INDIA NON JUDICIAL

Government of Maharashtra

e-Stamp

Issued by :
Stock Holding Corporation of India Ltd.
Location : Aurangabad
Signature :
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Certificate No.	:	IN-MH07967701717735K
Certificate Issued Date	:	11-Apr-2012 02:39 PM
Account Reference	:	SHCIL (FI)/ mhshcil01/AURANGABAD/ MH-ARG
Unique Doc. Reference	:	SUBIN-MHMH-SHCIL010857421522442 9K
Purchased by	:	ANKITA AGRAWAL
Description of Document	:	Article 48 Power of Attorney
Description	:	IRREVOCABLE G.P.A
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	MS SHANTAMA BUILDTEC
Second Party	:	DR ANAND A DESHPANDE
Stamp Duty Paid By	:	MS SHANTAMA BUILDTEC
Stamp Duty Amount(Rs.)	:	100 (One Hundred only)

[redacted]

Please write or type below this line

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The Sub-Registrar No. 5 AURANGABAD

SHCIL Stamping Receipt

Stamp Duty Purchased By	M/S SHANTAMA BUILDTEC	Stamp Duty Paid by	☐ 1st Party ☐ 2nd Party
Stamp Duty Amount	₹ 100	Mode of Payment	☐ Cash ☐ Cheque ☐ DD ☐ Pay-Order ☐ NEFT ☐ RTGS ☐ Account to Account Transfer
Cheque/ DD/ PO/ UTR/ REF/Account No.			Date: 11/04/2012
Bank Name		Branch Name	
Counter Signature with Seal			

IRREVOCABLE GENERAL POWER OF ATTORNEY

THIS IRREVOCABLE GENERAL POWER OF ATTORNEY IS MADE & EXECUTED AT AURANGAGAD ON THIS 10th DAY OF ~~APRIL~~ 2012

BY

1. Dr. Anand Amrutrao Deshpande,
Age- 52 years, Occu- Practicing & Agri,
R/o. Gonda Nursing Home, Mohammadali Road,
Nanded.

Dr. Sanjay Raghunath Veer,
Age- 37 years, Occu- Practicing & Agri
R/o. Jalna Road, Beed.
(PAN-ADFPV-4255-J)

3. Shri. Vivek Raghunath Veer,
Age- 34 years, Occu- Business & Agri,

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R/o. Jalna Road, Beed.
(PAN-ACMPV-1004-B)

4. Shri. Shantaram Narayan Pail,
Age- 58 years, Occu- Service & Agri,
R/o. Jyoti Nagar, Aurangabad.

5. Shri. Gopal Bhika Mahajan,
Age- 41 years, Occu- Service & Agri,
R/o. Khivansara park, Ulka Nagari,
Aurangabad.
G.P.A. Holder of Executant No. 4

6. Shri. Mohan Vishwanath Aher,
Age- 42 years, Occu- Business & Agri,
R/o. N-4, CIDCO, Aurangabad.

7. Shri. Avinash Tatyarao Patil,
Age- 38 years, Occu- Business & Agri,
R/o. Jawahar Colony, Aurangabad.

8. Shri. Manoj Kachrulal Chopda,
Age- 38 years, Occu- Business & Agri,
R/o. Balaji Nagar, Aurangabad.

(Hereinafter referred to as "EXECUTANTS/LAND OWNERS" which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its executors, legal heirs, representative, assignees or administrators)

.....of the One Part

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INFAVOUR OF

M/s. SHANTAMA BUILDTEC
A registered Partnership Firm Having its Office at
Office No.9, B-wing, First Floor, Narayan Plaza,
Connounght Place, Cidco, Aurangabad
Through its Partner
Shri. Anil S/o. Ratanlal Agrawal
Age-48 Yrs, Occ.-Business,
R/o. N-1, Cidco, Aurangabad.

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(Hereinafter referred to as "ATTORNEY/ATTORNEY HOLDER" which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its executors, legal heirs,

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representative, assignees or administrators)

.....of the Second Part

WHEREAS

1) We EXECUTANTS are the owner & possessor of an immoveable property all the part & parcel of the Property Bearing Land bearing Gut No.3, admeasuring to the extent of 1-H 07.60 R out of total area 12-H 14-R Potkharab, situated at Georai, Tq. & Dist. Aurangabad and the owners and possessors of the land bearing Gut No.82, to the extent of 0-H 97.87 R out of total land admeasuring 1-H 15.72-R out of that, situated at Georai Tanda, Tq. & Dist. Aurangabad and as such the party on the first part are the owners and possessors of the Land Gut No. 3 & 82 to the extent of total admeasuring 2-H 05.47 R. (hereinafter referred as "said Land/said property") and which is more particularly described in Schedule hereunder written.

2) We propose to develop the said Land and constructing thereon a flatted building, buildings, row houses, duplex, bungalow, shop or any other premises therein and intended to be sold on ownership basis. We have also entered & executed the Registered Development Agreement with M/s. SHANTAMA BUILDTEC a registered partnership firm for the Development of the said Land along with all the other necessary documents as required & handed over the possession for the development of the said land.

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3) We are unable to attend all the matters to proceed & matters to develop and carry on such development work due to our problems being engaged in other business and as such we have executed this G.P.A. infavour of M/s. SHANTAMA BUILDTEC a registered partnership firm.

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4) We, therefore, propose to appoint M/s. SHANTAMA BUILDTEC a registered partnership firm as an our lawful attorney and who have agreed to carry on the work of development on the terms of Development Agreement entered into by us, as our attorney with full power to develop & sale the said property as hereinafter stated on our behalf and in our name and which the said attorneys have agreed to do.

This Power of Attorney is executed infavour of the registered partnership firm M/s. SHANTAMA BUILDTEC & as such any of the partner of the said registered partnership firm can sign, enter, executed & act as stated hereunder & signature or execution of the any documents by all the partners will not required & necessary & the execution of any documents as a partner of the firm by one partner will be same effect & the execution of the same document will binding on the executants & Attorney Firm.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESSES that we all the executants/Land Owners hereby appoint and constitute to said M/s. SHANTAMA BUILDTEC a registered partnership firm to be our true and lawful attorney with full authority and power to do and execute all acts, deeds and things mentioned below, for us and on our behalf and in our name can execute & to do the same as a attorney of us & the executants/land owners-ship handing over all the powers & authority as stated hereunder:-

1. To apply to the Competent Authority under the Urban Land (Ceiling & Regulation) act, 1976 for grant of permission to develop the said property by making plots or by construction and for the purpose to sign all applications and other papers, to appear before the Competent Authority and to give him all the papers and information as required and to do all acts and things necessary for the purpose of obtaining permission under the provisions of the

Seal of the Sub-Registrar No. 2 AURANGABAD.

said Act. To appear in all the court, tribunals, authorities & at all the offices where required & necessary & sign & submit all the necessary documents, affidavits, petition, written statements, application , vakalatnama, withdrawal purshis, withdrawal of amount or for every & any thing.

2. To appoint an architect and to get the plans of the proposed construction & building sanctioned by the Gram Panchayat, Cidco, Municipal Corporation of Aurangabad or any other authorities concerned in respect of the building or buildings proposed to be constructed thereon, so as to exhaust the full F.S.I. which is available on the said property under the present development rules & could apply for the more FSI.

3. To make necessary applications and sign all papers, & to present & appear in the Cidco or Municipal Authorities or Gram Panchayat or any other authorities, to pay necessary fees and premium required for getting the plans sanctioned and to do all other acts and things as may be necessary for getting the plans for the buildings sanctioned by the Cidco or Municipal or Gram Panchayat and other authorities.

4. To apply for and obtain I.O.D. and Commencement Certificate for construction of the building from the Cidco or Municipal Authorities or Gram Panchayat or other authorities and for that purpose to sign applications and other papers, to pay necessary fees and all other acts and things necessary for that purpose and in that behalf.

To construct a Row houses, Duplex, Bungalows, shops or flatted building & buildings or other premises on the said land as per the sanctioned plans and according to specifications and other requirements of the municipal council and for that purpose to employ contractors, architects, structural engineers, surveyors and other professionals as may be required for the construction of the building or other.

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6. To enter into and sign and contract with the contractor or contractors for construction as well as contractors for labour and to sign such agreements.

7. To apply for and obtain permission for water supply, electricity supply, lying down drainage and for other amenities as are generally required for a building.

8. To obtain occupation and completion certificate from the Cidco or Municipal Corporation or Gram Panchayat or any other authorities if required & necessary after the completion of the construction & building in all respects.

9. To sell the Row houses, Duplex, Bungalows, shops or flatted building & buildings and other premises in the said building on the said land to the extent of his share as mentioned in the development agreement at the best price available to the intending purchasers thereof and to enter into agreements or sale deed in the prescribed form if any under the Apartment/Ownership Flats act, or otherwise with such modifications therein as may be necessary. To execute all the necessary documents regarding the contracts like sale, agreement to sale, mortgage deed, lease deed or whatever documents required on our behalf and also authorized to the attorney to accept the entire consideration amount or price or any other amount on our behalf as we are in the name of developer to the extent of his share. The attorney can mortgage the entire Land under development with entire project/scheme of construction with any bank or financial institute for the project loan or loan as he decides and wants & shall execute all the documents as per the requirement of Bank. This General Power Of Attorney executed infavour of M/s. SHANTAMA BUILDTEC a registered partnership firm by us is irrevocable & it cannot be revoked in any condition. The attorney holder M/s. SHANTAMA BUILDTEC a registered partnership firm or as per the resolution of the

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firm/company has implied & expressed power to execute any power of attorney in favour of any one hereafter.

10. If the any loan obtained by Developer or attorney from any Bank or financial Institute then it will be the sole Responsibility of the Developer & Attorney to repay the same.

11. To get REGISTERED a co-operative housing Society of the flat purchasers in the said new building under the Co-operative Societies Act if required & necessary and for that purpose to get necessary forks, applications signed by all the purchasers of flats and other premises and to file the same with the Registrar of registration of the society and to obtain registration certificate.

12. To engage any Advocate or solicitor for the purpose of taking advice and for preparation and execution of different documents required to be executed pursuant to these powers and to pay their fees.

13. To pay all the municipal and other taxes relating to the said property payable until the completion of the building and transfer thereof to the proposed Co-operative Housing Society.

14. To do generally all other acts and things as are necessary or seem to be required to be done for the development of the said property by constructing a building on flat ownership basis in all respect & whatsoever.

15. We agree to rectify all acts and things lawfully done by the said attorney by exercise of the powers herein contained.

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THE SCHEDULE ABOVE REFERRED TO

All the part and parcel of the Property Land bearing Gut No. 63, admeasuring to the extent of 1-H 07.60 R out of total area 12-H 14-R Potkharab, situated at Georai, Tq. & Dist.

Aurangabad and the owners and possessors of the land bearing Gut No.82, to the extent of 1-H 15.72-R out of total land admeasuring 0-H 97.87-R out of that, situated at Georai Tanda, Tq. & Dist. Aurangabad and as such the party on the first part are the owners and possessors of the Land Gut No. 3 & 82 to the extent of total admeasuring 2-H 05.47 R which is under development & both the land are adjacent to each other & bounded as under;

Boundaries of the Property/Land Under Development:-

Towards East	:	Land from Gut No.4 of owner and thereafter Aurangabad-Paithan Road
Towards West	:	Land from Gut No.83, Georai Tanda
Towards South	:	Land of Shri. Padalkar 11R from Gut No.3 and MIDC Road
Towards North	:	15 Mtrs. Wide MIDC Road and thereafter Land from Gut No.3, Georai.

INWITNESS WHEREOF THE PARTIES HAVE PUT THEIR HANDS THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

EXECUTANTS/LAND OWNERS

1. Dr. Anand Amrutrao Deshpande,
2. Dr. Sanjay Raghunath Veer,
3. Shri. Vivek Raghunath Veer,
4. Shri. Shantaram Narayan ~~Pat~~ Patil,
5. Shri. Gopal Bhika Mahajan,
6. Shri. Mohan Vishwanath Aher,
7. Shri. Avinash Tatyarao Patil,
8. Shri. Manoj Kachrulal Chopda,

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ATTORNEY/ATTORNEY HOLDER

M/s. SHANTAMA BUILDTEC
A registered partnership firm
Through its partners
1.

2.

3.

WITNESSES:-

1. GANESH SADASHIV SOYGAONKAR
Age. 38 yrs Occ Business
PLOT NO- 82, ULKA NAGARI
AURANGABAD.

2.

Sanket Subhashrao Suryawanshi
Age 38 yrs Business
At Kanchan Colony Aurangabad

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