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4. To appear before the Sub Registrar of Assurances and any other Competent authorities, to lodge the 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 and to admit the execution of the same on my behalf and to do all such other acts, deeds and matters as may be necessary to have the said documents duly registered.

5. To approach the competent Government, Semi-Government, authority for the payment of cess, taxes etc. in respect of the said Property.

6. To safeguard my rights, title and interest in the said Property and if in case anybody tries to create any third party interest in the said Property in any manner whatsoever, to take strong objection so that he can be desisted from doing so.

7. To appoint Advocates/Solicitors in connection with the sale and transfer of the said Property and to pay their remuneration.

8. To appear before the Municipal authorities, City Survey authorities, ULC authorities, and such other authorities as may be necessary and to sign on my behalf forms, affidavits, declarations, Indemnity or such other writings as may deemed necessary by my attorney.

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9. To appear before the concerned authorities for any matter in respect of the said Property.

10. To appear on my behalf before the local bodies, courts, appellate Tribunals, etc. in respect of any disputes, claims, proceedings etc. whether pending or which may come up in future and to appoint any Advocates, pleaders etc. and to file Vakalatnamas, Plaints, written Statements etc. wherever necessary and to sign the same on my behalf in respect of the said Property

11. To collect the Original Documents, Agreement from the Sub-Registrar/ Registrar of assurances and to represent me before them.

12. To apply to the Talathi, Tahsildar, SLR, C.T.S. Office and all other concerned government offices to record my name as the co-owner of the said property and also ultimately to get the said property duly transferred and recorded in revenue records.

13. To approach the Tahasildar, City Survey Officer, all other concerned Revenue Officers and to apply for and to get removed my name from all records to incorporate his own name in all records including 7/12 extracts, mutation entries and obtain fresh P.R. Card, 7/12 extracts mutation entries etc. and obtain the documents relating to the said property and for the same to execute necessary papers and documents and sign on my behalf and to pay the necessary charges for the same.

14. To make necessary applications to get the said property transferred in my name, to all authorities concerned including the

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Collector, Talathi, Mamlatdar, Tahsildar, Municipal Corporation and other public and semi-public authorities or such other authorities as may be necessary.

15. To pay all taxes, rates, charges, expenses and other outgoings in respect of the said property.

16. To declare and affirm all Plaints, written statements, applications, petitions, affidavits and other necessary documents and to appear before any Judge, Court , Judiciary and Non-Judiciary enquiry, Magistrate or other Officer, empowered by law to hear any suit or proceedings or any other inquiry relating to any of the matters relating to me or in which I am interested and also to accept Writ and Summons, process notices, sign Vakalatnama, Authority Letters, etc.

17. To substitute and appoint from time to time, one or more attorney/s under the Attorney hereunder, with the same or limited powers at pleasure and to remove and appoint another or the attorney/s. if the said Attorney thinks fit and proper he shall be entitled to appoint such substitute with irrevocable powers concerning such event. Such Power of Attorney shall not be revocable.

18. To sign petition or present petition or petitions, file suit and to sign verify, claims, written statements, pleadings, applications, returns and to appear, act in any court, Civil, Criminal or Revenue, original or appellate or Revisional or before any competent authority, officer or officers in respect of or in connection with the aforesaid land and/or other proceedings, suit or appeal in connection with the said property.

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19. To compromise, compound and/or negotiate and settle any dispute or disputes and refer the same to the Arbitration.

20. To accept the service of any notices, summons or writ issued by any court, office or officers or department of any Government or local authorities or Corporate Body.

21. To demand and receive all such amount, interest and/or to recover any due for the same for and from all or every bodies or body policies or Corporate in India or elsewhere or the Government of India or any Government, Tahsildar, Collector or Thane Suburban District and/or other appropriate or competent officer or authorities concerned and recover any sum or sums or money, debts, deeds etc. under any ward or other securities of the said Government or from any Bank or Corporation and to sign any receipts for the same.

22. To negotiate with the Tenants/occupiers/owners in the said building for the purpose of vacating the premises in his use and occupation by giving any alternative accommodation either in the said property or in any other property and to sign and execute necessary agreements and/or writings in that behalf and if required to register the same with any competent authority. To sign and give notices to the existing tenant in the said building and to initiate legal action against the existing tenant for his eviction and obtaining possession of the premises occupied by them.

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23. To negotiate with the Developer/Builder for acquiring new flat/premises in my name and on my behalf and sign / execute necessary documents for the said purpose.

24. To get fresh records including Property Register Card, C.T.S. Card, 7/12 Extract and Mutation Entries.

AND I hereby agree to ratify and confirm all such acts and deeds of my said attorney and the same be treated as if done by me personally, and whatever my said Attorney may do by virtue of the powers given to him hereby.

IN WITNESS WHEREOF, I have hereunto subscribed my hands on this _17th_ day of February 2021.

THE SCHEDULE OF PROPERTY:

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.

On to the:

NORTH: CTS NO. 231

EAST: D.P. ROAD

SOUTH: D.P. ROAD

WEST: ROAD

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SIGNED SEALED AND DELIVERED BY THE)

Within named 'The Grantor")

(Witnesses)

MARY GRACE WILLS
1772 SALEM ROAD
VA. BEACH VA 23454

Julie Brennan Keegan
1772 Salem Road
Virginia Beach, VA 23454

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

Photograph / Signature of

Mr. Edwin Richard Varella

MR. EDWIN RICHARD VARELLA

verified as per US Passport No 594606298

OCI Number: A3204812

Issued at US Dept of State

On 28 May 2015



Signature	Left Hand Thumb Impression

in the presence of .....

County/City of Virginia Beach
Commonwealth/State of Virginia
The foregoing instrument was acknowledged before me this 17 day of Feb, 2021, by Edwin Richard Varella
(name of person seeking acknowledgement)

Notary Public
My Commission Expires: 7/31/2021

JEAN CROCKER
NOTARY PUBLIC
REGISTRATION # 7581200
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JULY 31, 2021

)

WAS/CON/415/2021
S.No 105
Seen in the Consular Section of the Embassy of India, Washington DC on this 3 day of Mar 2021

Sojan Paul
Attache (Consular)
Embassy of India
Washington DC

MAR 0 3 2021



Signature	Left Hand Thumb Impression

(MR. SAVIO REMEDIAN VARELLA)

PAN NO. ACDPV3551E; Aadhar Card No. 501580863955

Signature of the attorney holder

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OFFICE OF THE ADDL. COLLECTOR SPECIAL ADHESIVE NORTH GOA, GOVT. OF GOA

NOTARY ARUN WADKAR PANAJI GOA Reg. No. 382 Exp. Dt. 19/9/2024 GOA (INDIA)

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

CERTIFICATE OF ADMISSION

I do hereby certify under section 32 of the Indian Stamp Act, 1899 that this instrument is chargeable for Rs. 500/- and that the duty thereon amounting to Rs. 200/- is paid vide Receipt No. 970 dated 15/03/21. This Authority is not responsible for the contents and genuineness of the instrument executed.

16/03/2021

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CERTIFIED TRUE XEROX COPY

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NOTARY ARUN WADKAR PANAJI GOA Reg. No. 382 Exp. Dt. 19/9/2024 GOA (INDIA)

NOTARIAL NOTARIAL NOTARIAL

ARUN WADKAR
NOTARY AT TISWADI TALUKA
STATE OF GOA-INDIA
REG. No. 382/14
DATED 19/9/2014

3296

Reg. No.

Dated 17/3/2021

घोषणापत्र

मी SAVIO REMEDIAN VARELLA याद्वारे घोषित करतो की दुय्यम निबंधक **बोरीवली - 8** यांचे कार्यालयात **पॉवर ऑफ अॅटर्नी** या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. EDWIN RICHARD VARELLA. दि. 17/03/2021 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/ निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबदल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपयोक्त कृती करण्यास पूर्णता सक्षम आहे सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक :

कुलमुखत्यारपत्र धारकाचे नाव व

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THE SEAL OF THE JOINT SUB-REGISTRAR BORIVALI no. 8 ★ NUMBAI SUBURBAN DIST. ★ दुय्यम निबंधक, बोरीवली - ८