

IRREVOCABLE GENERAL POWER OF ATTORNEY

This Irrevocable General Power Of Attorney is, made and executed at Aurangabad on this 8th Day of May, 2017 by

1. Shri. Gopikishan Onkardas Chechani (HUF),

Age :- 82 years; Occupation:- Business;

R/o:- House No. 177, Sambhaji Nagar, Havaladar Hospital, Jalna.

PAN :- AAGHG1298G.

2. Shri. Vinodkumar Gopikishan Chechani (HUF),

Age :- 56 years; Occupation:- Business;

R/o:- Shiv Shakti Colony, Aurangabad.

PAN :- AAIHV2141M.

3. Shri. Vyankatesh Rajendrakumar Chechani (HUF),

Age :- 29 years; Occupation:- Business;

R/o:- House No. 177, Sambhaji Nagar, Havaladar Hospital, Jalna.

PAN :- AAOHR9475A.

4. Shri. Dilipkumar Gopikishan Chechani (HUF),

Age :- 54 years; Occupation:- Business;

R/o:- House No. 177, Sambhaji Nagar, Havaladar Hospital, Jalna.

PAN :- AAGHD9924G.

5a. Shri. Govind Rajkumar Chechani (HUF),

Age :- 36 years; Occupation:- Business;

R/o:- House No. 177, Sambhaji Nagar, Havaladar Hospital, Jalna.

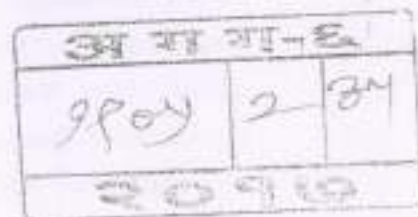
PAN NUMBER APPLIED: ACKNOWLEDGEMENT
NO. N-051129700254463.

5b. Shri. Yogesh Rajkumar Chechani (HUF),

Age :- 34 years; Occupation:- Business;

R/o:- House No. 177, Sambhaji Nagar, Havaladar Hospital, Jalna.

PAN NUMBER APPLIED: ACKNOWLEDGEMENT
NO. N-051129700254474.



(Herein after referred to as 'Owner' or the 'First Party' of the executants.)

Shri. Ashok Jainarayan Baheti,

Age :- 35 years; Occur:- Business,

R/o. Keli Bazar, Aurangabad.

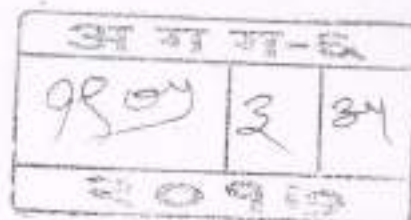
PAN : AGWPB8745K

Proprietor of M/s. Baheti Housing.

(Hereinafter referred to as Developer/ Builder / The Attorney / Developer or the Second Party.)

WHEREAS, the **Shri. Gopikishan Onkardas Chechani** had purchased the land in the name of **Shri. Rajkumar Gopikishan Chechani** adm. 3 Acres 39 Guntha (1 Hectar 60R), forming part of old Survey No. 43/1A in all adm. 4 Hectar 82 R situated at Mauje Satara, Aurangabad from Jugalkishor Murlidhar Sikchi by virtue of Sale Deed dated 14-Mar-1974 registered in the office of registrar of assurances At Aurangabad at day book Sr. No. 611 on 14-Mar-1974. Thereafter land adm. 1 Hectar 40 R out of aforesaid land purchased under aforesaid sale Deed is separately numbered / renumbered as Gut No. 69. According to the said sale deed name of **Shri. Rajkumar Gopikishan Chechani** has been mutated in 7/12 extract of Gut No. 69 for land adm. 1 Hectar 36 R and Pot Kharab 4 R vide mutation entry No. 1.

AND WHEREAS, **Shri. Rajkumar Gopikishan Chechani** has executed Development Agreement in respect of land adm. 3 Acres 20 Gunthas, forming part of Gut No. 69 (old Survey No. 43/1A), in all adm. 1 Hectors 36 R excluding a constructed house of Bhaskarrao Kedare adm. 185.90 Sqm., situated at Mauje Satara, within the limits of Aurangabad Municipal Corporation, Aurangabad more particularly described in the Schedule (hereinafter called and referred to as "the said land") in favour of the Developer on 25-Feb-2010 which is registered in the office of Sub-Registrar, Aurangabad at day book Sr. No. AGG-5-1580-2010 on 26-Feb-2010. Also **Shri. Rajkumar Gopikishan Chechani** has executed the Irrevocable General Power of Attorney dated 25-Feb-2010 in favour of the Developer which is registered in the office of Sub-Registrar, Aurangabad at day book Sr. No. AGG-5-1581-2010 on 26-Feb-2010.

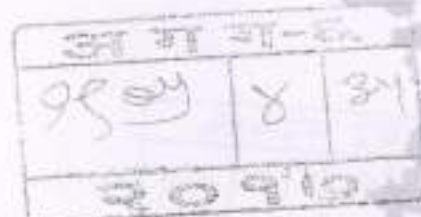


AND WHEREAS, Shri. Rajkumar Gopikishan Chechani and the Developer have evolved a scheme of Residential and Commercial units and common amenities described in deed of declaration on the Said Land which is known as **Hrim Ssky City**. The owner has obtained construction permission from the Aurangabad Municipal Corporation, Aurangabad, vide Commencement Certificate No. 628/2015-16 dated 02-Dec-2015 in file No. 624/17/2012-13.

AND WHEREAS, Shri. Rajkumar Gopikishan Chechani through his GPA. i.e. the Developer has executed **deed of Declaration** U/s. 2 A of Maharashtra Apartment ownership Act, 1970 in respect of said Land and the building proposed to be constructed thereon and thereby submitted entire project of "**Hrim Ssky City**" to the provisions of **Maharashtra Apartment ownership Act, 1970**. The said Declaration Deed is executed on **11-May-2016** which is registered in the office of sub-registrar Class-II Aurangabad at day book Sr. No. **AGG-3-1790-2016** on same day. The copy of the relevant plans of Flats and open space, common amenities of the Project Known as "**Hrim Ssky City**" has been filed with it.

AND WHEREAS, Shri. Rajkumar Gopikishan Chechani and the Developer has obtained permission for Non-agricultural use permission 37/2014 U/s. 42 (A) of Maharashtra Land Revenue Code, 1966 of the Land from Collector, Aurangabad under order No. 2016/Jam-2/Parl B/CR 43 on 29-Aug-2016, by paying respective charges.

AND WHEREAS, Shri. Rajkumar Gopikishan Chechani died intestate leaving behind 1. Shri. Gopikishan Onkardas Chechani, 2. Shri. Vinodkumar Gopikishan Chechani, 3. Shri. Vyankatesh Rajendrakumar Chechani, 4. Shri. Dilipkumar Gopikishan Chechani, 5a. Shri. Govind Rajkumar Chechani, 5b. Shri. Yogesh Rajkumar Chechani who are the aforesaid "Owners / Confirming parties", and 1. Smt. Alkadevi Rajendrakumar Chechani, 2. Sau. Shweeta Nalin Somani, 3. Smt. Mangalabai Rajkumar Chechani and 4. Sau. Nitisha Amol Somani (hereinafter called and referred to as "Releasers") accordingly their names have been mutated in 7/12 extract vide mutation entry No. 30448.

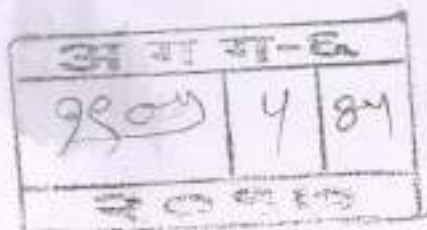


AND WHEREAS, Mangalabai Rajkumar Chechani and Sau. Nitisha Amol Somani released their share in the aforesaid land in favour of Shri. Govind Rajkumar Chechani and Shri. Yogesh Rajkumar Chechani on 18-Mar-2017 registered in the office of Sub-registrar Aurangabad at day book Sr. No. AGG-6-1031-2017 on 18-Mar-2017. According to the said Release Deed Shri. Govind Rajkumar Chechani and Shri. Yogesh Rajkumar Chechani applied for removing names of Mangalabai Rajkumar Chechani and Sau. Nitisha Amol Somani from 7/12 extract of Gut No. 69.

AND WHEREAS, Smt. Alkadevi Rajendrakumar Chechani and Sau. Shweta Nitin Somani released their share in the aforesaid land in favour of Shri. Vyankatesh Rajendrakumar Chechani on 18-Mar-2017 registered in the office of Sub-registrar Aurangabad at day book Sr. No. AGG-6-1032-2017 on 18-Mar-2017. According to the said Release Deed Shri. Vyankatesh Rajendrakumar Chechani applied for removing names of Smt. Alkadevi Rajendrakumar Chechani and Sau. Shweta Nitin Somani from 7/12 extract of Gut No. 69.

AND WHEREAS, due to death of Shri. Rajkumar Gopikishan Chechani, mutation of names of his legal heirs / HLF Members and due to release Deed executed by releasers the Owners / Confirming Parties became absolute owners of the said land. The Developer requested the Owners / Confirming Parties to execute this confirmation deed to confirm the Development Agreement executed by Shri. Rajkumar Gopikishan Chechani on 25-Feb-2010 which is registered in the office of Sub-Registrar, Aurangabad at day book Sr. No. AGG-5-1580-2010 on 26-Feb-2010 in favour of Developer.

And whereas, as per the said Development Agreement and Deed of Confirmation dated 08-May-2017 registered in the office of Sub-registrar, Aurangabad at day book Sr. No. AGG-6-1904-2017 on 08-May-2017 it has agreed by and between parties to execute this fresh power of attorney in favor of the developer to enable him to effectively carry out the object of the Development of the said land.



NOW THEREFORE THESE PRESENTS WITNESSES THAT :

We, 1. Shri. Gopikishan Onkardas Chichani (HUF), 2. Shri. Vinodkumar Gopikishan Chechani (HUF), 3. Shri. Vyankatesh Rajendrakumar Chechani (HUF) 4. Shri. Dilipkumar Gopikishan Chechani (HUF), 5a. Shri. Govind Rajkumar Chechani (HUF), 5b. Shri. Yogesh Rajkumar Chechani (HUF), do hereby constitute and continue appointment of Shri Ashok Jayanarayan Baheti as our lawful attorney for the purpose of carry on development of the said land as mentioned in the schedule AND

To perform all or any of the Act, Deeds, matters and things same as empowered in the irrevocable General Power of Attorney dated 25-Feb-2010 in favour of the Developer which is registered in the office of Sub-Registrar, Aurangabad at day book Sr. No. AGG-5-1581-2010 on 26-Feb-2010 by late **Shri. Rajkumar Gopikishan Chechani**.

To do all acts, deeds matters and things, which may be necessary to be done for rendering these presents valid and effectual to all intents and purpose according to laws and customs of India.

That, the my attorney has right to represent in sub- registrar office, collector office, and to execute all necessary document and to transfer receive payments and may attorney has' also right to empower to execute the power of attorney on behalf of him to do the works for the development and to represent as an where the attorney is sole enable to do personally.

Schedule

Description of said land

All the piece and parcel of Land Gut No. 69 (old survey No. 43) adm. 3 Acres 20 Gunthas, excluding a constructed house sold to Bhaskarrao Kedare adm. 185.90 Sqm., which land is bounded as below :-

East	:	Satara Road,
West	:	Part of same survey No. 43,
North	:	Land of Modani,
South	:	Nala



IN WITNESS WHEREOF WE HAVE HEREUNDER SET OUR HANDS AT
AURANGABAD ON THIS 15th DAY OF April, 2017.

SIGNED SEALED & DELIVERED by :

Owners

गोपीकृष्ण के. बाबुराव-चेचानी

1. Shri. Gopikishan Onkardas Chechani (HUF),

2. Shri. Vinodkumar Gopikishan Chechani (HUF),

3. Shri. Vyankatesh Rajendrakumar Chechani (HUF)

4. Shri. Dilipkumar Gopikishan Chechani (HUF),

5a. Shri. Govind Rajkumar Chechani (HUF),

5b. Shri. Yogesh Rajkumar Chechani (HUF),

Developer / Attorney

Shri. Ashok Jainarayan Baheti

Prop. M/s. Baheti Housing

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१९०५	७	८५
२०१७		



WITNESSES

D

1. Shri. Nilesh Madhukarrao Dehale

Age : 35 Years, Occupation : Service

R/o. Aurangabad

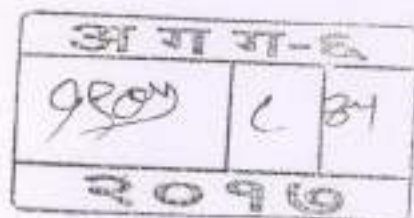


Sachin

2. Shri. Sachin Ramesh Tekrali

Age : 33 Years, Occupation : Service

R/o. Aurangabad



MAHARASHTRA STATE POLICE/DRIVING LICENSE

CL No. MH20 30036041100 DOB: 24-12-2028
 Valid Till: 02-07-2029 (MT)

AUTHORIZATION TO DRIVE POL/VARIOUS CLASS
 OF VEHICLES PARTICULARS ARE:

DOB: 24-12-2028
 LMV: 24-12-2028
 MCWG: 24-12-2028

DOB: 24-12-2028 DO: Not

NAME: NILESH M DABHULE
 SON OF NADIMHAN DABHULE
 RES. AT: AYODHYA NAGAR, W-7, CHOD, DIST. AURANGABAD

PS: Aurangabad & ID of Issuing Authority: MH20 30036053

Signature/Thumb impression of holder



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१८७	३९	३१
२०१७		

सोमवार, 08 मे 2017 4:41 म.ने.

दस्त मोहबारा भाग-1

अंगक

दस्त क्रमांक: 1905/2017 - 33/83

दस्त क्रमांक: अंगक 6 / 1905/2017

वाजार मूल्य: रु. 00/-

मोबरात: रु. 01/-

अन्य मूद्रांक शुल्क: रु. 500/-

द. नि. सट. उ. नि. अंगक 6 वाचे कार्यालयान

अ. क्र. 1905 वर दि. 08-05-2017

रंजी 433 म.ने. वा. उज्जैन कला

पावती 3183

पावती दिनांक 08/05/2017

सादरकारणास्तम मूल्य: म.वाजारी होमिंग बर्फे वा.पा. अंगक 6
अंगक 6 वाचे कार्यालयान

मोबरात की

रु. 100.00

दस्त मूद्रांकली की

रु. 500.00

पुस्तकी संख्या 33

दस्त उज्जैन कार्यालयान की

दस्त मूद्रांकली वस्तु हाताळणी

पावती 3183

पावती क्रमांक: 1905/2017

अंगक 6 वाचे कार्यालयान

मूल्य: 750.00

Joint S R Aurangabad VI

Joint S R Aurangabad VI

पुस्तकाचा उज्जैन: इतिहासकार म.वा. अंगक 6

मूद्रांक शुल्क: (48-रु.) (अ) ते (ग) खेरीज उज्जैन कोषांत्याही प्रकरणात

शिष्टा क्र. 1 08 / 05 / 2017 04 : 33 : 44 PM ची वेळ: (मादरीकरण)

शिष्टा क्र. 2 08 / 05 / 2017 04 : 34 : 13 PM ची वेळ: (पी)





08/05/2017 4:46:00 PM

दस्त गोपचारा भाग-2

अंगक 6

दस्त क्रमांक: 1905/2017-38/39

दस्त क्रमांक: अंगक 6/1905/2017

दस्ताचा प्रकार: इरिकोपेक्षित पांथर ऑफ अंदाजी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगकपाचा ठसा
1	नाम: मे. बाहेरी प्रीतिश सक्ते प्रो. प्र. अशोक जयनारायण बाहेरी पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. केळी बाजार औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन संख्या:	पांथर ऑफ अंदाजी होल्डर वय - 35 स्वाधरी:		
2	नाम: रीतिशिवन ओमकारदास चिंचाणी - पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. संभाजी नगर, जालना, महाराष्ट्र, जालना. पिन संख्या:	कुलमुखत्यार देणार वय - 82 स्वाधरी:		
3	नाम: विनोदकुमार रीतिशिवन चिंचाणी (एचयुएफ) - पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. शिव बली कॉलनी, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन संख्या:	कुलमुखत्यार देणार वय - 56 स्वाधरी:		
4	नाम: जयकृष्ण राजेंद्रकुमार चिंचाणी (एचयुएफ) - पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. संभाजी नगर, जालना, महाराष्ट्र, जालना. पिन संख्या:	कुलमुखत्यार देणार वय - 29 स्वाधरी:		
5	नाम: विनोदकुमार रीतिशिवन चिंचाणी (एचयुएफ) - पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. संभाजी नगर, जालना, महाराष्ट्र, जालना. पिन संख्या:	कुलमुखत्यार देणार वय - 54 स्वाधरी:		
6	नाम: मोहित राजकुमार चिंचाणी (एचयुएफ) - पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. संभाजी नगर, जालना, महाराष्ट्र, जालना. पिन संख्या:	कुलमुखत्यार देणार वय - 36 स्वाधरी:		
7	नाम: धीरज राजकुमार चिंचाणी (एचयुएफ) - पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. संभाजी नगर, जालना, महाराष्ट्र, जालना. पिन संख्या:	कुलमुखत्यार देणार वय - 34 स्वाधरी:		

वरील सर्वोपलब्ध असलेल्या दस्तावर अध्यावधीत इरिकोपेक्षित पांथर ऑफ अंदाजी या दस्त तंत्राने तपासणी करण्यात आली आहे. तपासणीचा अहवाल दिनांक 08/05/2017 04:38:07 PM

अंदाज:

दस्ताचा प्रकार: इरिकोपेक्षित पांथर ऑफ अंदाजी

अनु क्र. पक्षकाराचे नाव व पत्ता

नाम: रीतिशिवन ओमकारदास चिंचाणी

वय: 82

पत्ता: रा. औरंगाबाद

पिन कोड: 431001

स्वाधरी



अंगकपाचा ठसा



2 साध.सचिव रमल टकनारी
पन् 33
पता औरंगाबाद
पिन कोड-431001

Sauri
न्यायरी



शिकरा ३.४ वी वेब-08 / 05 / 2017 04 : 38 : 49 PM

Joint S.R. Aurangabad VI

EPayment Details.

sr. Epayment Number
1 MH0004739972017185

Defacement Number
0000696572201718

1905/2017

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२०१७		

प्रमाणित करण्यात येते की,
सदर दस्तावेजात प्रकृण *प्र. ६* सार्वजनिक
नं. १८७५/१७
नं. १८७५/१७

(Signature)
सह. मुख्यम निबंधक वर्ग-२
औरंगाबाद ज. ६

