



**RUSTAGI ESTATES PVT. LTD.**

Regd Office: Atul Baug, Near Saraswat Bank, Syndicate,  
Kalyan-Murbad Road, Kalyan (West), Maharashtra - 421 301. INDIA.  
T: 0251-2300510 / 20 • E-mail: rustagi@rustagi.info • W: www.rusttagi.in  
CIN No. U70102MH2007PTC173748

Site Office: Rusttagi Aarambha, Near Shree Mahaganapati Mandir,  
MTDC Mhaskal Road, Titwala (East) 421 605.  
E-mail: sales@rustagi.info • T: 8698 009 991 / 92

Date: 03<sup>rd</sup> JUNE 2024

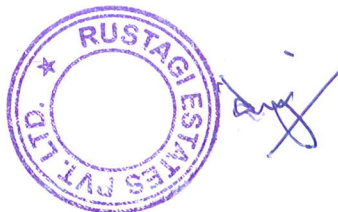
To,  
The Secretary  
MahaRERA  
Mumbai

Sub: REGARDING APPLICATION FOR REGISTRATION OF PROJECT  
"RUSTTAGI AARAMBHA 2.0"

Sir,

With reference to Above Application, we state that, we are holding the power of attorney of the land owners of survey No 101/1/D area admeasuring 3110 sq.mts. situated at Village titwala. We state that we have manually registered the power of attorney bearing number 372/2008 dated 19/12/2008 and 373/2008 dated 19/12/2008 in the office of Sub registrar kalyan-1, Kalyan.

We state that, presently the copies of said power of attorney are not available with us and we are searching the copies of the above-mentioned power of attorney as it is mixed up with other papers. We also stat that, thereafter to acquired the certified copy of power of attorney we approached the Sub Registrar office kalyan -2 and we came to know that they do not preserve the copies of the power of attorney which was manually registered but they maintain the outward authentication register in which both the parties are required to sign at the time of execution and registration of power of attorney manually. We further state that, we file the RTI application in the office of sub registrar kalyan 2 to get the details and copy of the above mentioned POA, they given us unsatisfactory reply to our RTI application, then we file RTI appeal to our RTI application before the Joint District Registrar, Thane. We state that, the Joint District Registrar took the hearing and passed the order and directed the Jt Sub Registrar Kalyan -2 to provide the true copy of the page of Manual Register in which the registration details of the above said power of attorneys are available. We state that, it also mentioned in para No 18 of the development agreement along with confirmation deed dated 19/12/2008 that land owners has given the irrevocable power of attorney to the developer to perform various activities in relation to the development of the said land property survey No 101/1/D situated at village Titwala.





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We also state that, the said irrevocable power of attorney bearing number 372/2008 dated 19/12/2008 and 373/2008 dated 19/12/2008 contains the same powers and rights which are given to the developer in the development agreement executed by the land owners and developer.

We state further that, as soon as we get the copies of power of attorneys bearing number 372/2008 dated 19/12/2008 and 373/2008 dated 19/12/2008 we will provide you the same or we will also provide you the page of authentication register containing the details of power of attorney's registration and the signatures and thumb impression there on (Register) showing clearly the confirmation of execution of Power of Attorney.

We are also attaching the copy of development agreement duly highlighting the power given by the land owners to developer for doing all the works like plan pass, sale of units (residential and commercial) collections and society formation, etc. which clearly shows that it is nothing but Development Agreement Cum Power of Attorney.

Along above we are attaching registered confirmation deed dated 19/12/2008 , RTI applications filed before Sub Registrar Kalyan and RTI appeal application Joint District Registrar (JDR), Thane and its order (directing the sub registrar, Kalyan to handover the copy of irrevocable Power of Attorney, bearing number 372/2008 dated 19/12/2008 and 373/2008 dated 19/12/2008 Copy of Register having acknowledgment of parties to Power Of attorney, which clearly shows that Power of Attorney was executed between the Owner and Developer) with this letter.

We therefore request you to consider the above and accept our application for Registration of Project "RUSTTAGI AARMABHA 2.0" on Land Bearing survey no 101/1/D area admeasuring 3110 sq.mts situated at village Titwala.

Regards

For RUSTAGI ESTATES PRIVATE LIMITED

  
DIRECTOR

