532/3836
Sunday,May 21 ,2023
4:28 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 4197 दिनांक: 21/05/2023

गावाचे नाव: **कामतघर ,**
दस्तऐवजाचा अनुक्रमांक: **बवड3-3836-2023**
दस्तऐवजाचा प्रकार : **पॉवर ऑफ अॅटर्नी**
सादर करणाऱ्याचे नाव: **मेसर्स ब्लिस्सफुल बिल्डकॉन एल एल पी तर्फे भागीदार आदिल नासीर हुसैन मोमीन**

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 900.00
पृष्ठांची संख्या: 45	
एकूण:	रु. 1000.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
4:46 PM ह्या वेळेस मिळेल.

(इंद्रजित R. सोनवणे)
सह दुय्यम निबंधक (वर्ग २)
भिवंडी क्र. ३, जि. ठाणे

बाजार मुल्य: रु.1 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.900/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2105202300406 दिनांक: 21/05/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002338598202324E दिनांक: 21/05/2023
बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

GRN	MH002338598202324E	BARCODE		Date	21/05/2023-11:14:20	Form ID	48(f)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	BVD1_BHIWANDI NO 1 SUB REGISTRAR	Full Name	BLISSFUL BUILDCON LLP
Location	THANE		
Year	2023-2024 One Time	Flat/Block No.	Survey No. 141
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	500.00	Road/Street	Village Kamatghar
0030063301 Registration Fee	100.00	Area/Locality	Taluka Bhiwandi
		Town/City/District	
		PIN	4 2 1 3 0 2
		Remarks (If Any)	SecondPartyName=VISHWANATH CHIRANJILAL JOGANI and 4 Others~
Total	600.00	Amount In Words	Six Hundred Rupees Only

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042023052101463	002923779
Cheque/DD No.		Bank Date	RBI Date	21/05/2023-11:18:25	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
Mobile No. : 9833478620

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Print Date 21-05-2023 11:18:31



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Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2105202300406	**Date**	21/05/2023
Received from BLISSFUL BUILDCON LLP, Mobile number 9323608421, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Bhivandi 1 of the District Thane Grm.			
Payment Details			
Bank Name	SBIN	**Date**	21/05/2023
Bank CIN	10004152023052100356	**REF No.**	314134213623
This is computer generated receipt, hence no signature is required.			



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	बवड - ३
दु. क्र. ३३६	२०२३
पाने २	४५

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME WE, **(1) MR. VISHWANATH CHIRANJILAL JOGANI,** PAN – AEHPJ2103A, residing at 502, Kishor Nagar, A-2 Wing, Near Gaon Devi Mandir, Kopri Colony, Thane (E) – 400603; **(2) MR. SURESHKUMAR CHIRANJILAL JOGANI,** PAN – AEKPJ9593D, residing at Flat no. 801, Dosti Elecia CHS, Dosti Imperia, Ghodbunder Road, Opp. R Mall, Chitalsar, Manpada, Thane (W) – 400610; **(3) MR. ARUNKUMAR PURSHOTTAM JOGANI,** having PAN – AHBPJ5926A, residing at 14/15, 4th Floor, Narayan Niwas, Station Road, Kopri Colony, Thane (E) – 400603; **(4) MR. YOGESHKUMAR JAGDISHPRASAD JOGANI,** having PAN – AEJPJ1531N, residing at Flat no. 501, New Kishor Nagar, Kopri Colony, Thane – 400603; **(5) MRS. KIRANDEVI ASHOK JOGANI,** having PAN – ADPPJ1967K, residing at 14/15, 4th Floor, Narayan Niwas, Station Road, Kopri Colony, Thane (E) - 400603; hereinafter referred to as the **"OWNERS"** (which expression shall unless it be repugnant to the context or meaning thereof mean and include their successors, executors and administrators), SEND GREETINGS:

किरण जोगानी

The Seal of The Joint Sub Registrar Class - २, ठाणे ★ Dist. Thane ★

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WHEREAS:

A. We are the owners of and absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land bearing Survey No. 141/A/1, admeasuring 2180 sq. mtr. or thereabout situated at Revenue Village - Kamatghar, Taluka - Bhiwandi, District - Thane, within the registration and sub-registration district of Bhiwandi and within the city limits of Bhiwandi Nizampur City Municipal Corporation ("BNCMC") which is hereinafter referred to as the said **"PROPERTY"** and more particularly set-out in the **Schedule** hereunder written.

B. By a Development Agreement dated 21/05/2023 registered with the Sub-Registrar of Assurances Bhiwandi under serial no. BVD-3-3835-2023, dated 21/05/2023 executed by us with M/s. BLISSFUL BUILDCON LLP, we, the Owners thereby agreed to grant development rights in respect of did thereby granted development rights to the Developer therein with absolute right to sell Flats/Shops in the building to be constructed on in respect of ALL THAT piece and parcel of land bearing Survey No. 141/A/1, admeasuring 2180 sq. mtr. or thereabout situated at Revenue Village - Kamatghar, Taluka - Bhiwandi, District - Thane, within the registration and sub-registration district of Bhiwandi and within the city limits of Bhiwandi Nizampur City Municipal Corporation ("BNCMC") which is hereto referred to as the said Property and more particularly set-out in the Schedule hereunder written.

C. In consideration of the abovesaid Development Agreement, we have agreed to execute an Irrevocable Power of Attorney in favour of the abovesaid Developers represented by its Partner/s or their nominee/s for doing and for executing all or any of the following acts deeds matters and things hereinafter contained of and/ or relating to and / or anywise connected with and/ or concerning the said property and undertake not to withdraw the same until the said property is developed as per the terms agreed under the Development Agreement.

D. We have agreed to grant this Power of Attorney in the favour of the partners of the Developer to do, execute, carry out and perform several acts, deeds matters and things of and/or relating to and/ or any anywise connected with and/ or concerning the development

किरण जोगानी

The Joint Sub Registrar Class-II, Bhiwandi-2 सत्यमेव जयते Dist. Thane
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of the said property and all other benefits and advantages and appurtenances.

NOW KNOW YE ALL AND THESE PRESENTS WITNESS THAT, WE, the Owners, do hereby nominate constitute and appoint, **(1) MR. MR. ADIL NASIR HUSAIN MOMIN & (2) MR. BHAGWAN NAMPELLY KODAM,** the designated partners of M/s. BLISSFULL BUILDCON LLP (hereinafter for the sake of brevity referred to as **"the said attorney/s"**) by self through their substitute or substitutes or through their agents to do carry out, execute and perform for us on our behalf and on our name either in the name of the said attorney/s and/ or the Developer or such substitute or substitutes or agents the following acts, deeds, matters and thing jointly or individually viz :

1. TO MAKE APPLICTATION AND CORRESPOND with the State Government, Revenue Ministry, Revenue Authority, Collector of Thane, Additional/ Deputy/Assistant Collector, Sub-Divisional Officer, Bhiwandi-Nizampur City Municipal Corporation (BNCMC) and all its Departments and Officers, Tahsildar, Talati, Gramsevak, or any other Officer or Authority in connection with or relating to or touching the said property and in particular to do the following acts, deeds, matters and things namely:

   a. TO CORRESPOND AND REPRESENT before the State Government, Revenue Minister, Revenue Authority, Collector of Thane, Additional Collector, Deputy Collector, Assistant Collector and/ or concerned department/s and/ or other concerned authority and/ or officer/s for development of the said property and/ or for any orders, permission, approvals, sanctions to be obtained respect of development of the said property and to obtain municipal house number/s for the units in the said Property.

   b. TO SIGN AND EXECUTE necessary papers, Writings, Affidavits, undertaking and documents to obtain necessary permission for development of the said property in the name of Developer/Owner or their nominee/s as the case may be.

   c. TO PAY any fee, fine, penalties, as the case may be, in respect of the said property and/ or any outstanding to any authority department or body as the case may be and to claim refund thereof.

किरण जोगानी

d. TO CORRESPOND AND REPRESENT before concerned department/s and/ or officer/ s and/ or authority for removing the said property from the set back and reservation and to obtain appropriate orders, if required.

2. FOR the aforesaid the Attorney/s TO REPRESENT us before the Revenue Minister, Revenue Commissioner, Collector, Deputy Collector, Additional Collector, Tahsildar, Circle Inspector, Sub-Divisional Officer, Talati and other Revenue Authorities, Authorities of the BNCMC, Director, Deputy and Assistant Directors of Town Planning, Town Flaming Secretary, Deputy Secretary, Under Secretary, Revenue and other Departments of Government of Maharashtra and other officers and authorities of any public bodies and to generally to represent us before all concerned authorities for the purpose of obtaining any necessary orders, permissions, approvals, sanctions no objection certificates required under any law/statute as may be necessary and required for developing the said property.

3. FOR the aforesaid purposes TO ENGAGE the services of Architect, Advocate, Solicitor and other personnel, consultant, advisor, or part and settle and pay their fees.

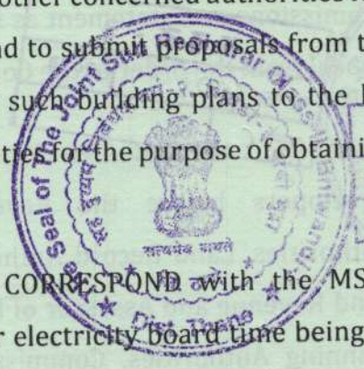
4. TO APPOINT the Engineers, contractors, PMC etc. as they may deem fit.

5. TO PURCHASE Transferrable Development Rights and utilize the same for the development and for the purpose of the same, enter into such agreements as may be necessary and do all such formalities as may be required for the same.

6. FOR any of the purposes mentioned herein TO SIGN all applications, papers, undertakings, terms and conditions as may from time to time be required by the Government, BNCMC. Collector of Thane, Additional Collector, Deputy Collector, Assistant Collector, Town Planning Authorities, Forest and Revenue Authorities, Revenue Authorities or Any other authority whomsoever as may be necessary or required from time to time and to apply for and obtain all the records i.e. 7/12 Extracts, mutation entry, Form No. 6, gut book plan, survey plans, D.P. Plans, D. P. remarks etc. in respect of the said property.

Adv. किरण जोगानी

7. TO PREPARE plans for development of the said property described in the Schedule hereunder written and to submit the same to the BNCMC and other concerned authorities for obtaining approval to the same and to submit proposals from time to time for the amendments of such building plans to the BNCMC and other concerned authorities for the purpose of obtaining approval of such amendments.



8. TO DEAL WITH AND CORRESPOND with the MSEB/Torrent Power Ltd. or any other electricity board time being in-force for obtaining electric connection or connections including making or putting up sub-station for and/or in respect of or relating to the said property which will hereafter be constructed on the said property in the name said attorney/s and/ or the said Developer as the case may be and for this purpose sign all letters, applications, undertaking, Terms and condition etc, as may be from time to time as may be necessary or as may be required.

9. TO PAY all arrears of fees, penalties and other outstanding dues in respect of the said property and to issue and accept necessary discharge and receipts in that behalf.

10. TO PAY or allow all taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoing whatsoever due and payable or to become due and payable for or on account of our said property, hereditaments, estates and premises.

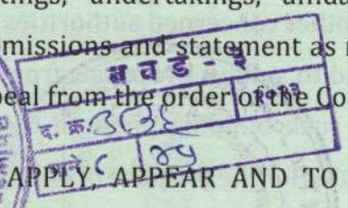
11. TO CLEAR all charges, encumbrances, liens and mortgages affecting the title of the said property and remove defects therein, if any.

12. TO PAY the necessary deposit and/or pay to the BNCMC or any other concerned authorities and also to apply for the refund thereof and receive the same as and when occasion arises.

13. To MAKE necessary applications under the Bombay Municipal Corporation Act, 1888, Maharashtra Land Revenue Code, 1966, Maharashtra Regional & Town Planning Act, 1966, Land Acquisition Act, Maharashtra Land Revenue Code 1894, Bombay Tenancy and Agricultural Land Act, 1948, MHADA Act, Any other Act, Statute, Notifications, ordinance or otherwise for obtaining any orders, permission approvals, sanction, no objection certificates under the appropriate law/ statute for the purpose of

development of the said property as mentioned hereinabove and for that purpose to appear before the Competent Authority and its superiors and subordinates to submit such applications, writings, undertakings, affidavits etc., and made and give submissions and statement as may be required and to prefer an appeal from the order of the Competent Authority.





14. TO APPLY, APPEAR AND TO REPRESENT the interest of the Developers before the Revenue Authorities, City Survey Authorities, Land Record Authorities, Collector or Collectors of Land Revenue and Assessor of Municipal Rates and Taxes, Town Planning Authorities, Commissioner. of Police and Municipal Officers, Development Plan Authorities, Land Ceiling Authorities and other Government, Municipal and other authorities whomsoever and their superiors and subordinates for the purpose of obtaining all permissions, orders, approvals, sanctions, no objection certificates etc. to change the user of the land without limitation including the conversion of zone, green zone, or development zone to such other zones, users and to develop the property for residential, commercial, industrial, institutional, integrated township, industrial parks, amusement parks and IT parks as may be necessary and permitted by the Government and/ or local bodies/authorities or under any Central or Local Act, Rules and Regulations.

15. TO APPROACH all the concerned authorities under the Urban Land (Ceiling Regulation) Act, 1976 for the purpose of obtaining Exemption under Section 20 of the said Act in respect of the said property for the purpose of development and/or 're-development of the said property and for that purpose, to sign such applications, papers, writings, undertakings etc., as may be required and to carry on correspondence with the authorities under the said Act and also prefer appeal or appeals from any order of the Competent Authority and/ or any other authority made under the provisions of the said Act in connection with the said Property.

16. TO MAKE APPLICATIONS for water connection, electric supply and other incidental requirements which may be required for the purpose of development of the said property and/ or the said property.

किरण जोगानी

Joint Sub Registrar Class-2, Thane
The Sub Registrar
Dist. Thane
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17. TO APPROACH BNCMC and all other concerned authorities for the purpose of obtaining release of any portions of the said property thereon from reservation (if any).

18. TO APPROACH the Revenue Authorities, City Survey Authorities or Private surveyors, Land Record Authorities, and other Government, Municipal and other authorities whomsoever and their superiors and subordinates and to get the property surveyed and demarcated and construct boundary around the said property.

19. TO CORRESPOND, MAKE APPLICATIONS, TO DEAL with all the Body Corporate or otherwise including Central or State Government and semi-government bodies and Municipal Authorities and to make applications etc., in respect of any of the matter pertaining to the said property and/ or the said structure/building to be constructed as aforesaid.

20. TO MAKE NECESSARY REPRESENTATIONS including filing of complaints and appeal before the Assessor and Collector and other concerned authorities of the Assessment and Collection Department and Commissioner, Chief Commissioner, Chief Officer and their subordinates and superiors and in any Court hearing, jurisdiction in regard to the fixation of rateable value and levy or taxes in respects of the said property and structures to be constructed thereon or any part or portion thereof by any such authority and to do all Acts as incidental there to.

21. TO APPROACH the government of Maharashtra in all its Department as also BNCMC and in all other concerned authorities for the purpose of obtaining necessary orders, permissions, approvals, sanctions and any no objection certificate in regard to the carrying out the construction of the building/s on the said property and completion thereof and for obtaining Occupation and Completion Certificate in connection with the running and establishing Units therein.

22. TO MAKE AND PREPARE and/ or cause to be made and prepared at the entire cost of the Developers all such plans, specifications and designs and/or alterations in the existing plans and/ or specifications as may be necessary required and advisable for the purpose of constructing the building on the said property to the Competent Authority and/or Government of Maharashtra and/ or

Vijogani.

Sujata Yesjag

Mrs. किरण जोगानी