i) AND WE DO HEREBY further declare that this Attorney shall be revocable

IN WITNESS WHEREOF We, **Mr. Roque Harold Dsouza** & **Mrs. Prechilla Clara Dsouza** have hereto set our hands and sealed on this ---- 10th day of October, 2022

-: The SCHEDULE OF THE PROPERTY :-

ALL THAT a Flat No. D-8, Malad Ganga CHS Ltd , Mithchowki, Malad (West), Mumbai 400064, India., Malad Ganga CHS Ltd , Mithchowki, Malad (West), Mumbai 400064, Maharashtra, India., bearing Plot No.307/8 Borivili, Division in the registration and sub district of Mumbai City.



SIGNED AND SEALED BY THE Within named

Mr. Roque Harold Dsouza

Mrs. Prechilla Clara Dsouza

In the presence of .....

1. Mr. Dsilva Glenn
2. Mrs. Rita D'Silva



Mr. Presley Oscar Dsouza

In the presence of.....

1. Mr. Dsilva Glenn
2. Mrs. Rita D'Silva

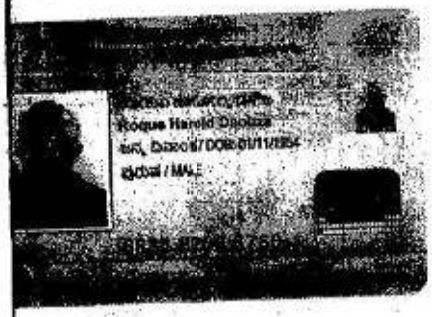


बरल - 7/
96609 | 379 | 300
2022

BEFORE ME
NOTARY

ZAFAREY ALAM
ADVOCATE & NOTARY
205/B, Malik Residency,
Bamber Co. Rd; Opp. Tanwar Nagar,
Kausa, Mumbra, Dist.-Thane-400612.

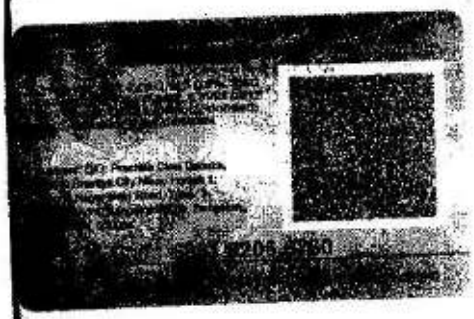
NOTED & REGISTERED
Page No. 114 Sr. No. 13095
Date 10 OCT 2022





NOTARY
ZAFAREY ALAM
Dist. Thane (M.S.)
Regn.No.10197/13
Exp.DL24-09-2023
GOVT. OF INDIA

THE SEAL OF THE SUB REGISTRAR BORIVALI-I
MUMBAI SUBURBAN DIST (BANDRA)





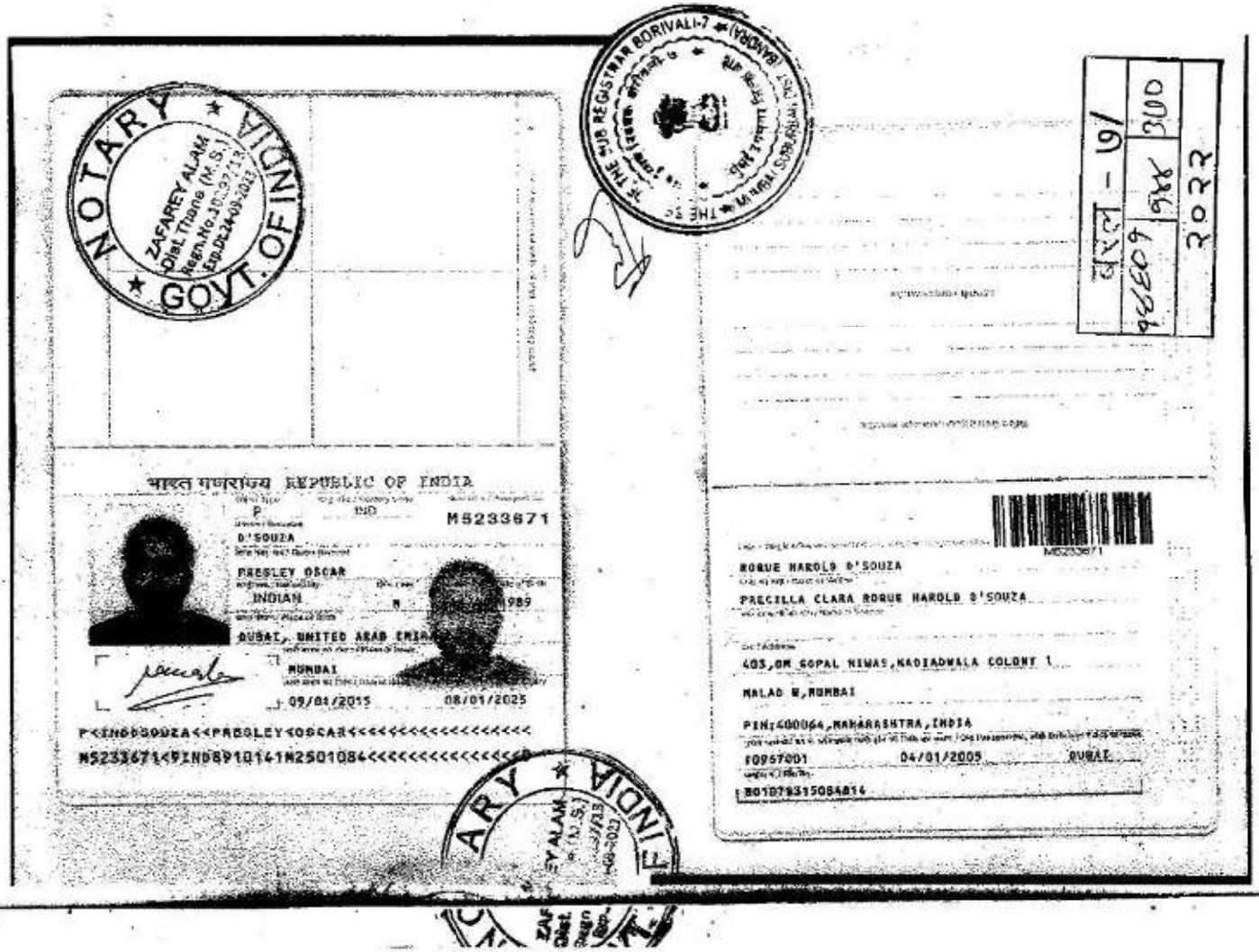
बरल - ७/		
96609	982	300
2022		

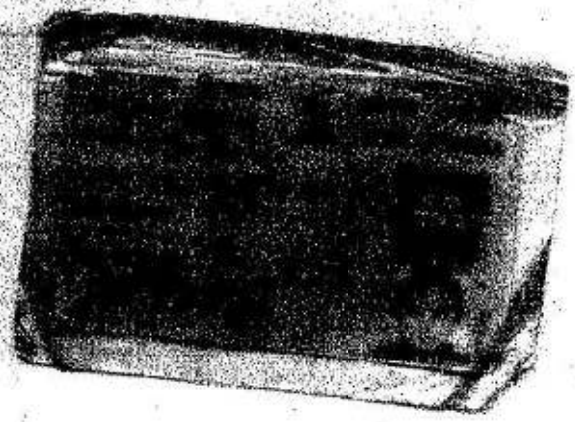


THE SEAL OF THE SUB REGISTRAR BORIVALI-7

NOTARY
ZAFAREY ALAM
Dist. Thane (M.S.)
Regn.No.10207/19
Exp.Dt.24-09-2023
GOVT.

बरल - ७/		
१४८०१	१७३	३/७
२०२२		


NOTARY
GOVT. OF INDIA
ZAFAREY ALAM
Dist. Thane (M.S.)
Regn.No.10/...
Exp.Dt.24-09-2013
THE SUB REGISTRAR BORIVALI-7
भारत गणराज्य REPUBLIC OF INDIA
P
IND
M5233671
D'SOUZA
PRESLEY OSCAR
INDIAN
M
1989
DUBAI, UNITED ARAB EMIR
MUMBAI
09/01/2015
08/01/2025
P<INDDSOUZA<<PRESLEY<OSCAR<<<<<<<<<<<<<<<<<<<<
M5233671<9IND8910141M2501084<<<<<<<<<<<<<<<<
M5233671
ROQUE HAROLD D'SOUZA
PRECILLA CLARA ROQUE HAROLD D'SOUZA
403,OM GOPAL NIWAS,KADIADWALA COLONY 1
MALAD W,MUMBAI
PIN:400064,MAHARASHTRA,INDIA
F0957001
04/01/2005
DUBAI
B01078315084814
2022



NOTARY
ZAFAREY ALAM
Dist. Thane (M.S.)
Regn.No. 10297/13
Exp.DL24-09-2023
GOVT. OF INDIA

NOTARY
ZAFAREY ALAM
Dist. Thane (M.S.)
Regn.No. 10297/13
Exp.DL24-09-2023
GOVT. OF INDIA

THE SEAL OF THE SUB REGISTRAR BORIVALI-7
MUMBAI SUBURBAN DIST. (MAHARASHTRA)

बरल - ७/		
१४६०१	१४५	३७०
२०२२		

घोषणापत्र

मी ---पंकज ठक्कर--- याद्वारे घोषित करतो की, दुय्यम निबंधक--उ
बोरिवली-- यांचे कार्यालयात--डेडबॉण्ड-- या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.श्री---पंकज ठक्कर--- व इ. यांनी दि.--4/12/12-- रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी,सदर दस्त नोंदणीत सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे.सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही.सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णत: सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास,नोंदणी अधिनियम,1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक 29/10/12

कुलमुखत्यारपत्रधारकाचे नाव
व सही

THE SEAL OF THE SUB REGISTRAR BORIVALI-7

बरल - ७/
१४६०१ | १४६ | ३७०
२०२२

Rupees Five Hundred Only 500/-

Citizencredit Co-Op. Bank Ltd.,
Shop No 1,2,5 & 6,Lourdes Tower
Building,Gautam Buddha Marg,
Orlem,Malad(West),Mumbai-400 064.

D-5/STP(V)/C.R.1009/05/06/750-54/11

भारत 96791 130901 SPECIAL ADHESIVE महाराष्ट्र SEP 04 2012 12:11

Rs.0000500/- PB5482

INDIA STAMP DUTY MAHARASHTRA

CITIZENCREDIT
CO-OPERATIVE BANK LTD.

Authorized Signatory

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENT SHALL COME, I, **Mr. WYNO JULIO ANTHONY RODRIGUES,** aged 29 years, Indian Inhabitant residing at Flat No. 404, 4th Floor, Sunflower, Lourdes Colony, Orlem, Malad (West), Mumbai – 400 064, SEND GREETINGS:

THE SUB REGISTRAR BORIVALI-7 (INDIA)

बोरिवली - ७/
१६६६७/ २०१२

D. RAWAL * MUMBAI * NOTARY 586

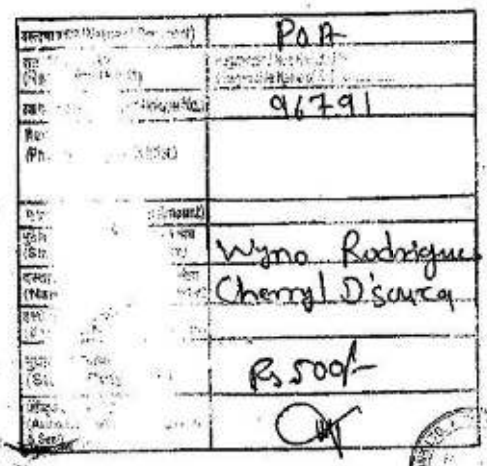
Customer's Copy

CITIZENCREDIT CO-OPERATIVE BANK LTD.
Lic D-5/STP(V)/C.R.1009/05/06/204-207
Malad Branch Date 04/09/2012
Pay to : Acct Stamp Duty Mumbai

Franking Value	Rs. 500/-
Service Chgs (Re. 10 per doc)	Rs. 10/-
TOTAL	Rs. 510/-

Name of the stamp duty paying Party
MR WYNO JULIO ANTHONY RODRIGUES

DD-/ Cheque No.
Drawn on Bank
(For Bank's use Only)
Tran ID 91241
For CITIZENCREDIT CO-OPERATIVE BANK LTD.
Franking Sl. No.
Authorized Signatory
Cashier Officer







बरल - ७/
96609 | 9RC | 300
२०२२

WHEREAS I, jointly along with my wife Mrs. CHERRYL ANN J. D'SOUZA, have under an Agreement for Sale dated 30th day of August, 2012 entered into by and between 1) Mr. JOHN PHILLIP ALMEIDA, and 2) Mrs. AGNES JOHN ALMEIDA, both adults, Indian Inhabitants, residing at Flat No. D/5, 1st Floor, "Ganga", "The Malad Ganga Co-operative Housing Society Ltd.", 65, Linking Road, (Relief Road), Mith Chowki, Malad (West), Mumbai - 400 064, therein called the 'Transferors' of the One Part and ourselves 1) Mr. WYNO JULIO ANTHONY RODRIGUES, and 2) Mrs. CHERRYL ANN J. D'SOUZA, therein called as the 'Transferees' of the Other Part; (duly stamped and registered with the Sub-Registrar of Assurances, Mumbai as required in law under serial No. BDR10 - 08036 - 2012 dated 03-09-2012) have agreed to purchase the Flat No. D/5, admeasuring 430 sq. ft. built up area, on the 1st Floor of the building known as "Ganga" belonging to "The Malad Ganga Co-operative Housing Society Ltd." (hereinafter referred to as the **"said Society"**), situated at 65, Linking Road, (Relief Road), Mith Chowki, Malad (West), Mumbai - 400 064, constructed on a piece and parcel of land bearing C.T.S No. 307(pt) lying and being and situate at village Valnai, Taluka Borivali, District Mumbai Suburban, hereinafter, for the brevity's sake referred to as the **said Flat**" from the said Transferors on the terms and conditions and for the consideration mentioned therein;

AND WHEREAS for the purpose of employment I am required to be out of India for long and would not be able to complete the purchase procedure and thereafter to look after the day to day affairs of the said Flat and therefore I am desirous of appointing my wife **Mrs. CHERRYL ANN J. D'SOUZA**, aged 28 years, Indian inhabitant, to be my lawful Attorney to do the following acts deeds and matters for and on my behalf;

बरल - 7/		
96E09	9RE	300
२७१२२		

NOW THEREFORE KNOW YE ALL TO WHOM THESE PRESENTS SHALL COME THAT I, Mr. WYNO JULIO ANTHONY RODRIGUES, do hereby nominate, constitute and appoint my wife Mrs. CHERRYL ANN J. D'SOUZA, as my true and lawful Attorney to do the following acts, deeds and matters for and on my behalf more particularly set out herein below:

1. To enter into, make, sign, seal, execute, deliver, acknowledge and perform all contracts, agreements, indentures, Deed of Declaration, Deed of Confirmation, Deed of Rectification, declarations, bonds, deeds, assurances, documents, papers, writings and things that may be necessary or proper to be entered into, made signed, sealed, executed, delivered, acknowledged and performed in my name in my behalf in respect of the purchase of said Flat and to present for registration the documents that may be required to be registered before the Registrar/Sub-Registrar of Assurances, Mumbai or any other authority having proper jurisdiction and to appear on my behalf and admit execution of the same.

2. To pay to the said Transferors the balance purchase price of the said flat and any other amount mutually decided in pursuance of the agreement and obtain receipt/s therefor.

3. To take possession of the said flat and look after the same, pay all outgoings, taxes, etc. and manage the said Flat.

4. To submit to the said society required forms, declarations, undertakings and information and sign and execute the same on my behalf so as to admit myself/ourselves as members of the said society and do all acts, deeds and things required in this respect, obtain share certificate etc. in my/our names.

5. To take necessary action for preserving and protecting the said Flat.

6. To deal with the officials and office bearers of the said Society in respect of our membership and all such matters.

7. To submit applications and letters in respect of our membership and its effective functions related to the said Society.

8. To pay the amounts of monthly maintenance of the said Society and obtain and receive the appropriate receipts passed and issued by the said Society.

9. To apply to the said Society for obtaining necessary documents, etc.

बरेल - 01
98609 | 940 | 300
2022

10. To apply to the said Society for obtaining necessary permission for giving the said Flat on Leave and License basis to any prospective person / Company, etc.

11. If my Attorney deems fit and proper, to give the said Flat on Leave and License basis to any suitable person / Firm / company on such terms and conditions as she may deem fit and proper, and for that purpose to sign, execute any Leave and License Agreement with him / her / them and to deliver for registration before the Registrar/Sub-Registrar of Assurances, Mumbai having proper jurisdiction and to appear on my behalf and admit execution of the same and get registered the said Leave and License Agreement and complete all legal formalities in respect of the said Flat.

12. To receive from the intending Licensee/s deposit money and / or monthly compensation / License fees in my/our name/s, on my behalf, for the use and occupation of the said Flat, and to give good, valid receipt for the same.

13. To issue notice/s for termination of the Leave and License Agreement to the Licensee/s and take back vacant and peaceful possession of the said Flat from the Licensee/s.

14. To evict and exclude any persons who may be claiming possession thereof, and, if necessary, to take an appropriate legal action therefor.

15. To engage and instruct lawyers, to depose and testify before the courts of law, to file affidavits, to sign pleadings and written statements, if necessary, before courts, to compromise and withdraw the suits, to deposit and withdraw amounts from the courts.

16. To sign and make affidavits, declarations, indemnity bonds, undertakings, receipts, as may be required and for the exercise of the powers hereby conferred upon my said Attorney.

AND GENERALLY to do all other acts, deeds and things as may be necessary for effectively carrying out the powers hereby given and to protect my/our interest in the said Flat.

BRN - 19/
98209 | 949 | 300
2022

This Power of Attorney is given without any consideration and the said Attorney is ***not empowered to sell the said Flat.***

And I do hereby ratify and confirm all the acts and deeds whatever my said Attorney shall do execute and perform or cause to be executed or performed in exercise of power of authority by virtue of these presents or otherwise expressed or intended.

IN WITNESS WHEREOF I have set and subscribed my hands to this writing at Mumbai on this 4th day of September, 2012.

SIGNED, AND DELIVERED

by the within named 'EXECUTANT'

Mr. WYNO JULIO ANTHONY RODRIGUES)

In the presence of .....)





I ACCEPT

Mrs. CHERRYL ANN J. D'SOUZA
(Signature of Constituted Attorney)

BEFORE ME,

J. D. RAWAL,
Advocate & Notary
Gr. Bombay.

Serial No. 1428
Page No. 45
Date 14 SEP 2012

14 SEP 2012

J. D. RAWAL
ADVOCATE & NOTARY
1201, NILANJANA,
Marve Road,
MUMBAI

बरल - ७/
४६६०९ | ९४२ | ३५०
२०१२

घोषणापत्र

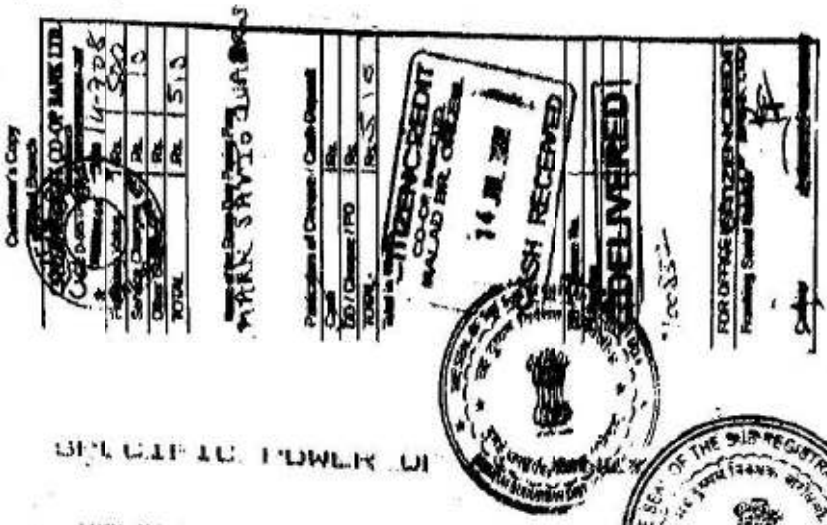
मी वेलेन्सिया सी. क्वाड्रस याद्वारे घोषित करतो की, दुय्यम निबंधक----- बोरीवली यांचे कार्यालयात---निलम कटारमल या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.श्री---मार्क क्वाड्रस--- व इ. यांनी दि.--२५/१/२०२२ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी,सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करुन कबुलीजबाब दिला आहे.सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही.सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णत: सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास,नोंदणी अधिनियम 1908 चे कलम [illegible] शिक्षेस नी पात्र राहीन याची मला जाणीव आहे.

V. Quadros

दिनांक 28/1/22

कुलमुखत्यारपत्रधारकाचे [illegible]
व सही

बरल - ७/
१४६०१ | १५३ | ३००
२०२२



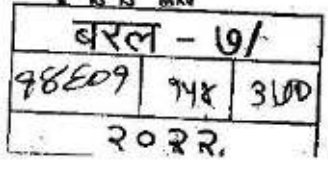
KNOW ALL BY THESE PRESENTS, I, MR. MARK DAVID [illegible],
Aged 40 years, having address at Flat No.C/302, 3rd [illegible]
VASANT VIEW 'C' CO-OPERATIVE HOUSING SOCIETY LTD., D'[illegible]
Lane, Off. Marve Road, Oriem, Malad (West), Mumbai - 400 064,
SEND GREETINGS :

WHEREAS I and my wife MRS. VALENCIA CARMEN QUADROS are the co-owners of the following immovable properties :

(a) Flat Nos. C/302 & C/304, 3rd Floor, Vasant View 'C' Co-operative Housing Society Ltd., D'monte Lane, Off. Marve Road, Oriem, Malad (West), Mumbai -400 064

(b) Flat No. 602, 6th Floor, Parija[illegible] Co-operative Housing Society Ltd., Linking Road, Mith Chowki, Malad (West), Mu[illegible] -400 064,

(c) Shop No.12, Malad Ganga Co-operative Housing Society Ltd., 65, Relief Road, Mith Chowki, Malad (West), Mumbai 40[illegible] 064,



AND WHEREAS as I am working abroad and therefore it is necessary for me to appoint some fit and proper person as my true and lawful Attorney to act on my behalf and in my name and in the name of Attorney in respect of the said immovable properties.

AND WHEREAS I do hereby nominate, constitute and appoint my wife MRS. VALENCIA CARMEN QUADROS, Aged 34 years, residing at Flat No.C/302, 3rd Floor, VASANT VIEW 'C' CO-OPERATIVE HOUSING SOCIETY LTD., D'monte Lane, Off. Marve Road, Orlem, Malad (West), Mumbai - 400 064, to be my true and lawful Attorney for me in my name and on my behalf and to do the following acts, deeds and things in respect of immovable properties.

1. To look after and manage the aforesaid immovable properties in all respects on my behalf and in my name.

2. To represent me with the Co-operative Housing Society Ltd., in respect of maintenance charges of the aforesaid immovable properties on my behalf and in my name.

3. To pay the maintenance charges, outgoings, taxes and charges to the Co-operative Housing Society Ltd., on my behalf and in my name in respect of the aforesaid immovable properties.

4. To appear before the concerned authorities of the Government/Local authorities in any matter in respect of the aforesaid immovable properties.

MQuadros

बरल - 7/
98609 | 944 | 300
2022

4. To apply with Co-operative Housing Society Ltd., for NOC for Leave and Licence of the aforesaid Immovable properties on my behalf and on my name to the Licensee/s.

5. To give the aforesaid immovable properties on Leave and Licence basis on my behalf and in my name and accept the security deposit amount and pass the Official receipt/s and take the monthly compensation or licence fees from THE LICENSEE/S and get the aforesaid immovable properties vacated from THE LICENSEE/S and also to sign the Leave and Licence Agreement/Deed of Rectification/Deed of Cancellation and any other papers/documents/application on my behalf and in my name.

6. To appear before the Sub-Registrar of Assurances at Borivali, Goregaon, Bandra and Old Custom House Mumbai for the purpose of Registration of the Leave and Licence Agreement in respect of the aforesaid immovable properties and to do all things in connection with the said Leave and Licence Agreement in respect of the aforesaid immovable properties on my behalf and in my name.

बदर-१७ IV
४४८ | ८
१०००

7. To represent me and appear in the proceedings of the Society and to do all things and deeds on my behalf and in my name in respect of the aforesaid immovable properties.

8. To commence, prosecute or enforce or to defend answer or oppose all actions and legal proceedings and demands touching or concerning the said Immovable properties or any

बदल - ७/
९६६७ | ५६ | ३००
२०२२

part thereof or any other matter wherein I may hereafter be interested or concerned as the owner of such immovable properties and in respect of the said immovable properties.

(c) AND GENERALLY to act in my regard and in my name and lawful Attorney for me in my name and on my behalf to do and execute or cause to be done and executed all acts, deeds, matters, things and instruments as fully and effectually as myself could do and execute if personally present as the co-owners of the said immovable properties PROVIDED however that all costs, charges and expenses incurred in so doing and all liabilities arising out of such costs shall rest exclusively on the said attorney.

AND I HEREBY confirm and ratify and agree to confirm and ratify all and whatsoever that the said attorney do and execute or cause to be done and executed by virtue hereof.

IN WITNESS WHEREOF, I, MR. FRANK DAVID QUADROS has hereunto set and subscribed my hands this 24th day of Jul, 2008.

SIGNED, SEALED AND DELIVERED by)
the withinnamed EXECUTANT)
MR. FRANK DAVID QUADROS)
in the presence of ...)

EXECUTANT.

(Specimen signature of Constituted Attorney)
(MRS. VALENCIA CARMEN QUADROS)









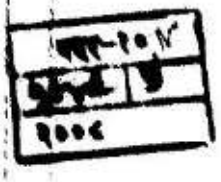


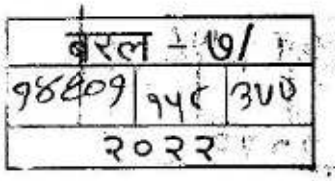












[redacted]

24/07/2008 2:35:15 pm

मुख्य निबंधक: सह दु.नि.का बोरीवली 4

दस्त गोषवारा भाग-1

गदर10 IV
दस्त क्र 5446/2008

दस्त क्रमांक : 5446/2008

दस्तांचा प्रकार : मुखत्यारनामा

अ.क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: पार्थ सोसिअल इन्फ्रास्ट्रक्चर प्रा: घर/फ्लॅट नं: सी 302 गल्ली/रस्ता: हिर्मांटी लेन , ऑफ मार्वे रोड इमारतीचे नाव: वसंत स्मृ इमारत नं: - पेठ/वसाहत: - शहर/गाव: ऑरलेम मालाड प मुं तालुका: -	लिहून देणार वय 40 सही		
2	नाव: वेलनसिया सी कॉर्पोरेशन घर: घर/फ्लॅट नं: सी 302 गल्ली/रस्ता: ऑफ मार्वे रोड इमारतीचे नाव: वसंत स्मृ सोसा इमारत नं: - पेठ/वसाहत: - शहर/गाव: मालाड प मुं तालुका: - पिन: 64 देश:	लिहून घेणार वय 37 सही		





बरल - ७/

98E09	94e	300

सादरकर्ता: [redacted] तर्फे [redacted] यांचेकडून दस्ताचा [redacted] दिलाचे कबूल करतात.

[redacted]

दस्त गोषवारा भाग - 2

बदर10 IV

दस्त क्रमांक (5446/2008)

6

दस्त क्र. [बदर10-5446-2008] चा गोषवारा
बाजार मुल्य :0 मोबदला 0 भरलेले मुद्रांक शुल्क : 500

दस्त हजर केल्याचा दिनांक: 24/07/2008 02:30 PM
निष्पादनाचा दिनांक : 24/07/2008
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार :48) मुक्तता(रुपांतर)
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 24/07/2008 02:30 PM
शिक्का क्र. 2 ची वेळ : (फी) 24/07/2008 02:34 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 24/07/2008 02:35 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 24/07/2008 02:35 PM

दस्त नोंद केल्याचा दिनांक : 24/07/2008 02:35 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

1) रोहन- अवस्थी ,घर/फ्लॅट नं: बी 22
गल्ली/रस्ता: मथुरादास रोड
ईमारतीचे नाव: मधु पार्क
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: कांदिवली प पु
तालुका: -
पिन: 67

2) विकेश - जाधव ,घर/फ्लॅट नं: पेट नं 7
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: मालवणी नालाड प पु
तालुका: -
पिन: 64

दु. निबंधकाची सही, सह दु.नि.बोरीवली-४

प्रमाणित करण्यात येते की, या दस्तामध्ये एकूण 18 पाने आहेत

सह दुय्यम निबंधक बोरीवली-क्र. ४
मुंबई उपनगर जिल्हा.

दु. निबंधकायी सही
सह दु.नि.का-बोरीवली 4

बदर-10/5446/2008

पुस्तक १ मांक १, क्रमांक IV .....वर
दिनांक 24-07-08
दिनांक

सह दुय्यम निबंधक, बोरीवली क्र. ४,
मुंबई उपनगर जिल्हा.

बरल - ७/		
9860	960	300
2023		

घोषणापत्र

मी कल्पना अंधेरी यादवारे घोषित करतो की, दुय्यम निबंधक----- बोरिवली यांचे कार्यालयात-दिवाणी या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.श्री-मुकुंद कुमार अंधेरी व इ. यांनी दि. 8/10/22 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी,सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे.सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही.सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णत: सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास,नोंदणी अधिनियम,1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक 18/10/22

L Kulkarni
कुलमुखत्यारपत्रधारकाचे
व सही

THE SEAL OF THE SUB REGISTRAR BORIVALI-1

बरल - ७/
१४६०१ | १६१ | ३७७
२०२२

NOTED & REGISTERED

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पांच सौ रुपये Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र TRA

NOTARY A. P. MAROO MAHARASHTRA Regd. No. 1962 GOVT. OF INDIA

NOTARY A. P. MAROO MAHARASHTRA Regd.-1962 GOVT. OF INDIA

THE SEAL OF THE SUB-REGISTRAR BORIVALI

SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I, SHRI **MUKUNDBHAI FULABHAI BRAHMBHATT,** aged 67 years, an Indian Inhabitant, residing at B – 1604, Sapta Ratna Towers Sunder Nagar, Malad (West), Mumbai – 400064, Taluka Borivali (hereinafter referred to as "the Executant") send GREETINGS.

बरल - ७/
96E09 | 922 | SUD
२०२२

WHEREAS I, the EXECUTANT is the joint owner and in physical and lawful possession of an immovable property located at **FLAT NO. A-12**, of the building known Malad Ganga CHSL, registered under the Maharashtra Co – Operative Societies Act, 1960 situated at Mith Chowki, Link Road, Malad (West), Mumbai – 400064, Taluka Borivali (more particularly mentioned in the schedule hereunder written and hereinafter referred to as "the said Property").

NOTARY A. P. MAROO MAHARASHTRA Regd.-1962 GOVT. OF INDIA

जोडपत्र-१ / Annexure - I

फक्त प्रतिज्ञापत्रासाठी / Only for Affidavit

१. मुद्रांक विक्री नोंदवही अ[illegible] क्रमांक / दिनांक

२. मुद्रांक विक्रेत [illegible] नाव, राहिवासाचा पत्ता व सही

३. परवानाधारक मुद्रांक विक्रेत्याची सही .

व परवाना क्रमांक [illegible] व मुद्रांक विक्रीचे ठिकाण / पत्ता

परवाना क्रमांक [illegible]

मुद्रांक विक्रीचे ठिकाण / पत्ता : सौ. कांचन हर्षद भोंगाळे

[illegible] नं. १, बिल्डिंग नं. ४, कोलगेट मैदानसमोर,

[illegible] पंदिराजवळ, खेरनगर, सांताक्रुझ (पूर्व), मुंबई - ४०० ०५१.

[illegible] न्यायालयासमोर प्रतिज्ञापत्र आदर [illegible]

[illegible] आवश्यकता नाही. (नियम आदेश [illegible])

[illegible] खरेदी करणार [illegible] त्याचे स्वाक्षरीनमुने

[illegible] व मोबाईल क्रमांक आहे.

AJAY P. MAROO
Advocate Supreme Court
Regd.:-MAH/884/93
Room No. 8, Gr. Floor,
BMC Bldg., Lilye Nagar
V Road, Goregaon (W)

THE SEAL OF THE SUB REGISTRAR

NOTARY
A. P. MAROO
MAHARASHTRA
Regd.-1962
GOVT OF IN

बरल - ७/

98E09	983	3U0

२०२२

AND WHEREAS I am unable personally to look after the said property due to suffering of various ailments in terms of reading the said property for redevelopment purpose, Leave and Licenses and Rental basis and recovering rents there from and paying taxes after the property is redeveloped

AND WHEREAS I, the Executant, therefore propose to appoint my Wife:

1. **SMT KALPANA MUKUNDBHAI BRAHMBHATT**, W/o MUKUNDBHAI FULABHAI BRAHMBHATT, aged 62 years, an Indian Inhabitant, residing at B – 1604, Sapta Ratna Towers Sunder Nagar, Malad (West), Mumbai – 400064 as my **lawful attorney** or agent to do the following acts and things on my behalf and which she has agreed to do.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS THAT

I, the Executant, hereby appoint and constitute the said 1. **SMT KALPANA MUKUNDBHAI BRAHMBHATT** to be my true and lawful attorney or agent with full powers and authority to do and execute the following acts, deeds and things in my name, on my behalf and for me viz.

That the present Power of Attorney is **NOT FOR SALE** purpose and is only FOR REDEVELOPMENT PURPOSE OF the said scheduled property and establishing the new title in favour of the EXECUTANT.

बरल - 01		
96609	96K	BUD
2022		

1) To participate in society meetings for the purpose of feasibility reports and tender documents at the time of redevelopment of the society.

2) To sign and execute the development agreement, thereby looking after the affairs and negotiations for FSI Premium, Fungible FSI, Corpus, Rent, Shifting Charges, Additional Area to be provided by the builder i.e., SHREEJI CONSTRUCTIONS having address at 1st Floor, Shreeji

Mukundbhai

Kalpana M.

Atlantis, Gautam Buddha Marg Orlem, Malad (West), Mumbai 400064 etc.

3) In terms of the said reference Development Agreement, to attend society meeting, to sign and execute deeds or lease or any type of Deed of transfer in the Executant's name, Deed of Tenancy, and all other documents and writings in respect of the newly constructed building or any portion thereof or the flats or units in the said multi-storied building, which relates to the Developer's Allocation as mentioned in the Development Agreement stated and to admit receipts of consideration and to execute and to register the same according to the provisions of law.

4) To give any notice as to the intimation of disapproval of any plans for redevelopment or any terms and conditions for the same.

5) To sign and execute a Separate Tri Partite Agreement with the builder SHREEJI CONSTRUCTIONS, wherein the society shall be the confirming party for the purpose of permanent alternate accommodation agreement; establishing the new title in favour of the executant as per the transfer of property laws or any other law prevailing at the time of redevelopment of the property.

6) To appear before and represent me/us at the office of the B.L. & L.R.O., S.D.L. R.O., A.D.M.(L.R.), District Collector, Revenue Inspector, Urban Land (Ceiling and Regulations) Authority, Service Tax and Income Tax Authority in respect of land and Tax matter and all other acts, statutes, laws, rules and bye-laws in any way in connection with the development of the said property.

96E09	984	3600
2022		

7) To appear before Sub-Registrar for purpose of admit and execution of the said property.

Kailasa M.

8) To appear before any officer of the Government or local authority in any matter in connection with the redevelopment of the scheduled property, finalisation of the builder etc.

9) To execute such a power of attorney as to enable the Developer to develop the property in accordance to the terms and conditions as set out in the Development Agreement and to carry out all the work pertaining to the development of the property, the Society executes a general Power of Attorney in favour of any one of the Directors/Partners or Proprietor of the Company/Firm to act for and on behalf of the Society to do all acts and things relating to the said property, to deal with and correspond with the Municipal Corporation of Greater Mumbai, Mumbai Metropolitan Region and Development Authority, Mumbai Housing and Area Development Authority and all other Offices and Local Authorities and/or the State Government and/or Central Government and its departments in respect of redevelopment of said property, to apply for and obtain sanction of building plans or the revalidation, to apply for and obtain Commencement Certificate, Occupation Certificate, Building Completion Certificate and all other relevant certificates, to deal with and correspond, to demolish, pull down, construct, reconstruct, repair, improve upon the said property or any part or portion thereof, to appoint Architects, RCC Specialists, Engineers and other Professionals to sell and dispose of the remaining premises, area, flats, commercials that have been constructed and generally to do all other acts and matters in connection with or relating to redevelopment, reconstruction, completion and occupation of the new building/s of the Society.

10) To submit all the required legal documents pertaining to the scheduled property for the purpose of redevelopment in the society meeting or wherever required, whenever asked for by the society and the builder.

11) In general to do all other acts, deeds, matters and things whatever in connection with the recovery of the income and payment of taxes and other outgoing in respect of the said property and otherwise managing the same.

AND I, the Executant agree to ratify all lawful acts and things done by the said attorney pursuant to the powers hereby before mentioned.

IN WITNESS WHEREOF I, the EXECUTANT have set my hand this 08th Day of October, 2022.

THE SCHEDULE REFERRED ABOVE

An immovable property being a residential premise **FLAT NO. A - 12**, of the building known Malad Ganga CHSL, registered under the Maharashtra Co - Operative Societies Act, registration No. BOM/HSG/ P/8533 of 1981 situated Chowki, Link Road, Malad (West), Mumbai – 400064, Taluka – Borivali, Mumbai within the limits of Bombay Municipal Corporation, and within the Registration District and Sub-District of Bombay.

Signed and delivered by the within named

बरल - ७/
९४८७ | १८७ | ३७०
२०२२

"EXECUTANT"

1. **SHRI MUKUNDBHAI [illegible] BRAHMBHATT)**
   Aadhar Card no [illegible]

बरल - ७/
९४८७ | १८७ | ३७०
..... २०२२

in the presence of .....

"CONSTITUTED ATTORNEY"

2. **SMT KALPANA MUKUNDBHAI BRAHMBHATT**
   Aadhar Card no. 6176 3794 2017

in the presence of .....

BEFORE ME

A P MAROO
NOTARY & ADVOCATE
GOVT. OF INDIA

8 OCT 2022

NOTED & REGISTERED
Sr No. 450 Page No.
Date: 08/10/2022

भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणी क्रमांक/Enrolment No.: 1088/16671/00210

Mukundbhai Brahmbhatt (मुकुंदभाई ब्रह्मभट्)

S/O: Fulabhai Brahmbhatt, A/12 , 3rd Floor , Ganga CHS Ltd, Link Road ,, Mith Chowki ,, Malad West ,, Mumbai, Mumbai, Maharashtra - 400064

Date: 31/03/2016

तुमचा आधार क्रमांक/ Your Aadhaar No.:

8844 0081 0701

माझे आधार, माझी ओळख

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वाचे नाही.
- ओळखीचे प्रमाण ऑनलाइन ऑथेन्टीकेशन द्वारा प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authent cate online.
- This is electronically generated letter.

- आधार देशभरात मान्य आहे.
- आधार साठी आपण एकदाच नामांकन नोंदणीची आवश्यकता आहे.
- कृपया आपल्या तरुण्चा मोबाइल नंबर व ई-मेल पत्ता नोंदवा, यामुळे आपल्या विभिन्न सुविधा प्राप्त करण्यामधे मदत मिळेल.

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.

GOVERNMENT OF INDIA

मुकुंदभाई ब्रह्मभट
Mukundbhai Brahmbhatt
जन्म तारीख/ DOB: 15/12/1964
पुरुष / MALE

8844 0081 0701

माझे आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
वडिलांचे/आईचे नांव: फुलाभाई ब्रह्मभट, ए/12 ,3 फ्लोर , गंगा सीएचएस एलटीडी, लिंक रोड ,, मिठ चोकि ,, मालाड वेस्ट ,, मुंबई, मुंबई, महाराष्ट्र - 400064

Address:
S/O: Fulabhai Brahmbhatt, A/12 , 3rd Floor , Ganga CHS Ltd, Link Road ,, Mith Chowki ,, Malad West ,, Mumbai, Mumbai, Maharashtra - 400064

8844 0081 0701

MERA AADHAAR, MERI PEHACHAN

बरल - ७/
96E07 | 96 | 3VD
२०२२

भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणी क्रमांक:/Enrolment No.: 1086/16671/00211

Kalpana Brahmbhatt (कल्पना ब्रह्मभट)

W/O: Mukundbhai Brahmbhatt, A-12 , Ganga CHS Ltd ., Link Road ., Mith Chowki ., Malad West ., Mumbai, Mumbai,
Maharashtra - 400064

Date: 31/03/2016

तुमचा आधार क्रमांक/ Your Aadhaar No.:

6176 3794 2017

माझेआधार, माझी ओळख

सूचना

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वाचे नाही.
- ओळखीचे प्रमाण ऑनलाइन ऑथेन्टीकेशन द्वारा प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देशभरात मान्य आहे.
- आधार साठी आपण एकदाच नावाकन नोंदणीची आवश्यकता आहे.
- कृपया आपल्या सध्याचा मोबाइल नंबर व ई-मेल पत्ता नोंदवा, यामुळे आपल्या विविध सुविधा प्राप्त करण्यासाठी मदत मिळेल.

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.

भारत सरकार
GOVERNMENT OF INDIA



कल्पना ब्रह्मभट
Kalpana Brahmbhatt
जन्म तारीख/ DOB: 03/04/1960
महिला / FEMALE

6176 3794 2017

माझे आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
पतीचे नाव: मुकुंदभाई ब्रह्मभट, ए-12 , गंगा सीएचएस एलटीडी ,, लिंक रोड ,, मिठ चौकि ,, मालाड वेस्ट ,, मुंबई, मुंबई, महाराष्ट्र - 400064

Address:
W/O: Mukundbhai Brahmbhatt, A-12 , Ganga CHS Ltd ., Link Road ., Mith Chowki ., Malad West ., Mumbai, Mumbai, Maharashtra - 400064

बरल - ७/
१६६०१ | १६८ | ३५०

6176 3794 2017 २०२२

माझे आधार, माझी ओळख MERA AADHAAR, MERI PEHACHAN

The power of service

स्वच्छतागृह

adani Electricity

BILL OF SUPPLY | RESIDENTIAL

KALPANA M BRAHMBHATT

A-12 GANGA FLOT SO-RS ANILAD W
DAE MARKE ROAD-MITRI CI-OWN
MUMBAI 400062

19122 We're listening

BP No. 101295201672 Bill Date 26-05-2022 Cycle No. 23

BU Distribution No. Malad/Goregaon/03/425/35/035/034 Type of Supply SINGLE PHASE

ACCOUNT NO
102408304

BILL MONTH
APR-22

DUE DATE
04.06.2022

Electric Smiles

DUE AMOUNT
₹70.00*

YOUR CURRENT CONSUMPTION

Tariff	Meter number	Multiplying Factor (MF)	Energy consumption: Present reading	Energy consumption: Previous reading	Energy consumption: Consumption (Unit kWh)	Energy Charges	Fixed charge (₹)
LT I (B)	884240	1	281.00	263.00			

TOTAL

TRACK YOUR CONSUMPTION (UNITS)

DISCOUNTED BILL AMOUNT
Round sum bill payable after discount of ₹ 0.60 on or before discount date: 21-06-2022 ₹ 70.00

LATE PAYMENT BILL AMOUNT
Round sum bill payable (including DPC of ₹ 1.16) after due date 04.06.2022 ₹ 70.60

SANDEEP BANSAL

THE SEAL OF THE SUB REGISTRAR BORIVALI

बरल - ७/
78609
900 300
२०२२

If paying by cheque, please remember
- Cheque should be Account payee of local clearing and not post-dated
- Always ASSERT payment slip. Do not staple
- Mention A/C No. and respective amount on back of the cheque when making multiple bill payments through cheque

Make cheque payable to Adani Electricity Mumbai Ltd. A/C No. 102408304

0102408304030000070040822220000000000000007221052022

APR-22 102408304 03

Round Sum payable ₹ 70.00
Due Date 04.06.2022

Discounted Amount/Rounded off ₹ 70.00
Discount date 21-06-2022

Amount after due date Round sum ₹ 70.60

3.78

035/034/C02