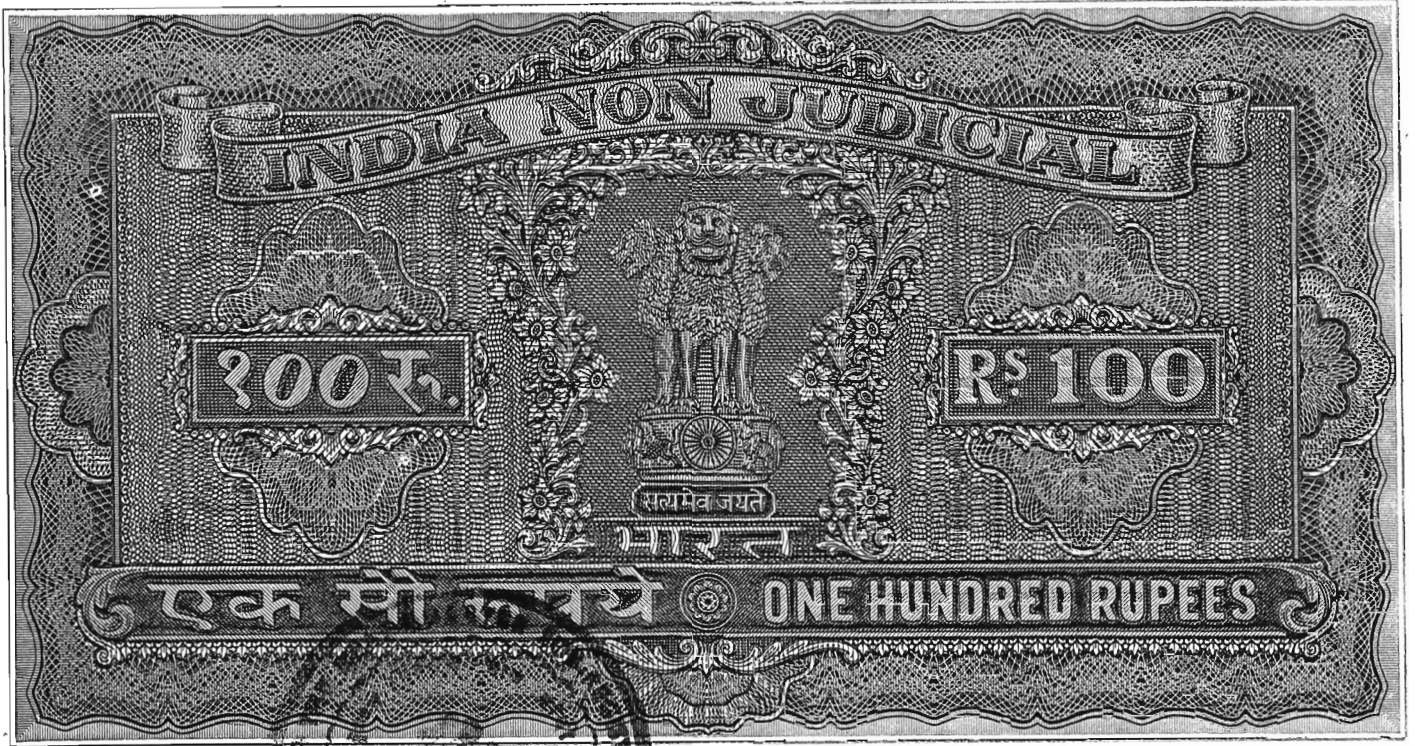


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 F. V. C. Almeida  
 Jaguna Prasad  
 5/12/19  
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GENERAL POWER OF ATTORNEY

FOR

DEVELOPMENT OF IMMOVABLE PROPERTY

TO ALL TO WHOM THESE PRESENTS SHALL COME the undersigned **MRS. MURIEL THERESA ALMEIDA**, Aged 74 yrs., Occupation Household and **IVO PETER ALMEIDA**, Aged - 44 years, Occupation : Service, Indian Inhabitant, both Residing at : 13 A K'Villa, Opp. Holy Cross Convent School, Thane, **CLYDE JOHN ALMEIDA**, Aged 40 yrs., Occupation : Service, Indian Inhabitant, residing at C-6, Sai Datta Prasad Co-operative Housing Society Ltd., Bandra Reclamation, Bandra (West), Mumbai, today at Thane, and **MRS. MAY PATRICIA MENEZES**, age 47 yrs., Occupation : Service, Indian Inhabitant, at present

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residing at C/o C.B. Menezes, Elames Trading & contracting,  
Post Box No. 26095, MANAMA, Bahrain (A.G.) through her  
Constituant Attorney **MR. IVO PETER ALMEIDA**, SEND GREETINGS :

WHEREAS prior to 26th August, 1968 **MR. EDMUND GREGORY ALMEIDA**, (since deceased) hereinafter referred to as "THE DECEASED EDMUND", was the absolute owner and/or otherwise well and sufficiently entitled to a plot of land bearing Tika No.8, City Survey No.13-A, admeasuring 531 Sq.yds. i.e. 444 Sq.Mtrs. or thereabouts situate lying and being at K-Villa, Thane, within the limits of the Municipal Corporation of the City of Thane, Taluka & District Thane, Registration District Thane, Sub-District Thane-I, together with a Residential house constructed prior to year 1950 consisting of a ground floor only admeasuring about 1600 Sq.ft. of built-up area standing thereon and hereinafter referred to as said old house ;

AND WHEREAS the deceased EDMUND was residing in the said old house with his sons **MR. VINCENT NORBERT ALMEIDA**, **MR. ELDRED JOSEPH ALMEIDA**, **MR. IVAN ANTHONY ALMEIDA** and their families . The deceased EDMUND sold, conveyed and transferred the said old house along with the land to one of his **MR. VINCENT NORBERT ALMEIDA** (Since deceased) hereinafter referred to as "THE DECEASED VINCENT" by and under the Deed of Conveyance dated 26th August, 1968, duly registered in the Office of the Sub-Registrar, Thane, at serial No.758 of the even date, and in pursuance thereof the deceased VINCENT became the sole and absolute owner of the said land and the old house standing thereon ;

AND WHEREAS in or about 1969, the said deceased VINCENT with his own funds raised one more floor admeasuring about 1600 Sq.ft. built up area upon the said old house and started residing in the newly constructed first floor and permitted his

brothers MR. ELDRED JOSEPH ALMEIDA & MR. IVAN ANTHONY ALMEIDA to occupy the ground floor with their respective families, without charging any rent and/or compensation save except the proportionate Municipal Property taxes and other common expenses ;

AND WHEREAS the deceased VINCENT died intestate at Thane on 14.03.1995 without leaving any WILL and survived by us as his only heirs and legal and legal representatives. In the premises aforesaid the we became and are the sole and absolute Owners and/or sufficiently entitled to, (each one of us having  $\frac{1}{2}$  the undivided share,) the said plot of land bearing Tika No.8, City survey No.13A, admeasuring 531 Sq.yds. i.e. 444 Sq.Mtrs. or thereabouts together with a residential building consisting of ground and first floor, totally admeasuring 3200 Sq.ft. (each floor admeasuring 1600 sft) of built up area standing thereon, situate at K-Villa, Thane, within the limits of the Municipal Corporation of the city of Thane, Taluka & District Thane, Registration District Thane, Sub-District Thane-I, which is more particularly described in the Schedule hereunder written and hereinafter referred to as the said property ;

AND WHEREAS by an agreement for Development dated 28th November, 1997 entered into between ourselves and SHRI RAMESH JAGANNATH JADHAV, hereinafter referred to as the said Attorney we have entrusted the development work of the said property to him for constructing a building or buildings on the said property consisting of residential flats and/or other premises, and to sell them on Ownership basis and ultimately to transfer and convey the said building or building to the Co-operative Housing Society, Limited company or any other Body Corporate, to be formed by the Purchasers of such flats and other premises therein. The said agreement has been lodged for registration with Sub-Registrar, Thane-I under Serial No. 6384/97 on 11.12.97;

AND WHEREAS the said property will continue to of our ownership until the final Deed of Conveyance is executed in favour of such Co-operative Housing Society, or any other type of Body corporate and accordingly the Developer has been put in the possession of the said property as only the LICENCEE thereof ;

AND WHEREAS it has been agreed by us under the said Agreement for Development that we shall execute a General Power of Attorney in the favour the said Developer SHRI RAMESH JAGANNATH JADHAV, in order to enable him to smoothly carry out the development work of the said property and accordingly we hereby appoint the said Developer SHRI RAMESH JAGANNATH JADHAV as our Attorney to do all the acts, deeds and things for us, in our name and on our behalf as hereinafter appearing ;

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AND WHEREAS MRS MAY PATRICIA MENEZES is living aborad, she executed a General Power of Attorney at MANAMA, Bahrain (A.G.) on 24-11-97 in favour of MR. IVO PETER ALMEIDA, who is executing this Power of Attorney for himself and for the said MRS. MAY PATRICIA MENEZES, i.e. the said Attorney shall be acting as the substitute of MR. IVO PETER ALMEIDA, on behalf of MRS. MAY PATRICIA MENEZES under the powers given by her in the said Power of Attorney.

NOW THEREFORE KNOW YOU ALL AND THESE PRESENTS WITNESSETH that we, the undersigned MRS MURIEL THERESA ALMEIDA, IVO PETER ALMEIDA (for self and as Constituant Attorney of MRS. MAY PATRICIA MENEZES) and CLYDE JOHN ALMEIDA hereby appoint the said SHRI RAMESH JAGANNATH JADHAV, to be our True and Lawful Attoney, with full powers and authority to do and execute all acts, deeds, matters and things for us, in our name and on our behalf as follows :-

1. To appoint Architect or Architects and other consultants and get the plans and specification prepared for the

construction of building or buildings on the said property and get the same approved by the Municipal Corporation of the City of Thane and other Government and/or Semi Government authorities.

2. To apply to the Municipal Corporation of the City of Thane and other Government or Semi Government authorities for obtaining the sanction of the plans and specifications of the proposed building or buildings to be constructed on the said property and in order to obtain such approval and commencement certificate, plinth completion certificate, occupation and/or completion certificate etc., sign all plans, applications, forms, declarations, affidavits, indemnities and undertakings etc. and to pay all fees, charges, premiums etc. and to make Deposit and obtain refund thereof, whichever are refundable, and to do all such acts and things as may be necessary for obtaining the approval of plans and occupation certificates etc.

3. To make application and/or appear in person before the Competant Authority and other authority of authorities appointed under the Urban Land (Ceiling & Regulation) Act 1976 for obtaining necessary premissions and N.O.C'S including the certificate for holding the vacant land within ceiling limit and/or any other order/permission required under the said act for the development and/or sale of the said property, and for that purpose sign applications, affidavits, indemnities and/or declarations etc.

4. To negotiate and settle with said MR. ELDRED JOSEPH ALMEIDA and MR. IVAN ANTHONY ALMEIDA, who are occupying the ground floor of the house standing on the said property, either amicably or through due process of



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law, as the said attorney may think fit and proper.

5. To appoint contractors, material suppliers, skilled and unskilled labourers and other persons necessary for the execution of the construction work of the said proposed building or buildings and to get the construction work done in proper manner.

6. To appoint Licenced Plumber and get the works of water supply, Plumbing and Drainage work done through him, in the said building or buildings to be constructed on the said property, and apply for and obtain the water connection and drainage connection from the Municipal Corporation of the city of Thane and for that purpose sign all forms, undertaking applications etc. and also to pay the necessary fees, charges and make Deposits and ask for and obtain refund thereof, whichever is refundable, and to do all such acts and things which are necessary to obtain the water and drainage connection, in the said building or buildings.

7. To appoint a Licenced Electric Contractor, and get the work of electric installations carried out through him in the said building or buildings constructed on the said property and apply for and obtain the Electric Service connection and meters from Maharashtra State Electricity Board and for that purpose to sign all applications, forms, application, undertaking etc. and also to pay necessary fees, charges and Deposits and ask for and obtain refund thereof, whichever are refundable, and to do all such acts, deeds and things which are necessary to get the electric supply installed in the said building or buildings.



8. To execute the Agreements for sale of the flats and other premises in the building or buildings to be constructed on the said property.
9. To lodge for registration with Sub-Registrar, any document or documents required to registered and admit exeuction thereof and to have such document or documents duly registered and to do all act deeds and things which may be necessary, and also to receive the original document or documents duly registered and/or certified copy thereof and if required to get any such document or documents adjudicated for proper stamp duty and pay the stamp duty and registration fees as payable.
10. To apply for and obtain Income Tax Clearance Certificate U/s.. 230A of Income Tax Act 1961 for us in order to get the document or documents executed by us and/or by our said Attorney on our behalf, duly registered, and for that purpose sign applications, forms, affidavits etc. and to receive such orders and/or certificates.
11. To make application and/or appear in person before Talathi, Circle Officer, Tehsildar, Sub-Divisional Officer, District Collector, City Survey Officer, District Inspector of Land Records and other Revenue officer or authority as may be necessary in connection with the development of the said property and also for making mutation entries, Survey and demacration and other works related to them and also to obtain certified copies of the plans and/or records and for that purpose to sign applications, declarations, undertaking and affidavits etc. as may be necessary from time to time.
12. To make complaints with the Inspector of police in whose



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jurisdiction the said property is situated or to commissioner of Police for the City of Thane and/or Director General of Police, State of Maharashtra as the said Attorney may think fit and proper, to safeguard the said property and/or our interest in or over it.

13. To take any legal proceedings whether in Civil, Criminal and/or Revenue matters as required to be taken by or against us in connection with the work of the Development of the said property and/or to assert and establish our right of ownership to the said property and in such eventuality to prosecute and/or defend submit to Arbitration, compromise or be non-suited or take such legal proceedings as the said Attorney may think fit and proper and for that purpose to sign, declare and file all such pleadings, plaints, written statements, affidavits, undertakings, applications and other papers and also to engage advocate or advocates and to file one more appeals against any decision or order or decree which may be against us and to do all acts and things required to be done in that behalf as the said Attorney may think fit and proper.

14. On completion of the construction of said building or buildings on the said property, to get the same assessed by the Municipal Corporation for the City of Thane for property Taxes and for that purpose to make application and/or appear in person before the Assessing Authorities and to sign such applications, declarations, undertaking as may be necessary for the purpose of getting the said building or buildings properly assessed.

15. To cause to be formed the Co-operative Society, or any other type of Body Corporate of the purchasers of flats





and other premises in the building or buildings constructed on the said property and for the purpose of its Registration to sign necessary forms, applications paper and/or documents as signed by all purchasers of flats and other premises for all of us or any one of us, as may be directed by us as the holderes of flats agreed to be allotted to us as part consideration, and to file the same for registration before the appropriate Registration Authority and to do all other deeds acts or things that are to be done and/or are necessary for such registration and to obtain the Registration Certificate.



16. To cause to be conveyed the said property along with the building or buildings constructed thereon by the said Attorney as Developer thereof, in the favour of such Co-operative Society, or any other typr of Body Cororate and get the same transferred in its name in municipal government records.

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17. To pay or cause to be paid all Municipal and other rates and taxes in respect of the said property and/or the building or buildings constructed thereon, from the date starting the construction work till the said property along with such building or building are conveyed and transfered in the name of such Co-operative Society, or any other type of Body Corporate, formed as mentioned above.

18. To appoint any substitute or substitues for doing all or any of the acts, deeds of things required to be done under these presents by the said Attorney and to delegated to him/them any or all of the powers herein contained as the said Attorney may think fit and proper.

AND GENERALLY to do all such acts, deeds and things which the said Attorney may consider necessary, for the proper development of the said property, as fully and effectually in all respects, as we could have done in our own person by ourselves.

AND WE HEREBY DECLARE that this Power of Attorney is **IRREVOCABLE** and shall not be revoked by us, at any time and under any circumstances.

AND ALSO we hereby agreed to ratify all acts, deeds and things lawfully done by the said Attorney and/or his substitute or substitutes by exercising the powers herein contained.

AND WE FURTHER DECLARE AND UNDERTAKE, that we shall not directly correspond with and/or write letters to the Municipa Corporation of the City of Thane, the Government of Maharashtra in all its departments and/or its Officers or Authorities and/or any other person or persons **Countermanding** any of the acts, deeds, matters and things which may have been done by the said Attorney or his substitute or substitutes in persuant to this Power of Attorney. We hereby expressly agree and undertake, that if any such letter or instruction are issued by us or any one or more of us or on our behalf by any person or persons whomsoever, the same shall not affect the acts, deeds, matters things and/or committed by the said Attorney and/or his substitute of substitutes and all the authorities and the concerned persons shall be entitled to disregard all such instructions given by us, any one or more of us or on our behalf.

THE SCHEDULE ABOVE REFERRED TO :

All that piece and parcel of land, hereditament, and premises, situate, lying and being at K-Villa, Thane, within the limits of the Municipal Corporation of the City of Thane, Taluka and district Thane, Registration District Thane and Sub-District Thane-I bearing City Survey No.13-A of Tika No.8, admeasuring 531 Sq.yds., i.e. 444 Sq.Mtrs. or thereabout together with a residential House having ground and one upper floor totally admeasuring 3200 Sq.ft. (each floor admeasuring 1600 Sq.ft.) of built up area standing thereon and surrounded by as follows :-

- On or towards the East : Old Mumbai Agra Road.
- On or towards the West : The property bearing City Survey No.10 & 12 of Tika No.8.
- On or towards the South : The property bearing City Survey No.13B of Tika No.8.
- On or towards the North : The property bearing City Survey No.10 of Tika No.8.

THANE, DATED THIS DAY OF DECEMBER, 1997.

SIGNED, SEALED AND DELIVERED  
by the withinnamed

- 1. MRS. MURIEL THERESA ALMEIDA
- 2. IVO PETER ALMEIDA, for self and  
as the Constituant Attorney of  
MRS. MAY PATRICIA MENEZES
- 3. CLYDE JOHN ALMEIDA

) i) Mrs. M. Almeida  
)  
)  
) 2) *[Signature]*  
)  
)  
) 3) *[Signature]*  
)

In the presence of .....

- 1. *[Signature]*
- 2.



1] Mrs. M. Almeida.

MURIEL Theresa  
ALMEIDA.

2] Adv

2] IVO PETER ALMEIDA

3] *M. Almeida*  
Auth. No. 2041/97

3] CLYDE JOHN  
ALMEIDA.

Special  
This General Powers of Attorney has been executed  
on 12-12-97 by Mr. / Mrs. *Adalberto*  
occupation *Service* residing at *Thame.*

In my presence I

Their identity is proved by

- (1) Mr. V. Y. Phadke (Advocate)
- (2) *Thame.*

to my satisfaction.

Authorization fee of Rs. 5 received.

*STP*  
*100/-*

*Am Jy*

Sub-Registrar, Thame-11

*RF*  
*5/-*

Note:-

There is no correction, erasure, addition interlineation  
in this General Power of Attorney Special

12/12/97 *Am Jy*  
Sub-Registrar, Thame-11



*Phadke*  
(V. Y. Phadke)  
Adv