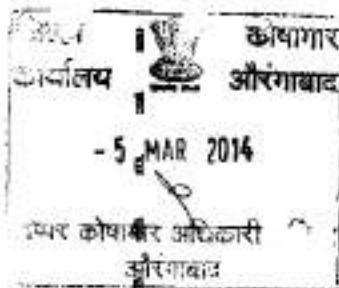




महाराष्ट्र MAHARASHTRA अ.क्र. 1942 19 MAR 2014 838210



मुद्रांक खरेदी घेण्याचे नाव

श्री १६४ जगन्नाथ बाबाजी

मुद्रांक कोणासाठी खरेदी केला

त्याचे नाव पत्र

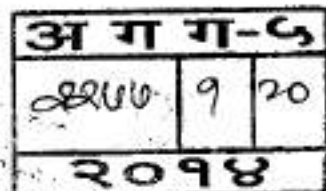
19 MAR 2014

अ. समी खान

स्टॅम्प वेन्डर

पत्रवना क्र. ABD113

मुद्रांक विक्री अधिकारी कार्यालय
कलेक्टर ऑफिस, औरंगाबाद



DEED OF CORRECTION

TO

IRREVOCABLE GENERAL POWER OF ATTORNEY

[Handwritten signature]



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DEED OF CORRECTION TO IRREVOCABLE GENERAL POWER OF ATTORNEY

This Deed of Correction to Irrevocable General Power of Attorney is executed today on this 20th day of March 2014 at Aurangabad by :

- 1) Mr. Sanjay Shesherao Kachkure
Age: 33 years, Occu: Agri. & Business
R/o. Shendra, Tal. & Dist. Aurangabad
PAN NO.

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[Handwritten signature]



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2) Mr. Tejrao Shesherao Kachkure
Age: 46 years, Occu: Agri. & Business
R/o. Shendra, Tal. & Dist. Aurangabad

(which expression shall mean and include their legal heirs,
successors, executors, administrators and assignees.)

Hereinafter called as EXECUTANTS

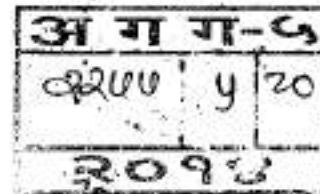
IN FAVOUR OF

1. Mr. Gopesh Narayanrao Yadav
Age: 31 years, Occu: Business & Agri.
R/o. 104, Tilak nagar,
Aurangabad, and
PAN NO. ADMPY3592L
2. Mr. Uday Jailal Kasliwal
Age: 31 years, Occu: Business & Agri.
R/o. 22, Vinayak Adarsha Housing society
Tilak nagar,
Aurangabad,
PAN NO. ALMPK3239L

(which expression shall mean and include their present
and future partners, heirs, successors, executors,
administrators and assignees.)

Hereinafter called as Attorney Holder.

That Irrevocable Power of attorney came to be executed
by and between the parties on 27.11.2013 at day book
Serial No. 7009 at the office of Sub-Registrar No. 2,
Aurangabad.

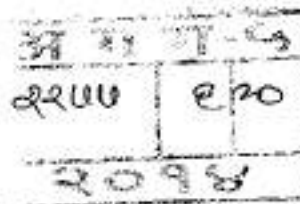


However, inadvertently on page No. 5 at para No. 3, there has occurred a mistake and said paragraph is corrected as under :

"3) To negotiate with the prospective buyers and to enter into agreement to sale and execute the Agreement to sale, sale deed of all the flats / row houses and submit the document for registration purpose and give the admission of execution, to accept the consideration of flats / row houses and to give valid discharge for receipt of consideration and to deliver the possession of the property to the prospective buyers in respect of all the flats". However the sale consideration shall be deposited in escrow account of the firm."

That out of two partners of the firm namely Vijay Laxmi Developer, any one of them can present and execute the document and shall have powers under section 32 and 33 of The Registration Act.

That appropriate stamp duty is paid at the time of execution of Development Agreement and Irrevocable General Power of Attorney therefore this Deed of Correction is typed on Rs.100/- stamp paper, which is sufficient.



Rest of the terms and conditions of the Irrevocable General Power of Attorney remains unchanged.

IN WITNESS WHEREOF the owners and the Developer have set and subscribed their hands and signed hereunto on this Indenture of Deed of Correction to Irrevocable General Power of Attorney in the presence of witnesses without any pressure, coercion or influence of any person or liquor, with free will and consent.

Witnesses:

EXECUTANT

① 
१५. २६ ०८
११. १५ ५१५

1) Mr. Sanjay Shesherao Kachkure

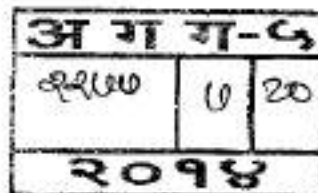
2) Mr. Tejrao Shesherao Kachkure

② 
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११. १० ११ ११ ११ ११

We Accept the Authority
ATTORNEY HOLDER

1. Mr. Gopesh Narayanrao Yadav

2. Mr. Uday Jailal Kasliwal



Nature of Document: General Power of Attorney
 Registration Details: Registrable / Non Registrable / If Registrable Name of S.R.O. 02
 Franking Unique No. 09582
 Property Description in brief Village Shenoi (Mand) Tal. 1912/1999 S.R.No./C.T.No. None
 Consideration Amount ₹ 100/- of 27,600/-
 Stamp Purchaser's Name: Mr. Uday Jivall Kadiwal & others
 Name of the Other Party: M/s. Sanjay Shashank Kachhrawar & others
 If Through Name & Address: Mr. Vivek Pagar, Pandharpur, Ahmedn.
 Stamp Duty Amt.: (in words) One hundred only

The Lake Urban Co-Op. Bank Ltd, Lake Branch Khadsekar Aurangabad.

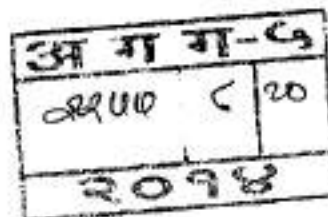
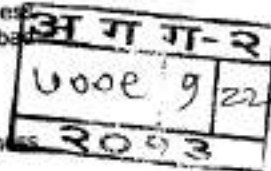
[illegible]

IRREVOCABLE GENERAL POWER OF ATTORNEY

This General Power of Attorney is executed today on this 27th day of November 2013 at Aurangabad by :

- 1) Mr. Sanjay Sheshrao Kachkure
Age: 33 years, Occu: Agri. & Business
R/o. Shendra, Tal. & Dist. Aurangabad
PAN NO.

Mr. Tejrao Sheshrao Kachkure
Age: 46 years, Occu: Agri. & Busine



Sk. K.

SK



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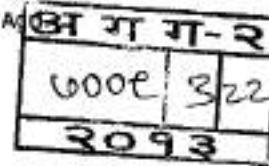
R/o. Shendra, Tal. & Dist. Aurangabad

(which expression shall mean and include their legal heirs, successors, executors, administrators and assignees.)

Hereinafter called as EXECUTANTS

IN FAVOUR OF

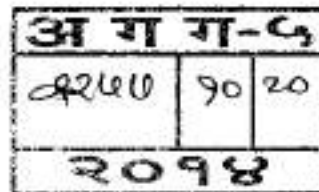
1. Mr. Gopesh Narayanrao Yedav
Age: 31 years, Occu: Business & Agri.
R/o. 104, Tilak nagar,
Aurangabad, and
PAN NO. ADMPY3592L
2. Mr. Uday Jilal Kasiwal
Age: 31 years, Occu: Business & Agri.
R/o. 22, Vinayak Adarsha Housing society
Tilak nagar,
Aurangabad,
PAN NO. ALMPK3239L



(which expression shall mean and include their present and future partners, heirs, successors, executors, administrators and assignees.)

Hereinafter called as Attorney Holder.

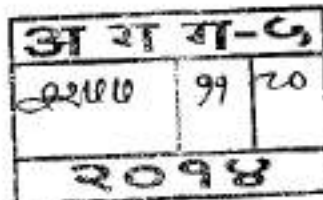
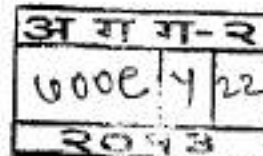
WHEREAS the Executants / owners have executed registered Development Agreement in favour of M/s. Vijaya Laxmi Developers, a partnership firm and the Attorney Holders are partners of the said firm. The Development Agreement is registered at day book Sr. No. 7008 on 27.11.2013 in respect of the property i.e. plot Nos. 4 to 12 admeasuring 1307.72 sq. mtrs. and plot Nos. 17 to 20 admeasuring 508.47 sq. mtrs. both situated at land Gut No. 109 village Shendrabani, Tal. & Dist. Aurangabad and those



plots are more particularly described in the Development Agreement. As per the terms and conditions of the Development Agreement, this Power of Attorney is executed by the Executants in favour of Attorney Holders.

AND WHEREAS, as per the terms and conditions of the Development Agreement the Developer has to get building commencement certificate by depositing all the charges and also to sell out, dispose off the flats / row houses, the owners/ executants hereby appoint and retain the Attorney Holders as their lawful power of attorney and authorize them to do following acts and deeds on their behalf.

- 1) To obtain construction and amalgamation permission in respect of plot No. 4 to 12 and 17 to 20 land Gut No. 109 situated at village Shendraban Tal. & Dist. Aurangabad as Attorney Holder deems fit and for that purpose to sign all the applications, forms and affidavits.
- 2) To carry out the construction of buildings as per the plans approved by the competent authority and further internal development of the plots by constructing waterline, drainage line, fixing electric poles and to do all other acts and deeds for the development of the plots.
- 3) To negotiate with the prospective buyers and to enter into agreement to sale and execute the Agreement to sale, sale deed of all the flats / row houses and submit the

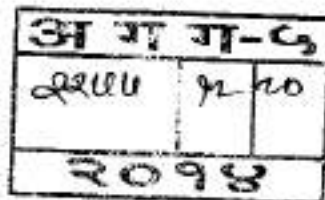
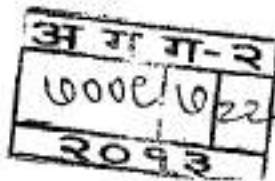


document for registration purpose and give the admission of execution, to accept the consideration of flats / row houses and to give valid discharge for receipt of consideration and to deliver the possession of the property to the prospective buyers subject to condition that before entering into any such agreement, sale deed and delivery of possession obtaining the written no objection certificate from respective owners / executants shall be mandatory and condition precedent upon the Attorney holder.

4) To approach in any office, Tribunal, Court including Gram Panchayat, Panchayat Samiti, Zilla Parishad, Town Planning Authority or any other Government Authority and to do all other acts and deeds which are necessary and essential for complete development of the property and disposing off the same.

5) To appear in any court, Tribunal or before any Authority and sign and verify, plaint, Written Statement, Writ petition, says, to appoint advocate, to sign Vakalatnama, to lead evidence, to compromise the matter or to withdraw the matter or to deposit the money in the court, to withdraw the money from the court.

6) To present the documents for registration at the office of Sub-Registrar, Aurangabad and to admit the documents before the Competent Authority. The Attorney Holders shall have the powers as per section 32 and 33 of the Indian



Registration Act and is entitled to do all the acts and deeds as provided under above sections.

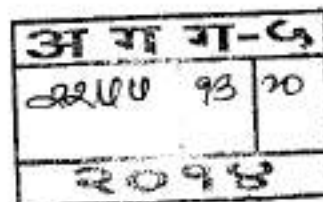
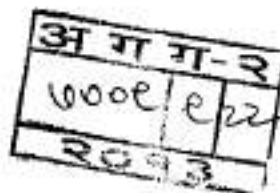
7) To do all other acts and deeds which are essential and consequential to discharge above acts and duties.

8) The Attorney Holders are entitled to enter upon the plots for carrying out the development as specified in the Development Agreement and the possession of the Attorney Holders, who are partners of Developer firm is legal, valid.

9) The Attorney Holders can approach the Financial Institution and can execute all the loan documents, agreements, mortgage, hypothecation, promissory note or any other documents as required by the Financial Institution and to execute the Mortgage of the Plots and construction thereon with any Financial institution.

10) This Power of Attorney is binding on the legal heirs and successors of the executants and in the event of death of any executants, the legal heirs are duty bound to execute fresh power of attorney in favour of Developers.

11) That all above acts and deeds, if did by the Attorney Holder will be deemed to have been done by the Executants and the Executants undertake to ratify the same.



All above powers are being given by the Executants to the Attorney Holders on receipt of the consideration amount and therefore, Executants hereby Agree that they themselves during the period of the development Agreement, will not do any of the acts in respect of which powers are given to Attorney Holders and they will also have no right to revoke the same subject the terms and conditions of Development Agreement.

In witness whereof the executants and attorney holder have signed this Irrevocable General Power of Attorney on this ___ th day of November 2013 at Aurangabad without any pressure, coercion or influence of any person or liquor, with free will and consent.

Witnesses:

EXECUTANTS

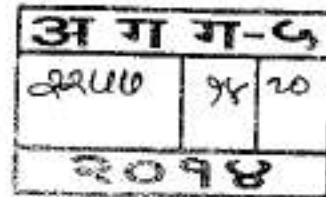
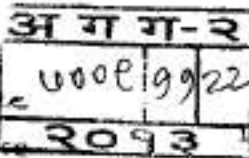
1) Ingle Bhaskar Dattatraya
Age- 28, occu. service
H/o, Shivajinagar, Aurangabad.

1) Mr. Sanjay Sheshrao Kachkure
2) Mr. Tejrao Sheshrao Kachkure

2) Vivek Bhimrao Patil
Age- 26, occu. service
H/o, Sadana, Aurangabad.

We Accept the Authority
ATTORNEY HOLDER

1) Mr. Gopal Narayanrao Yadav
2) Mr. Uday Jai Lal Kasliwal



सिविल नं.4 की तिथि: 27/11/2013 05:29:17 PM

सिविल नं.5 की तिथि: 27/11/2013 05:35:52 PM दोस्तों के लिए नं.4 के

John S R Aurangabad 3

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प्रमाणित दस्तावेज दोस्तों की मदद से प्रसारित करने के लिए
आवेदन नं. 4 के लिए नं. 5 के लिए नं. 6 के लिए
दि. 21/11/2013

सद. मुख्य निदेशक नं. 2
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गुरुवार, 20 मार्च 2014 1:16 मं.

दस्त गोश्वारा भाग-1

अंगण्ड

दस्त क्रमांक: 2277/2014

दस्त क्रमांक: अंगण्ड /2277/2014

बाजार मूल्य: ₹. 00/-

गोश्वारा: ₹. 00/-

भरलेले मुद्रांक शुल्क: ₹. 100/-

दु. नि. सह. दु. नि. अंगण्ड यांचे कार्यालय

पावली: 3678

पावली दिनांक:

20/03/2014

अ. क्र. 2277 वर दि. 20-03-2014

सादरकरणाचे नाव: गोपेश नारायणराव यादव

रोजी 1.06 मं. वा. हजर केला.

गोंदणी फी ₹. 100.00

दस्त हस्ताळणी फी ₹. 400.00

अटा एन्ट्री ₹. 20.00

पृष्ठांची संख्या: 20

दस्त हस्ताळणीच्याची सही:

एकूण: 520.00

Joint Sub Registrar Aurangabad V

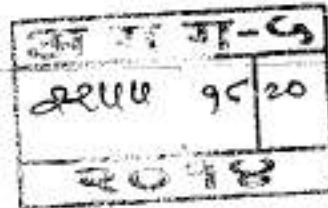
Joint Sub Registrar Aurangabad V

दस्तावा प्रकर: 65-युक्त दुस्ती पत्र

मुद्रांक शुल्क: +दुस्ती विधानपत्र

शिक्का क्र. 1 20 / 03 / 2014 01 : 06 : 51 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 20 / 03 / 2014 01 : 06 : 51 PM ची वेळ: (फी)





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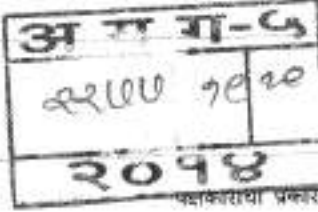
दस्त गोपवारा भाग-2

अगम5

दस्त क्रमांक:2277/2014

दस्त क्रमांक अगम5/2277/2014

दस्तावा प्रकार :-65-चुक दुस्ती पत्र



अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छयाचित्र

अंगठ्याचा ठसा

- 1 नाव:गोपेश नारायणराव यादव
पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. टीळकनगर औरंगाबाद, महाराष्ट्र, औरंगाबाद.
पिन नंबर: -

लिहून देणार
वय :-31
स्वाक्षरी:-

- 2 नाव:उदय जयलाल कासलीवाल
पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. टीळकनगर औरंगाबाद, महाराष्ट्र, औरंगाबाद.
पिन नंबर: -

लिहून देणार
वय :-31
स्वाक्षरी:-

- 3 नाव:संजय शेखराव कचकुने
पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. शेंद्रे ता. जि औरंगाबाद, महाराष्ट्र, औरंगाबाद.
पिन नंबर: -

लिहून देणार
वय :-33
स्वाक्षरी:-

- 4 नाव:तेजराव शेखराव कचकुने
पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. शेंद्रे ता. जि औरंगाबाद, महाराष्ट्र, औरंगाबाद.
पिन नंबर: -

लिहून देणार
वय :-46
स्वाक्षरी:-

वरील दस्तऐवज करून देणार त्याकडील 65-चुक दुस्ती पत्र या दस्त ऐवज करून दिल्याचे कबूल करतात.
शिवका क्र.3 ची वेळ:20 / 03 / 2014 01 : 10 : 09 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्त ऐवज करून देणा-यानां व्यक्तींशः ओळखतात, व त्यांची ओळख पटविताने

अनु क्र. पक्षकाराचे नाव व पत्ता

छयाचित्र

अंगठ्याचा ठसा

- 1 नाव:विवेक मिमराव प...
वय:26
पत्ता:विश्रवायपास औरंगाबाद
पिन कोड:431001



स्वाक्षरी



2 ना.मुरलीधर शेषराव कचकुरे
वय:38
पत्ता:शेंद्रा औरंगाबाद
पिन कोड:431001


स्वाक्षरी



शिक्षा क्र.4 ची वेळ:20 / 03 / 2014 01 : 11 : 53 PM

शिक्षा क्र.5 ची वेळ:20 / 03 / 2014 01 : 12 : 06 PM नोंदणी पुस्तक 1 मध्ये

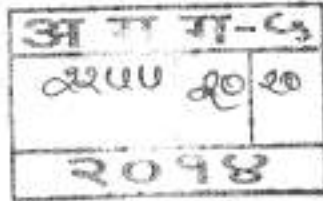
Joint  Registrar Aurangabad V

2277 /2014

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वा.द. वजारा मध्ये २० मार्च २०१४

सह. दुय्यम निबंधक वर्ग-
औरंगाबाद क्र.५
१ नंबराचे बुकचे अ.नं. २२६६४, नोंद
दि. २०/३/२०१४

सह. दुय्यम निबंधक वर्ग-
औरंगाबाद क्र.५