9. To appear before office bearers of the Society of new proposed building in respect of my continuation or new membership of the society and for that purpose to sign the necessary deeds, applications, forms etc. and also for that purpose to correspond with and/or appear before the Registrar or the Assistant Registrar or deputy Registrar of the Co-operative Societies.

10. In our name and on our behalf to sign, execute and get registered Agreement for Sale, Sale Deed, Conveyance Deed in respect of purchasing the said proposed Property. To attend the office of the Sub-Registrar of Assurances and to sign, execute and admit the execution of the necessary writing or endorsements and do the needful for completing the registration formalities under the Registration Act, 1908 in respect of the said proposed Property. In our name and on our behalf to execute and get registered Deed of Declaration and/or Deed of Confirmation, Deed of Rectification, Supplementary Agreement, undertaking, Declaration, Affidavit, Consent, Indemnity Bond and/or any other required documents in respect of the said Sale Deed/Agreements in respect of the said proposed Property. To complete adjudication process, if required, to receive original document/s and index II from appropriate authorities in respect of the said proposed Property and to complete registration formalities.

11. In our name and on our behalf, from time to time to execute and get registered Agreement in respect of the said proposed Property and-



pay consideration in respect of our share in the said proposed Property to the Developer/Seller and obtain receipts towards the said payment. To take the possession of the said proposed Property from the Developer/Seller.

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12. In our name and on our behalf to pay the stamp duty, registration charges and monetary consideration as per Agreement in respect of the said proposed Property and obtain receipts from the Seller/s/Developer and other appropriate authorities.

13. On our behalf, to attend the office of the Sub-Registrar of Assurances and to do the needful for completing the registration formalities of mortgage deed/loan Agreement or any other agreement/s in respect of the said proposed Property, under the Registration Act, 1908.

14. In our name and on our behalf to take the possession of the said proposed Property and the said proposed new Premises, from the Developer/Builder/Sellers/ owners. To pay all dues, if any, to the Developer/Builder/Sellers at the time of taking over possession of the said proposed Property and the said proposed new Premises and to comply with all formalities regarding obtaining possession of the said proposed Property and the said proposed new Premises from the Developer/Builder.

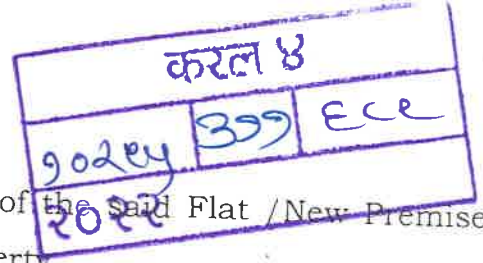
15. To complete adjudication process, if required, to receive original document and index II from appropriate authorities in respect of the said proposed Property and to complete registration formalities.

16. In our name and on our behalf to negotiate with the Broker/s, and/or customers to conclude good deal of lawfully letting out the said Flat /New Premises, the said Flat on leave & license/Lease basis. To let out the said Flat /New Premises, the said Flat and the said Proposed Property, in my name and on my behalf on leave and license/Lease basis. To settle the terms and conditions with the Licensee/Lessee and to sign, execute and get registered the Leave and License Agreement/Lease Deed in respect of the said Flat /New Premises, the said Flat and the said Proposed Property. To sign all the documents and papers necessary for registration and to pay necessary stamp duty, registration fees and charges to the concerned authorities in respect of Leave and License.

x *[Signature]*

x *[Signature]*

Agreement/Lease Agreement in respect of the said Flat /New Premises, the said Flat and the said Proposed Property.



17. In our name and on our behalf, to apply for and obtain N.O.C. of appropriate authorities/permissions of the Society for letting out/demised the said Flat /New Premises, the said Flat and the said Proposed Property on Leave and License/Lease or any other basis and to sign all papers, applications and forms in that behalf.

18. In our name and on our behalf to receive license fee/compensation/lease rent, Security Deposit, to deposit the same in our bank account and to issue receipts towards the said license fee/compensation.

19. In our name and on our behalf, to attend the office of the Sub-Registrar of Assurances and to do the needful for completing the registration formalities of Leave and License agreement/Lease Agreement in respect of the said Flat /New Premises, the said Flat and the said Proposed Property, under the Registration Act, 1908. To receive original Leave & License agreement/Lease Agreement from the registration office, as and when it is registered.



20. On expiry of period of proposed Leave and License Agreement/Lease Agreement, to renew the previous Leave and License Agreement/Lease Agreement and to enter into new Agreement with the Licensee/Lessee and to that effect sign, execute and register the necessary legal documents.

21. If required, to cancel the previous Leave and License Agreement/Lease Agreement and to enter into new Agreement with another Licensee/Lessee and to that effect sign, execute and register necessary legal documents.

22. In our name and on our behalf, to obtain possession of the said Flat /New Premises, the said Flat and the said Proposed Property from the Licensee/Lessee, either on expiry or on termination of Leave and License Agreement/Lease Agreement.

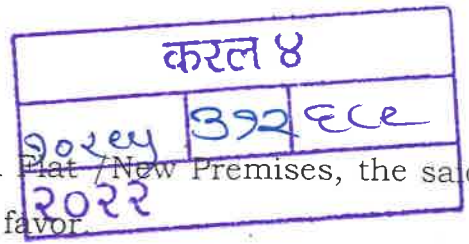
23. In our name and on our behalf to sign and execute the transfer forms of the Society in order to transfer the membership rights of the Society in prospective Purchaser/s name and to complete all the



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formalities of sale and transfer of the said Flat /New Premises, the said Flat and the said Proposed Property in our favor.

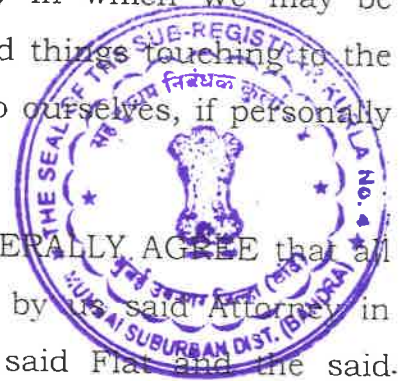


24. On our behalf, to attend the office of the Sub-Registrar of Assurances and to do the needful for completing the registration formalities of mortgage deed/loan Agreement or any other agreement/s in respect of the said Flat /New Premises, the said Flat and the said Proposed Property, under the Registration Act, 1908.

25. This Power of Attorney is given without any monitory consideration.

GENERALLY to act as our Attorney in relation to the matters aforesaid and all other matters in respect of the said Flat /New Premises, the said Flat and the said Proposed Property in which We may be concerned and to do all acts, deed, matters and things touching to the subject matter aforementioned which we can do ourselves, if personally present.

AND WE HEREBY JOINTLY AND/OR SEVERALLY AGREE that all acts, deeds, matters and things lawfully done by us, said Attorney in respect of the said Flat /New Premises, the said Flat and the said Proposed Property shall be construed as acts, deeds, matters and things done by us and We undertake to ratify and confirm all and whatever our said Attorney shall lawfully do or cause to be done for us, by virtue of Power of Attorney hereby given.



AND THAT this Power of Attorney is executed by us just for the sake of convenience, as due to our hectic schedule of work, it shall not be possible for us to remain present from time to time before various authorities and do the needful

IN WITNESS WHEREOF we hereto have hereunto set and subscribed our respective signatures.

THE SCHEDULE OF PROPERTY

THE RESIDENTIAL PREMISES bearing Flat No. F-104, located on 1st Floor, in the F-wing of the Building known Ganesh Dham Co-operative Housing Society Ltd, situated at Gavanpada Road, Eastern side of Mulund (East), Mumbai- 400081, standing on the land bearing CTS No. 10 of Village Mulund (East), Taluka Kurla, District Mumbai Sub-urban.

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SIGNED SEALED AND DELIVERED

By the within named

SHANKUNTALA KRISHNA BOMBE

PAN : AGKPB7135K

On 10/5/22 day of.

In the presence of.....

1.

2.



Shankuntala



I accept the Power of Attorney

DEEPAK KRISHNA BOMBE

PAN: AIPPB3626A

Specimen Signature of Attorney

In the presence of 10/5/22

1.

