

G.P.A



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INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

Issued by :
Stock Holding Corporation of India Ltd.
Location : Aurangabad
Signature : *[Signature]*
Details can be verified at www.e-stamp.com

Certificate No. : IN-MH07987201717735K
 Certificate Issued Date : 11/04/2012 02:39 PM
 Account Reference : SHE/L/EN/HRSD/01/AURANGABAD/MH-ARG
 Unique Doc. Reference : SUBIN/MH/MHSHD/L0108574215224429K
 Purchased by : ANKITA S GRAYAL
 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)



Please write or type below this line

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Stamp Duty Purchased By : M/s Shantama Buildtec		Stamp Duty Paid by : ☐ 1st Party ☐ 2nd Party	
Stamp Duty Amount : ₹ 100		☐ Cash ☐ Cheque ☐ DD ☐ Pay-Order ☐ NEFT ☐ RTGS ☐ Account to Account Transfer	
Cheque/ DD/ PO/ UTR/ REF/Account No. : <i>[Signature]</i>		Date : 11/04/2012	
Bank Name : <i>[Signature]</i>		Branch Name : <i>[Signature]</i>	
Counter Signature with Seal : <i>[Signature]</i>			

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)

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

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R/o. Julna 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 Kachrual 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

INFAVOUR OF

M/s. SHANTAMA BUILDTEC

A registered Partnership Firm Having its Office at
Office No.9, B-wing, First Floor, Narayan Plaza,
Cannought Place, Cidco, Aurangabad
Through its Partner

Shri. Anil S/o. Ratanlal Agrawal
Age-48 Yrs, Occ.-Business,
R/o. N-1, Cidco, Aurangabad.



(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

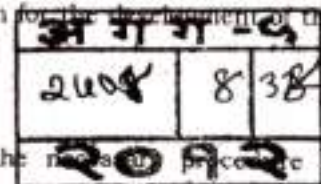
WHEREAS

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.



3) We are unable to attend all the 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. in favour of M/s. SHANTAMA BUILDTEC a registered partnership firm.



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M. H. A.

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 handing over all the powers & authority as stated hereunder

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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

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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 other 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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① Shreyansh ② Apurva ③ Chaitanya ④ Aditya ⑤ Aditya ⑥ Milind ⑦ P. A. 77A ⑧ Michael

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

in favour 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 forms, 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.



THE SCHEDULE ABOVE REFERRED TO

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All the part and parcel of the Property Land bearing Gut 13, admeasuring to the extent of 1-H 07.60 R out of total area 12-H 14-R Potkharab, situated at Georai, Tq. & Dist.

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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;

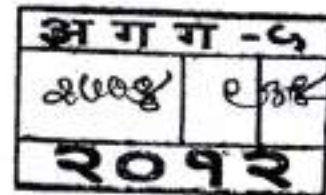
Boundaries of the Property/Land Under Development:-

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 Patil,
5. Shri. Gopal Bhika Mahajan,
6. Shri. Mohan Vishwanath Aher,
7. Shri. Avinash Tatyarao Patil,
8. Shri. Manoj Kachrulal Chopda,



ATTORNEY/ATTORNEY HOLDER

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

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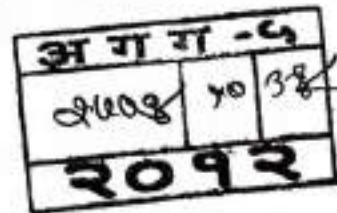
WITNESSES:-

1. GANESH SADASHIV SOYGAONKAR 
Age 38 yrs B.S. 2000
PLOT No- 82, ULKA NAGARI
AURANGABAD.

2.

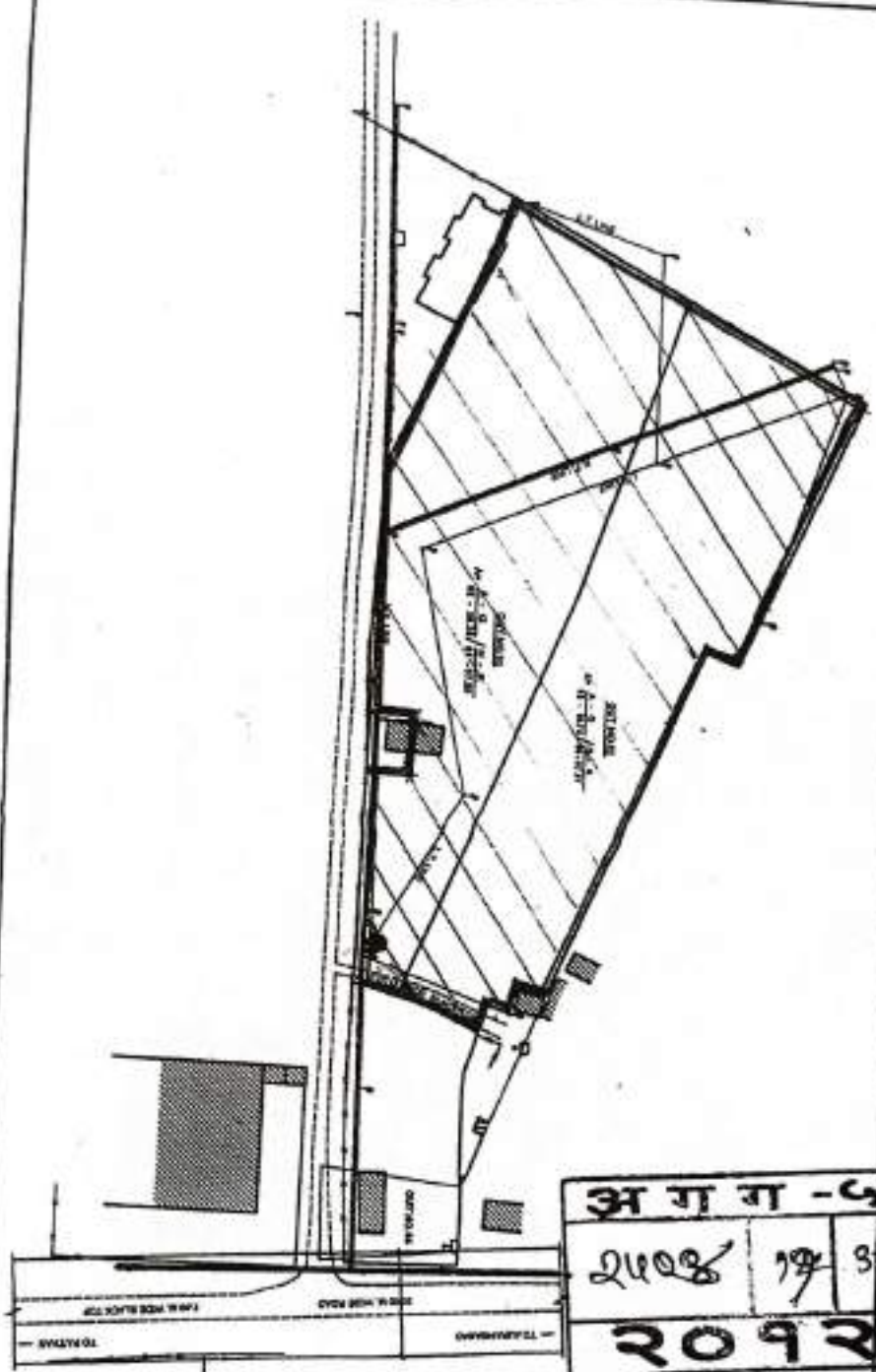
Subscribed Subscribed Subscribed
Age 38 yrs B.S. 2000
to Keshava Genu A. Bayu





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LAND SURVEY PLAN OF PLOT NO. 3 & B2,
 SITUATED AT: VILLAGE - GEORAI,
 TA & DIST. AURANGABAD.

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Walters

तलाठीसेजा गंवगाई
ता.जि.औरंगाबाद.



(अद्वैतानुसारं अभिलेख्यं धर्मवत्)

(महाराष्ट्र- जमीन) महाराष्ट्र अधिकांश अभिलेख आणी नोंदवहा (तयार करणे व नु
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जेवराद्र ताडा

तानुयका



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लॉक टायपिंग नांव	—	—	१) श्री. आनंद अहिराव देवापूर (H.O.F.) ३०.००% २) श्री. राजेंद्र रघुनाथ कोरे ७.५% ३) श्री. विवेक रघुनाथ कोरे ७.५% ४) श्री. रंजितराव नारायण पाटील ७.५% ५) श्री. गोपाळ मित्रा महाजन ७.५% ६) श्री. मोहन विठ्ठलराव आरे १०.५% ७) श्री. अविनाश लालराव पाटील १०.५% ८) श्री. विवेक नारायण देवापूर १०.५% गीर्वि नमुनी बारी (नियम १९७३ नियम २८) (पीक नोंदवही) (१०३०) १६ १५.०२ ३-१८	लॉक टायपिंग नांव
लॉक टायपिंग नांव	—	—	१) श्री. राजेंद्र जितेंद्रराव ता. मा. १६ २) श्री. मनोज पद्मराव ता. मा. १६ १६ १५.०२ ३-१८ (८८३) (१०३०) न. म. म.	लॉक टायपिंग नांव
लॉक टायपिंग नांव	—	—	१) श्री. आनंद अहिराव देवापूर (H.O.F.) ३०.००% २) श्री. राजेंद्र रघुनाथ कोरे ७.५% ३) श्री. विवेक रघुनाथ कोरे ७.५% ४) श्री. रंजितराव नारायण पाटील ७.५% ५) श्री. गोपाळ मित्रा महाजन ७.५% ६) श्री. मोहन विठ्ठलराव आरे १०.५% ७) श्री. अविनाश लालराव पाटील १०.५% ८) श्री. विवेक नारायण देवापूर १०.५% गीर्वि नमुनी बारी (नियम १९७३ नियम २८) (पीक नोंदवही) (१०३०) १६ १५.०२ ३-१८	लॉक टायपिंग नांव

[illegible]

तलाठी सजा गंधराई
ता.जि.औरंगाबाद



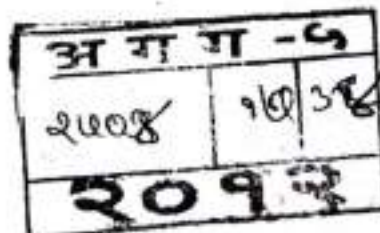
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- Mother



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२०१२		



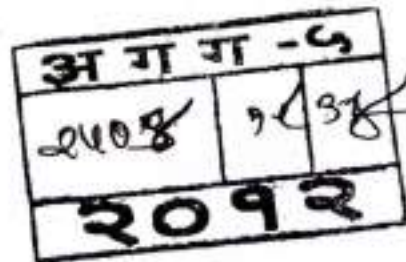


पत्रांक "अ"

अतिरिक्त प्रती

- १) प्रजेदाराने निवासी बांधकाम औरंगाबाद-पैठण रस्त्याच्या मजगतीस ५० मीटर अंतरावर करावे.
- २) रस्तेन डेव्हलपमेंट सक्षम वेळोवेळा होवा-या दुरुस्तीत पातळ करावे.
- ३) प्रजेदाराने सरकारी रस्त्यावर वेगळासाठी रकम जोड रस्ता स्वयंपाद करावे व जोड रस्त्यावर स्वतःच्या खर्चाच्या खर्चातून पुन बांधावे व त्यासाठी शासन निष्ठाप्रमाणे या कार्यानिपात करारनामा करण्यात यावा तसेच बांध पुलाचे बांधकाम करते वेळी उपअभिज्ञा पैठण रस्त्याची तसेच साधावा.
- ४) भविष्यात रस्त्याच्या स्वीकृतीचा प्रस्ताव आल्यात हद्दीत वेगळे बांधकाम आपणास स्वयंपाद पाडावे लागेल.
- ५) हांडा मशीन/ट्रेनेज पाण्याचा निवारा होण्यासाठी योग्य ती व्यवस्था स्वयंपाद करावे.
- ६) शासन निष्ठाप्रमाणे सडून रस्त्याच्या १० टक्के जागा वृक्ष लागवडीसाठी पोकळी ठेवणे बंधनकारक आहे ग्राही नोंदण्याची.

जिल्हाधिकारी औरंगाबाद करिता.
अतिरिक्त नोंदण्याची



NOW THIS INDENTURE WITNESSETH AS UNDER

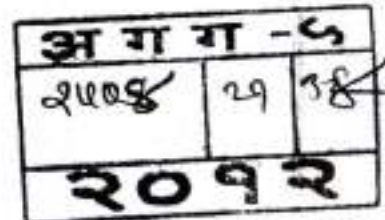
That the parties hereto declare that they are carrying on business in partnership upon the terms & conditions hereinafter appearing.

1. That the name of the firm shall be **M/S. SHANTAMA BUILD TEC.**
2. That the place of the said partnership shall be at **OFFICE NO. B-9, "NARAYAN PLAZA", 1ST FLOOR, CANNUGHT PLACE, CIDCO, AURANGABAD** and the firm may also carry on the business at any other place or places either by opening branches or by such any other agreements as the partners mutually decide from time to time.
3. That the business of the partnership firm shall be **Infrastructural Development based as Real Estate- Builders & Developers - of Projects related to Civil Construction- To act as Builders Contractors, Developers - To work as Buyers, Sellers, Developers of Agricultural non Agricultural, Commercial, Industrial, Residential - Lands Plots- Construction of Residential, Commercial, Industrial Complexes, Stalls Etc. and the firm may also carry any other business or businesses in any line or lines as the partners mutually decide from time to time.**

That the partnership firm shall be deemed to have commenced the business w.e.f. 1st Day of MARCH, 2012, and duration of the firm shall be the "PARTNERSHIP AT WILL".

That the capital of the partnership firm is Rs 1,00,000/- (Rupees One Lac Only) which is contributed by the partners as under:-

1. Anil Ratanlal Agrawal	50%
2. Ankit Anil Agrawal	25%
3. Neeraj Anil Agrawal	25%



NOW THIS INDENTURE WITNESSETH AS UNDER

That the parties hereto declare that they are carrying on business in partnership upon the term & conditions hereinafter appearing.

That the name of the firm shall be M/S. SHANTAMA BUILD TEC.

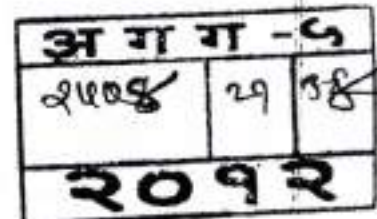
That the place of the said partnership shall be at OFFICE NO. 11-9, "NARAYAN PLAZA", 1ST FLOOR, CANNUGHT PLACE, CIDCO, AURANGABAD and the firm may also carry on the business at any other place or places either by opening branches or by such any other agreements as the partners mutually decide from time to time.

That the business of the partnership firm shall be Infrastructural Development based as Real Estate Builders & Developers - of Projects related to Civil Construction- To act as Builders Contractors, Developers - To work as Buyers, Sellers, Developers of Agricultural non Agricultural, Commercial, Industrial, Residential - Town Plots- Construction of Residential, Commercial, Industrial Complexes, Hotels etc. and the firm may also carry any other business or businesses in any line or lines as the partners mutually decide from time to time.

That the said firm shall be deemed to have commenced the business w.e.f. 1st Day of MARCH, 2012, and duration of the firm shall be the " PARTNERSHIP AT WILL "

That the capital of the partnership firm is Rs 1,00,000/- (Rupees One Lax Only) which is contributed by the partners as under

1. Anil Ratanlal Agrawal	50%
2. Ankit Anil Agrawal	25%
3. Neeraj Anil Agrawal	25%



The partners shall be entitled to increase or reduce the above remuneration and may agree to pay remuneration to the partner or partners. The parties hereto may also agree revise the mode of calculation the above and decide to pay salary and grant the benefits or house rent allowances, Rent free quarters, Motor car or Conveyance allowance, Medical expenses, accident and/or life insurance policy, premium, provident fund, Gratuity, Bonus, Commission on sales and/or other benefits to the above and/or the other partner or partners either on monthly or yearly basis as they may mutually agree upon.

The partners shall be entitled to withdraw any amount during the year from the partnership towards their yearly remuneration, share of profits or out of their current loan or capital account from time to time as may be decided by the partners by mutual consent.

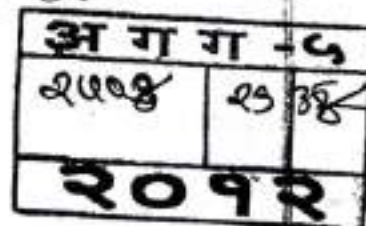
The partners shall be entitled to modify the above terms relating to remuneration, interest etc. payable to the partners by executing supplementary deed and such deed when executed shall have effect, unless otherwise provided, from the fixed day of the accounting period in which supplementary deed is executed and the same shall form part of this deed of partnership.

That net profit of the partnership business as per the accounts maintained by the partnership after deduction of all expenses relating to business activities of the partnership including rent, salaries and other establishment expenses as well as interest and remuneration payable to the partners in accordance with this deed of partnership or any supplementary deed as may be executed by the partners shall be divided and distributed amongst the partners on the following proportion.

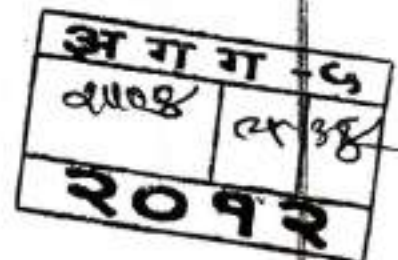
1.	Anil Ratanlal Agrawal	50%
2.	Ankit Anil Agrawal	25%
3.	Neeraj Anil Agrawal	25%

The loss, if any, including loss of capital suffered in any year shall be apportioned to the major partner as under.

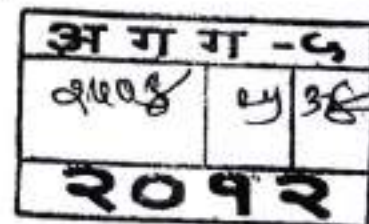
1.	Anil Ratanlal Agrawal	50%
2.	Ankit Anil Agrawal	25%
3.	Neeraj Anil Agrawal	25%



9. That the firm shall maintain one or more than one banking account with one or more than one bank of repute, as may be decided upon by the partners for the time being and such account or accounts shall be operated upon including the power to overdraw any such account, and borrow money from bank or any financial institutions by the Partner No.1 i.e. Mr. Anil Ratanlal Agrawal as the instructions given to the bank by the firm from time to time, who is also entitled to do all conveyance deeds, sale deeds and any other documents will be executed in the favour of the firm.
10. The usual books of the partnership business shall be regularly and properly maintained and posted up and each party shall have free access to inspect them and shall be at liberty to take extracts there from as the partners or his agent may think necessary.
11. All the accounts of the partnership shall be continued to be made up and settled from 1st April to 31st March every year and shall be signed by the parties. A Balance - Sheet and profit and loss accounts of the partnership shall be prepared after making due allowances for depreciation and recouping any loss in capital and immediately after preparation of said Balance Sheet, the net profit and/or loss shown by the accounts shall be credited or debited in the proportion to their share in profit / loss of the Partnership business as aforesaid.
12. If any partner is desirous of retiring from the partnership business he / she shall be required to give at least three calendar months previous notice in writing in that behalf to other partner for leaving the same at the place where the partnership business is being carried on.
13. None of the partners shall do any act which may prejudice the rights of the other partners.
14. The partners shall :-
- (a) Punctually pay her/his separate debt and indemnify the other partners and the assets of the firm against the same and all expenses on accounts of the firm.
- (b) Henceforth with pay all moneys, cheques and negotiable instruments received by him on accounts of the firm.



- (c) Be just faithful to each other and at all times give each other full information and truthful explanation of the matter relating to the affairs of the partnership and offered any and/or every assistance in his power in carrying on the business for the mutual advantage.
15. Neither party shall without the consent of the other partners
- (a) Hands any of partnership money or give credits to any person or persons whom the other partners have previously in writing abided him to trust.
- (b) Mortgage or charge his share in the assets or profits of the firm
- (c) Give any security of promise for the payment of the money on account of the firm except in the ordinary course of the business.
- (d) Draw, as per or endorse any bill of exchange or promissory note on account of the firm except in the ordinary course of the business.
16. That any party committing breach on any of the foregoing stipulations shall indemnify others from all losses and expenses on accounts thereof.
17. In the event of death of any partners hereto during the continuance of the partnership, the partnership is deemed to have been continued by the remaining partner and for on behalf of all heirs of the deceased partner, by if such heir is willing to join as such.
18. In the event of the Partnership being dissolved or terminated, on account of any of the parties hereto retiring from the partnership business or for any reason whatsoever, the remaining partner or the partners as the case may be, shall be entitled of the partnership business and the accounts of the partnership shall be made up, adjusted and settled as soon as possible and in any event within three months, including the valuation of goodwill, quota, certificates, licences etc. of the partnership and in event of any dispute in respect thereof the same shall be referred to the Arbitration as per clause 18 hereto.



19. All the disputes may arise out in relation to or in connection with or that in respect of them and the legal or personal representative of the other or between their respective representative and whether in relation to interpretation of this deed or any act of commission of either party of the dispute or in relation to any matter touching or covering with the affairs of the partnership shall be referred to Arbitration in accordance with the provisions of the Indian Arbitration and Reconciliation Act for the time being in force.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE SIGNATURE ON THE DAY AND THE YEAR FIRST HEREIN BEFORE MENTIONED.

SIGN. OF WITNESSES

1.

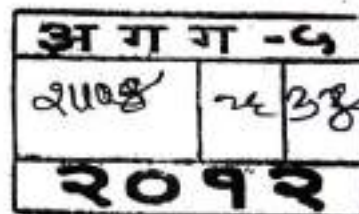
2.

SIGN. OF PARTNERS

1. Anil Ratanlal Agrawal
(Party of the First Part)

2. Ankit Anil Agrawal
(Party of the Second Part)

3. Neeraj Anil Agrawal
(Party of the Third Part)



THE ANDHRA PRADESH COMMERCIAL
CO-OP BANK LTD.
SHRINAG CHEMER, RAJSHYAM CHEN
SALNA ROAD, AURANGABAD - 431001
9-5/STP(V) (CL 1947/196/10/1159-4210)

भारत 11887 SPECIAL
165116 ADDRESSIVE महाराष्ट्र
R.0000100/- RSE-11
INDIA
TRAMP DUTY MAHARASHTRA

Letter of Authority

11887/105-11-6

LETTER OF AUTHORITY

I, ANIL S/O RATANLAL AGRAWAL PARTNER OF "M/S SHANTAMA BUILD TEC.", AT OFFICE NO. B-9, "NARAYAN PLAZA", 1ST FLOOR, CANNOUGHT PLACE, CIDCO, AURANGABAD, (HEREBY AUTHORISE UNDER THE PARTNERSHIP ACT, 1932 TO GAUTAM P. SETHIYA, TAX CONSULTANT AURANGABAD, TO PRESENT ME/US IN CONNECTION WITH MY/OUR ASSESSMENT AND/OR PROCEEDINGS FOR THE ASSESSMENT YEAR OR YEARS UNDER THE PARTNERSHIP ACT AND TO PRODUCE THE ACCOUNTS AND DOCUMENTS CONNECTED THEREWITH. I/WE ALSO AUTHORISE HIM TO RECEIVE COPY OF REGISTRATION CERTIFICATE OF MY/OUR CASE. HIS EXPLANATION, STATEMENTS AND RECEIPT WILL BE BINDING ON ME/US.

11/11/2012

ANIL RATANLAL AGRAWAL

I ACCEPT.

GAUTAM P. SETHIYA
TAX PRACTITIONER



① *[Signature]*
② *[Signature]*
③ *[Signature]*

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2008	24	38
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गावाचे नाव : गेवराई

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप मुख्यत्वारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00
बा.भा. रु. 0.00

- (2) मू.मापन, फोटोहिस्ता व घरक्रमांक (असल्यास)

(1) वर्णन: मोजे गेवराई व गेवराई तांडा औरंगाबाद येथील प्लॉट नं 3 व 82 कोट्टी गटालीस एकूण क्षेत्र 2 हे 5.47 आर जमिन

- (3) क्षेत्रफळ

(1)

- (4) आकारणी किंवा जुळी देण्यात असेल तोका

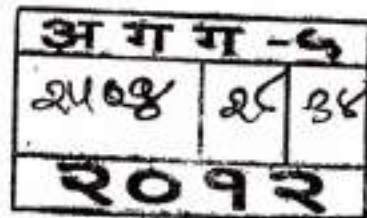
(1)

- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) आनंद अमृतलाल देवसाहेब - घर/प्लॉट नं. -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेट/वसाहत: -; शहर/गाव: औरंगाबाद; तालुका: -; पिन: -; पैन नम्बर: -;
(2) संपूर्ण मुनाब विर - घर/प्लॉट नं. -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेट/वसाहत: -; शहर/गाव: औरंगाबाद; तालुका: -; पिन: -; पैन नम्बर: -;
(3) विवेक मुनाब विर - घर/प्लॉट नं. -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेट/वसाहत: -; शहर/गाव: औरंगाबाद; तालुका: -; पिन: -; पैन नम्बर: -;
(4) शांताबाई नारायणभाईल यांच्या मक. मू. अमृतलाल व स्वतः गोपाल मिहल महाजन - घर/प्लॉट नं. -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेट/वसाहत: -; शहर/गाव: औरंगाबाद; तालुका: -; पिन: -; पैन नम्बर: -;
(5) सवित्री विठ्ठलबाई बाई - घर/प्लॉट नं. -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेट/वसाहत: -; शहर/गाव: औरंगाबाद; तालुका: -; पिन: -; पैन नम्बर: -;
(6) आनंदलाल तात्याराव भाटील - घर/प्लॉट नं. -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेट/वसाहत: -; शहर/गाव: औरंगाबाद; तालुका: -; पिन: -; पैन नम्बर: -;
(7) मनोज कचरलाल भाटील - घर/प्लॉट नं. -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेट/वसाहत: -; शहर/गाव: औरंगाबाद; तालुका: -; पिन: -; पैन नम्बर: -;
(8) मी. बाळासाहेब विठ्ठलदेव तर्फे अमृतलाल अग्रवाल - घर/प्लॉट नं. -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेट/वसाहत: -; शहर/गाव: औरंगाबाद; तालुका: -; पिन: -; पैन नम्बर: -;

- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, बादीचे नाव व संपूर्ण पत्ता

- (7) दिनांक करून दिल्याचा 13/04/2012
(8) नोंदणीचा 17/04/2012
(9) अनुक्रमांक, खंड व पृष्ठ 2704 /2012
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 100.00
(11) बाजारभावाप्रमाणे नोंदणी रु 100.00
(12) बोन



Signature _____



13/04/2012

दुय्यम निवेद्यकः

दस्त गोषवारा भाग-1

1:00:33 pm

अवेरगाव 5

अगण्ड

दस्त क्र 2704/2012

2012

दस्त क्रमांक : 2704/2012

दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम: आनंद अमृतदास देशपांडे पत्ता: घर/प्लॉट नं. - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं.: - पेट/वसाहत: - शहर/गाव/पोस्ट: - तालुका: - जिल्हा: - पिन नंबर: -	लिहून देणार वय 52 सही		
2	नाम: संजय रघुनाथ दिर पत्ता: घर/प्लॉट नं.: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं.: - पेट/वसाहत: - शहर/गाव/पोस्ट: - तालुका: - जिल्हा: - पिन नंबर: -	लिहून देणार वय 37 सही		
3	नाम: विवेक रघुनाथ दिर पत्ता: घर/प्लॉट नं.: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं.: - पेट/वसाहत: - शहर/गाव/पोस्ट: - तालुका: - जिल्हा: - पिन नंबर: -	लिहून देणार वय 35 सही		
5	नाम: मोहन विठ्ठलदास अड्डे पत्ता: घर/प्लॉट नं.: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं.: - पेट/वसाहत: - शहर/गाव/पोस्ट: - तालुका: - जिल्हा: - पिन नंबर: -	लिहून देणार वय 42 सही		
6	नाम: अविनाश भातघाव पाटील पत्ता: घर/प्लॉट नं.: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं.: - पेट/वसाहत: - शहर/गाव/पोस्ट: - तालुका: - जिल्हा: - पिन नंबर: -	लिहून देणार वय 38 सही		





13/04/2012

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

अगग5

दस्त क्र 2704/2012

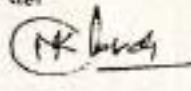
1:00:34 pm

औरंगाबाद 5

39/38

दस्त क्रमांक : 2704/2012

दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठवाचा ठसा
7	नावा मनाज कचरुलाल सोपडा - पत्ता: घर/फ्लॅट नं. - गल्ली/रस्ता: - ईमारतीचे नाव - ईमारत नं. - पेट/यसाहत: - शहर/गाव/औरंगाबाद तालुका: - पिन: - घेन नम्वर: -	लिहून देणार वय 38 सही 		
8	नावा मे शांतान्न बिल्लटेक लफे अनित रतनलाल आवाकल - पत्ता: घर/फ्लॅट नं. - गल्ली/रस्ता: - ईमारतीचे नाव - ईमारत नं. - पेट/यसाहत: - शहर/गाव/औरंगाबाद तालुका: - पिन: - घेन नम्वर: -	लिहून देणार वय 48 सही 		

खालील 1 पक्षकारांची कबुली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव

4 शांताराम नारायण माटील बाप्या लफे मू अण माचुन व हवत: गोपाल भिका महाजन - -





दस्त गोपवारा भाग - 2

अगग5

दस्त क्रमांक (2704/2012)

39/38

दस्त क्र. [अगग5-2704-2012] चा गोपवारा
बाजार मुल्य : 0 मोबदला 0 भरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक : 13/04/2012 12:49 PM
निष्पादनाचा दिनांक : 13/04/2012
दस्त हजर करणा-याची सही :

पावती क्र.: 26916 दिनांक: 13/04/2012
पावतीचे वर्णन
नांव: मे शांतामा विल्डेटेक रफ्टे अनिल राजवडा
अप्रवाल :-

100 : गोंदणी फी
680 : नककल (अ. 11(1)), घुष्टांकनाची नककल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) :-
एकत्रित फी
780: एकुल

दस्तावा प्रकार : 48) मुखत्यारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 13/04/2012 12:49 PM
शिकका क्र. 2 ची वेळ : (फी) 13/04/2012 12:55 PM

ओळख :
खालील इसम असे निवेदीत करतात की, से दस्तावेज करून देण-यांना व्यक्तींना ओळखतात,
व त्यांची ओळख पटविताने.

- 1) गणेश सदाशिव सोयगांवकर - - घर/फ्लॅट नं. -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं.: -
पेट/बस्ताहत: -
शहर/गाव: औरंगाबाद
तालुका: -
पिन: -
- 2) सवित्र सुभाष सोळुका - - घर/फ्लॅट नं. -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं.: -
पेट/बस्ताहत: -
शहर/गाव: औरंगाबाद
तालुका: -
पिन: -

दु. निबंधकाची सही, औरंगाबाद 5

दु. निबंधकाची सही
औरंगाबाद 5





17/04/2012 दुय्यम निबंधक
11:34:46 am औरंगाबाद 5

दस्त गोषवारा भाग-1

अगम5

दस्त क्र 2704/2012

९३/३४

दस्त क्रमांक : 2704/2012

दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
4	नाम: सोताराम काराव्यम फादीस याच्या तर्फे मु. आम मधुन व स्वतः गोपाल निजाम महामुल पत्ता: घर/फ्लॅट नं. - गल्ली/रस्ता - ईमारतीचे नाव - ईमारत नं. - पेट/वसाहत - शहर/गाव: औरंगाबाद जिल्हा	लिहून देणार वय 41 सही		



दस्त गोपवारा भाग - 2

अगगड

दस्त क्रमांक (2704/2012)

38138

दस्त क्र. [अगगड-2704-2012] चा गोपवारा
बाजार मुल्य : 0 मोबदला 0 भरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक : 13/04/2012 12:49 PM
निष्पादनाचा दिनांक : 13/04/2012
दस्त हजर करणा-याची सही :

पावती क्र. 2916 दिनांक: 13/04/2012
पावतीचे वर्णन
नॉव: मं सातागा विन्डटेक तर्फे अनिल सानगाव
अग्रवाल

100 : नोंदणी फी
680 : नजकल (अ. 11(1)), पुष्पांकनाची नजकल
(अ. 11(2)),
रुजवात (अ. 12) व कायदाविज्ञान (अ. 13) ->
एकत्रित फी

780: एकूण

दस्ताचा प्रकार : 48) मुखत्यारनामा
शिक्षा क्र. 1 ची वेळ : (सादरीकरण) 13/04/2012 12:49 PM
शिक्षा क्र. 2 ची वेळ : (फी) 13/04/2012 12:55 PM (कार्यवाही पूर्ण)
शिक्षा क्र. 3 ची वेळ : (कमुती) 17/04/2012 11:35 AM
शिक्षा क्र. 4 ची वेळ : (ओळख) 17/04/2012 11:35 AM

दस्त नोंद केल्याचा दिनांक : 17/04/2012 11:35 AM

दु. निबंधकाची सही, औरंगाबाद 5

ओळख :
जालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-याच्या व्यक्तीचा ओळखलेला
व त्याची ओळख पटवितात.

1) गणेश सदाशिव सोयगांवकर - - , घर/फ्लॅट नं. -

गल्ली/रस्ता -

ईमारतीचे नाव -

ईमारत नं. -

पेट/पत्ताहस्त -

शहर/गाव औरंगाबाद

तालुका -

पिन -

2) स्वप्नील भास्करराव बनकर - - , घर/फ्लॅट नं. -

गल्ली/रस्ता -

ईमारतीचे नाव -

ईमारत नं. -

पेट/पत्ताहस्त -

शहर/गाव औरंगाबाद

तालुका -

पिन -

दु. निबंधकाची सही
औरंगाबाद 5



मागेली करण्यात दस्त को. या
दस्तामध्ये एकूण 38138 आहेत

100 रु. 2408
नवरी नोंदणी तारीख 17/04/12

सह दुय्यम निबंधक तग-
औरंगाबाद 5