

342/5856

पावती

Original/Duplicate

Friday, November 06, 2020

नोंदणी क्र.: 39म

11:06 AM

Regn.: 39M

पावती क्र.: 8179 दिनांक: 06/11/2020

यावाचे नाव: गारखेडा

दस्तावेजाचा अनुक्रमांक: अगस5-5856-2020

दस्तावेजाचा प्रकार : इरिकोव्हेबल पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: श्री. राहुल बसवंत नंदगवळी प्रो.प्रा. आदित्य बिल्डकॉन - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकूण:

रु. 1100.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:24 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Aurangabad V

बाजार मुल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 1000/-

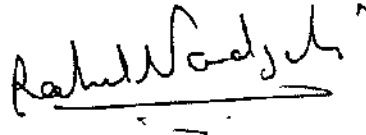
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0511202013652 दिनांक: 06/11/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006591850202021E दिनांक: 06/11/2020

बँकेचे नाव व पत्ता:



3aX

06-11-2020



CHALLAN
MTR Form Number-6

दस्तावेज रकम ह्याला



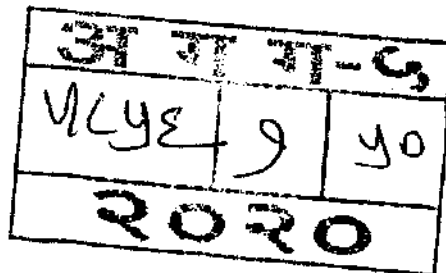
GRN: MH006591850202021E	BARCODE	Date 05/11/2020-09:48:02	Form ID 48(f)
Department Inspector General Of Registration		Payer Details	
Stamp Duty		TAX ID / TAN (If Any)	
Type of Payment Registration Fee		PAN No.(If Applicable)	
Office Name ARB1_HQR SUB REGISTRAR AURANGABAD 1	Full Name	Mr RAHUL BASVANT NANDGAVALI Prop	
Location AURANGABAD		ADITYA BUILDCON	
Year 2020-2021 One Time	Flat/Block No.	PLOT NO. 24, CTS NO. 15737	
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	500.00	Road/Street	ULKANAGARI, GARKHEDA
0030063301 Registration Fee	100.00	Area/Locality	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	
		SecondPartyName=CHHAYA PARASHRAM SHELOKAR AND OTHERS-	
		Amount In	Six Hundred Rupees Only
Total	600.00	Words	
Payment Details BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 02300042020110568887 000940413
Cheque/DD No.		Bank Date	RBI Date 05/11/2020-09:48:39 Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 0000000000

सदर चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजासाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजासाठी सदर चालन लागू नाही.

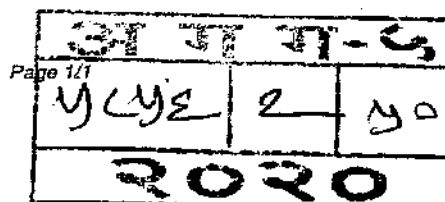




DEFACED
₹600.00
DEFACED
Total

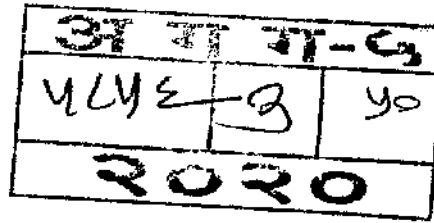
Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-342-5856	0002979788202021	06/11/2020-11:05:54	IGR208	100.00
2	(IS)-342-5856	0002979788202021	06/11/2020-11:05:54	IGR209	500.00
Total Defacement Amount					600.00



Print Date 06-11-2020 01:37:45

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0511202013652	Date 05/11/2020
Received from self, Mobile number 0000000000, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Aurangabad 1 of the District Aurangabad.	
Payment Details	
Bank Name sbiepay	Date 05/11/2020
Bank CIN 10004152020110512290	REF No. 202031040705158
This is computer generated receipt, hence no signature is required.	





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0511202013652

Receipt Date 06/11/2020

Received from self, Mobile number 0000000000, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered on Document No. 5856 dated 06/11/2020 at the Sub Registrar office Joint S.R.Aurangabad 5 of the District Aurangabad.

DEFACED

₹ 1000

DEFACED

Payment Details

Bank Name sbiepay

Payment Date 05/11/2020

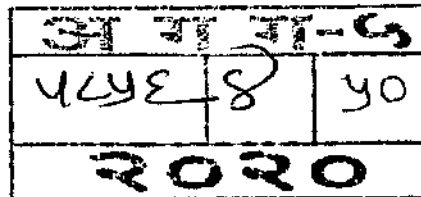
Bank CIN 10004152020110512290

REF No. 202031040705158

Deface No 0511202013652D

Deface Date 06/11/2020

This is computer generated receipt, hence no signature is required.



IRREVOCABLE GENERAL POWER OF
ATTORNEY

THIS IRREVOCABLE GENERAL POWER OF ATTORNEY IS EXECUTED TODAY ON 06TH DAY OF NOVEMBER 2020 AT AURANGABAD COUPLED WITH THE DEVELOPMENT AGREEMENT BY:-

01. Mrs. Chhaya S/o Parashram Shelokar

Age:- 60 Yrs., Occ.:- Household

R/o:- Flat No. 501, Pushparaj Residency,
Ulkanagari, Garkheda, Aurangabad

Aadhar No. 7161 4406 0937

PAN No. APTPS1514F

02. Mrs. Kanchan W/o Vilas Bhagat

(Kanchan D/o Parashram Shelokar)

Age:- 39 Yrs., Occ.:- Household

R/o:- Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 431 009

Aadhar No. 8584 5159 8133

PAN No. ASOPB0323K

03. Miss Mansi D/o Parashram Shelokar

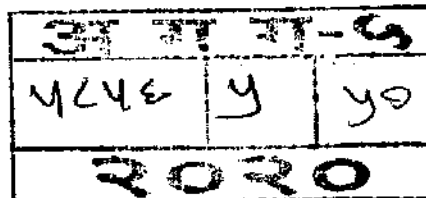
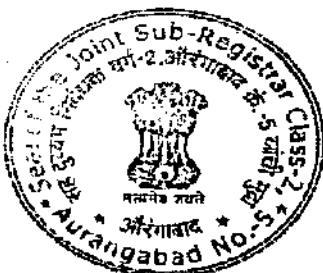
Age:- 29 Yrs., Occ.:- Service

R/o:- Flat No. 501, Pushparaj Residency,
Ulkanagari, Garkheda, Aurangabad

Aadhar No. 3386 7765 5615

PAN No. CLJPS8795Q

The Owner No. 01 to 03 have been represented by Power of Attorney Holder (daybook serial No. AGG - 5 - 2850 dated 30th June 2020), however the original deed has been



executed by Owner No. 01 and 03 personally and for execution on behalf of Owner No. 02 and presentation for Owner No. 01 to 03 has been made by Power of Attorney Holder.

Mr. Parashram S/o Rajaram Shelokar

Age:- 68 Yrs., Occ.:- Pensioner

R/o:- Flat No. 501, Pushparaj Residency,
Ulkanagari, Garkheda, Aurangabad.

PAN No. AJRPS2523D

04. Mr. Duryodhan Mahadeo Panchbudhe

Age:- 64 Yrs., Occ.:- Pensioner

R/o:- Flat No. 202, Pushparaj Building,
Ulkanagari, Garkheda, Aurangabad

Aadhar No. 8178 7133 6727

PAN No. AFOPP2919N

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 FIRST PART.**

AND

SEND GREETINGS:-

IN FAVOUR OF

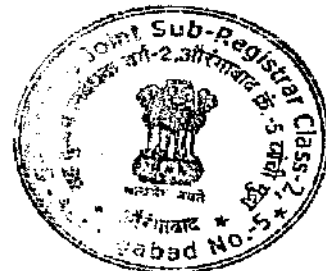
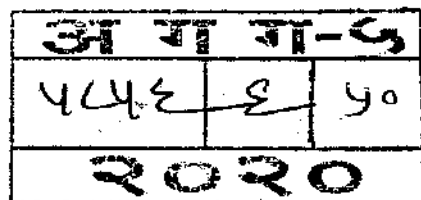
Mr. Rahul S/o Baswant Nandgavali

Prop. Aditya Buildcon

Age:- 39 Yrs., Occ.:- Business

R/o:-Plot No. 1-A, New Shantiniketan Colony,
Jawahar Colony, Aurangabad.

(PAN No. AEHPN8033M)

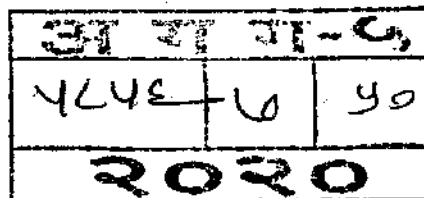


Hereinafter called as **ATTORNEY HOLDER** (Which expression shall mean, include all his / her / their heirs, successors, representatives, executors, administrators & assignees etc.) & **PARTY OF SECOND PART.**

WHEREAS the plot of non agricultural land bearing No. 24, adm. 487.00 Sq. Mtrs. forming part of C.T.S. No. 15737/139, Sheet No. 177, situated at Ulkanagari, Garkheda, Taluka and District Aurangabad is originally owned by Executant / Owner No. 01 only (Hereinafter referred to as the said plot for sake of brevity). The present Executant / Owner No. 01 purchased the said plot from Mrs. Sushila W/o Santram Batra by virtue of registered sale deed bearing daybook serial No. 5996 dated 15/11/1984 and accordingly the name of present Owner No. 01 has been mutated in P. R. Card of C.T.S. No. 15737/139. The said plot is self acquired property of Owner No. 01.

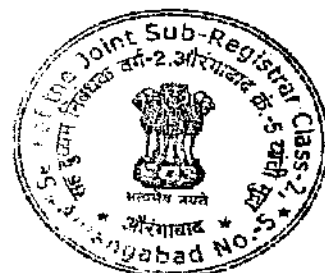
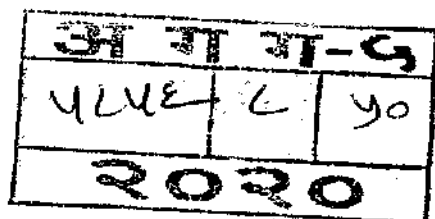
The said plot is forming part of land duly converted from agricultural to non agricultural vide order No. 91 / RB / DESK - II / LND - I / CR / 178 dated 15/05/1981 of which layout has also been sanctioned vide AGD / LYT / LYT / 641 dated 07/05/1981.

WHEREAS in the year 1995 present Executant /Owner No. 01 sold part of said plot bearing C.T.S. No. 15737/139 adm. 233.22 Sq. Mtrs. to Mr. Duryodhan Mahadeo Panchbudhe (present Executant / Owner No. 04) to the extent of 116.61 Sq. Mtrs. and Mr. Sunil S/o Janrao Shelokar to the extent of 116.61 Sq. Mtrs. by virtue of registered sale deed bearing daybook serial No. 3018 dated 29/09/1995 and accordingly the name of Mr. Duryodhan Mahadeo Panchbudhe (present Executant / Owner No. 04) and Mr. Sunil S/o Janrao Shelokar has been mutated in P. R. Card of C.T.S. No. 15737/139 for collective 233.22 Sq. Mtrs. and thus after selling part of said plot referred supra, the area adm. 253.78 Sq. Mtrs. remained in Ownership and possession of present Executant / Owner No. 01.



WHEREAS in the year 2001 one of the aforesaid owner namely Mr. Sunil S/o Janrao Shelokar died on 07/02/2001 and his legal heirs namely Smt. Vaishali Wd/o Sunil Shelokar, Miss Riddhi D/o Sunil Shelokar and Miss Siddhi D/o Sunil Shelokar has been mutated in P. R. Card of C.T.S. No. 15737/139 in pursuance to heirship certificate obtained by them from Hon'ble Civil Judge Senior Division, Aurangabad vide order in application bearing M.A.R.J.I. No. 512/2001. In the year 2003, Smt. Vaishali Wd/o Sunil Shelokar sold 84.53 Sq. Mtrs. area of said plot C.T.S. No. 15737/139 to present Executant /Owner No. 01 by virtue of registered sale deed bearing daybook serial no. AGG - 2 - 1658 dated 16/08/2003 and the said sale deed is executed by Smt. Vaishali Wd/o Sunil Shelokar for herself as well as for her the then minor daughters namely Miss Riddhi D/o Sunil Shelokar and Miss Siddhi D/o Sunil Shelokar and in accordance with said sale deed the name of present Owner has been mutated for said 84.53 Sq. Mtrs. in P. R. Card of C.T.S. No. 15737/139.

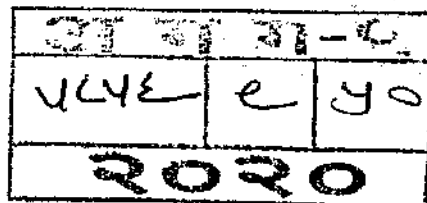
WHEREAS in the year 2020 present Executant /Owner realized that, in the year 2003 she got the sale executed to the extent of 84.53 Sq. Mtrs. only Smt. Vaishali Wd/o Sunil Shelokar, when Late Mr. Sunil S/o Janrao Shelokar was owner of 116.61 Sq. Mtrs. and present Executant / Owner No. 01 has purchased the entire share of Late Mr. Sunil S/o Janrao Shelokar, however on count of typographical mistake the area under sale in said sale deed has been specified as 84.53 Sq. Mtrs. instead of 116.61 Sq. Mtrs. and accordingly to rectify the said mistake, present Executant / Owner No. 01 got the rectification deed to that tune registered in her favour, by virtue of daybook serial No. AGG - 5 - 2847 dated 30/06/2020 by Smt. Vaishali Wd/o Sunil Shelokar, Miss Riddhi D/o Sunil Shelokar and Miss Siddhi D/o Sunil Shelokar and the daughters of Late Mr. Sunil S/o Janrao Shelokar being major one has executed the correction deed personally along with their mother Smt. Vaishali Wd/o Sunil Shelokar and in pursuance to said correction deed



the name of present Executant / Owner No. 01 has been mutated for 116.61 Sq. Mtrs. and considering her own 253.78 Sq. Mtrs. area she became the owner and possessor of 370.39 Sq. Mtrs. area of plot C.T.S. No. 15737/139 and ownership of rest 116.61 Sq. Mtrs. area of C.T.S. No. 15737/139 vests with Executant / Owner No. 04.

WHEREAS after demise of Mr. Sunil S/o Janrao Shelokar on 07/02/2001 name of his legal heirs namely Smt. Vaishali Wd/o Sunil Shelokar, Miss Riddhi D/o Sunil Shelokar and Miss Siddhi D/o Sunil Shelokar has been mutated in P. R. Card of C.T.S. No. 15737/139 in pursuance to heirship certificate obtained by them from Hon'ble Civil Judge Senior Division, Aurangabad vide order in application bearing M.A.R.J.I. No. 512/2001. However inadvertently the name of mother of Late Mr. Sunil S/o Janrao Shelokar has not been incorporated in array of petitioners in petition for obtaining heirship certificate from Hon'ble Civil Judge Senior Division, Aurangabad In petition bearing M.A.R.J.I. No. 512/2001. Accordingly in pursuance to request made by present Executant / Owner No. 01, mother of Late Mr. Sunil S/o Janrao Shelokar and daughters namely Miss Riddhi D/o Sunil Shelokar and Miss Siddhi D/o Sunil Shelokar has confirmed the sale deed bearing daybook serial no. AGG - 2 - 1658 dated 16/08/2003 followed by Correction Deed bearing daybook serial No. AGG - 5 - 2847 dated 30/06/2020 in favour of Executant / Owner No. 01 and declared that the sale in favour of present Executant / Owner No. 01 has been made for area adm. 116.61 Sq. Mtrs. and accordingly they have confirmed the sale and has no objection for title, ownership and possession of present Executant / Owner No. 01 in respect of said area adm. 116.61 Sq. Mtrs. purchased from legal heirs of Late Mr. Sunil S/o Janrao Shelokar.

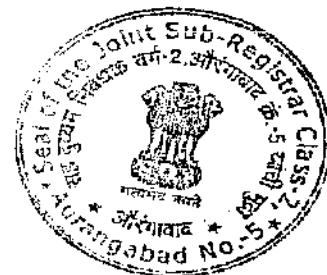
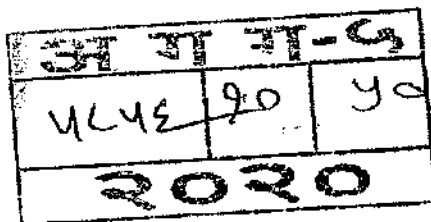
WHEREAS in the year 2020, Executant / Owner No. 01 out of her 370.39 Sq. Mtrs. area from C.T.S. No. 15737/139 gifted 123.46 Sq. Mtrs. to Executant / Owner No. 02 and similarly 123.46 Sq. Mtrs. to



Executant / Owner No. 03, who are her daughters by virtue of registered Gift Deed bearing daybook serial No. AGG - 5 - 2848 dated 30/06/2020 and thereafter she remained the owner and possessor of 123.47 Sq. Mtrs. and by virtue of said Gift Deed the name of her daughters i.e. Executant / Owner No. 02 and 03 has been muted in P. R. Card of C.T.S. No. 15737/139.

WHEREAS the present Executants /Owner No. 01 to 04 are desirous to develop the said plot but due to lack of time and experience etc., they find it difficult to do it at their own and at the same time the developer is interested in developing the said plot as he is doing the said business in Aurangabad, and therefore, the present Executants / plot Owners requested to the attorney holder / developer to develop the said plot and the Attorney Holder / Developer / Builder has agreed for the same.

WHEREAS in pursuance to negotiations between the parties, before registration of Development Agreement the Attorney Holder / Builder / Developer has proposed to get the building plan sanctioned after loading the TDR in form of FSI for which Attorney Holder / Builder / Developer procured the TDR in the name of Executant / Owner No. 01 to 04 at his cost and thereafter get the building plan sanctioned in the name of Executants /Owners only, so as to curtail the time and accordingly the Executants / Owners have agreed for the same. Accordingly, the Attorney Holder / Builder / Developer have purchased the TDR adm. 68.94 Sq. Mtrs. under Certificate No. AMC / TP / DRC / 30 / 2020, Folio No. 03/30 dated 27/02/2020 from Mr. Vishal S/o Subhash Lolge vide transfer deed registered at daybook serial No. AGG - 2 - 4280 dated 06/08/2020. Similarly, TDR to the tune of 23.06 Sq. Mtrs. has been purchased in the name of present owners by Builder / Developer under Certificate No. AMC / TP / DRC / 30 / 2020, Folio No. 03/27 dated 27/02/2020 from Mr. Aziz Khan Ahmed Khan, Mr. Mohammed Khan Ahmed Khan, Mr. Riyaz Khan Ahmed Khan, Mr.



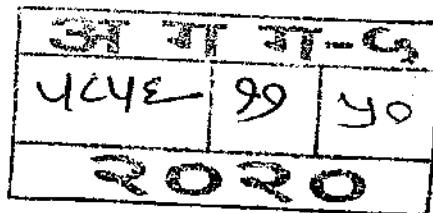
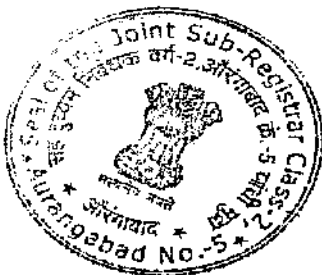
Rafiya Khan Ahmed Khan, Mr. Amena Begum Ahmed Khan and Mr. Anwar Khan Ahmed Khan vide transfer deed registered at daybook serial No. AGG - 2 - 4279 dated 05/08/2020. Accordingly after purchasing the TDR and loading the same, the Attorney Holder / Developer got the building plan sanctioned in the name of owners from Aurangabad Municipal Corporation vide Book No. 435, License No. 45/2020-21, File No. 47/17/2020-21 dated 07/09/2020.

The parties are desirous of recording the said terms and conditions as such they have registered the said Development Agreement with the office of Sub Registrar at Aurangabad at daybook serial No. ^{AGG-2} ~~5855~~ dated 06 /11/2020 on the terms and conditions more specifically mentioned therein.

AND WHEREAS, as per the development agreement, the attorney holder 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 to accompany the attorney holder / builder 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 nominate the party of the Second part Mr. Rahul S/o Basvant Nandgavali, Prop. Aditya Builders, Age:- 39 Yrs., Occ.:- Business, R/o:-Plot No. 1-A, New Shantiniketan Colony, Jawahar Colony, Aurangabad as my / our true and lawful attorney to act jointly and severally for me / us and in my / 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 plot 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.

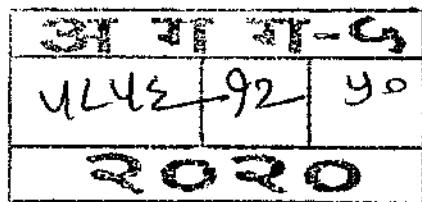
ii. To apply for and obtain commencement certificate for commencing and / or occupancy certificate and / or completion certificate and / or all other relevant certificate for commencing and completing the construction on the said plots in all aspects.

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.

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

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

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

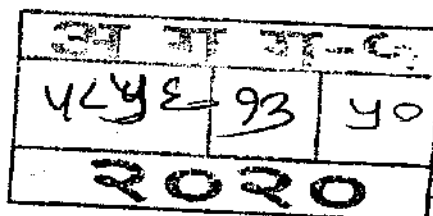


03. To assign all applications, forms, papers undertakings, indemnities, authorities terms and conditions etc. as well as all fees, deposits and other amounts under whatsoever head to any of such authorities and to receive back the same and pass valid receipts and to take and give oral and written statements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

04. To construct building on the said plot as per sanctioned plan. As well as to sell the said units / apartment/s from his / their share, 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 Attorney 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 both, jointly & severally, during our absence as also at the same time and place along with the Attorney.

06. For me / us in my / our name to accept service of any Writ of Summons or other legal process and to appear in any court and before

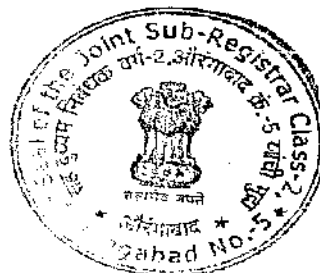


all Courts, Magistrates or Judicial or other Officers whatsoever as by the said Attorney shall be thought advisable and to commence any action or other proceedings in any Court of Justice or Authority and the same action or proceedings to prosecute or discontinue or become non-suited therein and to settle, 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 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 unit / apartment/s from his / their share only, allot parking spaces and/or any other premises that is 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 his share and the share of the owners will be either retained or sold by 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.

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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.

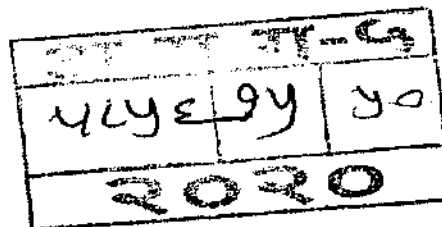
10. To lodge all the documents, writings etc referred hereinabove and / or generally in respect of the said plot / property for registration as may be required from time to time before the concerned Sub-Registrar of Assurances and to admit execution thereof.

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.

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 them. Further the attorney can also give further powers to any third person to do all above acts as well as assign the Development rights to third party on same terms and conditions.

14. That the entire development of the said plot, will be done by the



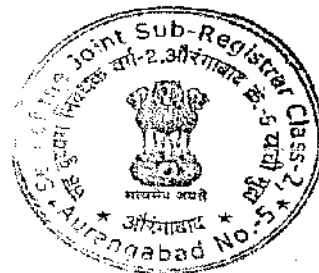
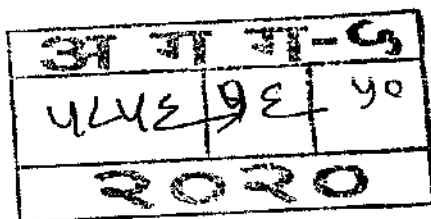
said attorney holder / developer at their own cost, risk and efforts without creating any financial burden and/or any kind of responsibilities on executants / owners.

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. Further after the execution of the Development Agreement and present Power of Attorney the owners / executants are not entitled to sign any document or documents in respect of the said plot under development with anybody other than the attorney holder.

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 plot / property, moreover he can do so without the consent of the executants / owners.

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 non agricultural land bearing No. 24, adm. 487.00 Sq. Mtrs. forming part of C.T.S. No. 15737/139, Sheet No. 177, situated at Ulkanagari, Garkheda, Taluka and District Aurangabad is bounded as under :-

EAST :- Plot No. 23
WEST :- Plot No. 25
SOUTH :- Road
NORTH :- Plot No. 274 corresponding CTS No. 15736/131

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

सौ. छाया प. शेलोकार

01. Mrs. Chhaya S/o Parashram Shelokar

[Signature]

02. Mrs. Kanchan W/o Vilas Bhagat
 (Kanchan D/o Parashram Shelokar)

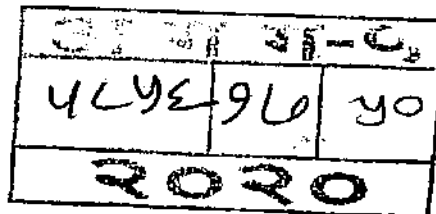
[Signature]

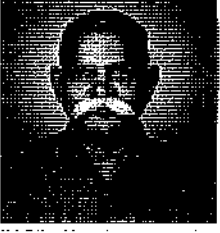
03. Miss. Mansi D/o Parashram Shelokar

The Owner No. 01 to 03 have been represented by Power Attorney Holder (daybook serial No. AGG - 5 - 2850 dated 30th June 2020), however the original deed has been executed by Owner No. 01 and 03 personally and for execution on behalf of Owner No. 02 and presentation for Owner No. 01 to 03 has been made by Power of Attorney Holder.

Mr. Parashram S/o Rajaram Shelokar

[Signature]





04. Mr. Duryodhan Mahadeo Panchbudhe

OWNERS / EXECUTANTS / Party of the FIRST PART

I Accept the Power



Mr. Rahul S/o Baswant Nandgavali
Prop. Aditya Buildcon

ATTORNEY HOLDER / PARTY OF SECOND PART

WITNESS:-

01. Mr. Swapnil S/o Subhash Chatur

Age:- 33 Yrs., Occ.:- Business
R/o:- Shivaji Nagar, Aurangabad
Aurangabad

02. Mr. Nirmal S/o Dashrath Mishra

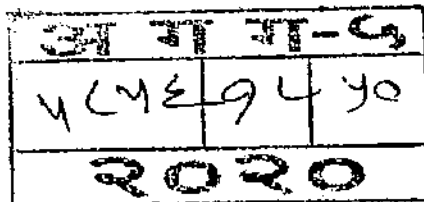
Age:- 36 Yrs., Occ.:- Service
R/o:- T. V. Centre, HUDCO, Aurangabad

03. Mr. Abhimanyu S/o Duryodhan Panchbudhe

Age:- 40 Yrs., Occ.:- Service
R/o:- Flat No. 202, Pushparaj Residency,
Ulkanagari, Garkheda, Aurangabad

04. Mr. Atul S/o Duryodhan Panchbuddhe

Age:- 30 Yrs., Occ.:- Service
R/o:- Flat No. 202, Pushparaj Residency,
Ulkanagari, Garkheda, Aurangabad



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दिनांक 07/09/2020



परशुराम शोभाकार वडोदर ज.पी.ए-ही परशुराम राजाराम

मू.क्र. १५७३७/ गट क्र. १५७३७/ भू.क्र. १५७३७/ मोहल्ला : उल्कानगरी औरंगाबाद (वि.वि.)

४५ अन्वये व तत्संबंधित नियमास अनुसरून खालीलप्रमाणे बांधकामाची/दुरुस्तीची परवानगी दिली जाते, सदरील परवानग्या अंमल आज तारखेपासून एक वर्षापर्यंत राहिल. बांधकाम पूर्ण झाल्या बाबत लेखी माहिती तपासणीसाठी या कार्यालयात पाठविण्यात यावी नगर रचनाकार यांनी लाल रंगाने दुरुस्ती/मान्य केलेल्या नकाशा प्रमाणे बांधकामाची परवानगी खालील अटीवर दिली जाते.

०१. सदर बांधकाम परवाना हा विकास परवानागिऱ्या अनुषंगाने दिला जात आहे. या मध्ये नमुद केलेल्या **मुखंडासंबंधी कोणाचे मालकी हक्क, इजमेंट हक्क, अगर इतर कोणत्याही हित संबंधात बाधा निर्माण होत असतील तर त्यांनी आपल्या तक्रारी/वाद न्यायालयामार्फत परस्पर दूर करून घ्याव्यात** या संबंधाने उद्भवणाऱ्या कोणत्याही बाबीची जबाबदारी औरंगाबाद महानगरपालिकेवर राहणार नाही.

०२. शेजाऱ्याच्या कोणत्याही प्रकारच्या हक्कास बाधा निर्माण होईल असे बाधकाम करण्यात येऊ नये.

आरक्षणी करून घेणे अर्जदार व वास्तुविशारद यांच्यावर बंधनकारक राहिल.

०४. सदर भूखंडास/मिल्कतीस मा. जिल्हाधिकारी यांचे मार्फत म.ज.म.अधि.१९६६ चे कलम ४४ अन्वये अकृषिक वापराचा आदेश क्र NO ३१८८ Deek-TT/LND-T/179 दिनांक ११/०५/१९८१ नुसार प्राप्त आहे.

०५. बांधकाम साहित्य व माती महानगरपालिकेच्या स्तूपीवर ठेवू नये याबाबत दिनांक १०/०८/२०२५ रोजी दिलेले हमीपत्र

अर्जदारास बंधनकारक राहिले. तसेच इमरानचे बांधकाम इस्ताना इमरानाति जवळील बंदर उगव घेतले. या कार्यालयाचे संबंधित अधिकारी जागेवर प्रत्यक्ष पाहणीसाठी आले असता त्याचे अवलोकनार्थ मंजूरीसंबंधीत कामदमने उरान

५. पाखविण्यात यावे.
६. पाखाल्या पर्यंत (Piinth Level) चे बांधकाम झाल्यानंतर सदरहू कार्यालयास त्याप्रमाणे अधिकृत वास्तुविशारदच्या प्रमाणपत्रासह

१३-२-७८
१९६५-७४
१९६४-७३

महाराष्ट्र शासन, नगर विकास विभाग, मुंबई

प्रमाणपत्र प्राप्त झाले आहे. प्रमाणपत्र प्राप्त झाले आहे.

नगर बांधकाम नकाशाच्या विरुद्ध जल बांधकाम करण्यात आले तर आपणा विरुद्ध महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम

१९६५-७४ १९६४-७३

१९६६ च्या कलम-४३ सह ५२, कलम-५४, कलम-५३ प्रमाणे पूढील कार्यवाही करण्यात येईल.
मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ च्या कलम २६३ अन्वये बांधकाम पूर्ण झाल्या नंतर दोन महिने प्रमाणित

(Occupancy Certificate) घेण्यात यावे व त्या नंतरच इमारतीचा वापर सुरू करावा. नसता आपत्क वेळीच न.प्रा.नि. व न.रे.वा.चे १९६६ चे कलम -५३ अन्वये पृढील कार्यवाही करण्यात येईल.

११. छत्तावर पडणाऱ्या पावसाचे पाणी संकलीत करून विंधन विहीर असल्यास त्यांचे पुर्नभरण करावे. जेथे विंधन विहीर नाही अशा

१२. शहर विकास निधी स्वकम रु. ३,१२,८००/बक्र. १९०७-८ दिनांक ३/०९/२०२० नुसार जमा केली आहे.

१३. प्रिमियम स्वकम् रु. १५०७९ दिनांक ०३/०९/२०२० नुसार जमा केली आहे.
१४. विकास खर्च निधी स्वकम् रु. च.क्र. दिनांक १/१० नुसार जमा केली आहे.

१५. जमिन विकास शुल्क रक्कम रु. — च.क्र. — दिनांक / /२० नुसार जमा केली आहे.
१६. भोगवटा प्रमाणपत्र घेणे पूर्वी समासातील अंतरामध्ये कमीत कमी (०५) आडे लावून त्यांचे संगोपन करावे.

१७. जागेवरील झाडे तोडावयाची आल्यास प्रथम सक्षम प्राधिकरणा मार्फत परवानगी घेण्यात यावी.
१८. जागेवर विद्युत वाहिनी असल्यास ती प्रत्यक्ष बांधकाम सुरू करण्यापूर्वी संबंधीत खात्याकडून काढून घ्यावी नंतरच बांधकाम सुरू करावे.

१९. भोगवटा प्रमाणपत्र घेण्यापूर्वी / जोत्याचे प्रमाणपत्र घेण्यापूर्वी स्वतंत्र पी.आर.कार्ड/एकत्रित पी.आर.कार्ड व टोच नकाशा सादर करावा.
२०. सद्यस्थितीत महानगरपालिकेस पाणी पुरवठा करणे शक्य नाही, जेव्हा महानगरपालिकेकडे अतिरिक्त पाणी उपलब्ध होईल त्यावेळी

आपकास पाणी पुरवठा करणे शक्य होईल. तरी पाणी पुरवठा बाबत अर्जदारास आग्रह धरता येणार नाही.

23 Promoter should obtain Maharashtra RERA Registration as per Statutory of the

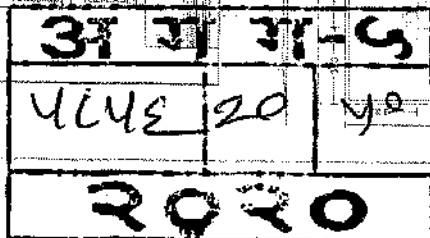
अनुसंधान - 03/27 AMCT/PRC/29/2020 दिनांक 02/02/2021

मि/०१०२-२३/५०५५८/०८८३० दिनांक २३/०२/२०२३ परासी

तलवाज दिनांक : 27/08/2020 या अखेरचा दिनांक आरगावाव महानगरपालिका, आरगावाव

प्रतिनिधी, -०९ मा. जिल्हाधिकारी आचार्य राजेश महिपति व साहेब
१२ प्रभासवीर अधिकाारी विमान घडामोडी, ब, क, ख, ई, ए फांमती मध्ये निरावय रॉफ का रेकॉर्डिंग दिली जाते.

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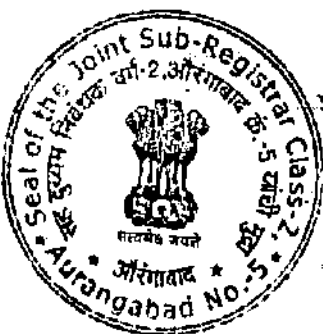
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2020



2	2/1/25	रमवती देवी	धा.
3	2/1/25	309 रमवती देवी रक 9,87,000/- अवधे कागद दिनांक 23.2.2001 सो हाया मकरा शेकोकर याने कुडुल	कुर्कोधन महादेव पंचगुप्त बुधुनिक जानराव शेकोकर फे.कु. 2509 ने 99E. 8.9 नो. 30
2/1/21	4	मा. जि. 88 फिकारी याने कुडुल आदेश 81/RB/DESH/II/LMD/II/178 दिनांक 991569 अवधे निमेशोरी आदेश निपारी पथाना लाडा.	
4/1/20	4	माना. शुभापन अधिकारी कागद-कडीक आदेश न. 1/न.कु. 1/पूर्व/किरीका/अप/एडाई. 901700 अवधे पूरने मकरा रक 6000 चावने देवयाने कावे	
5/1/20	6	नारसाव देसाय आकार पाक 004809 दिनांक 11/2/2009 न मा. 05/1/2001 आदेश कु. म. 04/2/2001 5/2/2001 दि. 0 7-11-2001/अवध कोन-2/वेदी शे. 233-22-वेदी अवध	नारसाव 1) सीमती वैशाखी मुखिल शेकोकर 2) सिद्धी मुखिल शेकोकर 3) रिधी मुखिल शेकोकर फे. 29276 नो. 30

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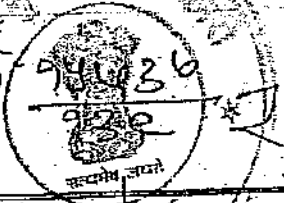
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पूरवती कायदा नं. १७



११/१५/०३	खेरीने रखक १६५८/१६८०३ २६२००००/- क. २० चे. ११ ८४-५३ चे. ११ ००००	०००००	ऑरंगाबाद पे. ५००५
(१)		सौ. छाया परशराम शेळोकर	जमा
२८/४/१५	मा. जमाबंदी आयुक्त आणि संचालक, भुमि अभिलेख (म. रा.) पुणे याचे कडील परिपत्रक क्र. ना. भु. १/ मि. प. प्रक्षरी नोंद/२०१५ पुणे, दिनांक १/२/२०१५ अन्वये फे. फा. क्र. १२९९८२/२०१५ ने मिळकत परिपत्रकीत क्षेत्राची अक्षरी क्षेत्र	२९२९८	न. भू. अ. ऑ. बा. द. फे. २९२९८
२०/७/२०२०	११/१५/०३ ८०१/८२२८ ८०१/८२२८ ८०१/८२२८ ८०१/८२२८	००००० सौ. छाया परशराम शेळोकर	न. भू. अ. ऑ. बा. द. फे. २९२९८
२०/७/२०२०	११/१५/०३ ८०१/८२२८ ८०१/८२२८ ८०१/८२२८ ८०१/८२२८	००००० सौ. छाया परशराम शेळोकर	न. भू. अ. ऑ. बा. द. फे. २९२९८



३१/७/२०२०

५८५६	२३	५०
२०२०		

ऑरंगाबाद

GENERAL POWER OF ATTORNEY

THIS GENERAL POWER OF ATTORNEY IRREVOCABLE IS MADE & EXECUTED AT AURANGABAD. AND IS REGISTERED WITH SUB REGISTRAR AURANGABAD ON 30 JUNE, 2020.

BY

i) Mrs. Chhaya Parashram Shelokar

Age : 60 years, Occu. : Housewife,

R/o. : Plot No. 24, Ulkanagari, Gakheda,

Aurangabad. Pin code 431001,

UID NO. 716144060937, PAN No. : APTPS1514F

ii) Kanchan Vilas Bhagat D/o Parashram Shelokar

Age - 39 years, Occu. :- Housewife.

R/o. Plot No. 3, Sector-11, CDB,

Belapur, Navi Mumbai, Pin- 400614,

UID No. 8584 5159 8133, PAN No. ASOPB0323K.

iii) Mansi Parashram Shelokar

Age - 29 years, Occu. :- Service

R/o. Plot No. 24, Near Sahara Apartment,

Ulkanagari, Garkheda, Aurangabad Pin- 431009,

UID No. 3386 7765 5615, PAN No. CLJPS8795Q

Hereinafter called the Owner/Executors (which expression shall mean and include their legal heirs, successors, representatives, nominees, executors, signing authorities, GPA Holder assignees)

AND PARTY OF THE FIRST PART.

IN FAVOUR OF

Mr. Parashram Rajaram Shelokar

Age : 68 years, Occupation : Retired,

R/o. : Plot No. 24, Ulkanagari, Gakheda,

Aurangabad. Pin code 431001.

PAN No. AJRPS2523D, UID No. 930103981894.

HEREINAFTER called as Executee/GPA Holder (which expression shall mean and include his legal heirs, successors, representatives, nominees, executors, signing authorities, GPA

Holder assignees) AND PARTY OF THE SECOND PART.

