





of my predecessor with M/s Shantistar builders at  
and for the total consideration set out therein and  
paid entire consideration to the builders and  
taken effective possession of the said flat and was  
till this day is in the actual occupation of the  
said flat.

WHEREAS I am the legal and bonafide member of the  
**AMITA SHANTINAGAR CO.OPERATIVE HOUSING SOCIETY**  
**LTD.**, a society of the premises in the building  
referred to hereinabove and registered under the  
provisions of M.C.S Act, 1960.

श्री ७६२१११ श्री ७१२१११  
श्री श्री रामचंद्र गायड

and whereas by an agreement dated \_\_\_\_\_ I have <sup>of 11/11/11</sup>  
agreed to sell, assign and transfer all my  
rights, title and interest in respect of the said  
flat No. 004 on the Ground floor of building known  
as " C-10 Sector VIII " situated at Shantinagar  
Housing Complex, Mira Road (East), Thane to Sat,  
LAXMI RANCHANDRA NAIDU 24/71, Indian inhabitant of  
Mumbai, at and for the total consideration set out  
therein and received part payment of agreed  
consideration from her and I have agreed to put  
the purchasers into possession of the said flat  
immediately on receipt of the balance amount of  
agreed consideration as per the agreement and  
WHEREAS now it is required that as long as my name  
remains in the records of the said builders or the  
said co-operative housing society of the said  
building AND that in view of my agreement with the  
purchasers a proper persons should act as my duly  
constituted attorney in respect of the said flat  
and therefore I do hereby appoint, nominate and  
constitute Sat, LAXMI RANCHANDRA NAIDU to be my  
lawfully constituted attorneys to do all or any of  
the acts, deeds and things in respect of the said  
flat.

११/११/११  
सत्यमोहनजी गोपाळजी



1. To represent us before the said BUILDERS and the said Co-Operative Housing Society Ltd. of the said building or any other incorporated body or association of the purchaser of premises in the said building when formed.
2. To get the shares and deposits pertaining to the said flat transferred in the records of the said builders or the said society of the said building in the name of the purchasers and to delete my name in the records of the said builders or the society and to substitute in its place the name of the above named purchasers.
3. To settle and compromise any claims, disputes and deal in all the monetary transaction to be settled with in respect of the said flat with the said builders or the said society or any other local authorities and more particularly to take all necessary steps to enjoy peaceful and physical possession of the said flat.
4. To sign, execute and present for registration and admit execution or otherwise cause to be signed, executed and registered any agreements, conveyance, assignment and all other necessary documents pertaining to the said flat which may in the opinion of my said ATTORNEYS be expedient and necessary from time to time for more particularly assuring the said flat to the name of the purchasers.

दिनांक 22/01/2014  
महाराष्ट्र राज्य

5. To get the deposits, legal expenses, stamp duty and all other security deposits standing in my name in the records of the said society or all other local authorities transferred to the name of the purchasers.

6. To comments, prosecute, defend or oppose all actions and other legal proceedings and demand touching in any matter pertaining to the said flat and to file any affidavit or statement regarding the matter.

7. To declare, affirm all complaints, written statements, applications, petitions, affidavits, undertakings and other necessary documents in my name and on my behalf and to appoint any advocate, solicitor or other legal experts to plead and appear on my behalf before any Court of Law, Civil Criminal, Revenue, Municipal, Co-Operative Courts and other tribunals constituted by any acts and rules from time to time and appear before any Revenue Authority, Registrar, Municipal and Income Tax authorities and/or any other officer or officers empowered by law to hear any such proceedings or enquiries pertaining to any matter of the said flat.

8. To accept any notice or services or writ or summons or other legal process that may be served upon us pertaining to the said flat.

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महेश शिवाजी शिवाजी शिवाजी



9. To pay all taxes, assessment, rent, charges, bills pertaining to the said flat.

10. To execute all necessary documents as and when required and our said attorney may think fit and proper to sale/assignment and transfer of the said flat in favour of any other person or persons.

11. This power is irrevocable and shall not be revoked by me and will be binding on our heirs, executors administrators and assigns.

12. To substitute and appoint from time to time one or more attorney or attorneys under the said attorney or attorneys with same or limited powers and substitute or substitutes at pleasure to remove and to appoint another or others.

AND GENERALLY to do all such acts, deeds and things that our said attorney or attorneys may deem fit and proper as the nature and circumstances may deem necessary from time to time in respect of any thing connected with the said flat AND I do hereby agree and undertake to ratify and confirm all such acts, deeds and things including SALE, ASSIGNMENT & TRANSFER that my said Attorney/s shall lawfully do or purport to be done in respect of the said flat by virtue of these presents.

दिनेश्वरदास शर्मा  
महाराष्ट्र राज्य न्यायालय



IN WITNESS WHEREOF I, Mr. MOHAMMADALI HASAMBHAI CHARANIA have signed these documents on this

\_\_\_\_\_ day of \_\_\_\_\_ 1999 at Mumbai.

SIGNED & DELIVERED by the

withnamed

Mr. MOHAMMADALI HASAMBHAI CHARANIA

In the presence of

Smt. Laxmi Ramchandra Naidu

Specimen signature of attorney

Smt. LAXMI RAMCHANDRA NAIDU

Smt. Laxmi Ramchandra Naidu

Identified by me

BEFORE ME

Advocate High Court



BEFORE ME  
Smt. Laxmi Ramchandra Naidu  
& C. T. NAIK  
Notary Public & Co.



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