Monday,August 14 ,2017
11:49 AM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 9264 दिनांक: 14/08/2017

गावाचे नाव: इटखेडा
दस्तऐवजाचा अनुक्रमांक: अरग2-6234-2017
दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: सुनिल दत्तात्रय तायडे डायरेक्टर मे.ए एस के व्हेंचर्स प्रा.लि. - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 600.00
पृष्ठांची संख्या: 30	
एकूण:	रु. 700.00

३७ दस्त परत केले

आपणास मूळ दस्त ,पचनेल प्रिंट,सूची-२ अंदाजे 12:01 PM ह्या वेळेस मिळेल.

Joint S R Aurangabad II

बाजार मुल्य: रु.1 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004457177201718E दिनांक: 14/08/2017
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 600/-

मुळ दस्त परत केले

दस्त स्कॅन झाले

CHALLAN

MTR Form Number-6

GRN	MH004457177201718E	BARCODE	Date	11/08/2017-19:03:34	Form ID	25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	AAECP9604N
Office Name	ARB2_AURANGABAD 2 JT SUB REGISTRAR	Full Name	ASK VENTURES PVT LTD
Location	AURANGABAD		
Year	2017-2018 One Time	Flat/Block No.	GUT NO.55 AND 59 , PLOT NO.26 AND 27
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	500.00	Road/Street	ITKHEDA
0030063301 Registration Fee	100.00	Area/Locality	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	SecondPartyName=POONAM C LOYA AND CHANDRAKANT O BHOLANE~
Total	600.00	Amount In Words	Six Hundred Rupees Only
Payment Details		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	00040572017081174811 / CKD2757834
Cheque/DD No.		Bank Date / RBI Date	11/08/2017-19:04:14 / Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

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DEFACED ₹ 600.00 DEFACED

Sub-Registrar No.2 AURANGABAD

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. Not Available

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-159-6234	00024858142017 18	14/08/2017-11:45:50	IGR206	100.00
2	(S)-159-6234	00024858142017 18	14/08/2017-11:45:50	IGR206	500.00
			Total Defacement Amount		600.00

Print Date 14-08-2017 11:45:52

IRREVOCABLE GENERAL POWER OF ATTORNEY

THIS IRREVOCABLE GENERAL POWER OF ATTORNEY IS EXECUTED TODAY ON 14th DAY OF AUGUST 2017 AT AURANGABAD COUPLED WITH THE DEVELOPMENT AGREEMENT BY:-

01. **Mrs. Poonam W/o Chandrashekhar Loya,**
Age:- 52 Years, Occ.:- Household
R/o:- A/3/3/202, Flower Valley, Opp. Voltas,
Eastern Express Highway, Thane - 400601
(PAN No. AAZPL7371A)

02. **Mr. Chandrakant S/o Onkarrao Bholane,**
Age:- 52 Years, Occ.:- Business
R/o:- Plot No. 07, Gandhi Nagar,
Aurangabad (PAN No. AAYPB1857A)

Hereinafter called as the **Executants** (Which expressions shall unless repugnant to the context or meaning thereof be deemed to include his / her / their heirs, successors, representatives executors, assigns etc.) **& Party of the FIRST PART.**

AND

SEND GREETINGS:-

IN FAVOUR OF

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Mr. Sunil S/o Dattatray Tayade
Age :- 37 Years, Occ.:- Business
R/o:- B-17, Dakshin Vihar, Kanchanwadi,
Paithan Road, Aurangabad.
Pan No. AEYPT5665G

Director (Builder / Developer)

M/s ASK Ventures Pvt. Ltd.
(A Company registered under the
Indian Companies Act, 1956)
Having its registered office at
Plot No. 83, Anandi, Vyankatesh Nagar,
Opp. S.F.S., Jalna Road, Aurangabad

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Hereinafter called as **Attorney Holder** (Which expression shall mean, include all his / her / their heirs, successors, representatives, executors, administrators & assignees etc.) **& Party of the SECOND PART.**

WHEREAS :-

(A) The non agricultural plot of land bearing No. 26, admeasuring 247.5 Sq. Mtrs., Gut No. 55 & 59 is owned by present Executant / Owner No. 1 / Party of First Part and Plot No. 27, Gut No. 59, adm. 242.00 Sq. Mtrs., is owned by present Executant / Owner No. 2 / Party of First Part, both situated at, Itkheda, Aurangabad, within the area of Aurangabad Municipal Corporation. The present Executant / Owner No. 01 has purchased the said Plot No. 26, (of which the area adm. 143.00 Sq. Mtrs. is forming part of Gut No. 55 and the area adm. 104.5 Sq. Mtrs. is forming part of Gut No. 59) from M/s Kalpak Developers by virtue of registered sale deed bearing daybook serial No. AGG – 1 – 0870 dated 21/02/2007 read with Deed of Correction bearing daybook serial No. AGG – 1 – 1354 dated 04/03/2016. The said correction was restricted to the extent of "Southern" side boundary. The present Executant / Owner No. 02 has purchased the said Plot No. 27 from same the then Vendor i.e. M/s Kalpak Developers by virtue of registered sale deed bearing daybook serial No. AGG – 1 – 03125 dated 12/06/2007. These both plots are subject matter of present deed, hereinafter collectively referred to as "the said plots" for the sake of brevity.

(B) The said plots are forming part and parcel of land from Gut No. 55, 59, Itkheda, Tq. & District Aurangabad, which has been converted by order of Collector, Aurangabad after obtaining permission U/Sec. 44 of The Maharashtra Land Revenue Code, 1960 vide order No. 09 / MASHA / JAMIN – 1 / AKRUSHI / PRA KRA / 47 / 03 dated 15/05/2007. The then land developer firm M/s Kalpak Developers has purchased the land adm. 02 H 93 R forming part of land Gut No. 55, 56, 59 & 61 by virtue of registered sale deed bearing daybook serial No. 0999 dated 30/05/2003 and the got the same converted from agricultural to non agricultural land as referred supra of which the layout is finally sanctioned from Municipal Corporation, Aurangabad vide Rekhankan / 177 / 2007, O. No. MNP / NRV / NR-1 / 500 / 2007 dated 02/03/2007. The said layout contains 59 plots and the said plots are forming part of this layout.

(C) The respective Plot owner/s being adjacent plots owner and being acquainted with each other, has decided to develop her / his / their aforesaid respective plot / property jointly, through any reputed builders / developers. Moreover the developer firm **M/s ASK Ventures Pvt. Ltd.** is leading builder & developer of Aurangabad City and accordingly Plot owners approached to the Builder / Developer firm & expressed their intention to develop the respective Plot and on request of respective plot owner/s, the Builder / Developer has agreed to develop the said plots jointly by amalgamating the same with prior approval of competent authority. The respective plot owner/s has shown her / their willingness to develop the said plots jointly, through the developer, subject to amalgamation.

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M/s. Loya P.C.

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After final negotiation, the respective plot owner/s & developer finally come to conclusion to enter into present Development Agreement for joint development of said plots and the same is registered at daybook serial No.AGG - 2 - 6233 dated 14/08/2017 on terms & conditions agreed between respective plot owners & developer as recorded in said agreement.

The attorney holder is one of the director of aforesaid builder / developer firm and as per the development agreement, the Builder / Develop firm has to carry out the entire construction of the building, to obtain / revise the construction permission, to execute the declaration, to sell the construction allotted to him in pursuance to the aforesaid development agreement and or any subsequent deed / supplemental agreement executed and registered thereafter and it is impossible for the Executants / Owners and Consenting Party to accompany the attorney holder to do all other things and therefore, the Owners / Executants hereby appoint and retain the attorney holder as their power of attorney and authorize him to do following acts and deeds:-

NOW KNOW WE ALL AND THESE PRESENTS WITNESSETH THAT:-

We, party of the First part & Second Part nominate the party of the Second part Mr. Sunil S/o Dattatray Tayade, Age :- 37 Years, Occ.:- Business, R/o:-B-17, Dakshin Vihar, Kanchanwadi, Paithan Road, Aurangabad as our true and lawful attorney to act jointly and severally for us and in our name and to do all necessary acts and things in connection with the said plot (more specifically described in the schedule written hereunder, forming part and parcel of this power of attorney) as under :-

01. To deal with and correspond with the Aurangabad Municipal Corporation and / or concerned development authority and all other officers and local authorities and / or the State Government and / or Central Government and its departments in respect of the said plots and the general development thereof and in particular the following viz:-

i. To apply for and obtain / revise sanction of building plans or the revalidation and/or revision of the plans sanctioned with the alterations and additions, as the attorney may desire. To amalgamate the said plot before obtaining commencement certificate and complete all the documentation, procedure and formalities for amalgamation.

ii. To apply for and obtain commencement certificate for commencing and / or occupancy certificate and / or completion certificate and / or all other relevant certificate for commencing and completing the construction on the said plots in all aspects.

iii. To deal with and correspond with the assessment department of Municipal Corporation, Aurangabad in connection with the assessment of the said land and fixation of ratable value.

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iv. To appear and represent me / us before all concerned authorities and parties as may be necessary in connection with the proper and effective development of the said plots.

v. Generally to do all other acts and matters in connection with or relating to or touching the development of the said plots.

02. To enter upon the said plots either alone or along with others for the purpose of commencing, continuing and completing the development, construction activities on the said plots.

03. To assign all applications, forms, papers undertakings, indemnities, authorities terms and conditions etc. as well as all fees, deposits and other amounts under whatsoever head to any of such authorities and to receive back the same and pass valid receipts and to take and give oral and written statements before any such authorities or persons whomsoever as may from time to time be required by the authorities concerned.

04. To construct residential building on the said plots, As well as to sell the said apartment/s from share of Builder / Developer i.e. **M/s ASK Ventures Pvt. Ltd.**, constructed thereon for such consideration and subject to such covenants as the Attorney may think fit and to give receipts for all or any part of the purchase or other consideration money and the same or any of them with like power to mortgage, charge or encumber and also to deal with our immovable personal property or any part thereof as the Attorneys may think fit for the purpose of paying off, reducing, consolidating or making substitution for any existing or future mortgage, charge, encumbrance, hypothecation or pledge thereon or thereof or any part thereof and to make or concur in any transfer of or alteration in the terms of any existing or future mortgage, charge, hypothecation or pledge of the same or any part thereof as the Attorney shall think fit and in general to sanction any scheme for dealing with mortgages, charges, hypothecations or pledges of any property or any part thereof as fully and effectually as we our self could have done.

05. And we do hereby declare that all the powers and authorities and discretions hereby conferred upon the Attorney shall be available for exercise by him, during our absence as also at the same time and place along with the Attorney.

06. For us in our name to accept service of any Writ of Summons or other legal process and to appear in any court and before all Courts, Magistrates or Judicial or other Officers whatsoever as by the said Attorney shall be thought advisable and to commence any action or other proceedings in any Court of Justice or Authority and the same action or proceedings to prosecute or discontinue or become non-suited therein and to settle, compromise or refer to Arbitration any suit, action or proceedings as the said Attorney shall think fit and if the said Attorney shall see cause and also

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to take such other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which shall by the said Attorney be conceived to be due owing, belonging or payable to me / us by any person firm or body corporate and also to appoint any Solicitor and/or Advocate or Lawyer or Counsel to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in our name or in the name of him or them, the said Attorney.

07. To sell and dispose of the apartment/s from share of Builder / Developer i.e. **M/s ASK Ventures Pvt. Ltd.**, only, constructed on the said plot / Property on Ownership basis and / or in any other manner at the price or for the amount that the said Attorney may think fit and proper. The attorney is only authorised to sale share of Builder / Developer i.e. **M/s ASK Ventures Pvt. Ltd.** and the share of the owners will be either retained or sold by respective executants / Owners, in any manner as per his / her / their wish. To collect and receive of and from the acquirers / occupants or purchasers of the premises price and / or consideration as aforesaid and to sign and execute and / or give proper and lawful discharge for the said receipts.

08. To execute from time to time all the writings, agreements, Agreement to Sale, Sale deed, Deed of Confirmation, Correction deed etc. on or in any other manner of the premises is constructed on the said plot and also to execute and sign conveyance, transfer or surrender in respect of construction on the said plot or any part thereof to the extent of share of Builder / Developer. The attorney holder is empowered to admit the original deed / document for registration before competent authority, which is duly executed by respective owner/s.

09. To sign and execute the Conveyance or Conveyances or Assignments or any other assurances in respect of the apartment/s from his / their share in building/s constructed thereon or any part thereof in favour of such persons as the said Attorney/s shall determine including in favour of any Co - Operative Society Limited Company that may be formed for the purpose as per law.

10. To lodge all the documents, writings etc. referred hereinabove and / or generally in respect of the said plot / property for registration as may be required from time to time before the concerned Sub-Registrar of Assurances and to admit execution thereof to the extent of share of Builder / Developer.

11. To take all necessary steps if required for the registration of the co-operative society of the unit / apartment owners and other premises purchasers and for that purpose to sign and execute all necessary applications, papers and writings and represent any person before the Registrar, Co-operative Societies as and when required to do so.

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12. In general, to do all acts, things, deeds etc. in respect of the said plot as also the development thereof and/or rights, authorities, benefits directly and/or indirectly attached to the said premises and which I could do myself.

13. **AND WE HEREBY DECLARE** that this Power of Attorney is given in favour of the said Attorney jointly and severally as well as the powers and authorities hereby granted are irrevocable and accordingly the said Attorney shall be entitled to exercise independently of each other the powers conferred upon him.

14. That the entire development of the said plots, will be done by the said Builder / Developer i.e. **M/s ASK Ventures Pvt. Ltd.**, at its own cost, risk and efforts without creating any financial burden and / or any kind of responsibilities on executants / owners.

15. That all above acts and deeds done by the attorney holder will be deemed to have been done by the executants and they will be binding upon the executants / owners.

16. To do all acts and deeds which are essential and necessary to discharge the above duties, that the attorney holders is / are authorize to all the acts, deeds and things which were not mention in this Power of Attorney and the attorney holder thinks it proper and essential to complete the development work on the said plots / property.

17. The executants / owners specifically agree that they will be legally bound by all acts and deeds that may be done by the attorney holder in respect of construction and completion of the project on the said plot / property. The executants / owners are executing this Power of Attorney coupled with Development Agreement by accepting consideration in form of construction and money / security deposit; therefore the executants / owners have no right to withdraw the power given under this Power of Attorney in any circumstances and for any reason.

18. **AND WE THE EXECUTANTS / OWNERS HEREBY AGREE** to ratify and confirm whatsoever the said Attorneys shall do in the premises by virtue of these presents.

THE SCHEDULE ABOVE REFERRED TO: -

The Plot of land bearing No. 26, admeasuring 247.5 Sq. Mtrs., forming part of land Gut No. 55 & 59 is owned by present Executant / Owner No. 1 / Party of First Part and Plot No. 27, Gut No. 59, adm. 242.00 Sq. Mtrs., is owned by present Executant / Owner No. 2 / Party of First Part, both situated at, Itkheda, Aurangabad, within the area of Aurangabad Municipal Corporation and is collectively bounded as under :-

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EAST	:	09.00 Meter wide road
WEST	:	Open Space of layout
NORTH	:	Plot No. 28
SOUTH	:	Plot No. 25

IN WITNESS WHEREOF THIS POWER OF ATTORNEY IS EXECUTED ON the day and date mentioned above AT Aurangabad.

Mrs. Loya P.C



01. Mrs. Poonam W/o Chandrashekhar Loya.



02. Mr. Chandrakant S/o Onkarrao Bholane,
OWNERS / EXECUTANTS / Party of the FIRST PART

I Accept the Power



Mr. Sunil S/o Dattatray Tayade
Director
M/s ASK Ventures Pvt. Ltd.
(A Company registered under the
Indian Companies Act, 1956)
ATTORNEY HOLDER / PARTY OF THIRD PART



WITNESS:-



1. Mr.Kishore S/o Wamanrao Patil
Age :- 42 Yrs., Occ.:- Business
R/o:- Flat No.16,Plot No.06,Hardevji Krupa Housing Society,
Cidco,Town Centre,Aurangabad.





2. Mr.Bhausaheb S/o Dnyandeo Patare
Age :- 47 Yrs., Occ.:- Business
R/o:- Flat No.7,Prachi Complex,Kokanwadi,Aurangabad

Seal of the Sub-Registrar No.2 AURANGABAD

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