



महाराष्ट्र MAHARASHTRA

2022

BT 038318



प्रधान न्यायिक कार्यालय, मुंबई.
प.म.वि.क्र. ८००००९५
22 SEP 2022
सदाम अधिकारी

श्रीमती लता सांगळे



SPECIAL POWER OF ATTORNEY

I, MR. SHRENIK AMRATLAL DOSHI (Aadhar Card No. 3002 3213 28 3213 28 Pan Card No. AABPD3322K) aged about 69 years, residing at 703, C, Sea Shell Apt, Cross Road-3, Lokhandwala Complex, Andheri (W) Mumbai 400053

AND WHEREAS since I am required to execute consent Agreement and other documents for redevelopment of property with M/s. SHREEJI CONSTRUCTION in respect of my Flat No. B/1-A at Malad Ganga CHS Ltd, Mith Chowki, Malad (W) Mumbai - 400,064, India, bearing plot No. 307/8 district Mumbai City (hereinafter referred to "The Said Flat")

बरल - ७/
१४६०९/१९९ ३००
२०२२

29 SEP 2022

ജനകീയ മണ്ഡലം

१. कृष्ण मूर्ति की उपासना अर्थात् का

~~Shoehut, A Day~~

C. Cr. Chalk

29 SEP 2022



THE UNIVERSITY OF CHICAGO

செய்து கொடுத்திருக்கிறார்கள். இதைப் பற்றி நான் உறுதியாகச் சொல்ல விரும்புகிறேன். இதுவரை எந்தவிதமான தகவலும் என்னைக் கேள்விப்பட்டிருக்கிறேன். இதைப் பற்றி நான் உறுதியாகச் சொல்ல விரும்புகிறேன். இதுவரை எந்தவிதமான தகவலும் என்னைக் கேள்விப்பட்டிருக்கிறேன்.

© 2004 Blackwell Publishing Ltd, *Journal of Internal Medicine* 255: 103–110

1990年12月15日

2000-01-01

www.elsevier.com/locate/jmb

सुखीय अनेदी १७७७-१७७८



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922

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AND WHEREAS as I am going to visit U. S. A. to meet my family members, unable to SIGN, EXECUTE and ATTEND the office. of Sub-Registrar of Assurances at Mumbai to admit the execution of all agreements of the said flat. I am therefore, desirous of appointing some fit and proper person to be my Constituted Attorney. This Power of Attorney is given without any consideration.

AND WHEREAS accordingly I am desirous of appoint my friend Mr. C. G. Chako (Aadhar card No.4635 0214 4004) currently residing at Flat No F/5, Malad Ganga CHS. Ltd., Mith Chowki, Linking Road, Malad (W), Mumbai 400,064 having Aadhar No. 4635 0214 4004 to be TRUE and LAWFUL ATTORNEY on my behalf.

AND WHEREAS I Mr. Shrenik Amrutlal Doshi do hereby designate, constitute and appoint my friend Mr. C. G Chako to be my TRUE and LAWFUL attorney for me and on my behalf to be done any of the following acts, deeds and thing viz.

- a) To sign, execute and deliver the said development agreement for redevelopment of my property a described above on my behalf as described in the schedule here under written
- b) To sign and execute all necessary documents Development Agreement, and deliver the said development agreements for redevelopment. of my property as described above on my behalf in respect of the said flat more particularly described in the schedule hereunder written,
- c) To submit the said agreement for development for registration to the Sub-Registered on my behalf.
- d) To present the said agreement for redevelopment present for registration before the sub-registrar or registrar having authority for and to have it registered according to the law and to do all other acts, deeds, matter and things which my attorney may consider necessary for the registration of the said agreement for redevelopment fully and effectually in all aspects as I could the same myself.



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2922		

AND GENERALLY to do all other acts deeds, things which my said attorney may require or deem expedient to be done or performed in order to carry out the intents of this Power of Attorney.

AND I DO HEREBY further declare this Attorney shall be revocable.

The SCHEDULE OF THE PROPERTY: -

ALL THAT a Flat No. B/1-A Malad Ganga, CHS Ltd, Mith Choksi Malad (W) Mumbai 400064 bearing plot No. 307/8 Borivali, Division of the registration and sub district of Mumbai.

IN WITNESS WHERE OF I Shrenik Amratlal Doshi have hereto set our hands and sealed On this 29TH day of September 2022;

SIGNED AND DELIVERED by the)
Within named "EXECUTANT")
MR. SHRENIK AMRATLAL DOSHI)
In the presences of)

SIGNED AND DELIVERED by the)
Within named "ATTORNEY")
MR. C. G. CHACKO)
In the presences of

Identified by me

M. H. K. DUBEY
29/09/22
MR. HILESH KUMAR DUBEY
B.A., LL.B.
ADVOCATE HIGH COURT MUMBAI
Subhash Nagar, MIDC, Andheri (E),
Mumbai - 400093



BEFORE ME
Before me, *H. Prasad Mishra*
29/09/22
HARI PRASAD MISHRA
ADVOCATE & NOTARY
GOVT. OF INDIA
H. PRASAD MISHRA
ADVOCATE & NOTARY
GOVT. OF INDIA
Reg. No. 10441

Reg. No. 06/2022
Sr. No. 338/2022
Sign. *H*



भारत सरकार
Government of India
श्रेणिक अण्णालाल दोशी
Shrenik Anantlal Doshi
जन्म तारीख / DOB : 14/02/1953
पुरुष / Male

3002 3428 3213

- सामान्य माणसाचा अधिकार

Shrenik A. Doshi



पंजीकृत, विशिष्टता प्रमाणित
Unique Identification Authority of India
पते
श्रेणिक अण्णालाल दोशी,
703/सी, सी शीर अपार्टमेंट, स्वामी
समर्थ नगर, लखवडवाला कॉम्प्लेक्स,
जोशी (वेस्ट), मुंबई, आंधरी नगर,
मुंबई महाराष्ट्र, 400053
Address:
S/O Anantlal Doshi, 703C, Sec
Shel Apartment, Swami
Samarth Nagar, Lakhardwala
Complex, Andheri (West),
Mumbai, Azad Nagar, Mumbai,
Maharashtra, 400053



3002 3428 3213



Shrenik A. Doshi

श्रेणिक अण्णालाल दोशी / PERMANENT ACCOUNT NUMBER
AABPD3322K
नाम / NAME
SHRENIK DOSHI
पिता का नाम / FATHER'S NAME
A DOSHI
जन्म तिथि / DATE OF BIRTH
14-02-1953
हस्ताक्षर / SIGNATURE
Shrenik A. Doshi
आयकर निदेशक (प्राथमिक)
DIRECTOR OF INCOME TAX (PRIMA)

बरल - ७/		
98609	986	300
2022		



भारत सरकार

Unique Identification Authority of India

नसदिकाचा क्रमांक / Enrolment No. 1218/1017/1/1/1

22/09/2012
 चांगगेठु गीवार्गेश चव्हाण
 Changethu Gevarghese Chacko
 F - 5, Malad Ganga CHS LTD
 Link Road
 Min Chowki
 Malad West Doly
 Malad West Doly Malad West Mumbai
 Maharashtra 400064
 9821245658



Ref: 9 / 17A / 17445 / 17955 / P



SH0841477280F



आपला आधार क्रमांक / Your Aadhaar No. :

4635 0214 4004

आधार — सामान्य माणसाचा अधिकार

भारत सरकार
 चांगगेठु गीवार्गेश चव्हाण
 Changethu Gevarghese Chacko
 जन्म वर्ष / Year of Birth: 1958
 पुरुष / Male

4635 0214 4004

आधार — सामान्य माणसाचा अधिकार

बरल - ७/		
9821245658	9821245658	3000
2022		

घोषणापत्र

मी मानकान्न मेडेल याद्वारे घोषित करतो की, दुय्यम निबंधक—
खेरीबाब यांचे कार्यालयात—वि.ल.न.क.त.ग.ना.प. या शिक्षकाचा दस्त नोंदणीसाठी सादर करण्यात
आला आहे. श्री वेङ्कट मेडेल व इ. यांनी दि. 30/6/22 रोजी मला
दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत
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 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 अन्वये
शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक 28/10/22

H. M. M. M.
कुलमुखत्यारपत्रधारकाचे नाव
व सही



बरल - ७/		
१४६०९	१६०	३६०
२०२२		

POWER OF ATTORNEY

TO ALL to whom these presents shall come, I MR. BRENDAN MENDES, aged 30 years, adult Indian Inhabitant, having address at Flat No. A-14, Malad Ganga Cooperative Housing Society Ltd., Mith Chawli, Link Road, Malad (West), Mumbai - 400 084, SEND GREETINGS

WHEREAS I am owner of Flat No. A-14, Malad Ganga Cooperative Housing Society Ltd., Mith Chawli, Link Road, Malad (West), Mumbai - 400 084, and the said property is called the "Said Property";

AND WHEREAS the said Malad Ganga Co-op. Housing Society Ltd. is engaged in the development of its old building structure.

AND WHEREAS due to pre-occupation with my work, I am not able to attend to the affairs of the said property. Due to this reason, I am desirous of appointing some person to look after all my affairs in India and also matters relating to the development process of the said property and any other Government or Semi-Government authorities.

NOW KNOW YE ALL THESE PRESENTS WITNESS THAT I do hereby appoint, constitute and appoint my brother MR. MALCOLM MENDES, aged 34 years, as my lawful and authorized Attorney to attend to the matters relating to the development process of the said property and any other Government or Semi-Government authorities.

POWERS CONFERRED UPON MY ATTORNEY FOR ATTENDING TO THE DEVELOPMENT PROCESS OF MALAD GANGA CO-OP. HSG. SOC. LTD.

To attend for me and on my behalf before the Malad Ganga Co-op. Housing Society Ltd. and sign on my behalf any documents, writings, forms and papers that may be required by the said society and the Development authorities in the development process.

[Signature]



98697 REC 300
19/

2. To accept any money or moneys to be received by me as a nominee member of Malad Ganga CHS Ltd., from the development of the flats and conditions of the Development Agreement between Developers and Malad Ganga CHS Ltd. such as:

(i) Inconvenience and Hardship Compensation;

(ii) Displacement Compensation;

(iii) Land consideration and Other charges;

(iv) and or any other amounts that's maybe payable on account of development.

3. To issue or sign necessary receipts, as required by the Developers on the same on my behalf.

4. To deposit the money or moneys as mentioned above received from the Developers in my bank accounts.

5. To attend before the Developers and negotiate and collect the corpus fund and Advance Rent relating to the above mentioned Flat where for the society goes for Re-Development.

6. To attend on my behalf Annual General Meetings relating to the Re-Development process and any other affairs of the society.

7. To execute and sign on my behalf any Agreement, Agreement for Permanent Alternate Accommodation with the Developers, Leave and License Agreement and any other Agreements or Documents that may be required whenever the building of the said Property goes in for Re-Development. The Attorney can use the power only if I am not able to come to India to execute the above Documents.

However if I am not able to come to India, I will definitely send a confirmation writing to execute the documents on my behalf.

8. To appear before the Sub-Registrar of Assurances, in Mumbai or any where else on my behalf and lodge the Agreement for Alternate accommodation, Leave and License Agreement or any other Agreements, for Registration and to execute and admit the said Agreement. Deeds in my said Attorney shall and he/she/they the Attorney can use the power only if I am not able to come to India to do the legalities of the above Documents. However if I am not able to come to India I will definitely send a confirmation writing to do the Registration of the documents on my behalf.

[Signature] H. H. H.

AND hereby agree that all acts, deeds, matters, and things, and all and singular the premises, shall be caused to be done and executed by my said Attorneys shall be as valid as acts, deeds, matters, and things, and all and singular the premises, if done and executed by me and I hereby ratify and confirm whatever the said Attorneys shall lawfully do and execute as aforesaid and I will bear the cost thereof and I will bear the cost of the same.

THE SCHEDULE OF THE PROPERTIES

Lot No. A-1, 2 and 3, Ganga Corporation, Suburban Society,
 Road, Noida (West) District, Uttar Pradesh.
 Situated on the ...
 ...



IN WITNESS WHEREOF I have hereunto set my hand and seal on this ...
 ... 2022

SIGNED AND DELIVERED

by the undersigned

MR. BRENDAN MENON

BY NO. APPROVED

Signature of ...

Signature, Left Hand Thumb Impression & Photo

Signature of ...

MR. MALCOLM MENON

BY NO. APPROVED

Signature, Left Hand Thumb Impression & Photo



बरत - 19/	
7/607	20/8/22
2022	

BEFORE ME



S. B. MUSTARI
 ADVOCATE & NOTARY
 GOVT. OF INDIA
 No. 124, Sai Dham Road, Sec.
 13, Noida, District, Uttar Pradesh.
 (Mobile) 9810077777

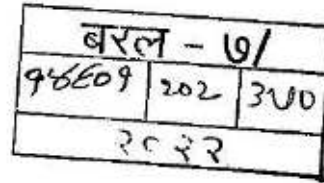
J. P. TRIPATHI
 ADVOCATE
 COURT
 No. 1, B.S. Main Road,
 Noida (Distt), U.P. 201301

घोषणापत्र

मी शशील विशाल याद्वारे घोषित करतो की, दुय्यम निबंधक—
वेसीदनी यांचे कार्यालयात बिल्ललकर/रंगना या शिषकाचा दस्त नोंदणीसाठी सादर करण्यात
आला आहे. श्री आयोग लिम्बे व रुस्लीग लिम्बे व इ. यांनी दि. ०१/६/२२ 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 मरत झालेले
नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही. सदरचे
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.
सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, १९०८ चे कलम ८२ अन्वये
शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक २८/१०/२२

कुलमुखत्यारपत्रधारकाचे नाव
व सही





CHALLAN
MTR Form Number-6



GRN	MH09771081202223E	BARCODE			Date	29/06/2022-10:22:16	Form ID	25.2
Department: Inspector General Of Registration				Payer Details:				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment: Registration Fee				PAN No.(If Applicable)				
Office Name: BRL5_JT SUB REGISTRAR BORIVALI 5				Full Name		IONA MARIA SEQUEIRA AND AUSTIN SEQUEIRA		
Location: MUMBAI				Flat/Block No.		AS PER DOCUMENT		
Year: 2022-2023 One Time				Premises/Building				
Account Head Details			Amount In Rs.		Road/Street			
0030043501 Stamp Duty			500.00		Area/Locality: MALAD WEST MUMBAI			
					Town/City/District			
					PIN: 4 0 0 0 5 4			
					Remarks (If Any)			
					SecondPartyName-ANIL CHRISTOPHER VIEGAS-			
Total			500.00		Amount In Words		Five Hundred Rupees	
Payment Details: STATE BANK OF INDIA				FOR USE IN RECEIVED BANK				
Cheque/DD Details				Bank CIN		Ref. No.		00040672022102846470
Cheque/DD No.				Bank Date		RBI Date		29/06/2022-10:24:23
								Not Verified with RBI
Name of Bank				Bank Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		



Department ID :

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

सदर चालन केवल दस्तावेज निलंबित कार्यालयों में दर्ज करवाया जा सकता है। निलंबित न करवाया जा सकता है।

Mobile No. : 9820991028

बराल - ७/		
98609	203	360
2022		

SPECIAL POWER OF ATTORNEY

TO WHOM IT MAY CONCERN

WE, Mrs. Iona Maria Sequeira, aged about 58 years, and Mr. Austin Sequeira, aged about 60 years, both residing at 5885 Summerside Drive, Mississauga, ON L5M 6L1, Ontario, Canada

AND WHEREAS, since we are required to execute Consent Agreement and other documents for redevelopment of property with M/S Shreeji Construction, Mumbai, India (the "Developer") in respect of our Flat No. A-5 at Malad Ganga CHS Ltd, Mithchowki, Malad (West), Mumbai 400064, India, bearing Plot No. 65, CTS No.307/8 in Village Valnai, Taluka Borivali, in the registration District and Sub-District of Mumbai City and Sub-District of Mumbai, India. (hereinafter referred to as "The Said Flat")

AND WHEREAS at present we are residing at 5885 Summerside Drive, Mississauga ON L5M 6L1, Ontario, Canada and shall be unable to SIGN EXECUTE and ATTEND the office of Sub-Registrar of Assurances at Mumbai admit the execution of all the agreements of the said Flat. We are therefore desirous of appointing some fit and proper person to be our Constituted Attorney. This Power of Attorney is given without any Consideration.

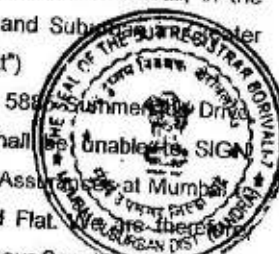
AND WHEREAS accordingly we are desirous of appointing our brother/brother-in-law Mr. Anil Christopher Viegas, aged about 56 years, currently residing at Flat No. 203, C-Wing, Valentine Apartments, B-1-111, General A.K Vaidya Marg, Pimpripada, Malad East, Mumbai 400 097, Maharashtra INDIA having Aadhar No. 422966400451 to be our TRUE and LAWFUL ATTORNEY on our behalf.

We, Mrs. Iona Maria Sequeira and Mr. Austin Sequeira, both Adults, do hereby nominate, constitute and appoint our brother/brother-in-law Mr. Anil Christopher Viegas, to be our True and Lawful Attorney for us and on our behalf



JOHN D SILVA, B.Sc.D.C.M.
Special Executive Officer
Govt of Maharashtra
G-28, Gokulnagar East, Mumbai-400063
Tel No. 40109320
Fax No. 40109345

CERTIFIED TRUE COPY



to be our TRUE and		
बरेल - 6/		
98EP9	208	300
2002		

to do or cause to be done all or any of the following acts, deeds, and things namely:

- a) To sign, execute and deliver the said consent to be executed with MCGM for appointment of M/s Shreeji Construction, Mumbai, India for redevelopment of Malad Ganga CHS Ltd, Mithchowki, Malad (W) Mumbai on our behalf in respect of the said Flat more particularly described in the schedule hereunder written.
- b) To sign, execute and deliver the said development agreement for redevelopment of our property as described above on our behalf in respect of the said Flat more particularly described in the schedule hereunder written.
- c) To sign and execute all necessary documents, Development Agreement, Permanent Alternate Accommodation Agreement and deliver the said development agreements for redevelopment of our property as described above on our behalf in respect of the said Flat more particularly described in the schedule hereunder written.
- d) To submit the said agreement for redevelopment for registration to the Sub-Registrar on our behalf.
- e) To present the said agreement for redevelopment for registration before the Sub-Registrar or Registrar having authority for and to have it registered according to the law and to do all other acts, deeds, matters and things which our attorney may consider necessary for the registration of the said agreement for redevelopment fully and effectually in all aspects as we could do the same ourselves.
- f) To get the Compensation/Rent by Cheque/NEFT-RTGS from the Developer during the redevelopment work.
- g) To sign, execute and deal with MCGM, Developer, Society or any other authority on our behalf in respect of the said Flat more particularly described in the schedule hereunder written.
- h) AND GENERALLY to do all other acts, deeds, things, which our said attorney may deem required or expedient to be done or performed in order to carry out the intents of this Power of Attorney.



98EP9		
204	300	



Long

July

i) AND WE DO HEREBY further declare that this Special Power of Attorney shall be revocable.

IN WITNESS WHEREOF We Mrs. Iona Maria Sequeira and Mr. Austin Sequeira have hereto set our hands and sealed on this 29th day of JUNE 2022



- The SCHEDULE OF THE PROPERTY:-

ALL THAT a Flat No. A-5, Malad Ganga CHS Ltd, Mithchowki, Malad West, Mumbai 400064, India, bearing Plot No. 65, CTS No.307/8 in Village Valpada Taluka Borivali, in the registration District and Sub-District of Mumbai City Suburban in Greater Mumbai, India.



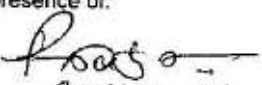
SIGNED AND SEALED BY THE within named


Mrs. IONA MARIA SEQUEIRA


Mr. AUSTIN SEQUEIRA



In the presence of:

1. 
RONALD D'SOUZA
- 2.

JOHNO SILVA, B.Sc.D.C.M.
Special Executive Officer
Govt of Maharashtra
G-28, Gokulnagar East, Mumbai-400032
Tel No. 40109320
Registration No. S.R. 2546

NOTIFIED TRUE COPY

बरेल - ७/		
१४६०९	२०६	३००
२०२२		

FERNANDES

बरेल - ७/		
१४६०९	२०६	३००
२०२२		



Before me in
Mississauga ON, Canada
on JUN 29 2022





M. Nadesm Chaudhry
Barrister, Solicitor & Notary Public
2550 Argente Road, # 116, Mississauga
Ontario L5N 5R1, Canada. +1 416-731-9023



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

ANIL C VIEGAS

GERSON VIEGAS

22/10/1965

Permanent Account Number

ACOPV7399D

A. Viegas

Signature

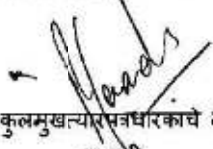


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2022	

घोषणापत्र

मी रेखा फर्निट्री याद्वारे घोषित करतो की, दुय्यम निबंधक—
बीरधनी यांचे कार्यालयात विलंबाने या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात
आला आहे. श्री रमेश फर्निट्री व इ. यांनी दि. २५/६/२२ 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 रददवातल ठरलेले नाही. सदरचे
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.
सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये
शिक्षेस नी पात्र राहीन याची मला जाणीव आहे.

दिनांक २४/१०/२२


कुलमुखत्यारपत्रधारकाचे नाव
व सही



बरल - ७/		
१४६०९	२०८	३००
२०२२		