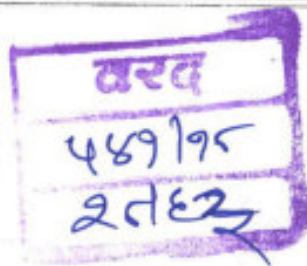
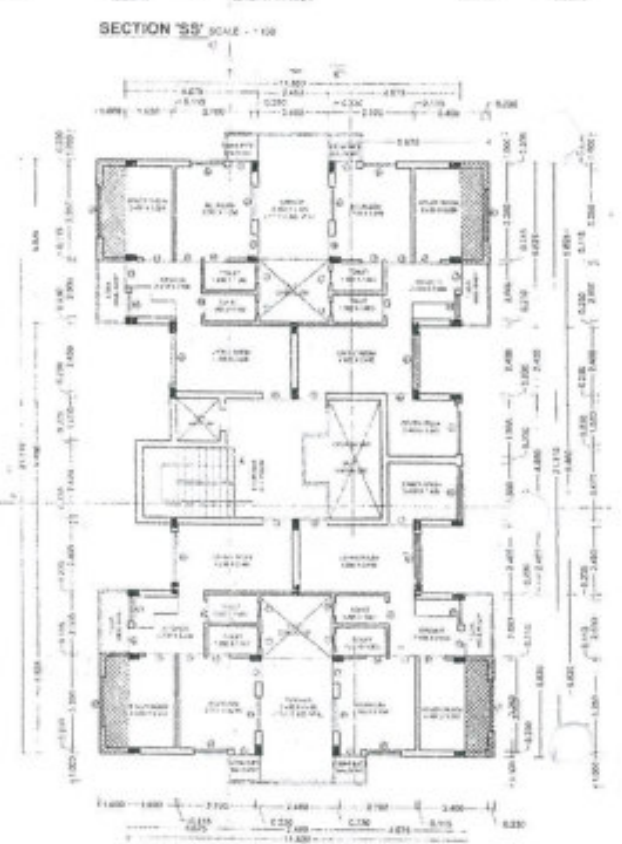
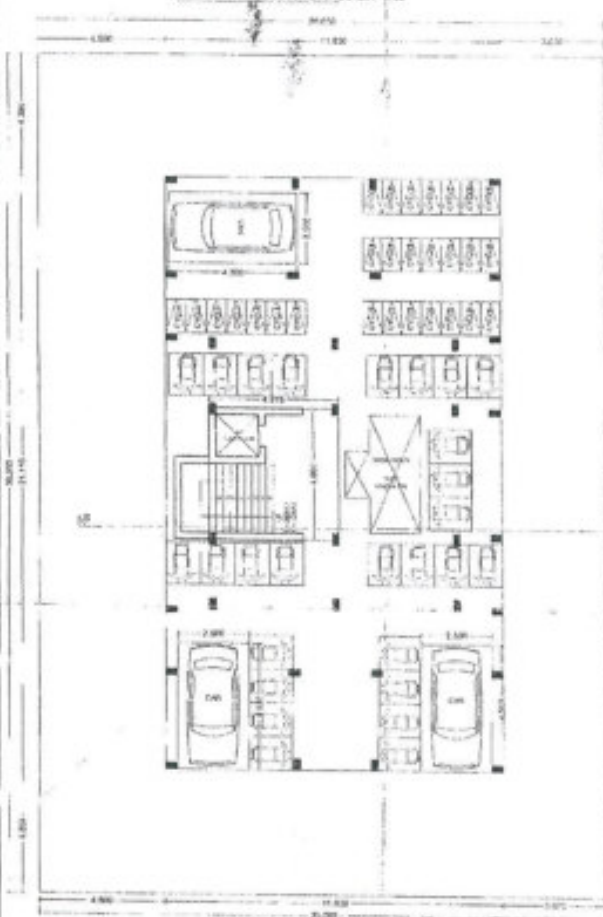
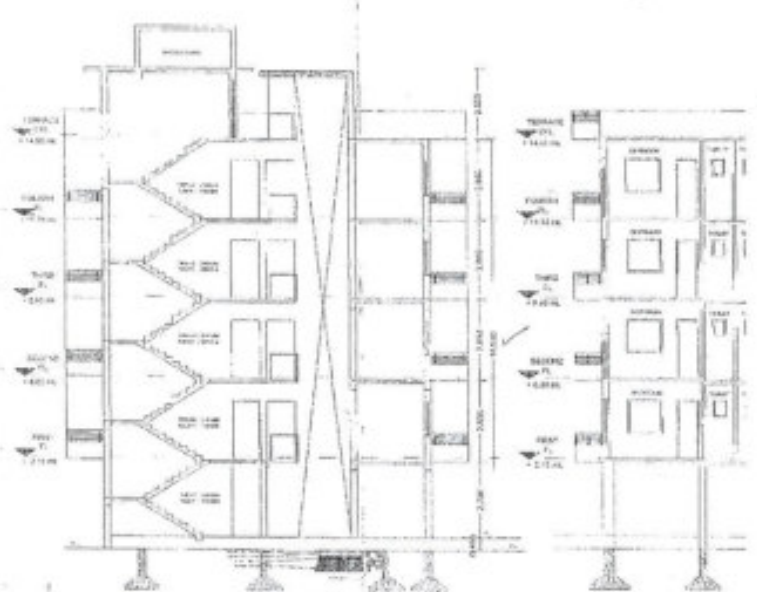
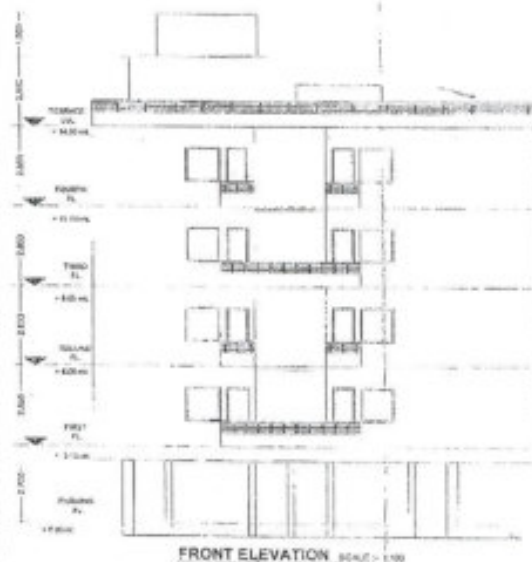
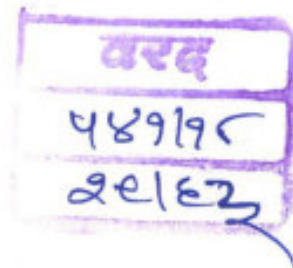
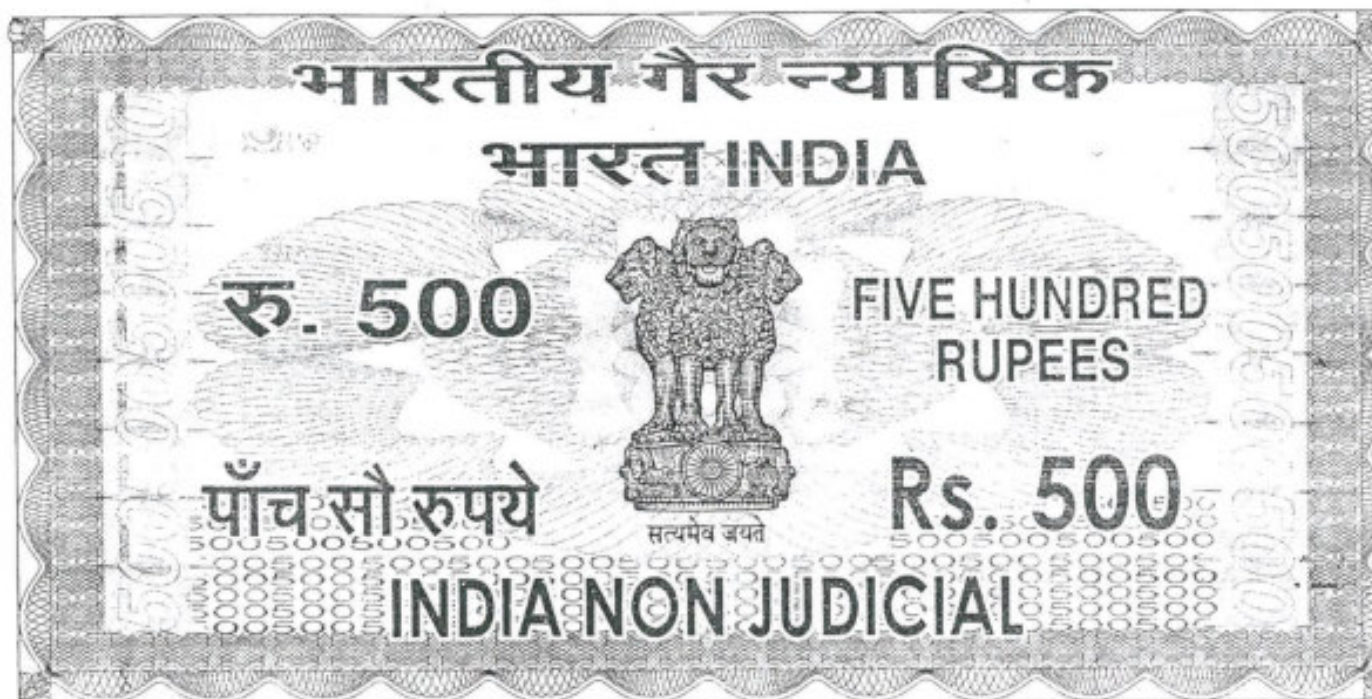


PLAN SHOWING PROPOSED RESIDENTIAL COMPLEX ON, PLOT NO.- 80 & 81, MOUZA- CHICALA, MOUZA NO.- 40, P.H. NO.-58, LAND SURV



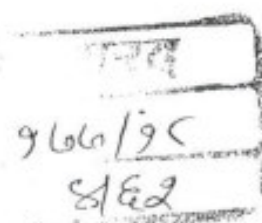
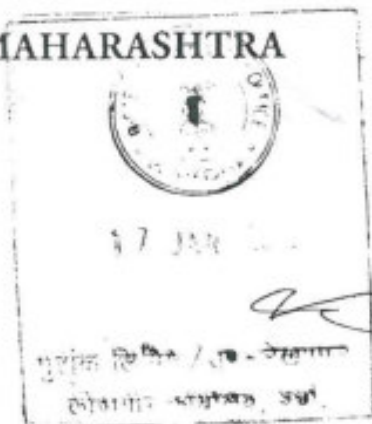




महाराष्ट्र MAHARASHTRA

2017

AE 536076



General Power of Attorney
Between

1) Shri. Akbar Ali Badruddin Hussain

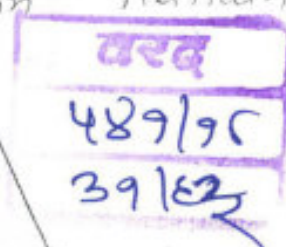
2) Shri. Mansoor Ali Badruddin Hussain

AND

1) From Pioneer Builder

1) Akhtar Khan

[Signature]



80662 22-1-2015

वस्तुवा देणू घडू. कमाक...../विवार...../१५.

वस्तुवा प्रकार

वस्तु नोंदणी करणार जाहेत का ? होय/नाही

मिळकतीचे थोडक्यात वर्णन

For Pioneer Builders, Wardha

मुद्रांक विकत घेणाऱ्याची नांव व सही

हस्ते असल्यास त्यांचे नांव व पत्ता

Partner

दुसऱ्या पक्षकाराचे नांव

नरेंद्र धर्मा शेगाड

मुद्रांक शुल्क रक्कम

मुद्रांक विक्रीचा कागदात सेलू केंद्र तर्फे वि. आर. शास्त्री

पत्रावली क. गुना १/२००४ नमिन ४५०१००९.

निविदा पत्रावली, बघी.

कारणासाठी ज्यांनी मुद्रांक लहरी देला त्यांनी त्यांचे नांव

2) Marshal Shegaonley.

BSH



वरद
१६६/१८
५/६२



वरद
५४९/१८
७५६२

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE, (1-A) **SHRI. AKBARALI S/o BADRUDDIN HUSSAIN**, Aged about 75 Years, Occupation – Business, Income Tax Permanent Account No. AAEPH6955P and Aadhar Unique Identity No. 500912838220, (1-B) **MRS. ZUBEDA W/o AKBARALI HUSSAIN**, Aged about 68 Years, Occupation – Housewife, Income Tax Permanent Account No. AALPH6315C, (1-C) **SHRI. ASIF S/o AKBARALI HUSSAIN**, Aged about 42 Years, Occupation – Business, Income Tax Permanent Account No. ABCPH6296E, No. 1-A to 1-C all Residents of 167, Tilak Chowk, Wardha-442001, Tahsil and District – WARDHA AND (2-A) **SHRI. MANSOORALI S/o BADRUDDIN HUSSAIN**, Aged about 70 Years, Occupation – Business, Income Tax Permanent Account No. AAHPH9610A and Aadhar Unique Identity No. 999285810723, (2-B) **MRS. SHAHIN W/o MANSOORALI HUSSAIN**, Aged about 66 Years, Occupation – Housewife, Income Tax Permanent Account No. AALPH6314D, (2-C) **SHRI. MURTUZA S/o MANSOORALI HUSSAIN**, Aged about 43 Years, Occupation – Business, Income Tax Permanent Account No. ABCPH6297F, No. 2-A to 2-C all Residents of Near Gol Market, Tilak Chowk, Wardha-442001, Tahsil and District – WARDHA, do hereby nominate, constitute and appoint **M/s. PIONEER BUILDERS**, A Partnership Firm, having its Office at Plot No. 54 Snehal Nagar, Sevagram Road, Wardha-442001, Tahsil and District – WARDHA, Income Tax Permanent Account No. AAPFP3852Q and acting through its Authorised Partners (1) **SHRI. AKTHAR KHAN S/o AMANULLA NOOR KHAN**, Aged about 49 Years, Occupation – Business, Aadhar Unique Identity No. 342319863363, Resident of Basera Colony, Alodi, Nalwadi, Wardha-442001, Tahsil and District – WARDHA AND (2) **SHRI. HARSHAL S/o PRABHAKAR SHEGAONKAR**, Aged about 34 Years, Occupation – Business, Aadhar Unique Identity No. 676638289592, Resident of Snehal Nagar, Sevagram Road, Wardha-442001, Tahsil and District – WARDHA, as our True and Lawful Attorney in our name and on our behalf.



WHEREAS we have jointly own and possess the property comprising ALL THAT Piece and Parcel of land bearing Amalgamated Plot No. 80-81, containing by total admeasurement 600 Sq. Mtrs. (i.e. 6458.40 Sq. Fts.), being a portion of the entire land bearing Survey / Khasra / Gut No. 35 of MOUZA – CHICHALA, P.S.K. 25, Rental Rs. 60 Yearly, Khate No. 811 and including all other easementary rights appurtenant and belonging thereto, bearing Property No. 04000799, situate at Chichala, within the limits of the Nagar Parishad Wardha, Ward No. 4 in Tahsil and District – WARDHA; AND

WHEREAS for cogent reasons and good causes we have now jointly decided to develop the property comprising ALL THAT Piece and Parcel of land bearing Amalgamated Plot No. 80-81, containing by total admeasurement 600 Sq. Mtrs. (i.e. 6458.40 Sq. Fts.), being a portion of the entire land bearing Survey / Khasra / Gut No. 35 of MOUZA – CHICHALA, P.S.K. 25, Rental Rs. 60 Yearly, Khate No. 811 and including all other easementary rights appurtenant and belonging thereto, bearing Property No. 04000799, situate at Chichala, within the limits of the Nagar Parishad Wardha, Ward No. 4 in Tahsil and District – WARDHA into a RESIDENTIAL ESTATE by constructing a Multistoried Building thereon consisting of various self contained separate Apartments therein through M/s. Pioneer Builders, the Attorney hereinabovenamed; AND

WHEREAS we being pre-occupied in our assignments, it is neither possible, nor convenient for us to do and execute various acts, deeds and things required in the matter of completion of the proposed transaction of development/sale in all respects. It has therefore become expedient to appoint some one for the said Development Works as our Attorney or Agent, who shall be competent to observe and fulfill all the obligations on our part. We therefore do hereby nominate, constitute and appoint our aforesaid Attorney and empower it and its Partner to do all or any of the following acts, deeds and things in our name and on our behalf that is to say –

(1) To apply to the Government/Semi-Government Departments and Offices and/or the Competent Authorities empowered on that behalf for obtaining various No Objection Certificates/Papers/documents as may be required for completion of the aforesaid proposed scheme in all respects. To sign various applications, forms, papers required to be submitted before such Government/Semi-Government Departments/Offices. To represent us before the Competent Sub-Registrar, Wardha and to complete all the necessary formalities required for Registration of the various Deeds.

(2) To enter into an Agreement(s) to Sell the said property with willing buyer(s) and to sign and execute such Agreement(s) to Sell and to get the same duly registered in accordance with the law in force, if considered necessary.

Contd. ...



- (3) To receive the Earnest Money or Advance Sale Price from such buyer(s) and to pass a valid receipt and discharge for the same.
- (4) To sign Plan(s)/Revised Plan(s) of the Building proposed to be constructed on the said Plot of land and also to sign/execute Indemnity Bonds, various forms and applications and also to Swear an Affidavit(s) required to be submitted to the Nagar Parishad, Wardha.
- (5) To deposit necessary sums in the Office of the Nagar Parishad, Wardha in our name and to apply for refund thereof and to receive back such moneys as may be refunded to us by the said Nagar Parishad, Wardha and to pass a valid receipt and discharge for the same.
- (6) To apply for water and electricity connections etc. and to pay/deposit necessary sums in the Office of the concerned authorities and to do the needful.
- (7) To apply to the Nagar Parishad, Wardha for obtaining a No Objection Certificate and to receive such Certificate.
- (8) To sign various Applications/Forms regarding commencement of working stage progress and completion of works etc. and to submit the same in the Office of the Nagar Parishad, Wardha.
- (9) To sign and execute a Sale Deed or various Sale Deeds each relating to the Undivided Proportionate variable shares and interest in the aforesaid property in favour of the respective individual buyers and to receive the balance sale price from such buyer(s) and to get such Sale Deed(s) duly registered in accordance with the law in force.
- (10) To sign and execute a Deed of Declaration under Section 2 of The Maharashtra Apartment Ownership Act, 1970 and also to sign/execute various Apartment Deeds in favour of respective individual Apartment Owners and to get the same duly registered in accordance with the law in force.
- (11) To deliver the actual physical possession of the individual apartments to the respective individual buyer(s) on Registration of the Sale Deed(s).
- (12) To support all applications for mutation of names on the said property and to do all necessary things to procure the mutation thereof in favour of such individual buyer(s), in all relevant records.

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