

342/4488

पावती

Original/Duplicate

Tuesday, June 10, 2014

नोंदणी क्र.: 39M

5:08 PM

Regn.: 39M

पावती क्र.: 7137 दिनांक: 10/06/2014

गावाचे नाव: सातारा

दस्तऐवजाचा अनुक्रमांक: अगग5-4488-2014

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मे. नारायानी बिल्ड क्रेशन् प्रा. लि. तर्फे डायरेक्टर अशोक जयनारायण बाहेली

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 500.00
डाटा एन्ट्री	रु. 20.00
पृष्ठांची संख्या: 25	

एकूण:	रु. 620.00
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आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 5:26 PM ह्या वेळीस मिळेल.

Joint Registrar Aurangabad

V

वाजार मूल्य: रु.0/-

मोबदला: रु.1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 520/-

भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

कोषागार
अ. औरंगाबाद

9 MAY 2014

मुद्रांक प्रमुख लिपिक
को. अ. औरंगाबाद

R 108208

10 JUN 2014
अ. समी खान

रॉयल वेन्चर

परवाना क्र. ABD118

मुद्रांक विभाग अखिल भारतीय कार्यालय
महाराष्ट्र अखिल भारतीय, औरंगाबाद



अ ग ग-५		
४४८८	१	२५
२०१४		

GENERAL POWER OF ATTORNEY

चस्ताय प्रकार / अनुच्छेद क्रमांक-	
दस्त नोंदणी करणार आहेत का? - होय	
नोंदणी होणार असल्यास दुय्यम निदेशक कार्यालय ये माघ-	
निकळतीचे वर्णन- दूधपत्राब नावा ठाकूर	संश्लेषक-
मुद्रांक विकत घेणाऱ्याचे नाव- अशोक अशोकभावाजी बोरसे	
दुसऱ्या पक्षकाराचे नाव- जीजा साहेब गौड	
हस्त असल्यास त्याचे नाव व स्वाक्षरी- अशोक	
मुद्रांक शुल्क रक्कम- 500 -	
मुद्रांक मिळाली नोंद राखी अ क्रमांक- 24	दिनांक- 10 JUN 2014
मुद्रांक विकत घेणाऱ्याची राखी- [Signature]	
परवानाधारक मुद्रांक विदेश्याची राखी 101	परवाना क्रमांक- ABD 113
मुद्रांक विकत घेणाऱ्याचे नाव- अब्दुल समी खान	पत्र- मुख्य जिल्हाधिकारी कार्यालय, औरंगाबाद



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GENERAL POWER OF ATORNEY

This General power of attorney is executed on this day of June, 2014
at Aurangabad By:-

SHRI BABA SALUBA BHAND

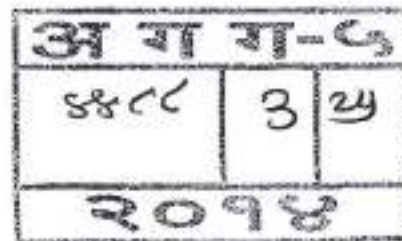
Age 64 Years, Occupation- Agriculture

**R/o Gandhi Nagar, Bansilal Nagar,
Aurangabad.**

PAN No. ABCPB5325L,

Hereinafter referred to as "OWNERS/ EXECUTORS" (which expression
shall, unless repugnant to the context and meaning thereof be deemed

1/ Page





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to mean and include all their legal heirs, successors, representatives executors, administrators and assigns etc. all) of FIRST PART.

IN FAVOUR OF

Narayanii Build Creation Pvt. Ltd.,

Having its registered office at Baheti Complex,
Keli Bazar, Aurangabad.

Through its Director,

Ashok Jainarayan Baheti,

Age 39 Years, Occupation Business,

R/o. N-4, Cidco, Aurangabad.

PAN No. AAECN0170D

Hereinafter referred to as "ATTORNEY/ DEVELOPERS" (Which expression shall unless repugnant to the context and meaning thereof, be deemed to mean and include all Directors for the time being of the said Company, their respective successors, heirs, executors, administrators and assigns etc all) of SECOND PART.

Where As :-

1. The Owner has assured and represented that he is lawful owners and possessors of land admeasuring 929.022 Sq. Meters, i.e. (10000 Sq.Ft.) forming part of Gut No. 65, (old Survey No.43/1), in all admeasuring 1 Hector 53 R, of village Satara, Taluka and District Aurangabad and more particularly described in the Schedule (hereinafter called and referred to as the "said Property") and they are well and



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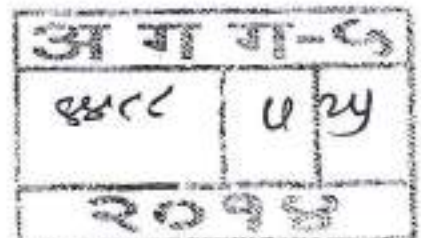
sufficiently entitled to give the Said Property for development and execute this Agreement.

2. The Owner has executed Development Agreement dated 10-6-14, in favour of Developers which is registered in the office of Sub-Registrar at day book sr. No. 4487 whereby all the Development Rights of the Said Land have been transferred and assigned in favour of the Developers. The Developers have given right to **construct the building/s with flats and other premises on ownership basis and the gross sale proceeds of the said flats and other premises will be shared** amongst the owners and Developers as per the ratio and terms & conditions contained in the Development Agreement.
3. As the said land continues to be of my ownership until the Deed of Transfer is executed, the Developers have requested me to execute a power of attorney in their favour and I have decided to appoint and nominate the Developers as my attorneys or agents with full power to develop the said land as hereafter stated on my behalf and in my name and which the said Attorney / Developers have agreed to do.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESSES That I, Shri Baba Saluba Bhand hereby appoint and constitute the said Shri Ashok Jainarayan Baheti Director of **Narayani Build Creation Pvt. Ltd.** to be my true and lawful attorneys with full authority and power



3/ Page



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to do and execute all acts, deeds and things mentioned below, for myself and on my behalf and in my name to do following acts, deeds and things:

- a. To appoint an architect and to get the plans of the proposed building sanctioned by the from the Town Planning / Municipal Corporation of Aurangabad and other authorities concerned in respect of the development of the said land thereon, so as to exhaust the full FSI which is available on the said land under the present development rules, provided the plans, before they are submitted to the Municipal Corporation for approval, are also approved by myself.
- b. To make necessary applications and sign all papers, to appear before the Municipal 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 of the proposed building sanctioned by the Municipal and other authorities.
- c. To apply for and obtain I.O.D. and commencement certificate for construction of the building from the Municipal Authorities and any other concerned authority 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.
- d. To obtains NOC and permissions for the purpose of development of the said land from the concerned semi-government, local authorities, government authorities, etc and to pay requisite fees,



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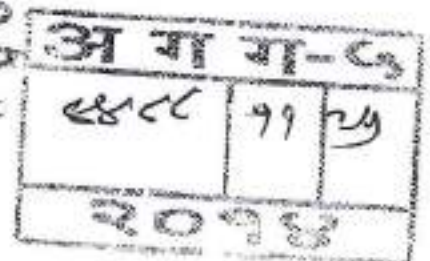
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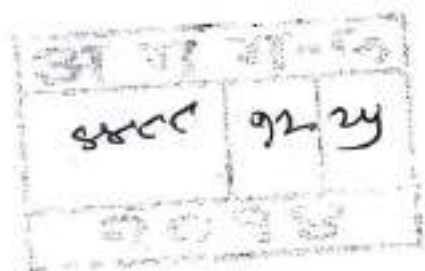


charges and all other acts and things necessary for that purpose and in that behalf.

- e. To construct building/s on the said land as per the sanctioned plans and according to specifications and other requirements of the Town Planning / Municipal Corporation of Aurangabad and for that purpose to employ contractors, architects, structural engineers, surveyors and other professionals as may be required in the construction of the building/s.
- f. To enter into and sign and construct with the contractor or contractors for construction as well as contractors for labour and to sign such agreements.
- g. To enter upon the said land as my licensee for the purpose of carrying on the construction work as aforesaid.
- h. To appear before any officer or authority of the Govt. or Municipal Corporation or under the MRTP Act, 1966 or under the income tax act, to represent the matters regarding the proposed development of the said land.
- i. To apply for and obtain permission for water supply, electricity supply, laying down drainage and for other amenities as are generally required for a building.
- j. To obtain occupation and completion certificate from the Municipal Corporation after the building is completed in all respects.
- k. To pay any deposits and pay moneys required to be deposited with the Municipal and other authorities for getting the plans

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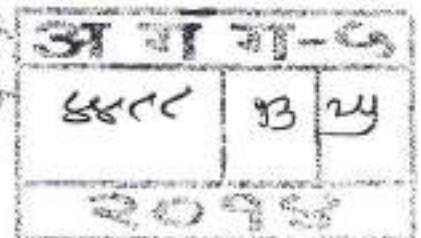
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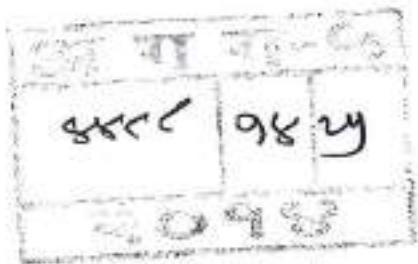


sanctioned and for getting any water or electric and other conveniences necessary and to withdraw such deposits which are refundable.

- l. To pay all the municipal and other taxes relating to the said property payable until the completion of the building.
- m. To **sell the flats and other premises** in the said building/s at the best price available to the intending purchasers thereof and to enter into agreements in the prescribed form if any under the ownership Flats act, or otherwise with such modifications therein as may be necessary. To execute deed of conveyance in respect of flats and other premises in the said buildings in favour of such person as the said Developers may desire including Co-operative Housing society or limited company and to do all other things required to complete the transfer of the said land on my behalf.
- n. To receive all the sale proceeds in respect of the flats and other premises on my behalf and in my name and after all the flats and other premises are sold and monies realized to hand over the said proceeds of the flats and other premises to me in the ratio mentioned in Development Agreement.
- o. To execute deed of declaration U/s. 2 A of the Maharashtra Apartment Ownership Act, 1970 and to have a condominium registered under the said Apartment Ownership Act, 1970 and for that purpose to get necessary forms, applications signed by all the purchaser of flats and other premises and to file the same with concerned registrar and to do all other acts and things necessary

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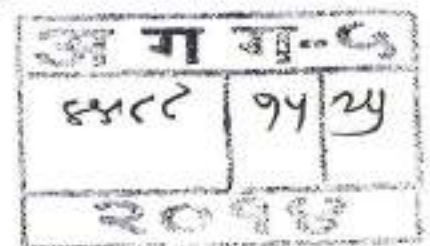
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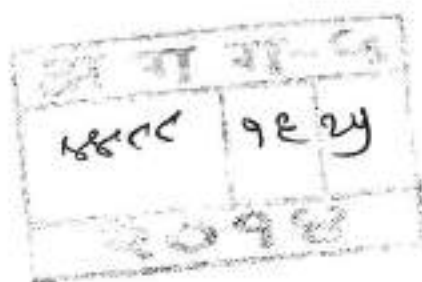
for the registration of condominium and to obtain registration certificate.

- p. 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. If any legal proceedings are required to be taken in connection with the work of development or to assert or establish my right of ownership to the said land or if any legal action is taken against us in connection with the said land or proposed construction, to prosecute and defend such legal proceedings and for that purpose to sign, declare and file all pleadings, affidavits, applications and other papers, to engage advocate or advocates and to file one or more appeals against any decision and to do all acts and things required to be done in that behalf.
- q. This power of attorney shall not be revoked by me for any reasons or grounds whatsoever and it shall remain irrevocable till the said constituted attorneys complete the transfer of the **said flats and other premises** to prospective purchasers and until the conveyances and/ or transfer deed of the said flats and premises are executed and registered in favour of such third parties/ purchasers or their nominees.
- r. Upon the death of any of the executant, this Power of attorney shall not become inoperative and remain valid till all the formalities stated above are fulfilled and the said land are transferred and conveyed in favour of such third person or his nominees.



7 | Page





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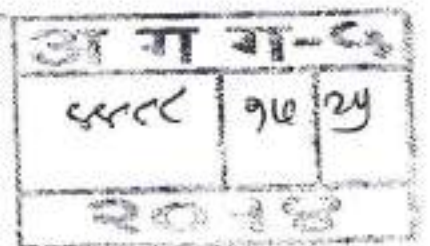
- s. Generally, to do and execute all other acts, deeds, or things as are necessary or are required to be done for the development of the said land by constructing a **building on flat ownership basis**, in all respects in terms of the said agreement.
- t. AND I agree to ratify all acts and things lawfully done by the said attorneys by exercise of the powers herein contained. AND I hereby declare and agree that all such acts, deeds and things that may be done by my said Power of Attorney and/or their substitutes by virtue of power hereby conferred shall be binding on me as if done by me in person.

SCHEDULE A

All that piece and parcel open land adm. 929.022 Sqm. (10000 Sq. Ft. Size of Plot 125 Sq. Feet X 80 Sq. Feet) forming part of Gut No. 65 (old Survey No. 43/1) in all admeasuring 1 Hector 53 R Aakar Rs.4.91, situated at village Satara, Taluka and District Aurangabad, and bounded as under:-

- East** : 9.0 Mtr wide access road passing through land bearing Gut No. 65,
- West** : Land of Udyojak Developers bearing Gut No.65,
- North** : Land of Nirmaljeet Kaur, Ajitsing Muchhal Bearing Gut No. 65,
- South** : Land of Udyojak Developers bearing Gut No.65.

and is more particularly delineated in the plan annexed hereto by Red Colour Lines, and marked as 'Annexure "A"'.
8/2/2018



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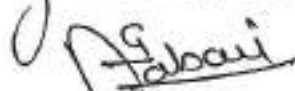
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In witness whereof Mr. Baba Saluba Bhand, have executed this Power of Attorney on this day mentioned first hereinabove in presence of the witnesses:

WITNESS:



1. Saket Baba Bhand
Age-34, 115-MGM Nagar,
Aurangabad.



2. Abhijeet Ganeshrao Tamboli
Age-27, Chaudahga,
Aurangabad.

Executant



Mr. Baba Saluba Bhand

In Favour of



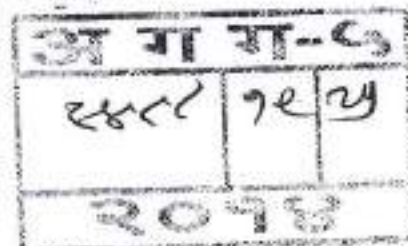
Shri. Ashok Jainarayan Baheti

Director of

M/s. Narayani Build Creation
Pvt. Ltd.,



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For the Purpose of Stamp Duty & Registration Fees of Valuation
of Rs. 55,00,000/- 2014 No. 384 @ 9000/- per 1000000

DEVELOPMENT AGREEMENT

This Development Agreement made at Aurangabad on this 10th
day of June, 2014,

Between

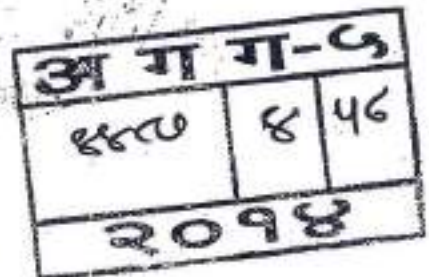
SHRI BABA SALUBA BHAND,

Age 64 Years Occupation-Agriculture

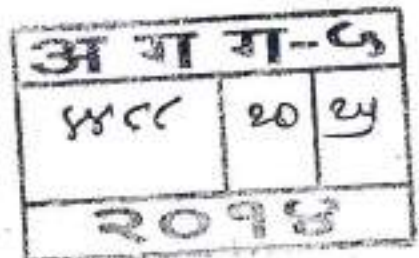
R/O Gandhi Nagar, Bansilal Nagar

Aurangabad

PAN No. ABCPB5325L,



1/ Page



Summary -2) दस्त गोपवारा भाग - 2 ।



10/06/2014 5:00:52 PM

दस्त गोपवारा भाग-2

अवध5

दस्त क्रमांक:4487/2014

दस्त क्रमांक : अवध5/4487/2014

पञ्चाभा दस्ता - ईकतपमेट अंकीमेंट

अवध १) अश्वकारावे नाव व पत्ता

अश्वकारावा प्रकार

छायाचित्र

अंशक्याना

नाव:मे. नारायणी विन्ड केशव प्रा.लि. नरेंद्र शास्त्रधर विठ्ठल देवरा
अश्वकारावे नाव व पत्ता
पत्ता:पर्वत नं. - माळा नं. - इमारतीचे नाव - पर्वत नं. - 39
नं. - रीट नं. पर्व-4 मिडको श्रीगंगावाड, महाराष्ट्र.
श्रीगंगावाड.
पिन नंबर:AAECN0170D



2) नाव:पी. बाबा माळुवा भांड

विठ्ठल देवरा

पत्ता:पर्वत नं. - माळा नं. - इमारतीचे नाव - पर्वत नं. - 64
नं. - रीट नं. मांथनगर कृष्णीपालनगर श्रीगंगावाड, महाराष्ट्र.
श्रीगंगावाड.
पिन नंबर:ABCPB5325L



परीन उल्लेखन करून देणार नथाकधीन ईकतपमेट अंकीमेंट वा दस्त पत्र करून दिल्याचे कबुल करताना,
दिनांक ३.३ ची वेळ:10 / 06 / 2014 04 : 57 : 55 PM

अंकीमेंट:-

पारोपन इमज असे निवेदीन करताना, ईकतपमेट अंकीमेंट करून देणा-याचा अंकीमेंट अंकीमेंट, व त्याची अंकीमेंट पटविताना

अवध

अश्वकारावे नाव व पत्ता

छायाचित्र

अंशक्याना

1) नाव:अर्जुनीय, गणेश गोपाळ
पय:27
पत्ता:पर्वत नं. - माळा नं. - इमारतीचे नाव - पर्वत नं. - 431008
पिन नंबर:431008



प्राधरी



2) नाव:मंजुल बाबा भांड
पय:34
पत्ता:मांथनगर कृष्णीपालनगर श्रीगंगावाड, महाराष्ट्र.
श्रीगंगावाड.
पिन नंबर:431001



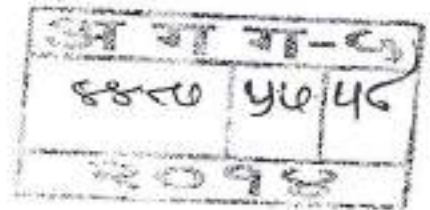
प्राधरी



शिक्षा क्र.4 ची वेळ:10 / 06 / 2014 04:59:05 PM

दिनांक ३.३ ची वेळ:10 / 06 / 2014 04 : 59 : 19 PM नोंदणी क्रमांक : मध्ये

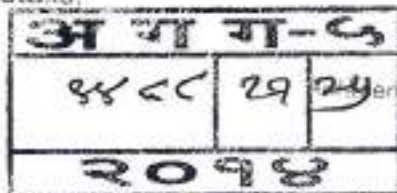
Joint Sub Registrar Aurangabad V



EPayment Details

EPayment Number

iSarita V1.3.0



EPayment Number

स्थायी खाता संख्या

PERMANENT ACCOUNT NUMBER

AGWPB8745K



नाम NAME

ASHOKKUMAR JAINARAYAN BAHETI

पिता का नाम FATHER'S NAME

JAINARAYAN DEVICHAND BAHETI

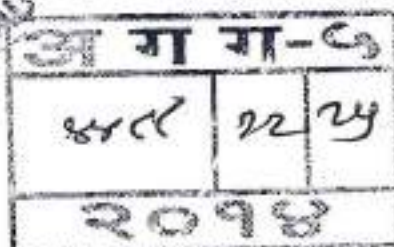
जन्म तिथि DATE OF BIRTH

03-03-1975

हस्ताक्षर SIGNATURE

मुख्य आयकर अधिकारी, नासिक

CHIEF COMMISSIONER OF INCOME-TAX NASHIK





भारत निर्वाचन आयोग

अधिकार

ELECTION COMMISSION OF INDIA

IDENTITY CARD

NW15620184



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भारत निर्वाचन आयोग

अधिकार

ELECTION COMMISSION OF INDIA

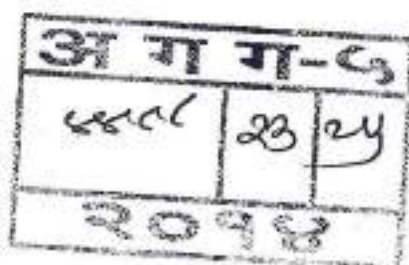
IDENTITY CARD

CVT4181939



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342/4488

मंगळवार, 10 जून 2014 5:08 म.नं.

दस्त गोपवारा भाग-1

अगग5

दस्त क्रमांक: 4488/2014

दस्त क्रमांक: अगग5 /4488/2014

वाजार मुल्य: रु. 00/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. अगग5 चांचे कार्यालयात

अ. क्र. 4488 वर दि.10-06-2014

रोजी 5:06 म.नं. वा. हजर केला.

पावती:7137

पावती दिनांक: 10/06/2014

सादरकरणाराचे नाव: मे. नारायानी बिल्ड क्रेजन प्रा.लि. तर्फे
डायरेक्टर अशोक जयनारायण बाहेरी

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 500.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 25

एकुण: 620.00



दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Aurangabad V

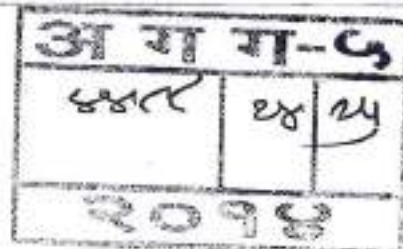
Joint Sub Registrar Aurangabad V

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-अ) जेव्हा एकाच संव्यवहाराच्या संबंधात एका किंवा अधिक दस्तऐवजांची नोंदणी करण्याच्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज निष्पादित केल्याचे कबूल करण्यासाठी केला असेल तेव्हा

शिक्का क्र. 1 10 / 06 / 2014 05 : 06 : 18 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 10 / 06 / 2014 05 : 06 : 42 PM ची वेळ: (फी)





10/06/2014 5 10:24 PM

दस्त गोपवारा भाग-2

अगव5

दस्त क्रमांक:4488/2014

दस्त क्रमांक :अगव5/4488/2014

दस्ताचा प्रकार :-कुलमुखत्यारपन

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. नारायानी बिल्ड केशन प्रा.लि. तर्फे डायरेक्टर अशोक जयनारायण बाहेरी पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: एन-4 सिडको औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर:AAECN0170D	पावर ऑफ अटॉर्नी होल्डर वय :-39 स्वाक्षरी:-		
2	नाव:बी. बाबा साळुबा भांड पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: शांतीनगर बन्तीलालनगर औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर:ABCPB5325L	कुलमुखत्यार देणार वय :-64 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तयाकधीत कुलमुखत्यारपन चा दस्त ऐवज करून दिव्याचे कडुल करतात.
शिक्षा क्र.3 ची वेळ:10 / 06 / 2014 05 : 07 : 45 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अमीजीत गणेशराव तांबोली वय:27 पत्ता:चीराह औरंगाबाद पिन कोड:431001	स्वाक्षरी		
2	नाव:संकेत बाबा भांड वय:34 पत्ता:शांतीनगर औरंगाबाद पिन कोड:431001	स्वाक्षरी		

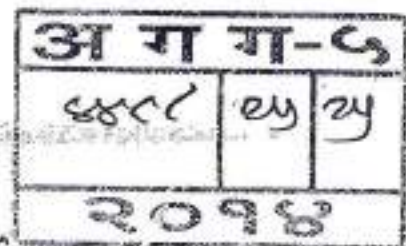


शिवका क्र.4 ची वेळ:10 / 06 / 2014 05 : 08 : 36 PM

शिक्षा क्र.5 ची वेळ:10 / 06 / 2014 05 : 08 : 39 PM नोंदणी पुस्तक 4 मध्ये

Joint Sub-Registrar Aurangabad

पंजात एकुल २५



4488 /2014

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दि. १०/०६/२०१४