

71/8994

पावती

Original/Duplicate

Monday, December 29, 2014

नौदणी क्र. 39M

10:15 AM

Regn 39M

पावती क्र. 9259

दिनांक 29/12/2014

मावाचे नाव: बल्ल्याणी

दस्तावेजाचा अनुक्रमांक: कलन 2-8994-2014

दस्तावेजाचा प्रकार: कुलमुखारपत्र

सादर करणाऱ्याचे नाव: परत कपूरिदस तर्फे भागीदार जान - गैरमू

नौदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 300.00

पृष्ठांची संख्या: 15

एकूण:

रु. 400.00

आपणस मूळ दस्त ,संबनेल पिट,सूची-२ व सीडी अंदाजे 10:20 AM रमा वेळेस
जिल्ह्या.Joint Sub-Registrar Kalyan 2
सह. कुलमुखारपत्र कल्याण क्र. -

मोबदला: रु.0/-

वर्ग-२

बाजार मूल्य: रु.0/-

भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 300/-

मूळ दस्त परत दिला

shree

IRREVOCABLE GENERAL POWER**OF ATTORNEY**

Date 29/12/2014

TO ALL TO WHOM THESE PRESENTS SHALL COME ISHRI
 OMPRAKASH ASHOKKUMAR TIWARI Hindu Adult, Indian Inhabitant, Age about 34
 Years, Occupation - Business having Office at Om tower, Shop No. 120/A, Kalyan Ambernath .
 Road, Waldhuni, Kalyan, Dist. -Thane, for self and Constituted Attorney of SHRI ABDUL
 MAZID KHAN DO HEREBY SEND GREETING AS UNDER;



LE 563281

Sub-Treasury Officer
Kalyan

16 SEP 2014



कलन २	
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९	१५

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property and every part thereof and accordingly we are executing the same.

Now know ye all men and these presents witness that I, Shri Omprakash Ashokkumar Tiwari, for self and constituted attorney for Shri Abdul Mazid Khan do hereby appoint and nominate M/s. Pearl Corporates, a partnership firm through its partners

1. Shri. John Mathew
2. Shri. Ganesh Krishna Patil
3. Shri. Sanjay Dhondu Borgaonkar

as our true and lawful attorney jointly and / or each of them severally to do the following acts, deeds, things and matters in respect of the said property viz.

1. TO deal and correspond with the Municipal Corporation including all its departments or officers or any other authority with or relating to or touching to the said immovable property described in the SCHEDULE hereunder written to carry out the following acts, deeds, things, matters namely;
 - (i) TO apply for and obtain the sanction of the building plans to be sanctioned with future amendments, alterations or additions as may be required by the said attorneys and to obtain the building commencement certificate and/or revised plans and also to obtain the transfer development rights to be used on the said property from any sources and to get the plans revised / amended.
 - (ii) TO deal and correspond with the assessment department of the Corporation and dispose and deal with all the matters in connection with or relating to the property described in the SCHEDULE hereunder written.
 - (iii) TO sign all applications, papers, undertakings, affidavits, indemnity, terms and conditions as may be from time to time required by the Corporation.
 - (iv) TO sign and file undertakings as may be necessary to the Corporation such further acts, deeds, matters etc. as may be necessary or required for the purpose and intent of the power of attorney and the aforesaid purpose of sanction of layout etc.,
 - (v) TO pay the necessary deposits to be paid to the Corporation or any other concerned authority also to apply for refund thereof and to receive the same as and when the occasion arises.
2. TO employ and / or engage Architects, Advocates, Clerks, Servants and / or discharges such Architects, Advocates, Clerks, Contractors, Servants and to do all acts, deed, matters, things herein contained.
3. TO appear on our behalf and in our name and to represent our interest before the city survey authorities, Land Revenue Authorities, Collectors, Assessors of the Municipal Rates and taxes, Town Planning Authorities, Collectors, Commissioners of



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Police and municipal Officer for the development of the said property.

4. TO effectuate the survey of the said property and for that purpose to make applications, cause to get the said property measured through Government Surveyor and obtain the map and survey report from such survey authorities.
5. TO carry on correspondence and negotiations and also settle with all concerned authorities and bodies including the Government of Maharashtra, all the departments, Municipal Authorities and / or Town Planning Authorities and / or the Competent Authority in connection with the development of the said property.
6. TO make the necessary applications for obtaining the necessary permissions concerning the change of the user of the said property from Agricultural to Non-Agricultural or other user as the said Attorney may think fit and proper and for that purpose to sign the various documents, affidavits, applications and / or incidental writings thereto and to appear and represent our interest before the concerned competent authorities.
7. TO proceed with and comply with the terms of the Corporation in respect of sanction of plans and permissions and for the purpose to do all the acts, deeds, things and matters in connection with the development of the said property, to obtain the F.S.I. in the form of Staircase F.S.I., incentive in F.S.I. or increase in F.S.I. in future as per the rules and regulation of the Corporation.
8. TO commence, file and prosecute any action, petition/s, appeals, suits or other proceedings at law against any person or persons in respect of the matters or things relating to our affairs and to appear to and defend all actions, suits or other proceedings commenced or to be commenced against us or whereunto we shall think fit to compromise, refer to arbitration, submit to judgment, discontinue or become non-suited in any such actions, suit or proceedings as aforesaid and also to accept services to writs or summons, notice or other proceedings. To defend and appear for pending suit/s in any court of law including High Court and Supreme Court.

To apply for and obtain I.O.D. and commencement certificate for construction of building from the municipal authorities and for that purpose to sign applications and other papers, to pay necessary fees and do all other acts and things necessary for that purpose and in that behalf.

SIMULTANEOUSLY on execution of these presents, to commence, carry out and complete and/or cause to be commenced carried out and/or completed construction work at their/his i.e. Attorney's entire costs on the said Property, in accordance with the sanctioned Plans and Permissions and Specifications and so far as any construction work is concerned, to see that all applicable rules and regulations which are made by the Government of Maharashtra and/or Competent Authority and/or



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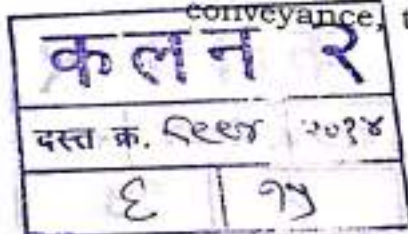
Municipal Authorities and/or Police Authorities and/or any other Competent Authorities for the time being, are strictly observed.

11. TO apply for and obtain the occupation and / or part completion certificate / completion certificate in respect of the building/s to be constructed and completed on the said property and to hand over the possession of the flats, shops, units, garage, stilt to respective purchasers.
12. TO sign all applications, papers, undertakings, affidavits, indemnity, terms and conditions as may be from time to time required by the Municipal Corporation.
13. TO give necessary letters, writings, and undertakings to the Municipal Corporation, Fire Brigade Department for occupying the said building/s and/or to obtain necessary "No Objection Certificate" from the said Department in connection with the said buildings.
14. TO hand over the Municipal Corporation, the said property or part of it if the same is comprised under road widening scheme and/or other reservations as per development plan of the Town Planning Authorities and/or for the same is under set back and/or reserved purposes and in lieu thereof to take the benefit of the F.S.I. or any other benefit permitted by the concerned authority.
15. TO pay the necessary charges, deposits, assessments, taxes to the concerned government, semi-government and municipal authorities and apply for the refund thereof as the said attorneys may think fit and proper and to receive and appropriate the same.
16. TO make necessary applications for water, sewerage and electric connection with the concerned authorities at the expense of our attorneys and to obtain necessary orders in pursuance thereto and to do all acts, to carry out and lay the water sewerage and electric connection for the purpose of development of the said property to make application to the M.S.E.D.C.L. for electrical connections. To apply to the Fire Brigade Authorities for seeking the necessary permissions, approvals, no objection certificates and sanctions for the development of the said property and to do all the acts, deeds, things and matters for the said purpose to obtain the same as the Attorney may deem fit and proper.
17. TO carry on correspondence, to prepare sign and execute the papers, applications and documents, including affidavits, petitions, declarations, indemnity and undertakings etc. to be required for the purpose of constructing the said proposed building or buildings on the said property.
18. Except the consideration in kind to be allotted in terms of the agreement dated 29.12.2017 to negotiate for sale of the flats, shops in the proposed construction of the buildings on the said property or any part thereof and to receive and appropriate the sale proceeds thereof.



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19. Except the consideration in kind to be allotted in terms of the agreement dated 29.12.1964 to execute from time to time agreement or agreements for sale on Ownership basis or otherwise in respect of such units, flats, shops constructed in the building or buildings on the said property and lodge the said agreement or registration and admit the execution of any such agreement/s before the Sub-Registrar or registrar of assurances.
20. Except for the consideration in kind to be allotted in terms of the agreement dated 29.12.1964 to receive the consideration out of such sale of flats, shops, units etc and for that purpose to pass on the valid receipts for the same and appropriate the sale proceeds, receipts, consideration arising out of said sale of flats, shops, units, garage, still for their exclusive use and benefit.
21. TO appear and represent before any and all concerned authorities and parties as may be necessary required or advisable for protection or in connection with the development of the said property.
22. Except the consideration in kind to be allotted in terms of the agreement dated 29.12.1964, to mortgage the said property and / or the flats, units, shops, and/or building to be constructed on the said property with the banks or any financial institution and for the said purpose negotiate with them and execute, sign and deliver, lodge and register the deed of mortgage, deed of further charge, to execute the Memorandum for Deposit of Title Deeds and to do all further acts, deeds, matters and things as the attorney may deem fit and proper.
23. IN case of acquisition of the said property or any part thereof to represent us in acquisition proceedings and to receive compensation and give receipts for moneys received and also to oppose the said proceedings if they are of the opinion that the said proceedings are against our / his interest.
24. TO take necessary steps for formation of the co-operative society with an intent to transfer the said property or any part or portion thereof with structures in favour of the said society and for the purpose to submit the necessary applications, writings, undertakings and declarations as may be required and to appear and represent before the Registrar or other authorities under the Maharashtra Co-operative Societies Act, 1960 and Rules there under To follow the requisite procedure under the provisions of the Maharashtra Apartment Ownership Act, 1970 and Rules framed there under and to sign and execute the declarations, deed of apartments and other incidental writings thereto and other to lodge and admit the execution thereof before the Registering Authorities.
25. In pursuance to the agreement dated _____ to execute other assurances including the deed of correction, supplementary agreements, deeds and incidental documents thereto in one or more sets in respect of the said property and further on completion of the construction work to execute the deed of conveyance, transfer deed in favour of any person or persons or



co-operative Housing Society or condominium of Apartment as the attorney may think fit and to take all the steps for effective registration and/or register of all such documents with the sub-registrar of assurances including to make an application under relevant sections of the Income Tax Act, 1961.

26. TO appear before the Sub-Registrar of Assurances and lodge the documents for registration and admit the execution thereof and to comply with the formalities as laid down in the Indian Registration Act, 1908.

27. In pursuance to the agreement dated 20.11.2014 to substitute and appoint from time to time one or more attorneys in place of the attorney hereunder with the same or limited powers to act, remove, and appoint other attorney/s if the said Attorney thinks fit and proper for the effectual and effective development of the said property and every part thereof, without transferring the right and interest in the said property.

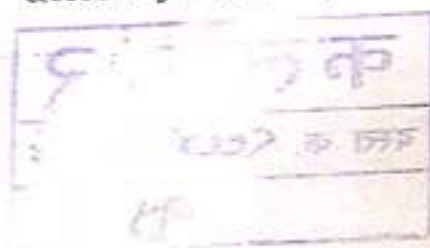
28. AND for more effectually removing any doubt which may arise as to the true meaning of these presents or as to the construction or application of the powers hereby granted we hereby declare that the powers hereby granted shall not in any case be deemed to revoke any power or authorities hereto before given to our attorneys by us or be deemed to be limited to such transactions and matters as are herein expressly mentioned but the same are intended to extend and shall in all cases extend to any other matters or transactions not herein precisely mentioned or defined which in the course of the business may the attorney be deemed to be requisite or expedient to be done or performed.

All costs, charges, expenses of and incidental to act, deed, matter or things, done or caused to be done by our said attorney in or about the exercise of our powers herein contained shall be borne and paid as provided by our said attorney alone and shall be responsible for the same and our said attorney shall indemnify and keep indemnified ourselves and our estate and effects from and against any and all damages that may be caused to us by reason of our attorney doing or causing to be done any acts, deeds, matters or things by virtue of these presents.

AND generally to do all other acts, deeds, matters and things whatsoever in or about our estate property and affairs herein either particularly or generally described as amply and effectually to all intents and purposes and as we could do in our own person if these presents had not been made.

AND we hereby agree ratify and confirm and whatsoever our attorney or any substitute or substitutes acting under him shall or purport to do lawfully or cause to be done by virtue of these presents.

THIS POWER OF ATTORNEY is irrevocable and the same will not be revoked by us from the date hereof and all powers and authorities conferred upon our attorney under this Power of Attorney shall be exercised by our attorney entirely at their own risk, costs and expenses.



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SCHEDULE

All that piece and parcel of land lying, being and situate at village Balyani, Taluka Kalyan, District Thane bearing Survey No. 73 Hissa No. 37K, New Survey No. 73 Hissa No. 37/1 admeasuring 2100 sq. meters within the limits of Kalyan Dombivali Municipal Corporation and bounded as under:

on or towards East: Land of Mr. Malvankar and Tata Overhead line
on or towards West: Baneli Umbardi road
on or towards South: Land of Mr. Bandu Teli
on or towards North: Baneli Umbardi road

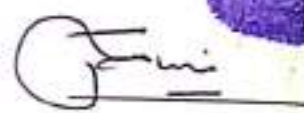
together with all easement rights etc.,

IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective signatures to this writing on the day and the year first hereinabove mentioned.

SIGNED AND DELIVERED
By the within named Vendor
Shri **Omprakash Ashokkumar Tiwari**
For self and constituted attorney for
Shri Abdul Mazid Khan

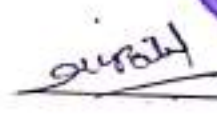



SIGNED AND DELIVERED
By the within named Developer
M/s. **Pearl Corporates**, through its partners
1. Shri. **John Mathew**

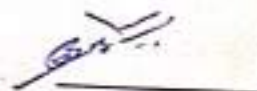




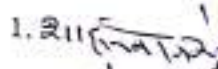
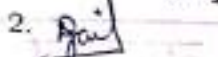

Shri. **Ganesh Krishna Patil**




3. Shri. **Sanjay Dhondu Borgaonkar**




WITNESS:

1. 
2. 

5	1000	1000
20		

कलन २	
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६	१५

गोम संख्या

गो.न.क्र. ७ ख १२

गोम संख्या

गोम संख्या	गोम संख्या	गोम संख्या
५३	३०१९	N.A

गोम संख्या - (१२८०)

गोम संख्या	गोम संख्या	गोम संख्या
१	०२-२९-०	
२	०२-२९-०	

गोम संख्या	गोम संख्या	गोम संख्या
१	(अ)	
२	(ब)	

गोम संख्या	गोम संख्या	गोम संख्या
१	०२	३४

गोम संख्या

(१२८०)

गोम संख्या

गोम संख्या - १२

गोम संख्या

गो.न.क्र. १२ (गोम संख्या)

क्र.	पिपताखातील क्षेत्र							भडेल व पिपतल निरूपयोगी अशाजनिनी चा तपशिल		चामीन करणाऱ्याचे नाव			
	मिश्रपिकांचे एकूण क्षेत्र		घटक पिके व प्रत्येक पिकाचे क्षेत्र		निर्मेलपिकाचे क्षेत्र			संख्या	वै. हे.आ				
	मिश्रपिकांचे सकेलोक	जलसिंचन	जलसिंचन	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव				जल सिंचित	अजल सिंचित	
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४
		हे.आ	हे.आ			हे.आ	हे.आ		हे.आ	हे.आ		हे.आ	



गोम संख्या

गोम संख्या

गोम संख्या

कलन २
दस्त क्र. १२८४ / २०१४
९ १५

संसाधन विभाग

भारत सरकार

भारत सरकार

भारत सरकार

भारत सरकार

भारत सरकार

भारत सरकार

Signature



भारत सरकार

GOVT OF INDIA



PERMANENT ACCOUNT NUMBER

AFEPP9739A

नाम / NAME

GANESH KRISHNA PATIL

पिता का नाम / FATHER'S NAME

KRISHNA PATIL

जन्म तिथि / DATE OF BIRTH

10-06-1974

हस्ताक्षर / SIGNATURE

Signature

आयुक्त, अर्थ, पुणे

Commissioner of Income Tax, Pune

कलन २

दस्ता क. १८८४

२०१४

००

१५

१५) एकर जागेद्वय मान्यता वैयक्तिक विभाग होत असल्यास ती मान्यता स्वतंत्र विभाग, (का.प्रौ.म.प.अ)च्या परवानगीशिवाय घेऊन
असल्या होत नये.
१६) एकर जागेद्वय मान्यता वैयक्तिक विभाग होत असल्यास एकर मान्यतावर कोणते प्रमाणपत्र एकर समजल्यास घेईल.
असल्या होत नये.
१७) एकर जागेद्वय मान्यता वैयक्तिक विभाग होत असल्यास एकर मान्यतावर कोणते प्रमाणपत्र एकर समजल्यास घेईल.
असल्या होत नये.

- [illegible]

कल्याण डोंडिवली महानगरपालिका, कल्याण.

- १) उप आयुक्त अनधिकृत बांधकाम विभाग,
क.डो.म.पा.कल्याण.
- २) करनिर्धारक व संकलक क.डो.म.पा.कल्याण
- ३) विद्युत विभाग, क.डो.म.पा.कल्याण.
- ४) पाणिपूरवठा विभाग, क.डो.म.पा.कल्याण
- ५) प्रभाग क्षेत्र अधिकारी ~~क.डो.म.पा.कल्याण~~ प्रभाग क्षेत्र.

कलन २	
दस्ता क्र. रिएर	२०१४
१२	१५

71/8994
सोमवार, 29 डिसेंबर 2014 10:15
म.पू.

दस्ता मोबदला भाग-1

कलन 2 78/173
दस्ता क्रमांक: 8994/2014

दस्ता क्रमांक: कलन 2 /8994/2014

हाजर मुल्य: रु. 00/-

मोबदला: रु. 00/-

हाजरी मुद्रांक शुल्क: रु.100/-

दु. नि. सह. दु. नि. कलन 2 यांचे कार्यालयात
रु. रु. 8994 वर दि. 29-12-2014
वेळी 10:15 म.पू. वा. हाजर केला.

पावती: 9259

पावती दिनांक:
29/12/2014

सादरकरणाचे नाव: पर्ल कापिरिटस तर्फे भागीदार
जान - मैथ्यू

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 300.00

पृष्ठांची संख्या: 15

एकुण: 400.00

दस्त हाजर करणाऱ्याची सही:

Sub Registrar Kalyan-2

Joint Sub Registrar Kalyan-2

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-अ) जेव्हा एकाच संव्यवहाराच्या संबंधात एका किंवा अधिक दस्तऐवजांची नोंदणी करण्याच्या
एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज निष्पादित केल्याचे कबूल करण्यासाठी केला
असेल तेव्हा

शिकका क्रं. 1 29 / 12 / 2014 09 : 59 : 56 AM ची वेळ: (सादरीकरण)

शिकका क्रं. 2 29 / 12 / 2014 10 : 00 : 19 AM ची वेळ: (फी)

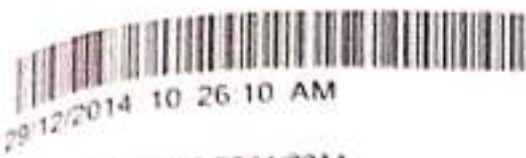


प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार
नोंदणीस द्याव्यात केला आहे. दस्तामधील संपूर्ण मजकूर, निष्पादक व्यक्ती,
साक्षीदार व सोदत जोडलेले कागदपत्रे दस्ताची सत्यता, वैधता,
कायदेशीर दावीसाठी खालील निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत.
तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन / केंद्रशासन यांच्या कोणताही
कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.

लिहून घेणार आहे

लिहून देणार आहे



29/12/2014 10:26:10 AM
दस्त क्रमांक: कलन2/8994/2014
दस्तावा प्रकार: कुलमुखत्यारपत्र

दस्त गोपचा भाग-2

कलन2 98173
दस्त क्रमांक: 8994/2014

अनु क्र. 1 पक्षकाराचे नाव व पत्ता
नाव: पत्ते कार्पेटर्स तर्फे भागीदार जान - मीरयू
पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: स्वामी होल्डर
समर्थे कम्पाऊण्ड, ब्लॉक नं: माजीवाडे, रोड नं: -
ठाणे, महाराष्ट्र, ठाणे
पॅन नंबर: AJEPM8876D

पक्षकाराचा प्रकार
पॉवर ऑफ अटॉर्नी
होल्डर
वय: 45
स्वाक्षरी:



अनु क्र. 2 नाव: पत्ते कार्पेटर्स तर्फे भागीदार गणेश कृष्णा पाटील
पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: स्वामी
समर्थे कम्पाऊण्ड, ब्लॉक नं: माजीवाडे, रोड नं: -
ठाणे, महाराष्ट्र, ठाणे
पॅन नंबर: AFEPP9739A

पॉवर ऑफ अटॉर्नी
होल्डर
वय: 45
स्वाक्षरी:



अनु क्र. 3 नाव: पत्ते कार्पेटर्स तर्फे भागीदार संजय धोंडू बोरगावकर
पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: स्वामी
समर्थे कम्पाऊण्ड, ब्लॉक नं: माजीवाडे, रोड नं: -
ठाणे, महाराष्ट्र, ठाणे
पॅन नंबर: AAGPB9469A

पॉवर ऑफ अटॉर्नी
होल्डर
वय: 46
स्वाक्षरी:



अनु क्र. 4 नाव: अब्दुल माझीद खान तर्फे कु. मु. पत्र धारक ओमप्रकाश अशोककुमार तिवारी
पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ओम
टावर, ब्लॉक नं: अंबरनाथ रोड, रोड नं: वालधुनी
कल्याण, महाराष्ट्र, ठाणे
पॅन नंबर: ACHPT7784P

कुलमुखत्यार देणार
वय: 35
स्वाक्षरी:



वोल दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ: 29 / 12 / 2014 10 : 17 : 03-AM

अंदाज:-
जालील इसम असे निवेदीत करतात की ते या दस्तऐवज करून देणा-याचा अंदाज: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. 1 पक्षकाराचे नाव व पत्ता
नाव: एड. ए.पी. तिवारी - -
वय: 54
पत्ता: रामबाग -4 कल्याण
पिन कोड: 421301



स्वाक्षरी

छायाचित्र अंगठ्याचा ठसा



अनु क्र. 2 नाव: शहानवाज अब्दुल मजीद - -
वय: 32

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प्रमाणित करण्यात येते की,
र.क्र. ५५५५/२०१४ मध्ये
१५ पाने आहेत.
पुस्तक ७ रस्त क्र. ५५५४
२५/१२/२०१४ री नोंदला
साह दृष्टम निबंधक कल्याण क्र. २
दि. २५/१२/२०१४

कलन २	
रस्त ५ ५५५४, २०१४	
१५	१५

प्रमाणित करण्यात येते की, पुस्तकालयात
यादी इत्यादी बनावट आढळून आल्यास यादी संपूर्ण
अवाढवारी निषेधकाची पाहिल

