

तामता र ता जे. संवाठों परधाना धारक सुद्रोक विकेता कमांक-4018 ६, उधान सार, एस. व्ही. रोड,

बंदियां (६.) इंबई. 19 MAR 1999 क्यांक 550 दिलांक 19 MAR 1999

बांबा व्याधिकेतर सुद्रांक पेपर विकला.

बरवामा बारक सर्वाक विकेता.

GENERAL POWER OF ATTORNEY

Mehareshtre State, Regd No. 406

TO ALL TO WHOM THESE PRESENTS SHALL COME, TO Mr. MOHAMMADALI HASAMBHAI CHARANIA adult, Indian GOVI OF Inhabitant of Mumbai, residing at FLAT No. 004/C-10/Sector VIII Shantinagar, Mira Road (East), Thane SEND GREETINGS:

WHEREAS by an Agreement dtd. MARCH 1994 entered 2000 2000 between myself and my predecessor I have purchased and acquired all rights, title and interest in respect of the flat being flat No.004 on the Ground floor of building known as "C-10 Sector VIII" situated at Shantinagar Housing Complex.

Mira Road (E), Thane under the original agreement

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of my predecessor with M/s Shantistar builders at and for the total consideration setout therein and paid entire consideration to the builders and taken effective possesion 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.

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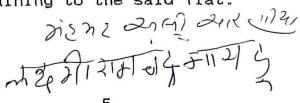
agreed to sale, assign and transferr all by rights, title and interest in respect of the seld flat No.004 on the Ground floor of building known as " C-10 Sector VIII " situated at Shantineger Mousing Complex, Mira Road (East), Theme to Set, LAWRE POWCHEREN MOTOR SOLVER, Torston Inhabitant of Mumbel, at and for the total consideration secont therein and received part payment of agreed consideration from her and I have agreed to put the purchasers into possession of the seid 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-op erative 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 Smt. LAXMI RAMCHAMDRA MAIDU to be my lawfully constituted attorneys to do all or any of the acts, deeds and things in respect of the said flat.

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- 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 delet 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.
- and deal in all the monetary transaction to be settled with in respect of the said flat with the said builders or the said societyor any other local authorities and more particularly to take all necessary steps to enjoy peaceful and physical possesion 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.

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- 5. To get the deposits, legal expenses, stampduty 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 mat ter pertaining to the said flat and to file any affidavit or statement regarding the matter.
- To declare, affirm all plaints, written statements, applications, petitions, affidavits, undertakings and other necessary documents in my name and on my behalf and to ap point 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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- 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.

* (Maharashi

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.

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| SIGNED & DELIVERED by the |
| withircamed |
| Mr. MOHAMMADALI HASAMBHAI CHARAMIA |
| The presence of |
| Specimen signature of attorney |
| Smt. LAXMI RAMCHAMDRA MAIDU |
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