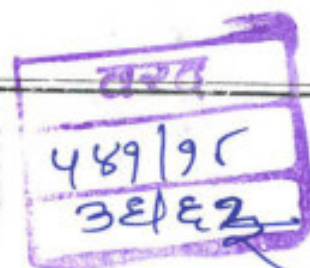


- (13) To sign and verify Vakalatnama, Applications, Statements, Declarations and Affidavits etc. for us and on our behalf.
- (14) To sign Plaints, Written Statements, Replies, and Returns etc. for us and on our behalf and to submit the same to the concerned Civil/Criminal/Revenue Courts etc. To represent me in such Civil/Criminal/Revenue Courts etc. and to do the needful.
- (15) To obtain/purchase the Transferable Development Rights for Construction of Multistoried building on our aforesaid Plots and sign and execute all the required deeds and documents in that regard. If the Transferable Development Rights so purchased could not be utilized in said construction, then the Attorney shall have right to sell/transfer such Transferable Development Rights.
- (16) To sign and execute Correction Deed(s) and/or Supplementary Agreement(s) regarding the aforesaid transaction/property and to get the same duly registered in accordance with the law in force, if considered necessary.
- (17) To deposit money in the Court, Government and/or Semi-Government Departments and Offices on our behalf.
- (18) To obtain refund of money so deposited in any Court, Department and Offices and to pass a valid receipt and discharge for the same.
- (19) To apply to any Financial Institution for Project Finance/Loan for completion of the proposed Project/Scheme. To mortgage the aforesaid property or any part thereof to any Financial Institution by way of security for the repayment of loan. To borrow/obtain the Project Finance from such Financial Institutions and do the needful.
- (20) To do all things necessary to complete the aforesaid development/sale transaction relating ONLY to the said property and to observe and perform all the obligations on our part in accordance with the Agreement to be made by us with any willing buyer/buyers.
- (21) To appoint Architect, Engineer and/or Supervisor for carrying on and completing the proposed works, if considered necessary.
- (22) To represent us before the Government/Semi Government Departments/Offices, the Collector, the Sub Divisional Officer, the City Survey, Water Works Department of Nagar Parishad Wardha/M.S.E.D.C.L. Office/SPANCO Office, Wardha etc. for obtaining various documents/papers/clearances, connections etc. and to do the needful.



Contd. ...

(23) To engage Advocate, Pleader, Vakil for completion of the aforesaid development/sale transaction smoothly and to fix his remuneration.

(24) In performing the acts, deeds and things as mentioned hereinabove, if any additional work duty is required to be done, our said Attorney is hereby authorized to do and perform all such acts, deeds and things, which are not specifically mentioned here. All such acts, deeds and things lawfully done by the said Attorney shall be binding on us.

(25) Generally to act as our Attorney or Agent in relation to the matters aforesaid and all other matters connected therewith and on our behalf to execute and do all acts, deeds and things as fully and effectually in all respects, as we ourselves would do if personally present.

(26) We do hereby declare that we will not withdraw, cancel or revoke this General Power of Attorney until the matters aforesaid are fully completed and duly complied with in all respects. Till such time this Power of Attorney shall remain IRREVOCABLE.

THAT full Stamp Duty of Rs. 4,90,000/- and full Registration Fees of Rs. 30,000/- is already paid by the Parties hereinabove described at the time of Registration of Agreement of Development dated 22-01-2018, Registered in the Office of the Sub-Registrar, Wardha in Book No. 1 at Serial No. 154 on 22-01-2018.

AND we hereby ratify, confirm and agree to confirm whatsoever our said Attorney shall do or purport to do by virtue of this General Power of Attorney. *Asif-A Hossain*

SCHEDULE OF THE PROPERTY
(RESIDENTIAL)

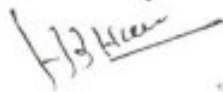
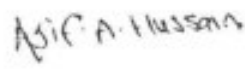
ALL THAT Piece and Parcel of land bearing Amalgamated Plot No. 80-81, containing by total admeasurement **600 Sq. Mtrs.** (i.e. 6458.40 Sq. Fts.), being a portion of the entire land bearing Survey / Khasra / Gut No. 35 of **MOUZA - CHICHALA**, P.S.K. 25, Rental Rs. 60 Yearly, Khate No. 811 and including 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 bounded as under :-

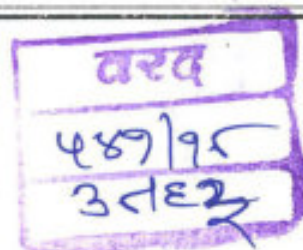
ON THE EAST	-	BY PLOT NO. 82,
ON THE WEST	-	BY ROAD,
ON THE NORTH	-	BY ROAD,
ON THE SOUTH	-	BY PLOT NOS. 79 & 78.

Contd.

966/95
9-0/62

IN WITNESS WHEREOF We, the Executants hereinabovenamed, have fully examined and read over this DEED OF GENERAL POWER OF ATTORNEY before execution and the same is drafted as per our own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at WARDHA on this 22nd Day of JANUARY, 2018 in presence of the attesting witnesses signing as such.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			1-A)  (AKBARALI BADRUDDIN HUSSAIN)
02			1-B) Zubeda A. Hussain (MRS. ZUBEDA AKBARALI HUSSAIN)
03			1-C)  (ASIF AKBARALI HUSSAIN)
05			2-A)  (MANSOORALI BADRUDDIN HUSSAIN)



Contd. ...

06



2-B)

Shahin M. Hussain

(MRS. SHAHIN MANSOORALI HUSSAIN)

07



2-C)

Murtuza

(MURTUZA MANSOORALI HUSSAIN)

EXECUTANTS

08



FOR M/s. PIONEER BUILDERS

1)

A. A. Khan

(AKTHAR KHAN AMANULLA NOOR KHAN)

09



2)

Harshal

(HARSHAL PRABHAKAR SHEGAONKAR)

Authorised Partners

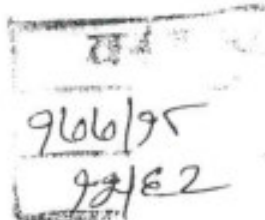
ATTORNEYWITNESSES :(1) Shahin(2) Akthar

वरद

489/95

32/62

Contd. ...



285/177

मंगळवार, 23 जानेवारी 2018 4:10 म.नं.

दस्त गोपबारा भाग-1

वरद

६०-६२

दस्त क्रमांक: 177/2018

दस्त क्रमांक: वरद /177/2018

वाजार मुल्य: रु. 00/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. वरद यांचे कार्यालयात

अ. क्र. 177 वर दि.23-01-2018

रोजी 3:50 म.नं. वा. हजर केला.



पावती:447

पावती दिनांक: 23/01/2018

सादरकरणाराचे नाव: अकबरअली बहूद्दीन हुसेन .

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1240.00

पृष्ठांची संख्या: 62

दस्त हजर करणाऱ्याची सही:

एकुण: 1340.00



Sub Registrar Vardha



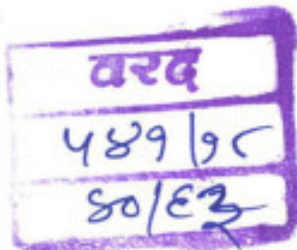
Sub Registrar Vardha

दस्ताचा प्रकार: आममुखत्यारनामा

मुद्रांक शुल्क: (48-ह) (अ) ते (ग) खेरीज@ इतर कोणत्याही प्रकरणात

शिक्षा क्र. 1 23 / 01 / 2018 03 : 50 : 53 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 23 / 01 / 2018 03 : 52 : 20 PM ची वेळ: (फी)





23/01/2018 4 19:29 PM

दस्त गोषवारा भाग-2

वरद

६९-६२

दस्त क्रमांक:177/2018

दस्त क्रमांक :वरद/177/2018

दस्ताचा प्रकार :-आममुखत्यारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अकबरअली बटुद्दीन हुसेन . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 167, टिळक चौक, वर्धा, महाराष्ट्र, WARDHA. पॅन नंबर:AAEPH6955P	कुलमुखत्यार देणार वय :-75 स्वाक्षरी:- <i>H. H. H.</i>		
2	नाव:जुबेदा अकबरअली हुसेन . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 167, टिळक चौक, वर्धा, महाराष्ट्र, वर्धा. पॅन नंबर:AALPH6315C	कुलमुखत्यार देणार वय :-68 स्वाक्षरी:- <i>Zubeeda A. Hussein</i>		
3	नाव:आसिफ अकबरअली हुसेन . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 167, टिळक चौक, वर्धा, महाराष्ट्र, वर्धा. पॅन नंबर:ABCPH6296E	कुलमुखत्यार देणार वय :-42 स्वाक्षरी:- <i>Asif A. Hussein</i>		
4	नाव:मंसूरअली बटुद्दीन हुसेन . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: गोल मार्केट जवळ, टिळक चौक, वर्धा, महाराष्ट्र, वर्धा. पॅन नंबर:AAHPH9610A	कुलमुखत्यार देणार वय :-70 स्वाक्षरी:- <i>M. S. H.</i>		
5	नाव:शाहीन मंसूरअली हुसेन . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: गोल मार्केट जवळ, टिळक चौक, वर्धा, महाराष्ट्र, वर्धा. पॅन नंबर:AALPH6314D	कुलमुखत्यार देणार वय :-66 स्वाक्षरी:- <i>Shahin M. Hussein</i>		
6	नाव:मुर्तुजा मंसूरअली हुसेन . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: गोल मार्केट जवळ, टिळक चौक, वर्धा, महाराष्ट्र, वर्धा. पॅन नंबर:ABCPH6297F	कुलमुखत्यार देणार वय :-43 स्वाक्षरी:- <i>M. J. H.</i>		
7	नाव:मे. पायोनियर बिल्डर्स तर्फे अधिकृत भागीदार अख्तर खान बल्द अमनउल्ला नुर खान . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट नं. 54, स्नेहल नगर, सेवाग्राम रोड, वर्धा, महाराष्ट्र, वर्धा. पॅन नंबर:AAPFP3852Q	पॉवर ऑफ अटॉर्नी होल्डर वय :-49 स्वाक्षरी:- <i>A. K. H.</i>		
8	नाव:मे. पायोनियर बिल्डर्स तर्फे अधिकृत भागीदार हर्षल प्रभाकर शेगावकर . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट नं. 54, स्नेहल नगर, सेवाग्राम रोड, वर्धा, महाराष्ट्र, वर्धा. पॅन नंबर:AAPFP3852Q	पॉवर ऑफ अटॉर्नी होल्डर वय :-34 स्वाक्षरी:- <i>H. P. K.</i>		

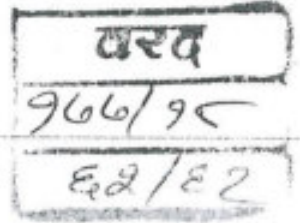


वरद

५४९१९८

४९१६२

Summary-2(दस्त गोषवारा भाग - २)



वरीय दस्तऐवज करून देणार तयाकधीत आममुखत्यारनामा चा दस्त ऐवज करून दित्याचे कबूल करतात.
शिवका क्र.३ ची वेळ: 23 / 01 / 2018 03 : 58 : 55 PM

ओळख:-

खालील इसम अगें निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: अनघा शेगावकर 0 0 वय: 32 पत्ता: वर्धा पिन कोड: 442001	 स्वाक्षरी	
2	नाव: शाहीस्ता अख्तर खान 0 0 वय: 40 पत्ता: आलोडी वर्धा पिन कोड: 442001	 स्वाक्षरी	

शिवका क्र.४ ची वेळ: 23 / 01 / 2018 04 : 01 : 18 PM

शिवका क्र.५ ची वेळ: 23 / 01 / 2018 04 : 01 : 41 PM नोंदणी पुस्तक 4 मध्ये

Sub Registrar Vardha

EPayment Details.

.....१..... पुस्तकाच
.....१.७७५..... नोंदणी नोंदणी
सह-दुय्यम निबंधक वर्ग-२, वर्धा
सा. २३.०१.१८

sr. Epayment Number
1 MH009741843201718E

Defacement Number
0005412569201718

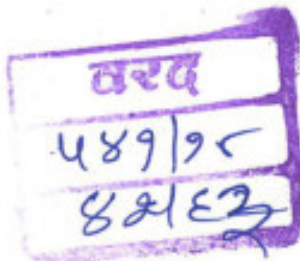
प्रमाणित करण्यांत येते की, या 177 /2018

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

सह-दुय्यम निबंधक वर्ग-२, वर्धा.



"EXHIBIT - B"

BYE-LAWS OF "RAJGAD APARTMENT CONDOMINIUM"

CHAPTER - I

1. SHORT TITLE AND APPLICATION :

- (i) These Bye-laws may be called the Bye-laws of "RAJGAD APARTMENT CONDOMINIUM".
- (ii) The provisions of these Bye-laws apply to the "RAJGAD APARTMENT CONDOMINIUM".

All present or future owners, tenants, future tenants or their employees or any other person that might use the facilities of the building in any manner, are subject to the regulations set-forth in these bye-laws. The mere acquisition or rental or taking or licence of any of the family units (hereinafter referred to as "UNITS") of the building, or mere act of occupancy of any of the said units will signify that these Bye-laws are accepted, ratified and will be complied with.

2. DEFINATIONS :

- (1) In these Bye-laws, unless the context requires otherwise :-
 - (a) "ACT" means The Maharashtra Apartment Ownership Act, 1970.
 - (b) "ASSOCIATION" means the Association of all the Apartmentowners constituted by such owners for the purpose of the "RAJGAD APARTMENT CONDOMINIUM".
 - (c) "Board" means a Board of Managers consisting of FIVE persons all of whom shall be owners of Apartment in the "RAJGAD APARTMENT CONDOMINIUM".
 - (d) "BUILDING" means the Building located at 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.
 - (e) "DECLARATION" means the Declaration which the sole owner of the Building or all the Owners of the building have executed and registered as provided in Section 2.
 - (f) "MAJORITY OF OWNERS" means those owners holding 51 percent of the votes in accordance with the percentage assigned in the Declaration.
 - (g) "OWNERS" OR "APARTMENT OWNERS" means the person owning an APARTMENT in the "RAJGAD APARTMENT CONDOMINIUM".
 - (h) "SECTION" means a Section of the Act.

Contd. ...

