SCHEDULE OF THE PROPERTY ABOVE REFFERED TO

All that piece and parcel of land together with structure/building standing thereon known as "VILLA REMEDIAN", situated on plot bearing CTS No.232 admeasuring 631.6 sq. mtrs., 232/1 admeasuring 49.5 sq. mtrs., 232/2 admeasuring 53.5 sq. mtrs., 232/3 admeasuring 49.5 sq. mtrs., 232/4 admeasuring 51.4 sq. mtrs. and 233 admeasuring 93.7 sq. mtrs. aggregating in all 929.20 sq.mtrs. at Village Mandapeshwar, Taluka Borivali, MSD and having address at Plot No.9, Madonna Colony, Borivali (West), Mumbai 400 103 AND bounded by as follows:

बरस - ६१
ercc | ४५ | ५००
२०२२

On or towards the East: ROAD
On or towards the West: ROAD
On or towards the South: ROAD
On or towards the North: C.T.S. NO. 231

IN WITNESS WHEREOF, we the Owners abovenamed, have set and subscribed our hand on this 30th day of JUNE 2022.

1) **MR. SAVIO REMEDIAN VARELLA** }

	 Signature	 Left Hand Thumb Impression

THE SEAL OF THE JOINT SUB-REGISTRAR BORIVALI No.8 ★ सह. दुय्यम निबंधक, बोरीवली-८ ★ मुंबई उपनगर जिल्हा (जिल्हा) ★ MUMBAI SUBURBAN DIST. (GANDRA)

बरल - ८/		
एप्रिल	२६	२००
२०२२		

THE SEAL OF THE JOINT SUB-REGISTRAR BORIVALI 8 MUMBAI SUBURBAN DIST. (E) ABRAA

2) **MR. EDWIN RICHARD VARELLA &** }
through his Constituted attorney }
MR. SAVIO REMEDIAN VARELLA }

	 Signature	 Left Hand Thumb Impression

3) **MRS. CLARA SILVIA BRAGANZA** }
through her Constituted attorney }
MR. SAVIO REMEDIAN VARELLA }

	 Signature	 Left Hand Thumb Impression

in the presence of..... }

1) Glenn D'Souza

2) ASHLEY. BRAGANZA

3) Aniruddh McGracia
Engineer

बरल - ८/
)रर८ | २७ | ७०
) २०२२

SIGNED, SEALED AND DELIVERED)

by the withinnamed "DEVELOPERS")

M/S. DEAN HOME LLP.,)

through its Partner MR. AMAAN ENGINEER)

	For Dean Home LLP Partner Signature	 Left Hand Thumb Impression

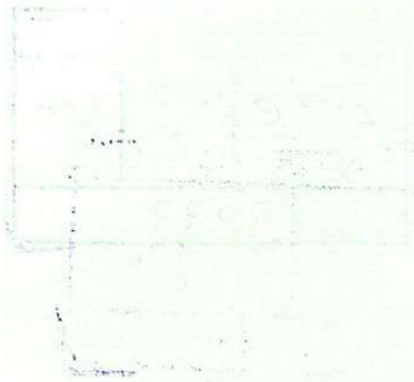
in the presence of)

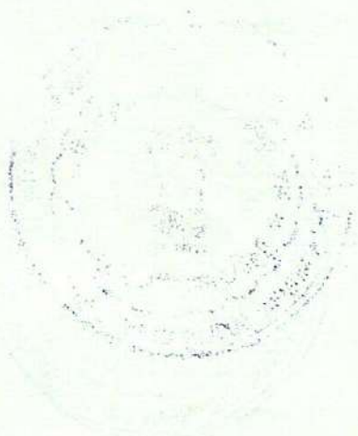
1) Glenn D'Souza

2) ASHLEY. BRAGANZA

3) Amirali Akberali Ebrahim







01/07/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.बोरीवली 8

दस्त क्रमांक : 9487/2022

नोंदणी :

Regn:63m

बकूल - ८/

०२८	२८	०००
२०२२		

गावाचे नाव : **मंडपेश्वर**

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	47948000
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	66838000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :, इतर माहिती: जमीन व बांधकाम,विला रेमेडीयन,प्लॉट नं.9,सी.टी.एस नं.232 चे क्षेत्रफळ 631.6 चौ मी,सी.टी.एस नं.232/1 चे क्षेत्रफळ 49.5 चौ मी,सी.टी.एस नं.232/2 चे क्षेत्रफळ 53.5 चौ मी,सी.टी.एस नं.232/3 चे क्षेत्रफळ 49.5 चौ मी,सी.टी.एस नं.232/4 चे क्षेत्रफळ 51.4 चौ मी आणि सी.टी.एस नं.233 चे क्षेत्रफळ 93.7 चौ मी या सर्वांचे एकून क्षेत्रफळ 929.20 चौ मी,व्हिलेज मंडपेश्वर,तालुका बोरीवली,मेडोना कॉलनी,बोरीवली(पश्चिम),मुंबई 400 103. एडीजे क्र.ADJ/1100902/506/2022,भरलेले मु.शु.33,41,900/-,दिनांक.30/06/2022. PUI: RN0405420010000 ((C.T.S. Number : 232, 232/1, 232/2, 232/3, 232/4 and 233 ;))
(5) क्षेत्रफळ	1) 929.20 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सॅवियो रेमेडियन वरेल्ला वय:-62; पत्ता:-प्लॉट नं: 2/एफ 4 , माळा नं: -, इमारतीचे नाव: कामत कॉमप्लेक्स , ब्लॉक नं: गोवा , रोड नं: टोंका, कारंज़लेम तिसवाडी, गोवा, उत्तर गोवा. पिन कोड:-403002 पॅन नं:-ACDPV3551E 2): नाव:-एडविन रिचर्ड वरेल्ला तर्फे मुखत्यार सॅवियो रेमेडियन वरेल्ला वय:-62; पत्ता:-प्लॉट नं: 2/एफ 4 , माळा नं: -, इमारतीचे नाव: कामत कॉमप्लेक्स, ब्लॉक नं: गोवा, रोड नं: टोंका, कारंज़लेम तिसवाडी, गोवा, उत्तर गोवा. पिन कोड:-403002 पॅन नं:-APVPV3005J 3): नाव:-क्लारा सिलविया ब्रॉगान्झा तर्फे मुखत्यार सॅवियो रेमेडियन वरेल्ला वय:-62; पत्ता:-प्लॉट नं: यु/जी -7 , माळा नं: -, इमारतीचे नाव: क्लेमेंट रेसिडेन्सी , ब्लॉक नं: गोवा , रोड नं: सेंट. जेरोम वाट्टो, सेवेरिना गार्डन्स जवळ, बर्देझ, , गोवा, उत्तर गोवा. पिन कोड:-403507 पॅन नं:-AHHPB7867L
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मॅं/- डीन होम एलएलपी चे भागीदार अमान ए. इंजिनियर वय:-35; पत्ता:-प्लॉट नं: ए-201 , माळा नं: -, इमारतीचे नाव: लेहा, अपना घर युनिट.11, ब्लॉक नं: अंधेरी पश्चिम , रोड नं: लोखंडवाला कॉम्प्लेक्स , महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AAQFD8779H
(9) दस्तऐवज करुन दिल्याचा दिनांक	30/06/2022
(10)दस्त नोंदणी केल्याचा दिनांक	01/07/2022
(11)अनुक्रमांक,खंड व पृष्ठ	9487/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3341900
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

THE JOINT SUB-REGISTRAR BORIVALI No.8 सह. दुय्यम निबंधक, बोरीवली-८ मुंबई उपनगर जिल्हा (वांद्रे) MUMBAI SUBURBAN DIST. (BANDRA)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण अभिर्निणीत दस्त कारणाचा तपशील अभिर्निणीत दस्त ADJ/1100902/506/2022
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/1100902/506/2022	7/1296	3341900	SD		
2		DHC		0107202205154	2000	RF	0107202205154D	01/07/2022
3		DHC		0107202204943	2000	RF	0107202204943D	01/07/2022
4		DHC		0107202204784	1000	RF	0107202204784D	01/07/2022
5		eChallan		MH004341159202223E	30000	RF	0002187057202223	01/07/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

बदल - २/

१८१ २८ २०

२०२२



CHALLAN
MTR Form Number-6

GRN	MH004374621202223E	BARCODE		Date	01/07/2022-11:11:43	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Non-Judicial Stamps Purchase of Franking Code SoS Mumbai only	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	BRL 8_JT SUB REGISTRAR BORIVALI 8	**Full Name**	EDWIN RICHARD VARELLA
Location	MUMBAI		
Year	2022-2023 One Time	**Flat/Block No.**	
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030045501 Amount of Tax	500.00	**Road/Street**	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		POA	
		Amount In Words	Five Hundred Rupees Only
Total	500.00		

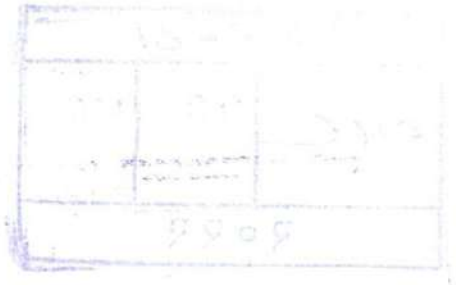
Payment Details	BANK OF BARODA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	02003942022070100539	1292652244
Cheque/DD No.		Bank Date	RBI Date	01/07/2022-11:12:39	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF BARODA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 0000000000

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोदंणी करावयाच्या दस्तांसाठी लागु आहे. नोदंणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Print Date 01-07-2022 11:23:40



CERTIFIED
TRUE XEROX COPY

NOTARY
ARUN WADKAR
PANAJI GOA
Reg. No. 382
Exp. Dt.
19/08/2024
GOVT. OF GOA (INDIA)

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, I, **MR. EDWIN RICHARD VARELLA**, an adult, having address at 3817, Whitley Park DR, Virginia Beach, VA - 23456, having OCI Number: **A3204812** do hereby SEND GREETING:

WHEREAS my mother DITOSA MARIA GILBERTA VARELLA was the owner of All that piece and parcel of land together with structure/building standing thereon known as "VILLA REMEDIAN", situated on plot bearing CTS No.232, 232/1 to 4, 233, admeasuring 929.20 Sq. Mts., Village Mandapeshwar, Taluka Borivali, MSD and having address at Plot No.9, Madonna Colony, Borivali West, Mumbai 400 103 and more particularly described in the Schedule hereunder written, (hereinafter referred to as **"the said Property"**).

"The Embassy of India accepts no responsibility for the contents of this document."

AND WHEREAS the said DITOSA MARIA GILBERTA VARELLA expired on17th January 2020, leaving behind following as her only legal heirs and legal representatives:

	Name	Relation with the deceased
a)	Mr. Savio Remedian Varella	Son
b)	Mr. Edwin Richard Varella	Son
c)	Mrs. Clara Silvia Braganza	Married Daughter

AND WHEREAS myself alongwith abovenamed legal heirs have decided to develop the said property by appointing some developer, however it is not possible for me to look after all my affairs and therefore it is necessary and also expedient for me to appoint an agent/attorney to attend to the said work of completing the said procedure in my name and on my behalf.

NOW KNOW YE BY THESES PRESENTS, I, **MR. EDWIN RICHARD VARELLA,** do hereby and hereunder nominate, appoint and constitute my brother **MR. SAVIO REMEDIAN VARELLA** presently having address at 2/F4, Kamat Complex, Tonca Caranzalem Tiswadi, Caranzalem S.O., Caranzalem North Goa, Goa- 403002, having PAN NO. ACDPV3551E and having Aadhar Card No. 501580863955, as my true and lawful attorney, for me, in my name and on my behalf to do all or any of the acts, deeds and things jointly and severally that is to say:

1. This Power of attorney is granted in respect of the said property which is more particularly described in the schedule hereunder written.

2. To appoint any Developer on such terms and conditions as deem fit and proper by my said attorney for the development of the said property.

3. To sign/execute on my behalf Development agreement, power of attorney, Agreement for Permanent Alternate Accommodation, affidavit, Declaration, Indemnity-Bond, undertaking and all such other documents, deeds, Declaration and other writings as may be necessary to redevelopment of the said property.

"The Embassy of India accepts no responsibility for the contents of this document."