

IRREVOCABLE GENERAL POWER OF ATTORNEY

THIS IRREVOCABLE GENERAL POWER OF ATTORNEY IS EXECUTED
TODAY ON THIS 08TH DAY OF OCTOBER, 2021, AT AURANGABAD, BY:-

Mr. NARENDRA MADHUSUDAN TILAK

Age: 61 years, Occupation: Business,

R/o: Plot No. 50, CTS NO.-16293/81, DASHMESHNAGAR,
NEW USMANPURA, AURANGABAD – 431005.

PAN: AECPT4772N

ADHAR CARD NO.:892868341741

(Hereinafter called as “**Owner/Vendor/Executant**”, which expression shall mean and include all his present and future heirs, successors, legal representatives, executors, administrators and assignees etc.) CALLED
AS FIRST PART

IN FAVOUR OF

M/S AADINATH INFRA a registered partnership firm through its
partner named as:

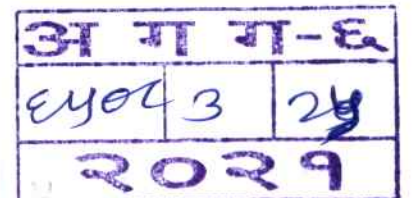
(PAN: ABGFA3649G)

SHRI ANILKUMAR KAPURCHAND SANCHETI

Age: 51 years, Occupation: Business,

R/o: 04, Pagariya Residency, Vedant Nagar, Rly. Stn. Road,
Aurangabad.

Adhar Card No.-519749444909

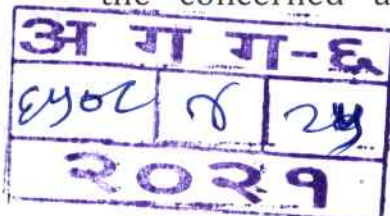


(Hereinafter called as "**Attorney Holder /Builder/Developer**", which expression shall mean and include all the present and future partners of the firm, all their heirs, successors, legal representatives, executors, administrators and assignees etc) CALLED AS SECOND PART

WHEREAS, the executant/ owner executed registered development agreement vide day book no. ~~6507~~/2021 dated ~~12~~/10/2021 with AADINATH INFRA in respect of the property plot bearing C.T.S. **NO. 16293/81, SHEET NO.: -170** Admeasuring 391.80 SQ. MT. (4217 SQ. FT.) as per P.R. CARD situated at PLOT NO.-50, CTS NO.-16293/81, Dashmeshnagar, New Usmanpura, Aurangabad and the attorney holder is the partner of the said firm.

AND WHEREAS, as per the terms and conditions of the development agreement, the developer to develop the property in total and also to execute the declaration U/sec .2-A of Maharashtra apartment owner ship act or to form the society of all the unit purchaser and to do all other things which are essential to complete the project and to execute agreement to sale and sale deed of the construction therein, and it is impossible for the executant / owner to accompany the attorney holder at all times and therefore, the executant hereby appoint and retain the attorney holder as his power of attorney and authorize partner of M/S. Aadinath Infra **SHRI ANILKUMAR KAPURCHAND SANCHETI** to do following acts and deeds on his behalf.

1. To obtain construction permission or ~~revised construction permission~~, drainage connection, water connection and electrical connection from the concerned authorities and for that purpose to sign all the



applications, forms, affidavits, maps and to pay all the charges required for the same and also get refund of the deposit after completion of the construction and also to obtain the occupancy certificate.

2. The Attorney Holder To carry on the development of the property and construct the building thereon in all respect.

3. The Attorney Holder To execute and submit for registration declaration U/sec.2-A of the Maharashtra Apartment Ownership Act (Declaration Deed) and thereby submit the property under development to the provisions of the Maharashtra Apartment Ownership Act, or in the alternative to form the society of all purchasers and to execute the conveyance deed in favour of said society.

4. To execute the Agreement to Sale, Sale-Deed, Lease Deed, Mortgage Deed, Agreement to Assignment, Deed of Assignment in respect of the units retained by the developer in the building, and to obtain consideration/premium/rent amount, mortgage amount from the concerned persons and to use the amount in respect of all the construction and to deliver the possession of the units to the purchaser/lessee/mortgagee etc.

5. The Attorney Holder To appear in any Court, of law tribunal or before any authority and to sign the pleadings such as plaint, written statement, writ petition, say etc., and to verify the same, to appoint the Advocate, to lead evidence, to compromise the matter or withdraw the matter or to deposit the amount or withdraw the money from the Court in respect of the property under development.



6. To obtain project loan on the property under development. It is further clarified that the right to undertake repayment has not been given under this GPA. I.e. the attorney holder may take project loan on the property under development but the owner shall not be responsible for repayment of the same.

7. The Attorney Holder to do all other things, acts and deeds, which are essential and necessary to discharge the above acts and deeds.

8. All above acts and deeds if did by the Attorney Holder will be binding on the Executant as if the Executant himself did it.

9. That, all above powers are given by the Executant to the Attorney Holder for the valuable consideration and therefore, the Executant hereby agree that he will not do any of the act in respect of which the powers are given to the Attorney Holder. Similarly, this Power of Attorney will also be binding on all the heirs of the executant/owner as if in case of death of the executant / owner the Attorney holder can act just as GPA of all his heirs even without obtaining fresh GPA.

10. To recover GST and all other applicable taxes from all the unit's purchaser and pay to all statutory authorities without any delay, if any delay caused and penalty or interest charge by concern authority it will pay by attorney holder alone. That the executant shall pay Electricity Connection Charges, Corpus Fund for Maintenance, Society formation charges, Conveyance deed charges of Society, GST Taxes and all other



applicable charges and contribution in respect of units retained by him even he may sale or not sale.

11. That the attorney holder to execute all the deeds and documents in respect of registration of project under RERA and for that purpose sign all the applications, undertaking and submits detail about the project on behalf of executant and all the acts and deeds binding upon the executant.

12. That, the attorney holder can appear in any office, tribunal, authority, or court, to appoint advocate, sign and verify application, plaint, written statement, affidavits, appeal memo, revision petition or writ petition and lead evidence, on behalf of the executant in respect of the property referred above.

13. That the power of attorney given in consistent to Development agreement and for consideration therefore it is irrevocable in any situation.

IN WITNESSETH WHEREOF THIS IRREVOCABLE GENERAL POWER OF ATTORNEY IS EXECUTED ON THIS 08TH DAY OF OCTOBER, 2021 AT AURANGABAD.

EXECUTANT/OWNER

Narendra

Mr. NARENDRA MADHUSUDAN TILAK



ATTORNEY HOLDER/BUILDER/DEVELOPER,

M/s. AADINATH INFRA, a registered partnership firm

Through its partners named as: - (PAN: ABGFA3649G)

SHRI ANILKUMAR KAPURCHAND SANCHETI

Sancheti



WITNESSES:-

1) Shri Pramod Sitaram Pajankar

Age:-55 years, Occ.:-Service

R/o.:-Pundliknagar,

Aurangabad. Adhar Card No.-754517067230

Pajankar



2) Shri Pritam Rajmal Jain

Age:-38 years, Occ.:-Service

R/o.:- Waluj, Mahanagar-II, Aurangabad.

Adhar Card No. - 397524607540

Jain

