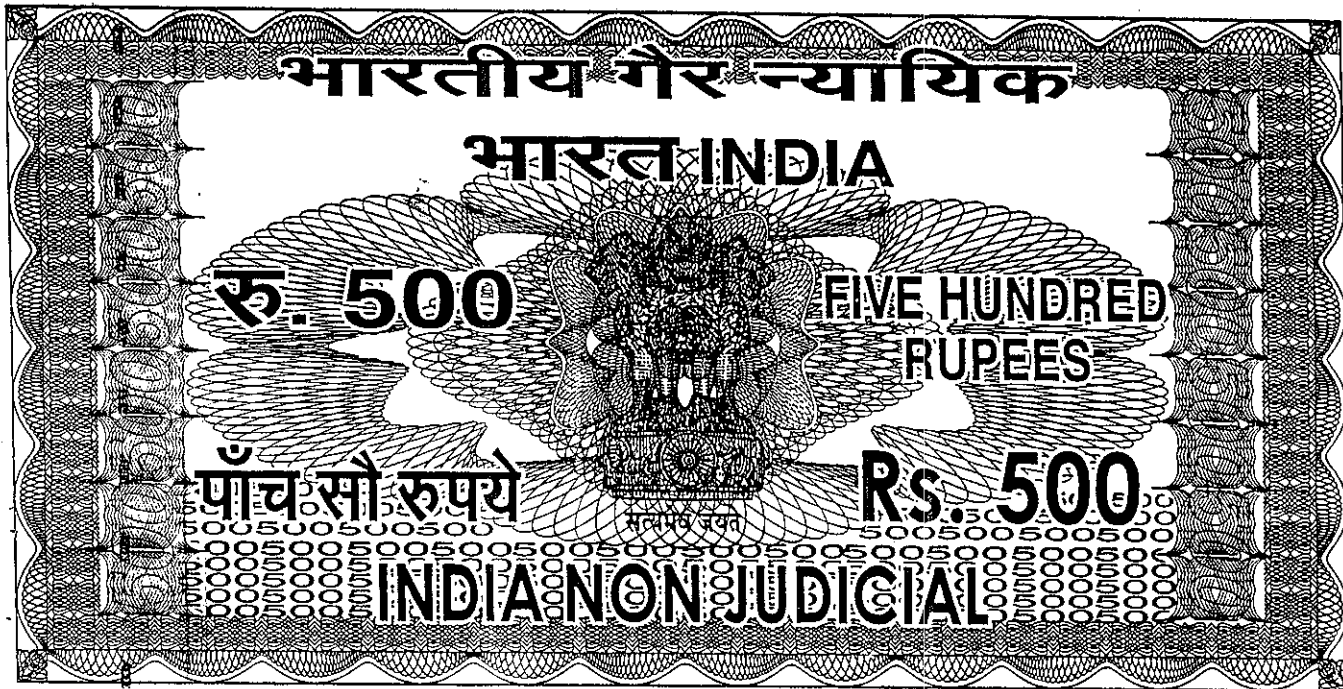


પાવલસોફ એકેડેમી

શિવરાજ કોમલ મિત્રા



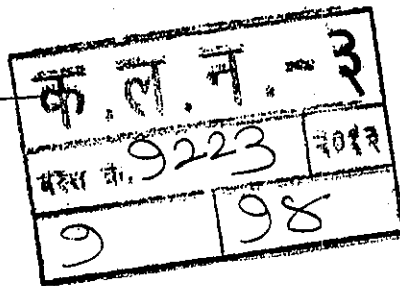
- ① અર્ચના કુન્દર માત્રા
- ② કુવિન મલ. પરેશ
- ③ દેવશી આર. પરેશ



महाराष्ट्र MAHARASHTRA

M 754897

2308 500- Date 13/12/12
Shivraj K. Singh
Use No. 16/86



जप कोषागार अधिकारी
कल्याण

3 DEC 2012

Irrevocable Power of Attorney

To all to whom these present shall come, I, Shivraj Komal Singh S/O Komal Singh, office at - Siddhi Tower, Bhakti Mandir Road, panchpakadi Thane -West, hereby send greetings;

Whereas, I am owner of the land being survey no. 1) 155 / 2 (b) part, admeasuring area 1 hector 70 R, 2) 155/2A (Part) admeasuring area 1 hector 28 R and

[Signature]

[Signature]

[Signature]



क.ल.न.-३	
दस्त क्र. १२२३	२०१३
R2 (which is 8	

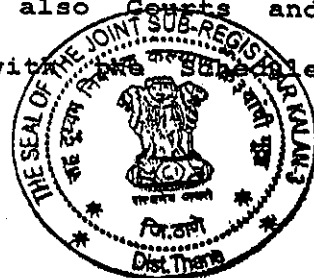
no. 166 / 2 admeasuring area 55 gunthas 9 R2 (which is 8 in Residential Zone) situated at Mouje Titwala, Taluka Kalyan, Dist Thane (hereinafter called "the first larger piece of land") more particular described in schedule -I(A), (B).

AND WHEREAS out of the above mentioned land, part of land is in R-zone admeasuring area 10240 Sq. Mt. (more particular described in schedule -II) hereinafter referred schedule property. I have entered in to development agreement to develop the land mentioned in schedule -II with M/S Kuber Abhiraj Infra. Therefore, I am hereby appointing to Mrs. Archana Kundan Mhatre, Sunil Laxman Patel and Dinesh R. Patel my power of attorneys and out of any one to do all the acts on behalf of me under the development agreement executed and registered as vide registration No. 01222/13 dated 15/03/2013.

K.L.N.-3

NOW KNOW ALL MEN BY THESE PRESENTS THAT I, Mr. Shivraj Komal Singh do hereby grant this Power of Attorney to Mrs. Archana Kundan Mhatre, Sunil Laxman Patel, Mr. Dinesh Patel all are Indian Inhabited, Office at - 206, Simran Elegance, Tondon Road, Near Thakur Hall, Dombivli (E), Thane to do the followings:

1) To represent me and act for me before all Government, Statutory, Local and other Authorities as also Courts and Tribunals in regard to or in connection with the above Property;



2) To make necessary applications to the Collectors, Mamledar Tahasildar, Talathi, Panchatyats, City Survey Officer/s, Municipal Corporation, Government of Maharashtra and other Public and Semi Public authorities or such other authorities as

SPM *SPM* *SPM* *SPM*

may be necessary for the Development of the property and obtain required permission for the purpose set out hereinafter.

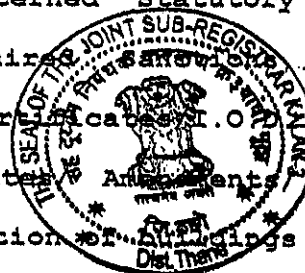
क.ल.न.-३	
दस्तावेज क्र. १२२३	२०१३
३	१४

3) To make necessary applications for water, sewerage and electric connection with the concerned authorities at the expense of my attorneys and to obtain necessary orders in pursuance thereto and to do all acts, to carry out and lay the internal layout and roads for the purpose of development of the said property to make applications to the M.S.E.D.C.L. for electrical connections and for submitting the proposal for sub-station and hand over any portion of the land to the M.S.E.D.C.L. authorities.

4) To approach the authorities concerned to get the land or any portion, if under reservation and / or acquisition, released and / or to shift the same in such manner as the said Attorney may deem fit and proper.

5) To submit applications, affidavits, statements, returns to the Government and/or the Authorities under any statute, to obtain necessary clearances, exemptions, sanctions and permissions required for plan pass and submit applications to conversion of land in to Residential land if required;

6) To apply for and obtain from all concerned Statutory Authority and other Authorities, the required Statutory Licences, Consents/ Permissions/No Objection Certificates/ Commencement Certificates/ Occupancy Certificates/ Modifications, for such demolition and construction of buildings in the Schedule Property and to apply for and obtain electrical, water and sanitary connections, and in that behalf, to sign and execute all applications, affidavits, declarations, indemnities, plans and other documents;



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क.ल.न.-३

दस्त क्र. १२२३ २०१३

६/१४

7) To pay all rates, taxes and cesses and other outgoings in

regard to the Schedule Property as also the charges for electricity and water consumed on the Schedule Property and obtain receipts therefore; and also pay all deposits/ charges/ fees, payable for obtaining licenses/ sanctions/ clearances/ permissions in regard to the Schedule Property;

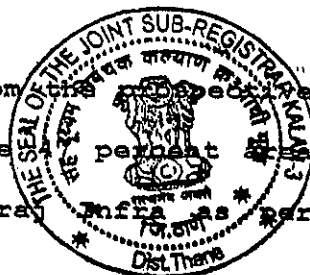
8) To construct buildings, structures as per the Sanctioned Plans and execute any Project in the Schedule Property;

9) To apply for and obtain any quotas/ permits in regard to Building Materials, if necessary to sign and execute all papers/ applications for becoming member of the Owners Association and to subject the constructed area in the Schedule Property to the provisions of any Act and to sign and execute the Deed of Declaration in that behalf;

10) To engage and terminate the services of Architects, Engineers, Legal Practitioners, Chartered Accountants, Contractors, Workers, work contractor, Sub-contractors, etc. required to develop schedule property;

11) To make applications and represent before any Government / Semi Government authority to sub division of land and amalgamation of lands to get plan pass.

12) To sale and collect the consideration from the buyers in respect of developed area except the per cent which shall come in to share of Kuber Abhiraj Infra as per development agreement dated 15/3/2013



13) To Mortgage, lease, create any charge on the area shall come in share of M/S Kuber Abhiraj Infra to raise funds to

[Handwritten signatures and initials]

develop the residential/ commercial complex
property from any bank or financial institution.

क.ल.न.-३	
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14) To issue allotment letter to prospective buyers in respect of development area shall come in share of Kuber Abhiraj Infra and also execute any document including Agreement to sale, modification Deed, conveyance Deed, clarification Deed, Cancellation Deeds to transfer flats, commercials spaces and parking's as per the development agreement dated 15/3/13.

15) To assign further power of attorney to anyone to execute the project and to complete the obligations and take benefits of development agreement dated 15/3/13

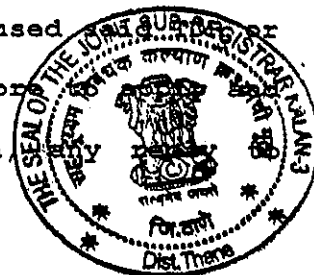
16) To receive any notice, plaint, return statements from any party including Govt. Authority in respect of schedule property and if required then give reply to save and develop schedule property.

17) After completion of the development work to execute conveyance deed in favor of Co-operative soc incorporated by all flats owners under Maharashtra Co-operative society act 1960.

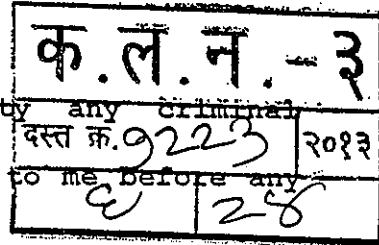
18) To purchase TDR and use on this schedule property and take benefit out of profit comes.

19) To surrender land to Municipal corporation which is under road reservation and get FSI benefit or TDR and used FSI benefits on the schedule property and therefor obtain any permission and file any application Govt. Authorities.

20) To represents before banks, any financials Institute to get any kind of facilities, or any projects Approvals or any other financial benefits for prospective buyers or to develop the Schedule property.



[Handwritten signatures and initials]



21) In case in respect of schedule property any criminal proceedings filed by anyone then to represents to me before any Court of Law and any police station.

22) If require then file any declaration under Maharashtra Apartment Ownership Act 1970 and Maharashtra ownership Act 1963 in respect of the development of the schedule property.

23) In case any proceedings start by any Acquisition Authority then to represent before them and reply to save the schedule property.

17) To do generally all other acts and things for the conduct of the said suit as I could have done the same if I were personally present.

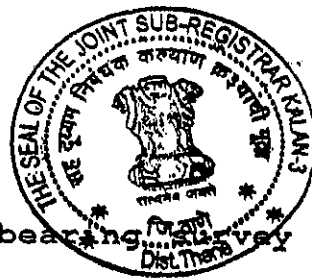
a. AND I hereby for myself and My heirs, executors, administrators, agree and undertake to allow, ratify and confirm and whatsoever our attorneys or any substitute or substitutes acting under them shall do purport to do or cause to be done by virtue of these presents.

b. THIS POWER OF ATTORNEY is Irrevocable and shall not be revoked by me at any time and all the acts done by the attorney shall be binding on me.

Schedule-I (A)

All the pieces and parcels of the land bearing Survey No. 155/2 (B) Part admeasuring area 1 Hector 70 R, Survey No. 166/2 admeasuring area 55 Gunthas 9R situated at Mauje Titwala Taluka Kalyan Dist. Thane

On or towards the EAST : Survey No. 166/1



क.ल.न.-३	
दस्त क. १२२३	२०१३
Land of Mr. Khatmatra	2 and

On or towards the WEST : Survey No. 155 Hissa No. 2

On or towards the SOUTH Land of Mr. Khatmatra
Family

On or towards the NORTH : Land of Mr. Suresh Balkrishna
and others

Schedule-I (B)

All the pieces and parcels of the land bearing survey
No. 155/2 (A) Part admeasuring area 1 Hector 28 R,
situated at Mauje Titwala Taluka Kalyan Dist. Thane

On or towards the EAST : Survey No. 166

On or towards the WEST : Survey No. 153

On or towards the SOUTH : Survey No. 161

On or towards the NORTH : Survey No. 154 and 157

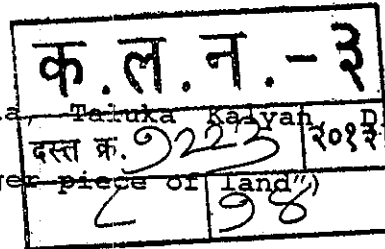
Schedule-II

All the Piece and parcel of land under residential *admeasuring
area 10240 Sq. Mt. , Colored By Red Color as annexure -1 Zone
out of land bearing survey no. 1) 155 / 2 (b) part, admeasuring
area 1 hector 70 R, 2) survey no. 155/2A (Part) admeasuring area
1 hector 28 R and 3) Survey no. 166 / 2 admeasuring area 55



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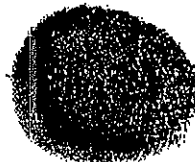
gunthas 9 R, situated at Mouje Titwala, Taluka Rayan, Dist
Thane (hereinafter called "the first larger piece of land")



IN WITNESS WHEREOF, we have executed this power
..... this day of
..... 15/3/...., 2013.

Signed and delivered by the within named

Mr. Shivraj Komal Singh



Signature of Mr. Shivraj Komal Singh



WITNESSES;

1. Rajesh B. Singh,

Signature of Rajesh B. Singh

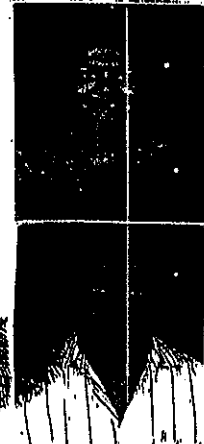
2.

Signed and delivered by the within named

Mrs. Archana K. Mhatre



Signature of Mrs. Archana K. Mhatre



Mr. Sunil L. Patel



Mr. Dinesh R. Patel



WITNESSES;

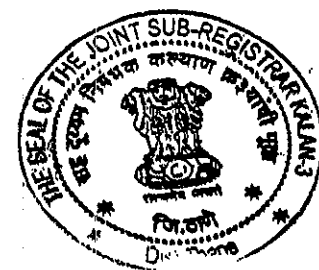
1. Anand Jadhav

Signature of Anand Jadhav

2.

Identified by me

()



क.ल.न.-३

वस्तु क्र. 0223 2013

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT



SHINHA KOMAL SINGH

KOMAL KALPANATH SINGH

Permanent Account Number

AAMIT 89888E



CPA

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

KUBER ABHIRAJ INFRA



10/09/2012

Permanent Account Number

AAMER 70020E

27/12/2012

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARCHANA KUNDAN MHATRE

ANANT HENDRYA MHATRE

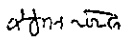
Permanent Account Number

AAMER 70020E

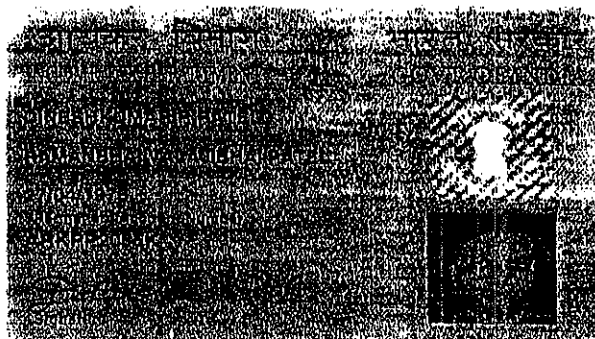


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क.ल.न.-३	
दस्त क्र. १२२३	२०१३
१०	१४

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AJIPP5437H	
नाम /NAME	SUNIL LAXMAN PATEL	
पिता का नाम /FATHER'S NAME	LAXMAN GOVINDBHAI PATEL	
जन्म तिथि /DATE OF BIRTH	26-01-1975	
हस्ताक्षर /SIGNATURE		RR Sharma आयकर आयुक्त (कंप्यूटर सेक्शन) Commissioner of Income-tax(Computer Operations)

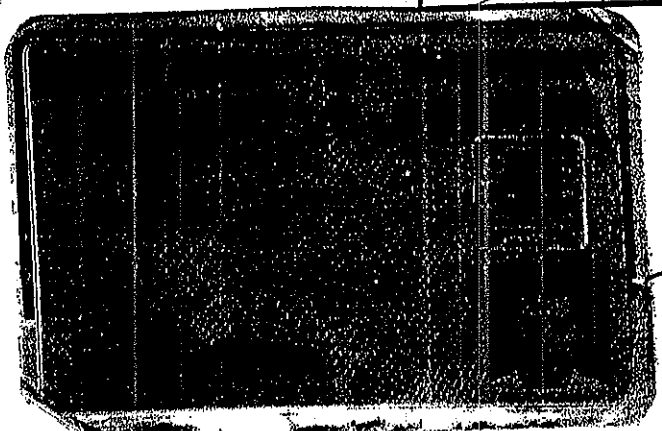
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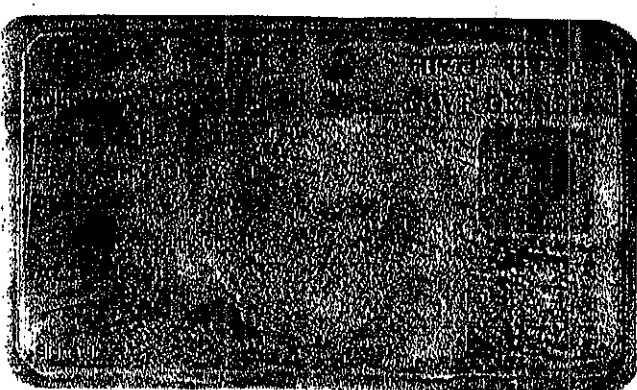
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११	१४



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72/1223

शुक्रवार, 15 मार्च 2013 4:10 म.नं.

दस्त गोपवारा भाग-1

कलन3

दस्त क्रमांक: 1223/2013

दस्त क्रमांक: कलन3 /1223/2013

बाजार मूल्य: रु. 00/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. कलन3 यांचे कार्यालयात

पावती:1231

पावती दिनांक:

अ. क्र. 1223 वर दि.15-03-2013

15/03/2013

रोजी 4:09 म.नं. वा. हजर केला.

सादरकरणाचे नाव: मे कुबेर अभिराज इन्फ्रा तर्फे
भागीदार अर्चना कुंदन म्हात्रे

मे. कुबेर अभिराज इन्फ्रा
तर्फे भागीदार

दस्त हजर करणाऱ्याची सही:

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 280.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 14

एकुण: 400.00

Joint Sub Registrar Kalyan 3

Joint Sub Registrar Kalyan 3

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: ६ जेव्हा तो प्रतिलिखित देण्यात आलेला असून त्यामुळे कोणतीही स्थावर मालमत्ता
विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 15 / 03 / 2013 04 : 09 : 33 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 15 / 03 / 2013 04 : 10 : 31 PM ची वेळ: (फी)



दस्त ऐवणासाठी जोडलेले कागदपत्रे, कुलमुखत्यार पत्र
व्यक्ती इत्यादि बनावट आढळून आल्यास याची
संपूर्ण जबाबदारी निष्यादकांची राहिल.

लिहून देणार

लिहून देणार

लिहून देणार

Summary-2(दस्त गोषवारा भाग - २)

723938

15/03/2013 4 19:42 PM

दस्त गोषवारा भाग-2

कलन3

दस्त क्रमांक:1223/2013

93/98

दस्त क्रमांक :कलन3/1223/2013

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे कुबेर अभिराज इन्फ्रा तर्फे भागीदार अर्चना कुंदन म्हात्रे पत्ता:प्लॉट नं: -, माळा नं: दुसरा -, इमारतीचे नाव: सिमरन एलिगन्स, ब्लॉक नं: 206, रोड नं: टंडन रोड ठाकुर हॉलच्या बाजूला डोंबिवली पू. . . पॅन नंबर:AAMFK7002L	पॉवर ऑफ अटॉर्नी होल्डर वय :-33 स्वाक्षरी:-		
2	नाव:मे कुबेर अभिराज इन्फ्रा तर्फे भागीदार सुनिल लक्ष्मण पटेल पत्ता:प्लॉट नं: -, माळा नं: दुसरा, इमारतीचे नाव: सिमरन एलिगन्स, ब्लॉक नं: 206, रोड नं: टंडन रोड ठाकुर हॉलच्या बाजूला डोंबिवली पू. . . पॅन नंबर:AAMFK7002L	पॉवर ऑफ अटॉर्नी होल्डर वय :-37 स्वाक्षरी:-		
3	नाव:मे कुबेर अभिराज इन्फ्रा तर्फे भागीदार दिनेश आर पटेल पत्ता:प्लॉट नं: -, माळा नं: दुसरा, इमारतीचे नाव: सिमरन एलिगन्स, ब्लॉक नं: 206, रोड नं: टंडन रोड ठाकुर हॉलच्या बाजूला डोंबिवली पू. . . पॅन नंबर:AAMFK7002L	पॉवर ऑफ अटॉर्नी होल्डर वय :-36 स्वाक्षरी:-		
4	नाव:शिवराज कोमल सिंह पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सिध्दी टॉवर, ब्लॉक नं: भक्ती मंदिर रोड, रोड नं: पाचपाखाडी ठाणे पश्चिम, . . पॅन नंबर:AMTPS9356E	कुलमुखत्यार देणार वय :-58 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र या दस्तऐवजाचे कबुल करतात.
शिकका क्र.3 ची वेळ:15 / 03 / 2013 04 : 17 : 56 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्या व्यक्तीची ओळखतात, व त्यांची ओळख पटवितात



पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा

Index-2(सूचा - २)

122372
15/03/2013

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 3
दस्त क्रमांक : 1223/2013
नोदणी :
Regn:63m

3 /201

गावाचे नाव : 1) टिटवाळा

(1)विलेखाचा प्रकार कुलमुखत्यारपत्र

(2)मोबदला 0

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 0

(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)

1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: मौजे टिटवाळा येथील स.नं. 155/2अ पै , क्षेत्र 12800 चौ मी ,स.नं. 155/2ब पै , क्षेत्र 17000 चौ मी , स.नं. 166/2 , 6130 चौ मी या तिन्ही मिळकती पैकी विकसनास देण्यात येत असलेले रहिवास विभागातील 10240 चौ. मी. क्षेत्र देण्यात येत आहे .दस्त क्रमांक 1222/13 चे कुलमुखत्यार पत्र.((Survey Number : स.नं. 155/2अ पै , 155/2ब पै , 166/2 ;))

(5) क्षेत्रफळ

1) 10240 चौ.मीटर

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

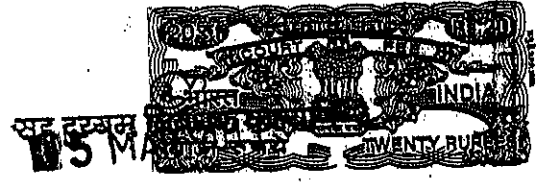
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-शिवराज कोमल सिंह वय:-58; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सिध्दी टॉवर, ब्लॉक नं: भक्ती मंदिर रोड , रोड नं: पाचपाखाडी ठाणे पश्चिम, . . पिन कोड:-400601 पॅन नं:-AMTPS9356E

(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-मे कुबेर अभिराज इन्फ्रा तर्फे भागीदार अर्चना कुंदन म्हात्रे वय:- 33; पत्ता:-प्लॉट नं. -, माळा नं: दुसरा -, इमारतीचे नाव: सिमरन एलिगन्स, ब्लॉक नं: 206, रोड नं: टंडन रोड ठाकुर हॉलच्या बाजूला डोंबिवली पू , . पिन कोड:-421201 पॅन नं:-AAMFK7002L
2): नाव:-मे कुबेर अभिराज इन्फ्रा तर्फे भागीदार सुनिल लक्ष्मण पटेल वय:- 37; पत्ता:-प्लॉट नं. -, माळा नं: दुसरा , इमारतीचे नाव: सिमरन एलिगन्स, ब्लॉक नं: 206, रोड नं: टंडन रोड ठाकुर हॉलच्या बाजूला डोंबिवली पू , . पिन कोड:-421201 पॅन नं:-AAMFK7002L
3): नाव:-मे कुबेर अभिराज इन्फ्रा तर्फे भागीदार दिनेश आर पटेल वय:- 36; पत्ता:-प्लॉट नं. -, माळा नं: दुसरा , इमारतीचे नाव: सिमरन एलिगन्स, ब्लॉक नं: 206, रोड नं: टंडन रोड ठाकुर हॉलच्या बाजूला डोंबिवली पू , . पिन कोड:-421201 पॅन नं:-AAMFK7002L

- (9) दस्तऐवज करून दिल्याचा दिनांक 15/03/2013
- (10) दस्त नोंदणी केल्याचा दिनांक 15/03/2013
- (11) अनुक्रमांक, खंड व पृष्ठ 1223/2013
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 500
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 100
- (14) शेषा



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(a) If given to the father, mother brother, sister, wife, husband daughter, grandson, granddaughter or such other close relative

सह दुय्यम निबंधक कल्याण-३
15 MAR 2013

