IRREVOCABLE GENERAL POWER OF ATTORNEY

This Irrevocable General Power of Attorney is executed today on this 20th day of December 2021, at Aurangabad, by :-

1) **Shri : Manish Mangilal Fulfagar**
Age : 43 Occu : business
R/ o : Manak Jewller kasari bazar Aurangabad
PAN : AAAPF8617Q
AADHAR NO :326345914959
MOBILE NO : 9028366971

(Hereinafter called as Executants /Owners)

Seal of the Jt. Sub-Registrar Aurangabad No.1

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IN FAVOUR OF

M/s. Aadinath Properties
PAN – ABIFA5636P
A Registered partnership Firm
Having its registration no AU000008338
Through its partners:

1. **Pravin s/o Mangilal Katariya**
Age : 51 Years, Occ.: Agriculture & Business
R/o.: Plot no 31 ,31 A sector F1 Cidco N4
Aurangabad
AADHAR NO : 578801678324
MOBILE NO : 9822191332

2. **Pratik s/o Pravin Katariya**
Age : 26 Years, Occ.: Business
R/o.: Plot no 31 ,31 A sector F1 Cidco N4
Aurangabad
AADHAR NO : 991485459460
MOBILE NO : 9890331315

3. **Rushabh s/o Pravin Katariya**
Age : 24 Years, Occ.: Education & Business
R/o.: Plot no 31 ,31 A sector F1 Cidco N4
Aurangabad
AADHAR NO : 730834156405
MOBILE NO : 9822197614

(Hereinafter called as developer/ Builder/Attorney Holders)

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WHEREAS, the Owners entered into a registered development agreement vide day book no 8935 dated 22-12-2021 with M/s Aadinath Properties, in respect of the property land Plot no 04 CTS NO. 18143 Situated at friends cooperative housing society (friends' colony) Railway Station Road Aurangabad. To the extent of 378.1 Sqmts. and all the attorney holders are the partners of M/s Aadinath Properties.

AND WHEREAS, as per the terms and conditions of the Development Agreement, the developer/ builder has to demolish the present structure the developer has to obtaine construction permission, to carry on the total development, to complete the construction work in all respect and to execute the declaration U/sec.2-A of the Maharashtra Apartment Ownership Act, or to form society of all the unit purchasers and to do all other things which are essential to complete the project and to execute agreement to sale , and sale deed and mortgage deed in respect of total construction except construction retained by owner and it is impossible for the executants/Owners to accompany developer/Builder to do all these things and therefore, Owners hereby appoint and retain the Attorney Holders as their Power of Attorney and authorize them or any one of them to do the following acts and deeds on their behalf :-

1. To demolish present construction of the property under development To obtain Construction permission , revised construction permission, drainage connection, water connection, electric connection from the concerned authorities and for that purpose to sign all the applications, maps, forms, affidavits and to pay all the charges required for the same and also to 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.

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3. The Attorney Holder to execute and submit for registration declaration U/sec.2-A of the Maharashtra Apartment Ownership Act 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 unit purchasers. and to execute the conveyance deed in favor of said society.

4. The Attorney Holder to appear in any Court of law 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.

5. To execute agreement to sale, sale deed, mortgage deed, lease deed in favour of prospective purchaser, Agreement to Assignment, deed of Assignment in respect of all units in the building and to obtain consideration/ premium /rent amount ,mortgage amount from the concerned persons and to deposit and to use the amount in respect of same and to deliver the possession of the units to the purchasers /lease/mortgagee etc. except the construction retained by the owners.

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

7. All above acts and deeds if did by the Attorney Holders will be binding on the owner & (Executants) as if the owner & (Executants) themselves did it.

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8. That, all above powers are given by the owner & (Executants) to the Attorney Holders for the valuable consideration and therefore, the owner & (Executants) hereby agree that they will not do any of the act in respect of which the powers are given to the Attorney Holders. Similarly, this power of attorney will also be binding on all the heirs of the executants / owners as if in case of death of the executants / owners, the attorney holder can act just as GPA of all their heirs even without obtaining fresh GPA.

9 To obtain project loan on the units allotted to developer and for that purpose to sign all documents

10. To recover GST and all other applicable taxes from all the unit's purchaser retained by the Developer 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 power of attorney given in consistent to Development agreement and for consideration therefore it is irrevocable in any situation.

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IN WITNESSETH WHEREOF THIS IRREVOCABLE GENERAL POWER OF ATTORNEY IS EXECUTED ON THIS 20th DAY OF DECEMBER, 2021, AT AURANGABAD.

OWNER / EXECUTANT



1) **Shri : Manish Mangilal Fulfagar**

DEVELOPERS/ATTORNEY HOLDERS

M/s. Aadinath Properties
A Registered partnership Firm
Having its registration, no AU000008338
Through its partners:



1. **Pravin s/o Mangilal Katariya**



2. **Pratik s/o Pravin Katariya**



3. **Rushabh s/o Pravin Katariya**

We hereby accept the powers.

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WITTNESS



1. Mangilal .Manakchandji .Phulpagar
Age :- 68 Years,
Occu. :-Bussiness,
R/o :- Plot no 23 station road
Padampura Gandhinagar Aurangabad.



2. Pavankumar Suganchand Sankhlecha
Age : 62 Years
Occu: Bussiness
R/o : H No 2-13-78 Near Punjab hotel
Pandariba Aurangabad.

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