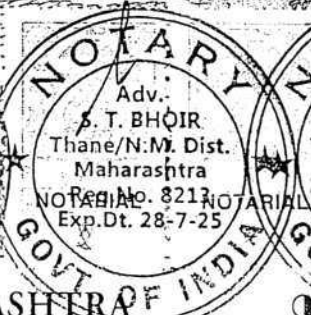
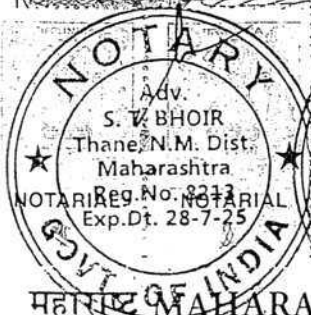
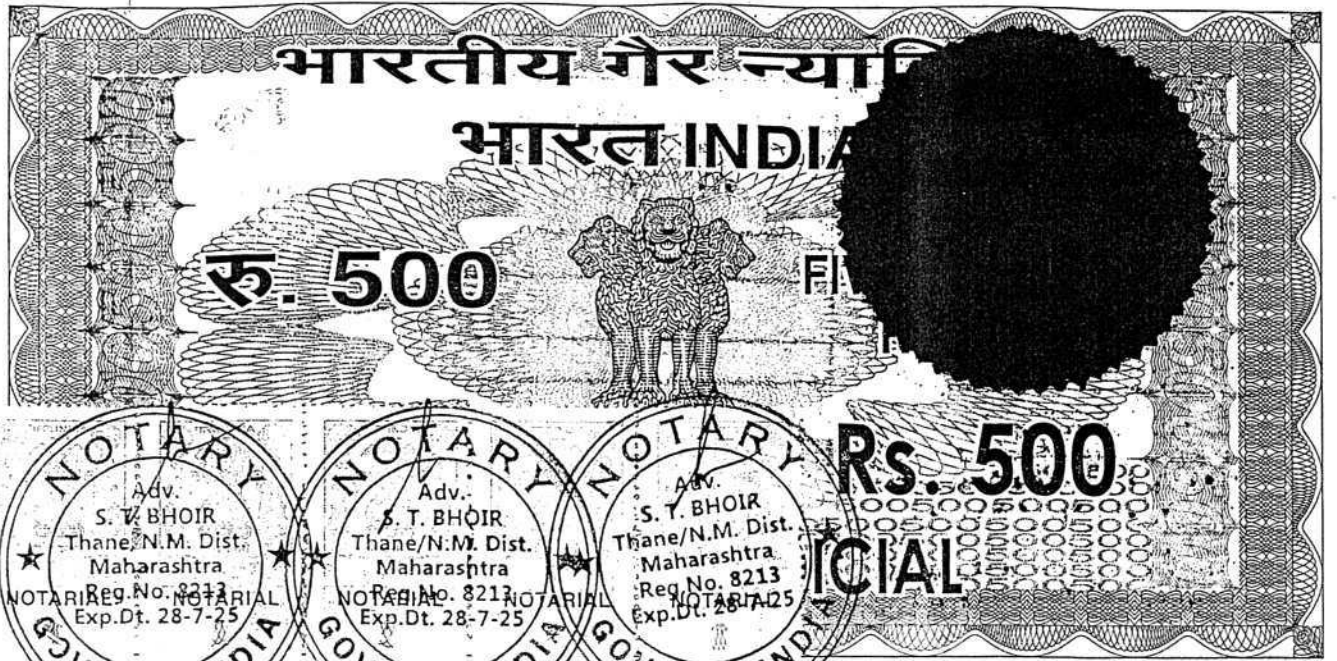


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15/11/22



Rs. 500

महाराष्ट्र MAHARASHTRA

2022

BS 983414



जिल्हा कोषागार कार्यालय, ठाणे
 7 NOV 2022
 मुद्रांक प्रमुख लिपीक / लिपीक

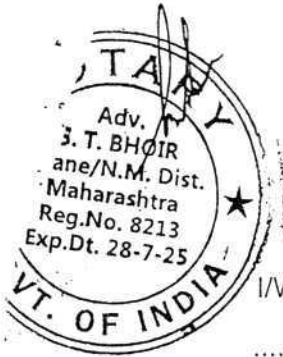


GENERAL POWER OF ATTORNEY

EXECUTED BY MR. ANIL MUKANDLAL SIKKA

IN FAVOR OF MR. SADURAM BHAU SHIVILKAR

In Respect Of Flat No. G - 01, admeasuring about 70.26 Sq. Mtrs Built Up Area, on Ground Floor, AASHRAY Co - Op. Hsg. Soc. Ltd., Plot No. 69 H, Sector - 21, Kharghar, Navi Mumbai - 410210, Taluka - Panvel and Dist.



GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME :

I/We, MR. ANIL MUKANDLAL SIKKA (having I . T . Pan No .
..... and Having California License #C0409125) Adult, having
address at 120 ARUNDEL DRIVE., HAYWARD., CA 94542, USA

SEND GREETINGS :-

WHEREAS I/We am/are the owner/s of Flat No.G-01, admeasuring 70.26Sq. Mtrs.
Built up area, on the Ground Floor, AASHRAY Co-operative Housing Society Ltd.,
Plot No.69H, Sector-21, Kharghar, NaviMumbai,

Taluka-Panvel and District-Raigad (hereinafter referred to as 'The Said
Premises/Properties).

WHEREAS Vide Agreement for Sale Dated - 12.02.2008, Duly Registered with
Joint Sub - Registrar Uran (Panvel - 2), on 12.02.2008, under Serial No. PVL2-
1308-2008, I/We have agree to sell and transfer the said Flat to MR. SACHIN
AMBADAS JOGDANKAR, (hereinafter called 'THE
TRANSFEREE/PURCHASER') for proper consideration and I/we wish to transfer
all ownership right in his/their name.

AND WHEREAS owing to my/our busy schedule, I/We will not be able to
execute personally all the relevant documents required to be executed by us
before the Sub-Registrar of Assurances for the purpose of transfer/conveyance of
the said Premises/Properties to the name of any Prospective/Intending
Purchaser/s .

AND WHEREAS for the above said reasons and for convenience it is necessary
that I/We should appoint some fit and proper person to act in my/our name or
on my/our behalf in respect of the said Premises /Properties as my true
and lawful attorney and confer upon him/her powers hereinafter stated.

Anil Sikka
Anil K Sikka

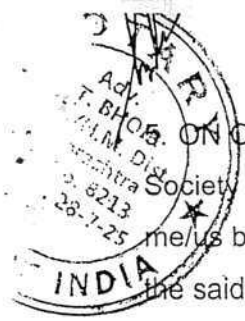
NOW KNOW YE AND THESE PRESENTS witnesseth that, I/We, MR. ANIL MUKANDLAL SIKKA, do hereby nominate, constitute and appoint

ie. MR. SADURAM BHAU SHIVILKAR, Adult, Indian Inhabitant, residing at At-Post:-Chive, Taluka-Sudhagad, District-Raigad , to be my/our true and lawful attorney for me/us and in my/our names and on my/our behalf to do or cause to be done all or any of the following acts, deeds, matters and things that I/we would have done personally in respect of the said Flat No.G-01, admeasuring 70.26 Sq. Mtrs. Builtup area, on the Ground Floor, AASHRAY Co-operative Housing Society Ltd., Plot No.69H, Sector-21, Kharghar, Navi Mumbai, Taluka-Panvel and District-Raigad (hereinafter referred to as 'The Said Premises/Properties) .

THAT IS TO SAY :

1. TO SELL, to transfer the said Premises/Properties to the any Prospective/Intending Purchaser/s as the said attorney may deem fit as per the convenience of the said attorney and upon such sale, execute the document/ documents/Agreement/Sale Deed and receive all moneys on my behalf and sign, execute all receipts, Agreement/ Sale Deed and discharges for the same.
2. ON MY/OUR BEHALF and in my/our names to appear, act, sign, execute and to lodge the documents, Agreement , Sale Deed, Deed of Assignment, Deeds in respect of the said Premises/Properties at the office of the Sub-Registrar of Assurance under the provisions of the Indian Registration Act 1908 and to take all steps as may be necessary for transfer/Sale of the said Premises/Properties in the name of above Prospective/Intending Purchaser/s as the said attorney may deem fit and proper.
3. ON MY/OUR BEHALF and in my/our name to appear and represent me before the concerned authorities viz :CIDCO, NMMC, Registrar of Thane, MSEB, Society/Builder, any Competent Authority under any law in respect of the said Premises/Properties as the said attorney may deem fit.
4. TO DEAL with documents to be executed by me/us or which is already executed by me/us and to admit the execution of such documents and sign such documents before the Sub-Registrar of Assurances and as the said attorney may deem fit.

Anil Sikka. Anil K. Sikka.



ON OUR/MY BEHALF to be the member/s of the said Co-Operative Housing Society and to abide by all the rules and regulation thereof and To represent me/us before the Co-op. Hsg. Soc. and to sign necessary application for Sale of the said Premises/Properties, letters, documents on my behalf and submit the same to Co-op. Hsg. Soc Ltd .

6. To Sign any transfer form and application form and Agreement, Sale Deed, Application, form and all other paper or papers of the said Concerned Municipal Authorities/Government/Semi Government /Society/ Association and competent Authorities for transfer of the said Premises/ Properties in favour the any Prospective/Intending Purchaser/s or his nominees and to execute any further or other documents including any undertaking or affidavit as the said Society/Concerned Municipal Authorities/ Government/Semi Government Authorities may require from time to time for the said Premises/Properties.

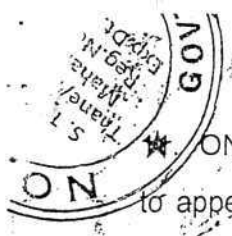
7. TO APPEAR before CIDCO Ltd., and/or other competent authorities under law for any purpose for and on behalf of me/us and in my/our name in respect of the said Premises/Properties.

8. To sign any Transfer form and application form, Assignment Deed/Sale Deed and all other paper or papers of the said CIDCO Ltd., for transfer of the said Premises/Properties in favor of the any Prospective/Intending Purchaser/s and to execute any further or other documents including any Undertaking or Affidavit/Indemnity Bond by the NMMC /CIDCO LTD., or any other Authorities may required from timeto time for the said Premises/Properties.

9. To enter into, sign, execute and perform any or all acts and deedsto deliver any instrument, deeds, Agreement, Assignment, documents and papers for the purpose set out in these presents in respect of the said Premises/Properties .

10. To hand over the vacant physical peaceful possession of the said flat to the Prospective/Intending Purchaser/s and sign and execute Possession Letter, final payment receipts and Sale deed.

A w / Sildke



ON MY/OUR BEHALF and in my/our name to Sign Deed of Rectification and to appear, act, execute and to lodge the Deed of Rectification in respect of the said Properties of the Sub- Registrar of Assurances .

12. To take care of the said Premises/Properties in all respects as I/we myself/ourselves would do in my/our own proper person .

13. To appear on my behalf and to represent my interest before the City Survey Authorities, Land Records Authorities, Collector or Collectors of Land Revenue and Assessor of Municipal Rate and Taxes, Town Planning Authorities, CIDCO/NMMC and Municipal Authorities, Grampanchayat Authorities , Sub - Registrar of Assurances and officers for the grant of necessary Permissions, No Objection Certificates or for any purpose as may be necessary under any local acts, rules and regulations and also to appear before any public or Governments or Other Authorities, whomsoever and to submit application, writing, undertakings, affidavits on my/our behalf, as my/our Attorney may deem fit;

14. GENERALLY to do all, acts, matters, and things on my/our behalf and in my/our name as may be necessary for the sale and/or transfer of the said Premises/Properties as I/we myself/ourselves could do in my/our own proper person.

15. I/WE ALSO hereby authorize the said attorney to present for registration admit and execute on my/our behalf documents executed or to be executed by me/us hereafter in respect of the said Premises/Properties.

16. AND I/WE HEREBY for myself/ourselves, my/our heirs, executors and administrators RATIFY AND CONFIRM and agree to RATIFY AND CONFIRM whatsoever my/our said attorney shall do or purport to by virtue of these presents.

17. AND I do hereby further declare that this Power of Attorney shall be irrevocable and shall automatically stand canceled to as soon as the said Premises/Properties is transferred to the name of the Prospective/Intending Purchaser/s .

Handwritten signature: Anil S. / Gk.



In witness whereof I/We **MR. ANIL MUKANDLAL SIKKA**, have hereunto set my/our hands and seal on this ...6TH..... day of JUNE 2022

SIGNED & DELIVERED by the within named

Anil K. M. Sikka

MR. ANIL MUKANDLAL SIKKA



1. *[Signature]*

ROHIT SIKKA (Witness)

120 Arundel Drive Hayward, Ca 94542

2. *[Signature]*

Dan Dineen (Witness)

3100 Mowry Ave #201, Fremont, CA 94538

Himani
Assistant Consular Officer
Consulate General of India
San Francisco (USA)

OCT 4 2022

ACKNOWLEDGMENT

ESF/8834/22

No. SANI 10
Seen at the Consulate General.
No responsibility is accepted
by this Consulate General for
the content of this document.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Alameda

On 07/06/2022 before me, Reetu Singh, Notary Public
(insert name and title of the officer)

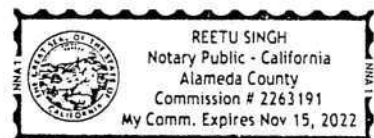
personally appeared Anil Kumar Mukandlal Sikka,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

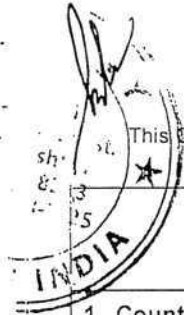
Signature *Reetu Singh*

(Seal)



**State of California
Secretary of State**

This Certificate is not valid for use anywhere within the United States of America, its territories or possessions.



APOSTILLE
(Convention de La Haye du 5 octobre 1961)

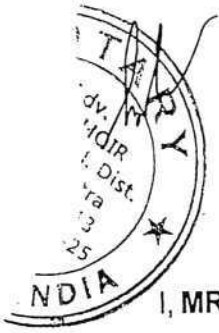
1. Country: Pays / Pais:		United States of America	
This public document Le présent acte public / El presente documento público			
2. has been signed by a été signé par ha sido firmado por		Reetu Singh	
3. acting in the capacity of agissant en qualité de quien actúa en calidad de		Notary Public, State of California	
4. bears the seal / stamp of est revêtu du sceau / timbre de y está revestido del sello / timbre de		Reetu Singh , Notary Public, State of California	
Certified Attesté / Certificado			
5. at à / en	Sacramento, California	6. the le / el día	30th day of September 2022
7. by par / por	Secretary of State, State of California		
8. N° sous n° bajo el número	70740		
9. Seal / stamp: Sceau / timbre: Sello / timbre:		10. Signature: Signature: Firma:	



This Apostille only certifies the authenticity of the signature and the capacity of the person who has signed the public document, and, where appropriate, the identity of the seal or stamp which the public document bears.
 This Apostille does not certify the content of the document for which it was issued.
 To verify the issuance of this Apostille, see: apostille-search.sos.ca.gov/.
 This certificate does not constitute an Apostille under the Hague Convention of 5 October 1961, when it is presented in a country which is not a party to the Convention. In such cases, the certificate should be presented to the consular section of the mission representing that country.

Cette Apostille atteste uniquement la véracité de la signature, la qualité en laquelle le signataire de l'acte a agi et, le cas échéant, l'identité du sceau ou timbre dont cet acte public est revêtu.
 Cette Apostille ne certifie pas le contenu de l'acte pour lequel elle a été émise.
 Cette Apostille peut être vérifiée à l'adresse suivante: apostille-search.sos.ca.gov/.
 Ce certificat ne constitue pas une Apostille en vertu de la Convention de La Haye du 5 Octobre 1961, lorsque présenté dans un pays qui n'est pas partie à cette Convention. Dans ce cas, le certificat doit être présenté à la section consulaire de la mission qui représente ce pays.

Esta Apostilla certifica únicamente la autenticidad de la firma, la calidad en que el signatario del documento haya actuado y, en su caso, la identidad del sello o timbre del que el documento público esté revestido.
 Esta Apostilla no certifica el contenido del documento para el cual se expidió.
 Esta Apostilla se puede verificar en la dirección siguiente: apostille-search.sos.ca.gov/.
 Este certificado no constituye una Apostilla en virtud del Convenio de La Haya de 5 de octubre de 1961 cuando se presenta en un país que no es parte del Convenio. En estos casos, el certificado debe ser presentado a la sección consular de la misión que representa a ese país.

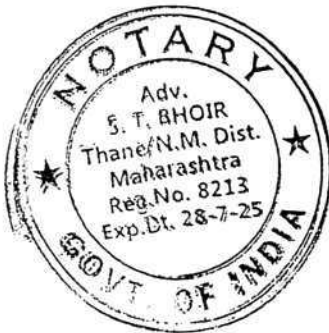


ACCEPTANCE OF GENERAL POWER OF ATTORNEY

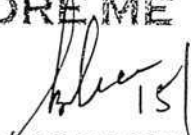
I, **MR. SADURAM BHAU SHIVILKAR** (having I. T. Pan No. BUGPS5889A),
Adult, Indian Inhabitant, residing at Flat No. G - 01, admeasuring about
70.26 Sq. Mtrs Built Up Area, on Ground Floor, AASHRAY Co - Op. Hsg.
Soc. Ltd., Plot No. 69 H, Sector - 21, Kharghar, Navi Mumbai - 410210,
Taluka - Panvel and Dist. Raigad, do hereby accept the Power of Attorney
Dated. 21.10.2022 given by **MR. ANIL MUKANDLAL SIKKA**.

Specimen Signature


MR. SADURAM BHAU SHIVILKAR



BEFORE ME


ADV. & NOTARY
S. T. BHOIR
Thane / N.M. Dist,
Maharashtra
NOTED & REGISTERED

Sr. No. 606/2022

15 NOV 2022

