



BNCMC and/or Local Bodies and manage the services of any architect, engineers or any other person or party as may be necessary or advisable.

TO MAKE APPLICATIONS and submit the amended or new building plans to the BNCMC including all its departments or any other authorities for the purposes of getting the building plans approved, I.O.D. and Commencement Certificate sanctioned and/or revalidated and to give such other applications, writing, undertakings as may be required for the purpose of the development of the said property.

24. TO APPLY for refund of deposits made or to be made with BNCMC and/or MSEB and/ or Torrent Power Ltd. and/or any other concerned authorities and to receive the said refunds.
25. TO APPLY for inspection and to obtain copies thereof of various documents kept in record with the BNCMC, Talathi, Tehsildar, District Collector, Sub-Divisional Officer, courts, tribunals, MahaRERA, electricity boards or any other government or semi-government authority required for the purpose of the development.
26. TO SIGN AND FILE undertaking and indemnities as may be necessary to the central or state government, collector or Thane, BNCMC and / or MSEB and / or Torrent Power and Town Planning Authority and / or to such other appropriate authorities whomsoever to do such further Acts, deeds, matters and things as may be found necessary or required for purpose of effectually carrying out the purposes and interest of this Power of Attorney and the development of and construction on the said Property and/ or building to be constructed on the said property.
27. TO REGISTER the proposed project under MahaRERA and to sign declarations, undertakings or any such document required in this regard and to submit the same to MahaRERA physically as well as electronically.
28. TO SIGN AND EXECUTE the conveyance after completion of the proposed development in all respects including parking spaces in favour of the proposed co-operative Society and/ or other documents of transfer, if require as per the provision of MOFA ACT and/ or Maharashtra Co-operative Societies Act and/or Real

Estate Act (RERA) and To lodge the deeds/ documents that may be executed by the said Attorney/s for registration and to admit execution thereof before the concerned Sub-Registrar/joint Registrar of Assurances.



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29. TO SIGN AND EXECUTE the Deed of Declaration for submitting the said Property to the provisions of the Maharashtra Apartment Ownership Act ("MAOA") by forming a condominium and also to sign and execute Deed of Apartments to be executed with each apartment owner under the MAO Act and To lodge the said deeds that may be executed by the said Attorney/s for registration and to admit execution thereof before the concerned Sub-Registrar/joint Registrar of Assurances.
30. TO ATTEND before any registrar, Sub-Registrar or Deputy Registrar of Assurance in Bhiwandi and to execute and present for registration and admit execution by us any affidavits, indemnity or other instrument or writing the registration of which is compulsory and generally to do all things, necessary or expedient for registering the said instruments and writings or any of them as fully and effectually as We ourself could do.
31. IN CONNECTION with the said property to commence, prosecute, institute defend, oppose, negotiate for settlement and settle and appear and represent us in all actions, suits and legal proceedings and also to represent us in appeal and revision proceedings whether civil, original or appellate and in all application or petitions in any Court of Law including the Hon'ble High Court And Supreme Court of India or the MahaRERA Authority, MahaRERA Adjudication proceedings etc. or any other competent authority and file affidavits, suits, appeals, applications, writ petitions, interim proceedings and all papers and proceedings as may be necessary for effective prosecution of the pending matter and as also in proceedings before Revenue and City Survey Authorities and/or MahaRERA Authority and/or in proceedings before Municipal, Town Planning, Electric Supply Company, Police, Revenue, Superintendent of Stamps, Collector, Director of Registrar, District Collector or valuation, MahaRERA, public works, postal and/ or registration authorities and other government or State Authorities and also before all officers and to issue and accept service of Writ of processes or summons and to do all acts and things as may be necessary and also if thought fit,

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to refer to arbitration, abandon, execute and/ or become non-suited in any action or proceedings and without prejudice to the generality of the foregoing to appear in all court proceedings and attend all meetings before officers of Court or other Government or Semi Government Authorities and for that purpose appoint such lawyers, advocates, solicitors, arbitrators and pay their fees.

32. TO ACCEPT service of any Writ of Summons or other legal process and to appear in any court and before all courts, magistrates or judicial or other Officers or MahaRERA, or Registrar of Co-operative Housing Society or any other officers whatsoever as by the said attorney/s shall be thought advisable and to commence any action or other proceedings in any court of justice or authority and the same action or proceedings to prosecute or discontinue or become non-suited therein and to settle compromise any of the dispute before any of the authorities, court, arbitrators etc. on such terms and conditions and entirely as per the discretion of constituted attorney which shall be binding on us or refer to Arbitration any suit, action or proceeding as the said Attorney/s shall think fit as the said Attorney/s shall see cause and also to appoint any solicitor and/or Advocate or Lawyer to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in our name.

33. TO APPOINT Pleaders, Solicitors, Advocates or Attorney or Lawyers or Chartered Accountants to appear and act in any Court of Justice or before Collector or Revenue or MahaRERA or other Officer or Officers of any state or local authority and to revoke such appointment and to substitute any others in their place and stead.

34. TO SIGN, verify, apply, present and declare complaints, petitions, written statements, counter-claims, reviews, replies, affidavits, declarations, memorandum of Appeal, Applications, Complaints, representations and other pleadings and to sign vakalatnama in Court proceedings and authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever in any Court of Law or Equity whether of Original, Appellate, or Revisional jurisdiction or Judicial Authority established by lawful Authority and to do all act and appearances and applications in any such Court or Courts or

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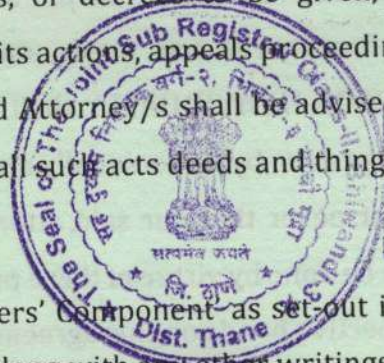
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MahaRERA aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or Oppose the same or suffer judgments, or decrees to be given, taken or pronounced in any such suits actions, appeals proceedings and to execute decrees as the said Attorney/s shall be advised or think proper and we shall ratify all such acts deeds and things done by the constituted attorney.



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पाने १३	४५

35. In respect of the 'Developers' Component as set-out in the said Development Agreement along with any other writings:

- a) TO ENTER into agreements for sale with any purchaser of their choice in respect of the above said 'Developers' Component' as set-out in the said Development Agreement.
- b) TO RECEIVE the consideration of such apartments in their own account and appropriate the same for themselves.
- c) TO HANDOVER possession of the same to such purchasers and also to receive advance maintenance, society formation charges etc. payable by such purchasers at the time of obtaining possession.

36. FOR BETTER DOING AND CARRYING OUT AND EXECUTING all the matters and things aforesaid and those connected to concerning with the said property. We hereby grant authority unto the said Attorney/s to substitute, and appoint in their place and stead and on such terms, one or more Attorney or Attorneys to do, execute, carry out performs and exercise for us and on our behalf's and in our name as our Attorneys or Attorneys any, or all the power and authorities hereby conferred and to revoke any such appointment from time to time and to substitute and appoint any other or others in place of such Attorney or Attorneys as our said Attorney/s shall from time to time think fit.

37. AND GENERALLY to sign all letters, correspondence and other documents and to execute and perform any other acts, deed: or things whatsoever which ought to be done, executed carried out or performed or which in the opinion of the said Attorney ought to be done, executed carried out or performed in or about the said property and the development thereof of every nature and kind whatsoever lawfully and effectually to all intents and purposes as ourself could do if We was/were present in person and do the same it being our intent and desire that all matters and things

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respecting the same shall be under the full management and directions of the said Attorney shall lawfully do or cause to be done in or about the said property.

We do hereby for ourself and our successors and assigns agree to ratify and confirm that all acts, deeds, and things done by our said attorney/s **JOINTLY OR INDIVIDUALLY** shall be deemed to have been acts, deeds and things done by us personally and undertake to ratify and confirm all and whatsoever that our said attorney/s shall do or purport to do or cause to be done by virtue of these presents; We have put and subscribed our respective hands on this agreement in the presence of the witnesses mentioned herein below, without any threat or pressure.

IN WITNESS WHEREOF we have hereunto set their hands to this Power of Attorney on the 21st day of May, 2023.

THE SCHEDULE HEREINABOVE REFERRED 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")

SIGNED AND DELIVERED

By the within named

"THE OWNERS"

(1) MR. VISHWANATH CHIRANJILAL JOGANI

V. Jogani



(2) MR. SURESHKUMAR CHIRANJILAL JOGANI

S. Jogani



(3) MR. ARUNKUMAR PURSHOTTAM JOGANI



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पाने 94	७५



(4) MR. YOGESHKUMAR JAGDISHPRASAD JOGANI



(5) MRS. KIRANDEVI ASHOK JOGANI

किरण जोगानी



SPECIMEN SIGNATURES OF THE

By the within named "ATTORNEYS"

(1) MR. ADIL NASIR HUSAIN MOMIN



(2) MR. BHAGWAN NAMPELLE KODAM



In the presence of.....

1. SHRICHAND SINGH Shrichand Singh

2. MARCOF ANSARI Marcof Ansari



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द. क्र 335	२०२३
पाने 9684	



[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदबद्धा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३.५.६ आणि ७]

गाव :- कामतघर (९४३९९९)

तालुका :- भिवंडी

जिल्हा :- ठाणे

ULPN: 33110677360

भूमापन क्रमांक व उपविभाग

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भुषारणा पद्धती भोगवटादार वर्ग - १

शेताचे स्थानीक नाव :

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पाने १७/२५

जुने फेरफार क्र : (१४९६) (४१२४) (५९७९) (६०१४) (६३२८) (६४७३) (६९३३) (६९३४) (७१८८) (७२१७)

सीमा आणि भुमापन चिन्हे



हा गांव नमुना क्रमांक ७ दिनांक २४/११/२०२२, १२.०१.२३ म्हा रोजी किफिटल स्वाक्षरीचा केला आहे व गांव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अविरोधावर वर कोमत्याही सही शिस्काची आवश्यकता नाही.

पृष्ठ क्र. १/२

क/१२ कारनलोक दि. : २५/०२/२०२३ : १४:०२:५० PM. वैसा पत्रावलीसाठी <https://digitalsabara.mahabharat.gov.in/dsr/> या संकेत स्थळावर जाऊन 2110100001377599 हा क्रमांक वापरावा.



गाव नमुना बारा (पिकांची नोंदवही) [महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदवही (तयार करणे व सुविधीत ठेवणे) नियम १९७१ यातील नियम २९]										
गाव :- कामतघर (१४३९१९)			तालुका :- भिवंडी					जिल्हा :- ठाणे		
मुद्रापत्र क्रमांक व उपविभाग			१४९/४/९							
			पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०१७	संपूर्ण वर्ष							वीन शेती	२१.८०००	
२०१८	संपूर्ण वर्ष							वीन शेती	२१.८०००	
२०१९	संपूर्ण वर्ष							वीन शेती	२१.८०००	

टीप :- " सदरची नोंद मोबाइल अॅप द्वारे घेणेत आलेली आहे



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पाने १६/२५	

भारत सरकार
GOVERNMENT OF INDIA

विश्वनाथ चिरंजीलाब जोगानी
Vishwanath Chiranjilal Jogani

जन्म वर्ष / Year of Birth : 1943
पुरुष / Male

2961 2037 0189

आधार - सामान्य माणसाचा अधिकार

biogain

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता :
502/विश्वनाथ नगर अ-2 विंग
साधुदेवी मंदिर जवळ
कोपरी कॉलोनी, ठाणे पूर्व
ठाणे, महाराष्ट्र, 400505

Address :
502/VISHOR NAGAR A-2 WING
NEAR SADHODEVI TEMPLE
KOPRI COLONY, THANE EAST
Thane, Maharashtra, 400505

Aadhaar - Samanya Maansacha Adhikaar



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स. क्र. 3734	२०२३
पाने १८/४५	