

IRREVOCABLE GENERAL POWER OF ATTORNEY

This Irrevocable General Power of Attorney is executed today on this 30th day of March, 2019, at Aurangabad, by :-

BETWEEN:

1. SHER KHAN WAHED KHAN,
Age : 52 years, Occup.: Agriculture,
Pan No. AWBPK1370L
2. FERROZ KHAN WAHED KHAN,
Age : 48 years, Occup.: Agriculture,
Pan No. DEYPK9078F
Both R/o. : Osmanpura, Aurangabad.

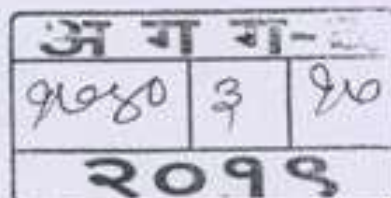
(Hereinafter called as "**EXECUTANTS**", which expression shall mean and include all his heirs, successors, executors, administrators and assignees).

IN FAVOUR OF

1. AMIT S/O RAVINDRA SAOJI,
Age : 35 years, Occup.: Business,
R/o. : D-10, SaiSanket, Beed Bye Pass,
Aurangabad.
2. KIRTI W/O AMIT SAOJI,
Age : 34 years, Occup.: Business,
R/o. : D-10, SaiSanket, Beed Bye Pass,
Aurangabad.
3. SUHAS SATISHRAO MALGE,
Age : 42 years, Occup.: Business,
R/o. : B-10, Pride Enigma, Garkheda,
Aurangabad.
4. SUNIL S/O SURYAKANT CHARATE,
Age : 45 years, Occup.: Business,
R/o. : B-302, August Home,
UlkaNagari, Aurangabad.



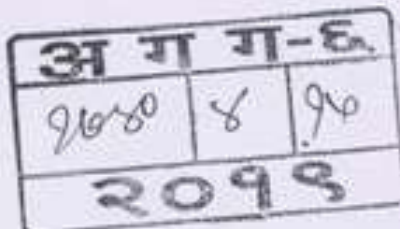
(Hereinafter called as "**ATTORNEY HOLDERS**", which expression shall mean and include all his heirs, successors, executors, administrators and assignees).



WHEREAS, the Executants entered into registered development agreement vide no. 1739/2019 with **M/S. PADMANABH DEVELOPERS**, in respect of the property Survey No.19, totally admeasuring 14 Acres 30 Gunthas, to the extent of **39 Gunthas**, situated at survey no. 19 Shahnoorwadi, Aurangabad, and the Attorney Holders are Partners of the development firm.

AND WHEREAS, as per the terms and conditions of the Development Agreement, the developer has to obtain the construction permission, electric connection, water connection, drainage connection, to carry on the total development of the property under development and also to enter into agreement to sale, sale deed in respect of the total construction, except the units retained by the executants and it is impossible for the owner to accompany the developer, to do all these things and therefore, the executants hereby appoint and retain the Attorney Holders as his power of attorney and authorize them either jointly or individually to do following acts and deeds on his behalf.

1. To convert the land into non-agriculture by obtaining the permission from Collector, and for that purpose to sign all the application, forms, affidavits and to deposit necessary charges thereat.
2. To prepare the layout of the land under development, to demarcate plot on spot, to submit the layout for approval to the town planning authority and get its approval and for that purpose to sign all the forms, applications, affidavits, maps, and to deposit necessary charges for the same.
3. To obtain the construction permission, drainage connection, water connection and electrical connection from the concerned authorities and for that purpose to sign all the applications, forms, affidavits and to pay all the charges required for the same.
4. To carry on the development of the property and construct the building thereon.
5. 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 to form the Society of all unit purchasers.
6. To execute and submit for registration under **MAHARERA** (Maharashtra real estate regulation act)



7. To execute the Agreement to Sale, Sale-Deed, Lease Deed, Mortgage Deed Agreement to Assignment, Deed of Assignment in respect of all the units, except the units retained by the owner in the building constructed on the property referred above.

8. To appear in any Court, Tribunal, Offices 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 referred above.

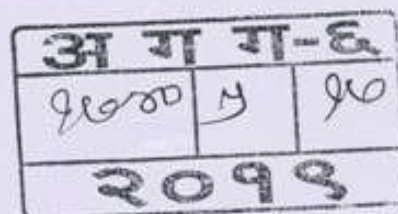
9. To obtain project loan, by creating the charge on the units retained by the developer.

10. To obtain the consideration amount of the sale of units retained by the developer.

11. To do all other things, acts and deeds, which are essential and necessary to discharge the above acts and deeds.

12. All above acts and deeds if did by the Attorney Holder will be binding on the Executants as if the Executants themselves did it.

13. That, all above powers are given by the Executants to the Attorney Holders for the valuable consideration and therefore, the Executants hereby agree that she 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 as if in case of death of the executants, the attorney holders can act just as G.P.A. of all his heirs, even without obtaining fresh G.P.A.



IN WITNESSETH WHEREOF THIS IRREVOCABLE POWER OF ATTORNEY IS EXECUTED ON THIS 30TH DAY OF MARCH, 2019, AT AURANGABAD.

OWNER/EXECUTANT

Shir Khan Wahed Khan

1. SHER KHAN WAHED KHAN.

Feroz Khan Wahed Khan

2. FEROZ KHAN WAHED KHAN

ATTORNEY HOLDER

Amit S/O Ravindra Saoji

1. AMIT S/O RAVINDRA SAOJI

K.A. Saoji

2. KIRTI W/O AMIT SAOJI

Suhas S/O Satishrao Malge

3. SUHAS S/O SATISHRAO MALGE

Sunil S/O Suryakant Charate

4. SUNIL S/O SURYAKANT CHARATE
We hereby accept all the powers.

WITNESSES:-

1.

वाहेद खान शाहनूर खान
वय : ८० वर्ष व्यवसाय : शेती
रा : उस्मानपूरा

8/2

2.

सोहेल खान ताहीर खान
वय : २५ वर्ष व्यवसाय : विदेशी

रा : उस्मानपूरा



अ. नं.	१०४०
वय	२५ वर्ष
व्यवसाय	विदेशी
रा.	उस्मानपूरा
दि.	२०/३/१९

शिवका क्र.4 ची वेळ- 30 / 03 / 2019 06 : 57 : 05 PM

Joint S R Aurangabad VI

EPayment Details.

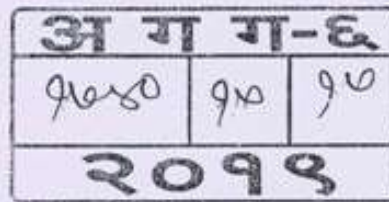
sr.	Epayment Number	Defacement Number
1	MH014068085201819E	0007741187201819
2	3003201909629	3003201909629D

1740 /2019

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2. Get print immediately after registration.

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प्रमाणित करण्यात येते की,
सदर दस्तावेजात एकूण १० पाने आहेत.
१० डुप्लेट ३०३२०१९
नंबराचे नोंदवला दि.

सदर दस्तावेज नोंदवला दि. ३०/३/२०१९
औरंगाबाद क.६





01/04/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.
औरंगाबाद 6

दस्त क्रमांक : 1740/2019

नोदणी :

Regn:63m

गावाचे नाव : शहानुरवाडी

(1) विलेखाचा प्रकार	इरिकोव्हेबल पॉवर ऑफ अॅटर्नी
(2) मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:औरंगाबाद म.न.पा. इतर वर्णन : इतर माहिती: मौजे-शहानुरवाडी,औरंगाबाद येथील महानगरपालीका हद्दीतील सर्व नंबर 19 मधील एकुण क्षेत्र 14 एकर 30 गुठे पैकी क्षेत्र 39 आर जमीन या मिळकतीचे इरिकोव्हेबल पावर ऑफ अॅटर्नी((Survey Number : 19 ;))
(5) क्षेत्रफळ	1) 0.39 हेक्टर . आर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-शेर खान बाहेद खान -- वय:-52; पत्ता:-, -, -, उस्मानपुरा,औरंगाबाद, औरंगाबाद (००:), MAHARASHTRA, AURANGABAD, Non-Government. पिन कोड:-431001 पॅन नं:-AW/BPK1370L 2): नाव:-फेरोज खान बाहेद खान -- वय:-48; पत्ता:-, -, -, उस्मानपुरा,औरंगाबाद, औरंगाबाद (००:), MAHARASHTRA, AURANGABAD, Non-Government. पिन कोड:-431001 पॅन नं:-DEYPK9078F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पद्मनाभ डेव्हलपर्स मार्फत भागीदार 1. अमित रविन्द्र सावजी - - वय:-35; पत्ता:-, -, -, डी-10,साई संकेत,बीडबायपास,औरंगाबाद, औरंगाबाद (००:), MAHARASHTRA, AURANGABAD, Non-Government. पिन कोड:-431001 पॅन नं:-BQA 2S0011G 2): नाव:-पद्मनाभ डेव्हलपर्स मार्फत भागीदार 2. सी.किर्ती ध.अमित सावजी - - वय:-34; पत्ता:-, -, -, डी-10,साई संकेत,बीडबायपास,औरंगाबाद, औरंगाबाद (००:), MAHARASHTRA, AURANGABAD, Non-Government. पिन कोड:-431001 पॅन नं:-DNKPS8835R 3): नाव:-पद्मनाभ डेव्हलपर्स मार्फत भागीदार 3. सुहास सतिशराव मलगे - - वय:-43; पत्ता:-, -, -, बी-10,प्राईड इनिम्मा,गारखेडा,औरंगाबाद, औरंगाबाद (००:), MAHARASHTRA, AURANGABAD, Non-Government. पिन कोड:-431001 पॅन नं:-AKFPM1887Q 4): नाव:-पद्मनाभ डेव्हलपर्स मार्फत भागीदार 4. सुनिल सुर्यकांत चराटे - - वय:-45; पत्ता:-, -, -, बी-203,खिबसरा ऑगस्ट होम,उल्कानगरी,गारखेडा,औरंगाबाद, औरंगाबाद (००:), MAHARASHTRA, AURANGABAD, Non-Government. पिन कोड:-431001 पॅन नं:-ANPPC1041B
(9) दस्तऐवज करून दिल्याचा दिनांक	30/03/2019
(10) दस्त नोंदणी केल्याचा दिनांक	30/03/2019
(11) अनुक्रमांक, खंड व पृष्ठ	1740/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेरा	

सह. दुय्यम निबंधक चर्ग-२
औरंगाबाद, क. - ६

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही