P/04

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2021 ◐ BM 516635

MEDHA R. JAISWAL
Regn. No. 15038
MUMBAI
MAHARASHTRA
NOTARY GOVT. OF INDIA

प्रधान दुय्यम कार्यालय, मुंबई
प.सु.वि.क्र. ८०००००७
31 MAY 2022
सक्षम अधिकारी

श्री. दि.

THE SEAL OF THE SUB-REGISTRAR BORIVALI-7

SPECIAL POWER OF ATTORNEY

(WITHOUT CONSIDERATION)

TO ALL TO WHOM THESE PRESENTS SHALL

I, **MR.GLEN ACACIO FERNANDES,** age **45** years, PAN **AAGPF4511M** having address at **2502, Agrawal Trinity Tower, De Monte Lane, Orlem, MALAD (W) MUMBAI -400064;** SEND GREETINGS.

बरल - ७/
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Power of Attorney

Glen A. Fernandes

Dharmishtha Rathod

Rekha Fernandes.

जोडपत्र-२ /Annexure-II

दस्तऐवज प्रकार
(Nature of Document)

Sale Register Serial No/Date

Whether it is to be Registered or not ? Yes/no

(Property Description in brief)

Name & Address of the Party to be served with notice

Tel.: 26907369 , Mob.: 9820141066

23 JUN 2022

23 JUN 2022

MEDHA R. JAISWAL
Regn. No. 15038
MUMBAI
MAHARASHTRA
NOTARIAL
GOVT. OF INDIA

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Regn. No. 15038
MUMBAI
MAHARASHTRA
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GOVT. OF INDIA

MEDHA R. JAISWAL
Regn. No. 15038
MUMBAI
MAHARASHTRA
NOTARIAL
GOVT. OF INDIA

OF THE SUB REGISTRAR BORIVALI-7

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WHEREAS I **MR. GLEN ACACIO FERNANDES AND MRS. REKHA GLEN FERNANDES** joint owner of flat bearing **Flat No. F/4** admeasuring **350 Sq. Ft. Carpet area** or thereabouts, located on the **01st Floor** in the Co-operative Housing Society in the Society known as **THE MALAD GANGA CO-OP HSG SOC.LTD**, situated at **Plot No.65, Relief Road, Mith Chowki, Malad (West) Mumbai-400 064**.

ANDWHEREAS the Society known as THE MALAD GANGA CO-OP HSG SOC.LTD, situated at Plot No.65, Relief Road, Mith Chowki MALAD (W) Mumbai-400064 is in the process of redevelopment AND WHEREAS due to my preoccupation, it will not be possible for me to remain present before various authorities and manage the affairs in respect of the said Flat and therefore I desire to appoint some fit and proper person of my faith as my true and lawful Attorney to do or cause to be done all the matters, deeds and things pertaining to the said Flat.

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. F/4 , 01st Floor** at **THE MALAD GANGA CO-OP HSG SOC.LTD**, Mithchowki, Malad (West), Mumbai 400064, India., bearing plot No.307/8 district of Mumbai City. (hereinafter referred to as "The Said Flat")

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH I, **MR. GLEN ACACIO FERNANDES** do hereby nominate, constitute and appoint my wife **MRS. REKHA GLEN FERNANDES**, age **45** years, an Indian Inhabitant and joint owner, having address at **2502, Agrawal Trinity Tower, De Monte Lane, Orlem, MALAD (W) MUMBAI -400064**, (hereinafter for the sake of brevity referred to as "the said Attorney") to be my true and lawful Attorney to do for me, in my name and on my behalf the acts, deeds,

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matters and things hereinafter specifically mentioned which will be touching only to the subject matter of the said Flat, that is to say —

1. To sign, execute and deliver the said consent to be executed with MCGM for appointment of M/s Shreeji Construction for Malad Ganga CHS Ltd, Mithchowki, Malad (W) Mumbai on my behalf in respect of the said Flat more particularly described in the schedule hereunder written.
2. To sign, execute and deliver the said development agreement 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.
3. To sign and execute all necessary documents, Development Agreement, Permanent Alternate Accommodation 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.
4. To submit the said agreement for development for registration to the Sub-Registered on my behalf.
5. 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 my attorney may consider necessary for the registration of the said agreement for redevelopment fully and effectually in all aspects as I could do the same myself.
6. To get the Compensation/Rent by Cheque/NEFT-RTGS from the developer during the redevelopment work and to take the possession of the new premises from the builder/developer/society.
7. To sign, execute and deal with MCGM, Developer, Society or any other authority on my behalf in respect of the said Flat more particularly described in the schedule hereunder written.
8. In my name and on my behalf to do any negotiations and conclude deal of the said Flat, with the Promoters.
9. In my name and on my behalf to sign, execute and register for **Permanent Alternative Accommodation Agreement** or any other

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documents as may be required in law and to pay the consideration of the said Flat and to obtain receipts.

10. In my name and on my behalf obtain receipts from the Promoters and other appropriate authorities.

11. In my name and on my behalf to attend the office of the Sub-Registrar of Assurances and to sign and execute the necessary writings or endorsements and to lodge and to present for registration and admit execution of **Permanent Alternative Accommodation Agreement** or documents executed by me or by the said Attorney on my behalf and do the needful for completing the registration formalities under the Registration Act, 1908 and transfer of the said Flat in my favour.

12. In my name and on my behalf to fill, sign and execute Society/Proposed Society membership and transfer forms, undertakings, declaration, writings, applications, indemnities, correspondence etc., as may be required under the Provisions of Maharashtra Co-operative Societies Act and any other rele[illegible] and the Rules framed thereunder and do all [illegible] for appropriately acquiring the membership rights of the Society to be formed and registered or already formed and registered by the said society, in respect of the said Flat.

13. In my name and on my behalf to represent before the said Promoters / Society, Registrar of Societies, Municipal Corporation, Superintendent of Stamps, Sub-Registrar of Assurances, Financial institutions, and all other Competent Authorities including police etc., in respect of the said Flat.

14. In my name and on my behalf to attend meetings of the Promoters / Society, to make statements and give evidence before any Competent Authority in respect of the said Flat.

15. In my name and on my behalf to represent before the Society, and its office bearers to submit and file all requisite documents, forms, applications etc. and to receive and acknowledge agenda of any meeting, notice, circular as also to address all such correspondence, writings, documents, Affidavits, Declarations, etc. and exercise all the

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powers and exercise voting rights for me and on my behalf, as my said Attorney may desire and to take all such further and other steps.

16. In my name and on my behalf, to execute and get registered Deed of Declaration and/or Deed of Confirmation and/or Deed of Rectification and/or Deed of Cancellation and/or Supplementary Deed and/or Deed of Modification and/or any other deeds or documents in respect of the said Agreement/s, if required. To attend the office of the Sub-Registrar of Assurances and to sign and execute the necessary writing or endorsements and any other deeds and documents and do the needful for completing the registration formalities under the Registration Act, 1908.

17. In my name and on my behalf to receive the documents from postal authorities and to give acknowledgement and to do correspondence with postal authorities.

18. In my name and on my behalf to represent me and appear before the Concerned Electricity Authority and also before the Gas Authority for effectual transfer / acquisition of the meter, deposit amount etc. unto and in my favour and for the said purpose to sign and submit necessary forms, affidavits, declarations, undertakings, writings etc. as my said Attorney may deem fit and proper.

19. In my name and on my behalf to do all correspondence, writings with the water connection, telephone connection, internet connection or any other connection authorities.

20. In my name and on my behalf, to complete adjudication process, if required. In my name and on my behalf, to obtain original documents, Index II from appropriate authorities in respect of the said Flat and to complete registration formalities.

21. In my name and on my behalf to exercise all other rights and privileges and performs of all other duties which may appertain to me as the owner/Co-owner/Prospective owner/s in respect of the said Flat.

GENERALLY to act as my Attorney in relation to the matters aforesaid and all other matters in respect of the said Flat, in which I may be concerned and to do all acts, deeds, matters and

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things touching to the subject matter of the said Flat, which I can do myself, if personally present.

AND WE HEREBY AGREE that all acts, deeds, matters and things lawfully done by my said Attorney shall be construed as acts, deeds, matters and things done by me and I undertake to ratify and confirm all and whatever my said Attorney shall lawfully do or cause to be done for me by virtue of Power of Attorney hereby given.

IT IS SPECIFICALLY CLARIFIED THAT on the strength of this Power of Attorney, my said Attorney is not empowered to sell the said Flat as no power of sale is delegated by me to my said Attorney.

AND THAT this Power of Attorney is executed without any monetary consideration and just for the sake of my convenience.

IN WITNESS WHEREOF WE hereto have hereunto set and subscribed my respective signature at Mumbai on 24th day of June, 2022.

THE SUB REGISTRAR BORIVALI-7

THE SCHEDULE OF THE SAID PROPERTY **ABOVE REFERRED TO**

Flat No F/4, 01st Floor, MALAD GANGA Co-operative Housing Society Ltd., Mith Chowky, Link Road, Malad West, Mumbai 400 064, admeasuring 350 sq.ft. carpet area, situated at Village Valnai, Taluka Borivili, bearing C.T.S. No 307/8. The building is having Ground + 4 floors without lift and the year of occupation was 1979.

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SIGNED SEALED AND DELIVERED

By the within named

(1) MR.GLEN ACACIO FERNANDES

PAN: AAGPF4511M





In the presence of

1.

2.

I HEREBY ACCEPT



MRS. REKHA GLEN FERNANDES

(Pan No. AAIPF9111F)

(Specimen Signature of Attorney)

BEFORE ME

MEDHA R. JAISWAL
Regn. No. 15058 B.L.S., LL.M
NOTARY GOVT. OF INDIA
B/6-2, Navy Colony, Near Liberty Garden
Malad (W), Mumbai - 400 064
Exp. Dt. 09/10/2024

24/06/2022

DHARMISHTHA RATHOD
ADVOCATE HIGH COURT
Shop No. 24, Opp. Alka Vihar Hotel,
Old Newera Cinema Compound,
S. V. Road, Malad (West)
Mumbai-64. (Next to Day Night Chemist)
Email: pardeshidharmishtha1979@gmail.com

NOTED & REGISTERED
Sr. No. 121 Pg No. 17
Date 24/06/2022

Witnesses:

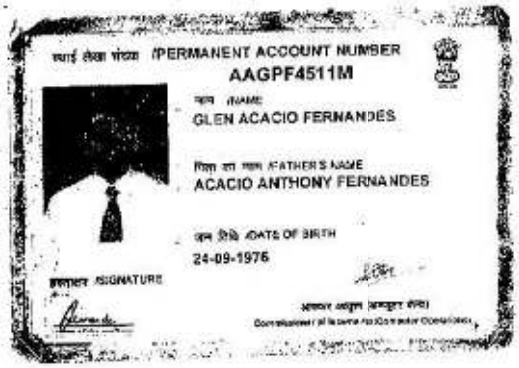
1. Name: Ashita Kohli
   Address: 2602, Agrawal Trinity Tower

   Signature: Kohli

2. Name: Sanjiya Maron
   Address: 2402, Agarwal Trinity Tower
   Kachpada MALAD(W)

   Signature: Sanjiya Maron

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आधार

भारत सरकार
Unique Identification Authority of India

नोंदणीयाचा क्रमांक / Enrollment No 1207/48003/08212

To,
ग्लेन अकासिओ फर्नांडीस
Glen Acacio Fernandes
S/O: Acacio Fernandes
Malad Ganga CHS , F / 4, 1st Floor
Link Road Mith Chowki
Opp OBC Bank
Mumbai
Malad West Dcty Mumbai,Mumbai
Maharashtra 400064
9029287367

10/01/2014

Ref: 229 / 30A / 52341 / 52663 / P

SH655110285FT

आपला आधार क्रमांक / Your Aadhaar No. :

2545 2116 9173

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

ग्लेन अकासिओ फर्नांडीस
Glen Acacio Fernandes
जन्म तारीख / DOB : 24/09/1976
पुरुष / Male

2545 2116 9173

आधार - सामान्य माणसाचा अधिकार

THE ... BORIVALI-I (BANDRA) ... MAHS

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घोषणापत्र

मी अॅलिशो फर्नांडीस ---------- यादवारे घोषित करतो की, दुय्यम निबंधक---- बोरीवली यांचे कार्यालयात---------- या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.श्री-अॅलेक्स फर्नांडीस व इ. यांनी दि.20/3/22 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 28/10/22

Alexander

कुलमुखत्यारपत्रधारकाचे नाव

व सही

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भारतीय गैर न्यायिक

भारत INDIA

₹. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये सत्यमेव जयते Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2021 ◐ BM 516636

प्रधान मुद्रांक कार्यालय, मुंबई.
प.मु.वि.क्र. ८०००००७
31 MAY 2022
सक्षम अधिकारी

GOVT. OF INDIA NOTARY R. A. KALE GR. MUMBAI REGD. NO. 6033

SPECIAL POWER OF ATTORNEY

(WITHOUT CONSIDERATION)

TO ALL TO WHOM THESE PRESENTS SHALL COME

We, **MR.GLEN ACACIO FERNANDES**, age 45 years, PAN: **AAGPF4511M** having address at 2502, Agrawal Tulsi Tower, De Monte Lane, Orlem, MALAD (W) MUMBAI -400064 and **MR. NEVILLE FERNANDES, aged 47 years, PAN: AAOPF1249G** an adult, Indian Inhabitant, presently residing at **Flat No B/9, 4th floor, MALAD GANGA Co-operative Housing Society Ltd., Mith Chowky, Link Road, Malad West, Mumbai 400 064.**

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जोडपत्र-२/Annexure-II

दस्तऐवज करणाऱ्या/लिहून देणाऱ्या सुची-क्रमांक दिनांक
Sales Register Serial No/Date
दस्तऐवजाचा प्रकार
(Nature of Document)
दस्त नोंदणी करणार आहात का ?
(Whether it is to be Registered) Yes/no
मिळकतीचे वर्णन-
(Property Description in brief)

23 JUN 2022

Tel.: 28807356 / Mob.: 9820141064

Power of Attorney

Glen A Fernandes

Dharmishta Rathod

Acacia Fernandes

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WHEREAS We **MR. GLEN ACACIO FERNANDES and MR. NEVILLE FERNANDES** holding 5% shares each in the Residential Premises on ownership basis bearing **Flat No. B/9,**admeasuring **350Sq. Ft. Carpet area** or thereabouts, located on the **04th Habitable Floor** in the Co-operative Housing Society in the Society known as **THE MALAD GANGA CO-OP HSG SOC.LTD,** situated at **Plot No.65,Relief Road, Mith Chowki MALAD (W) Mumbai-400064** and more particularly described in the Schedule hereunder written. (hereinafter sake of brevity referred to as "the said Flat").

ANDWHEREAS that the **MR ACACIO FERNANDES (FATHER) , AGE 79 YEARS, PAN: AAAPF 1173B** is presently the lawful owner, possessor and occupier of **Flat No B/9, 4th Floor, MALAD GANGA Co-operative Housing Society Ltd, Mith Chowky, Link Road, Malad West, Mumbai 400 064**, whereby holding 85% share in the rights, title and interest in the SAID FLAT AND SAID SHARES.

Now the Society known as THE MALAD GANGA CO-OP HSG SOC.LTD, situated at Plot No.65,Relief Road, Mith Chowki MALAD (W) Mumbai-400064 is in the process of redevelopment AND WHEREAS due to our preoccupation, it will not be possible for us to remain present before various authorities and manage the affairs in respect of the said Flat and therefore we desire to appoint some fit and proper person of our faith as our true and lawful Attorney to do or cause to be done all the matters, deeds and things pertaining to the said Flat.

ANDWHEREAS, since we are required to execute Consent Agreement and other documents for redevelopment of property with M/S Shreeji Construction. In **respect** of our Flat No. B/9, 04th Floor at Malad Ganga CHS Ltd, Mithchowki, Malad (West), Mumbai 400064, India., bearing plot No.307/8 district of Mumbai City. (hereinafter referred to as "The Said Flat")

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NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH We ,**MR. GLEN ACACIO FERNANDES and MR. NEVILLE FERNANDES** do hereby nominate, constitute and appoint our father **MR. ACACIO FERNANDES**, age 79 years, an Indian Inhabitant and joint owner, having address at **Flat No B/9, 4th floor, MALAD GANGA Co-operative Housing Society Ltd., Mith Chowky, Link Road, Malad West, Mumbai 400 064,** (hereinafter for the sake of brevity referred to as "the said Attorney") 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 specifically mentioned which will be touching only to the subject matter of the said Flat, that is to say —

1. To sign, execute and deliver the said consent to be executed with MCGM for appointment of M/s Shreeji Construction for 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.

2. 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.

3. 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.

4. To submit the said agreement for development for registration to the Sub-Registered on our behalf.

5. 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 ourself.

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6. To get the Compensation/Rent by Cheque/NEFT-RTGS from the developer during the redevelopment work and to take the possession of the new premises from the builder/developer/society.

7. 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.

8. In our name and on our behalf to do any negotiations and conclude deal of the said Flat, with the Promoters.

9. In our name and on our behalf to sign, execute and register for **Permanent Alternative Accommodation Agreement** or any other documents as may be required in law and to pay the consideration of the said Flat and to obtain receipts.

10. In our name and on our behalf obtain receipts from the Promoters and other appropriate authorities.

11. In our name and on our behalf to attend the office of the Sub-Registrar of Assurances and to sign and execute the necessary writings or endorsements and to lodge and to present for registration and admit execution of **Permanent Alternative Accommodation Agreement** or documents executed by the said Attorney on our behalf and do the needful for completing the registration formalities under the Registration Act, 1908 and transfer of the said Flat in our favour.

12. In our name and on our behalf to sign and execute Society/Proposed Society membership and/or transfer forms, undertakings, declaration, writings, applications, indemnities, correspondence etc., as may be required under the Provisions of Maharashtra Co-operative Societies Act and any other relevant Act and the Rules framed thereunder and do all writings, for appropriately acquiring the membership rights of the Society to be formed and registered or already formed and registered by the said society, in respect of the said Flat.

13. In our name and on our behalf to represent before the said Promoters / Society, Registrar of Societies, Municipal Corporation, Superintendent of Stamps, Sub-Registrar of

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Assurances, Financial institutions, and all other Competent Authorities including police etc., in respect of the said Flat.

14. In our name and on our behalf to attend meetings of the Promoters / Society, to make statements and give evidence before any Competent Authority in respect of the said Flat.

15. In our name and on our behalf to represent before the Society, and its office bearers to submit and file all requisite documents, forms, applications etc. and to receive and acknowledge agenda of any meeting, notice, circular as also to address all such correspondence, writings, documents, Affidavits, Declarations, etc. and exercise all the powers and exercise voting rights for us and on our behalf, as our said Attorney may desire and to take all such further and other steps.

16. In our name and on our behalf, to execute and get registered Deed of Declaration and/or Deed of Confirmation and/or Deed of Rectification and/or Deed of Cancellation and/or Supplementary Deed and/or Deed of Modification and/or any other deeds or documents in respect of the said Agreement/s, if required. To attend the office of the Sub-Registrar of Assurances and to sign and execute the necessary writing or endorsement and any other deeds and documents and do the needful for completing the registration formalities under the Registration Act, 1908.

17. In our name and on our behalf to receive the documents from postal authorities and to give acknowledgement and to do correspondence with postal authorities.

18. In our name and on our behalf to represent us and appear before the Concerned Electricity Authority and also before the Gas Authority for effectual transfer / acquisition of the meter, deposit amount etc. unto and in our favour and for the said purpose to sign and submit necessary forms, affidavits, declarations, undertakings, writings etc. as our said Attorney may deem fit and proper.

19. In our name and on our behalf to do all correspondence, writings with the water connection, telephone connection, internet connection or any other connection authorities.

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