टनन – २
दस्त क्रमांक ९३८३/२०२४
७१/१८०

74/9883
Monday,August 31 ,2020
2:28 PM

पावती

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

पावती क्रं.: 10871 दिनांक: 31/08/2020

गावाचे नाव: पारसिक
दस्तऐवजाचा अनुक्रमांक: टनन2-9883-2020
दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: मंजुला सुरेश पाटील - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 880.00
पृष्ठांची संख्या: 44	
एकूण:	रु. 980.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
2:48 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 2

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

1) देयकाचा प्रकार: By Cash रक्कम: रु 880/-
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003601319202021E दिनांक: 31/08/2020
बँकेचे नाव व पत्ता:

मंजुला -सु. पाटील

मुळ दस्त मिळाला

THE SEAL OF THE SUB - REGISTRAR
सह दुय्यम निबंधक, ठाणे २ यांचे मुद्रा
सत्यमेव जयते
ठाणे – २
THANE - 2

ट न न – २
दस्त क्रमांक ८८७ /२०२०
२/४२

ट न न – २
दस्त क्रमांक ९३७३ /२०२४
७९/१८०



ठाणे - २
दस्त क्रमांक ८८३/२०२०
५/४२

POWER OF ATTORNEY

ठाणे - २
दस्त क्रमांक ९३७/२०२४
५७/१८०

KNOW ALL PERSONS BY THESE PRESENTS THAT, WE 1. MRS. MANJULA SURESH PATIL, Age 59 Years, Occ. Housewife, **2. MR. ROHAN SURESH PATIL,** Age 30 Years, Occ. Business, both residing at Sai Raj Bunglow, Parsik Nagar, Opp. Vastu Anand, Old Mumbai Pune Road, Kharigaon, Kalwa, Thane 400 605, **DO HEREBY SEND GREETINGS :**

AND WHEREAS we are the Co-owners along with **MR. ROSHAN SURESH PATIL, MR. ASHISH NARESH PATIL, MRS. MALTHI NARESH PATIL** and **PRIYANKA NARESH PATIL** and are of and well seized and possessed of and/or otherwise well and sufficiently entitled to land admeasuring 1190 Sq. Mtrs., out of land bearing Gut No. 86/5, land admeasuring 2100 Sq. Mtrs., bearing Gut No. 86/6, land admeasuring 2100 Sq. Mtrs., bearing Gut No. 86/7, land admeasuring 1600 Sq. Mtrs., bearing Gut No. 86/8, (corresponding to City Survey No. 195/A/3/A), of Village Parsik, Tal. &Dist. Thane, land admeasuring 3150 Sq. Mtrs., bearing Gut No. 54/1, land admeasuring 370 Sq. Mtrs., bearing Gut No. 54/2, (both corresponding to City Survey No. 410), of Village Kharigaon, Tal. &Dist. Thane, land admeasuring 950 Sq. Mtrs., bearing Gut No. 57/4, land admeasuring 1800 Sq. Mtrs., bearing Gut No. 57/5, land admeasuring 1800 Sq. Mtrs., bearing Gut No. 57/6, land admeasuring 670 Sq. Mtrs., bearing Gut No. 57/7, (corresponding to City Survey No. 388), of Village Kharigaon, Tal. &Dist. Thane, within the jurisdiction of the Sub-Registrar of Assurances at Thane and within the territorial limits of Thane Municipal Corporation. (Which properties are jointly hereinafter referred to as the **"SAID PROPERTY"**);

THE SEAL OF THE SUB-REGISTRAR मुख्य निबंधक, ठाणे-२ यांची मुद्रा ठाणे - २ THANE - 2

THE SEAL OF THE SUB - REGISTRAR मुख्य निबंधक, ठाणे २ यांची मुद्रा ठाणे - २ THANE - 2

AND WHEREAS we along with **MR. ROSHAN SURESH PATIL, MR. ASHISH NARESH PATIL, MRS. MALTHI NARESH PATIL**

23.4.2018

ठाणे - २
दस्त क्रमांक ९८७३ /२०२०
९ / १७

and PRIYANKA NARESH PATIL are entitled to sell, transfer, convey and or assign Development Rights in respect of our share in the Said Property to any person or persons, purchasers, buyers, Developers, Builders, etc., as we deem fit and proper;

ठाणे - २
दस्त क्रमांक ९३७३ /२०२०
७५ / १७०

AND WHEREAS we along with **MR. ROSHAN SURESH PATIL, MR. ASHISH NARESH PATIL, MRS. MALTHI NARESH PATIL** and **PRIYANKA NARESH PATIL** have decided to deal with and dispose off and or assign, Development Rights in respect of our share in the Said Property;

AND WHEREAS due to our household commitments, we are unable to remain personally present ourselves before the concerned Prospective Purchaser, Builders, Developers, Buyers, etc., Revenue Authorities and Registering Authorities to deal and negotiate for transfer and sale of our share in the Said Property and or assign Development Right and for complying, negotiating, with and completing the formalities and to admit the execution of the necessary agreement/ deeds and hence, we have decided to appoint, nominate an constitute one of the Co-owners being our blood relatives **MR. ROSHAN SURESH PATIL,** Age 38 Years, Occ. Business, residing at Sai Raj Bunglow, Parsik Nagar, Opp. Vastu Anand, Old Mumbai Pune Road, Kharigaon, Kalwa, Thane 400 605, pertaining to our share in the Said Property, as our true and lawful attorney and to arm him with all the general and incidental powers relating to the Said Property. Hence, this Power of Attorney.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT WE 1. MRS. MANJULA SURESH PATIL, Age 59 Years, Occ. Housewife, **2. MR. ROHAN SURESH PATIL,** Age 30 Years, Occ. Business, both residing at Sai Raj Bunglow, Parsik Nagar, Opp. Vastu Anand, Old Mumbai Pune Road, Kharigaon, Kalwa, Thane 400 605, **DO HEREBY NOMINATE, CONSTITUTE AND APPOINT**

मंजुला २७/१२/२०

ठाणे - २
दस्त क्रमांक ८८७ /२०२०

the said **MR. ROSHAN SURESH PATIL,** Age 38 Years, Occ. Business, residing at Sai Raj Bunglow, Parsik Nagar, Opp. Vastu Anand, Old Mumbai Pune Road, Kharigaon, Kalwa, Thane 400 605, pertaining to our share in the Said Property, as our true and Lawful Attorney to act, in our name and on our behalf in all the matters whatsoever relating to or pertaining to our share in the Said Property. Hence **WE HEREBY GRANT** the following powers to our Said Attorney i.e. to say,

ठाणे - २
दस्त क्रमांक ६७७३/२०२४
७५१९८०

1. TO ENTER UPON the Said Property.

2. TO AMALGAMATE the Said Property with adjoining property or properties for the beneficial enjoyment and/or any part thereof and/or such adjoining property or for any other purposes at the sole discretion of our Said Attorney;

3. TO APPLY to the Tahasildar, Talathi, Circle Officer, City Survey Office and all other revenue authorities and to correspond with them and deal with in all the matters whatsoever relating to or touching upon or concerning the Said Property and to take all necessary steps whatsoever in respect thereof and also to make application for Sub-Division of the Said Property to the office of City Survey Office and all its Superior and Subordinate department and also to obtain necessary permission and no objection for sub division of the Said Property from the office of Town Planning, Thane Municipal Corporation and all other authorities.

THE SEAL OF THE SUB-REGISTRAR सह दुय्यम निबंधक, ठाणे २ यांची मुद्रा ठाणे - २ THANE - 2

4. TO APPLY to the Collector of Thane, or any other Competent Authority, for obtaining the requisite Permissions in respect of the Said Property and for that purpose to sign, execute, file and submit all the requisite applications, declarations, undertakings, bonds, etc. in our name and on our behalf and to comply with all the requisite formalities in that regards, and receive the such Certificate/s, on our behalf.

THE SEAL OF THE SUB-REGISTRAR सह दुय्यम निबंधक, ठाणे २ यांची मुद्रा ठाणे - २ THANE - 2

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टनन - २
दस्त क्रमांक ८८७ /२०२०

टनन - २
दस्त क्रमांक ९७३/२०२०
९ / १८०

5. TO APPROCH all the concerned authorities under the Urban Land (C & R) Act. 1976 for the purpose of obtaining necessary permissions, certificates, exemptions, etc. in respect 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.

6. TO CARRY ON Correspondence with all Concerned Authorities and Bodies including the Government of Maharashtra in all its Departments, Thane Municipal Corporation and/or Town Planning Department and other Concerned Authorities in Connection with the Said Property.

7. TO APPEAL AND REPRESENT us before and all Concerned Authorities and Parties as may be necessary in Connection with the Said Property as aforesaid.

8. TO PAY various deposits to the Thane Municipal Corporation and other Concerned Authorities as may be necessary in respect of Said Property and to claim refund of such deposits so paid by our said Attorney and to give valid and effectual receipts in our name and on our behalf in connection with the refund of such deposits.

THE SEAL OF THE SUB - REGISTRAR सह दुय्यम निबंधक, ठाणे २ यांची मुद्रा

THE SEAL OF THE SUB-REGISTRAR सह दुय्यम निबंधक ठाणे-२ यांची मुद्रा THANE-2

9. TO MAKE necessary representations including filing of complaints and appeals before the Assessor and Collector, its subordinate Officers, Thane Municipal Corporation and other Concerned

मोजुला 23 · 41 रित

टनन - २
दस्त क्रमांक ८८७३/२०२०

Authorities including in the courts of small causes in regard to the fixation of value in respect of the Said Property ~~and/or portion~~ thereof by the Assessor and Collector and the Thane Municipal Corporation.

टनन - २
दस्त क्रमांक ६७७३/२०२४

10. TO GIVE necessary letters, writings and undertaking to the Municipal Corporation, Fire Brigade, Department for occupying the Said Property and/or obtaining necessary No Objection Certificate (N.O.C.) from the said department in connection with the Said Property.

11. TO DO ALL other acts, deeds, matters and things in respect of the Said Property including to represent before and correspond with the local and other concerned authorities for any of the matters relating to the sanctioning of the plan, obtaining the floor space index for the construction proposed to be carried out on the Said Property and any other matters pertaining to the Said Property.

12. TO MAKE necessary applications under the Land Acquisition Act and/or to approach the Municipal Corporation to remove reservation / acquisition and/or for the purpose of getting the Said Property released from the acquisition or reservation and also for the purpose of such applications, sign, or execute such writing and undertakings as may be required and to prefer an appeal from the order of the competent authority and/or to arrive at such arrangements with the encroachers of the Said Property and to remove such encroachment if any.

THE SEAL OF THE SUB-REGISTRAR सह दुय्यम निबंधक, ठाणे २ यांची मुद्रा ठाणे - २ THANE - 2

13. TO MAKE application to the Thane Municipal Corporation and other Revenue authorities for the transfer of the Said Property

THE SEAL OF THE SUB-REGISTRAR सह दुय्यम निबंधक, ठाणे-२ यांची मुद्रा ठाणे - २ THANE - 2

अनुजा रु. पाटील

टनन - २
दस्त क्रमांक ८८८७ /२०२०
७० /

टनन - २
दस्त क्रमांक ८२०३१४ /२०२०
८२ / ७८०

and/or any portions of the Said Property in favour of the Said Attorney or in the name suggested by the Said Attorney.

14. TO NEGOTIATE with the Builder/s, Developer/s, Buyer/s for the proposed sale of the Said Property and for assignment of Development Rights of the Said Property and to finalize the terms of transaction for getting the Said Property disposed off or for assignment of Development Rights.

15. TO Receive the possession of the proposed Flat/s, Premises, etc., from Builders/ Developers and to use and enjoy the said Flat/s, Premises along with Car Parking space in the compound of the New proposed Building.

16. TO MANAGE the said Flat/s, Premises in all respect and in respect of matters and affairs concerning or relating to or touching upon the said Flat/s, Premises and the Car Parking Space and to do every needful in all the matters as aforesaid.

17. TO NEGOTIATE with the Builder/s , Developer/s for the acquiring New Flat/s, Premises and the Car Parking Space and to finalize the terms of agreement for getting the said Flat/s, Premises in our name along with the name of our Attorney.

18. TO ENTER INTO and execute the necessary Agreement with the Builder/s, Developer/s for acquiring new Flat/s, Premises from the Said Builder/s, Developer/s and for this purpose to sign, execute, file and submit all the requisite document, papers, agreements, indentures, applications, undertaking, declarations, receipts, etc. in our name and on our behalf.

THE SEAL OF THE SUB-REGISTRAR
THANE - 2

ठाणे - २
दस्त क्रमांक ८८७३/२०२०
११/४८

19. TO APPLY to the proposed Housing Society Ltd., for the purpose of obtaining the No Objection and/or all the purpose of obtaining the Share Certificate in our name along with the name of our Attorney and for that purpose to sing, execute, file and submit all the requisite, documents, papers, applications, undertaking, declarations, indemnities, etc. in our name and our behalf and further to pay the requisite taxes, charges, outgoings, fees, penalties, premiums, etc. to the said proposed Society and/or the Builder/s, Developer/s and or the other concerned authorities from the date of receiving of possession of the Said Flat/s, Premises.

ठाणे - २
दस्त क्रमांक ९३७३/२०२४
३१/१८०

20. TO DEAL and/or correspond with the Electricity Board in all the matters whatsoever relating to the supply of electricity meter in our name and of our Attorney and for this purpose to do and execute or cause to be done or executed all lawful acts, things and deeds whatsoever, in respect of the proposed Flat/s, Premises to be allotted.

21. TO DEAL and/or correspond with and appear before all the authorities, government of Semi-Government and with the Builder / Society in all the matters and affairs whatsoever in respect of the Flat/s, Premises and the Car Parking and for this purpose to sign, execute, file, submit and receive all the papers, applications, forms and documents ect. in our name and on our behalf and to initiate and/or defend any proceedings whatsoever relating to the proposed Flat/s, Premises and the Car Parking to be allotted.

THE SEAL OF THE SUB-REGISTRAR सह दुय्यम निबंधक, ठाणे २ यांची मुद्रा ठाणे - २ THANE - 2

THE SEAL OF THE SUB-REGISTRAR दुय्यम निबंधक, ठाणे-२ यांची मुद्रा ठाणे THANE - 2

22. TO DEAL and/or correspond with the Society, its members, occupiers of the adjacent Premises, and/or any other person in all the matters whatsoever relating to the proposed Flat/s, Premises as and when required and to attend the various meetings of the

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टनन - २
दस्त क्रमांक ८८७३ /२०२०
९२/१

proposed Society viz. Annual General Meeting, Monthly meetings, etc. in our name and on our behalf and to caste vote in such meetings, in our name and on our behalf.

टनन - २
दस्त क्रमांक ८४६३ /२०२४
९१/१८०

23. TO DEPOSIT money/s, fees etc. and to receive any compensation in respect of the sale of the proposed Flat/s, Premises to be allotted. Our said Attorney is hereby entitled to deposit and/or pay all the charges, taxes and/or any other payments due and payable to the Government or Semi-Government authorities and to obtain valid receipt in respect of the same, in respect of the proposed Flat/s, Premises to be allotted.

24. TO APPEAR and represent us before the Sub-Registrar of Assurances, and to execute the documents, agreement/s, deed/s and to sign the same on our behalf and in our name and to admit the execution thereof before the Sub-Registrar of Assurances, for effectually and more perfectly conveying, assuring and transferring and/or assigning the proposed Flat/s, Premises in our name and in the name of our Attorney or in the name of the proposed purchaser/s of the proposed Flat/s, Premises to be allotted to us.

25. To receive in the name of our Constituted Attorney the compensation and/or price / consideration in respect of the sale of the proposed Flat/s,. Premises to be allotted to us by Builder/s, Developer/s and to issue valid receipts for the same.

26. If our aforesaid Constituted Attorney desires to sell and/or dispose off the proposed Flat/s, Premises to be allotted to us by the Builder/s, Developer/s in any manner he deems fit and proper, to advertise for sale of the proposed Flat/s, Premises to be allotted to us by the Builder/s, Developer/s, negotiate with the prospective purchasers, enter into Agreements with such prospective

THE SEAL OF THE SUB-REGISTRAR ... THANE - 2

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दस्त क्रमांक ८८७३ /२०२०

purchasers, receive the price and/or consideration in respect of the proposed Flat/s, Premises to be allotted to us by the Builder/s, Developer/s in our name, give valid discharges, to lodge the Agreement for Sale before the concerned Sub-Registrar, sign on such Agreement for Sale for and on our behalf, execute the same by being personally present in the concerned Government Offices, receive the original or certified copies of such Agreement for Sale, handover the possession of the proposed Flat/s, Premises to be allotted to us by the Builder/s, Developer/s to such purchasers and to do all such acts, deeds, things and matters in respect of the sale of the proposed Flat/s, Premises to be allotted to us by the Builder/s, Developer/s.

दस्त क्रमांक ८५७३/२०२४

27. TO NEGOTIATE for settlement, to compromise and/or to submit for arbitration any dispute pertaining to the proposed Flat/s, Premises to be allotted to us by the Builder/s, Developer/s and to arrive at settlement on such terms that our said attorney may think fit and proper.

28. GENERALLY to do and perform all acts, deeds and matters and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the authorities hereinbefore contained as full and effectually as we could in our person do.

29. That our Said Attorney is also hereby authorized to collect general stamp papers for the purpose of making any Agreements, Deeds and documents etc. in respect of the aforesaid Property and to do all acts, things and deeds necessary to register the said documents in respect of the aforesaid Property in the name of the proposed purchaser or in favour of Builder, Developer, etc.

THE SEAL OF THE SUB-REGISTRAR सह दुय्यम निबंधक, ठाणे २ यांची मुद्रा ठाणे - २ THANE - 2

THE SEAL OF THE SUB-REGISTRAR सह दुय्यम निबंधक, ठाणे २ यांची मुद्रा ठाणे - २ THANE - 2

संजुता सु. पाटील

टनेन - २

दस्त क्रमांक ८८७ /२०२०

९४ /२०

टनेन - २

दस्त क्रमांक ३७३/२०२४

८८/ १८

30. TO ISSUE notice to any person and to issue Public Notice in Newspaper and invite objection/claims in respect of the aforesaid Property in our name and on our behalf and to issue and receive the notices, letters, applications, forms, objections, requisitions etc. in all the matters relating to or touching upon or concerned the aforesaid Property or any part thereof.

31. TO ENTER INTO and execute the necessary Agreement, Deeds with the proposed purchaser, builders, developers, etc., and to receive the consideration either in parts or in full on our behalf and for this purpose to sign, execute, file and submit all the requisite document, papers, agreements, indentures, applications, undertaking, declarations, receipts, etc. in our name and on our behalf.

32. TO PREPARE AND SIGN any agreement/s, conveyance/s etc. on our behalf and in our name with the proposed purchaser, builders, developers, etc., and to negotiate the price, with the proposed purchaser, builders, developers, etc., of the Said Property and to settle the terms and conditions of the agreement/s, conveyance/s, deeds, etc., and to fix the monetary consideration and to give valid receipts for the sum received by our Said Attorney in our name and our behalf.

THE SEAL OF THE SUB-REGISTRAR ... THANE - 2

33. TO APPEAR before any Registrar, Sub-Registrar or Dy. Registrar of Assurances, or any Competent Authority and to sign and execute any agreement/s, conveyance/s, deeds etc. on our behalf and in our name and present for registration and admit execution of any agreement, Deed, Conveyance, Transfer, Assignment, Assurances, Releases, Indemnity or other instrument or writing the registration of which is compulsory and generally to do all things, necessary or

संजय सु. पाटील