

76/8179

Thursday, May 04, 2023

3:08 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 9248 दिनांक: 04/05/2023

गावाचे नाव: नवघर

दस्तऐवजाचा अनुक्रमांक: टनन4-8179-2023

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मे.अरिस्टोन बिल्डर्सचे भागीदार संतोष समल --

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 3500.00

पृष्ठांची संख्या: 175

एकूण:

रु. 3600.00

Joint Sub Registrar, Thane 4

वाजार मुल्य: रु.1/-

मोबदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह. दुय्यम निबंधक बर्ग-२
ठाणे. क्र. ४

1) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0405202309276 दिनांक: 04/05/2023

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.1500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0405202309370 दिनांक: 04/05/2023

वैकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001603291202324P दिनांक: 04/05/2023

वैकेचे नाव व पत्ता:

मुळ दस्तऐवज परत मिळाला



CHALLAN
MTR Form Number-6



GRN	MH001603291202324P	BARCODE			Date	04/05/2023-14:31:36		Form ID	48(f)	
Department Inspector General Of Registration					Payer Details					
Stamp Duty					TAX ID / TAN (If Any)					
Type of Payment Registration Fee					PAN No.(If Applicable)					
Office Name THN4_THANE NO 4 JOINT SUB REGISTRAR					Full Name		ARISTONE BUILDERS			
Location THANE										
Year 2023-2024 One Time					Flat/Block No.		NEW SNO 100/9,6, NEW S NO 103/2, NEW S NO			
Account Head Details				Amount In Rs.	Premises/Building		104/3,4, VILLAGE NAVGHAR			
0030046401 Stamp Duty				500.00	Road/Street		NAVGHAR BHAYANDER EAST DIST THANE			
0030063301 Registration Fee				100.00	Area/Locality		NAVGHAR			
					Town/City/District					
					PIN		4 0 1 1 0 5			
					Remarks (If Any)					
					SecondPartyName=SUNANDA KESARINATH PATIL AND OTHERS~					
Total				600.00	Amount In		Six Hundred Rupees Only			
					Words					
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	10000502023050404401		1436332222615	
Cheque/DD No.					Bank Date	RBI Date	04/05/2023-14:31:45		Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. :

9137180516

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 दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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दस्त क्र. ९०६६ / २०२३	
Page 1/1	९०६६



Print Date 04-05-2023 02:32:39



CHALLAN
MTR Form Number-6



GRN	MH001603291202324P	BARCODE			Date	04/05/2023-14:31:36		Form ID	48(f)	
Department				Inspector General Of Registration						
Type of Payment				Registration Fee						
Office Name				THN4_THANE NO 4 JOINT SUB REGISTRA		Full Name		ARISTONE BUILDERS		
Location				THANE		Flat/Block No.		NEW SNO 100/9,6, NEW S NO 103/2, NEW S NO		
Year				2023-2024 One Time		Premises/Building		104/3,4, VILLAGE NAVGHAR		
Account Head Details				Amount In Rs.		Road/Street		NAVGHAR BHAYANDER EAST DIST THANE		
0030046401 Stamp Duty				500.00		Area/Locality		NAVGHAR		
0030063301 Registration Fee				100.00		Town/City/District				
						PIN		4 0 1 1 0 5		
						Remarks (If Any)		SecondPartyName=SUNANDA KESARINATH PATIL AND OTHERS-		
						Amount In		Six Hundred Rupees Only		
Total				600.00		Words				
Payment Details				STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN		Ref. No.		10000502023050404401 1436332222615		
Cheque/DD No.				Bank Date		RBI Date		04/05/2023-14:31:45 Not Verified with RBI		
Name of Bank				Bank-Branch		STATE BANK OF INDIA				
Name of Branch				Scroll No. , Date		Not Verified with Scroll				
Department ID : NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents. सदर चतन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करतावयाच्या दस्त्यासाठी लागू नाही.										
Challan Defaced Details				दस्तावेज नंबर ४		दस्त क्र. ८९८८ / २०२३		Mobile No. 9137180516		
				२		१००१				
Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount					
1	(IS)-76-8179	0000855166202324	04/05/2023-14:54:08	IGR116	100.00					
2	(IS)-76-8179	0000855166202324	04/05/2023-14:54:08	IGR116	500.00					
Total Defacement Amount					600.00					

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दस्ता क्र. ९७०९ / २०२३	
९	९७०९



IRREVOCABLE GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME WE,

1) SUNANDA KESARINATH PATIL, age 70 years, Occ: Agriculturist, residing at Jamuna Niwas, Near Datta Mandir, Village Navghar, Bhayander (East), Thane 401 105, having PAN No. ADVPP1422F and Aadhar Card No.8202 5673 9500, 2) SHAILESH KESARINATH PATIL, age 53 years, Occ: Agriculturist, residing at Jamuna Niwas, Near Datta Mandir, Village Navghar, Bhayander (East), Thane 401 105, having PAN No. ADVPP1423E and Aadhar Card No.7707 7310 7991, 3) KANCHAN KESARINATH PATIL, age 52 years, Occ: Agriculturist, residing at Jamuna Niwas, Navghar Old Talav, Near Datta Mandir, Bhayander (East), Thane 401 105, having PAN No. AATPP6154D and Aadhar Card No.4675 5979 5293, 4) PRAFUL KESARINATH PATIL, age 50 years, Occ: Agriculturist, residing at Jamuna Niwas, Near Datta Mandir, Village Navghar, Bhayander

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(East), Thane 401 105, having PAN No. AATPP6157A and Aadhar Card No.6954 3724 2869, 5) DILIP EKNATH PATIL, age 53 years, Occ: Agriculturist, residing at Jamuna Niwas, Near Datta Mandir, Village Navghar, Bhayander (East), Thane 401 105, having PAN No. AWNPP6866C and Aadhar Card No. 7037 5277 284, 6) PRAVEEN EKNATH PATIL, age 51 years, Occ: Agriculturist, residing at Jamuna Niwas, Near Datta Mandir, Village Navghar, Bhayander (East), Thane 401 105, having PAN No. AWNPP6865B and Aadhar Card No.4821 0346 4861,7) VIKAS EKNATH PATIL, age 49 years, Occ: Agriculturist, residing at Jamuna Niwas, Near Datta Mandir, Village Navghar, Bhayander (East), Thane 401 105, having PAN No. AWNPP6602Q and Aadhar Card No.7959 5565 2528, 8) NITIN EKNATH PATIL, adult, Occ: Agriculturist, residing at Jamuna Niwas, Near Datta Mandir, Village Navghar, Bhayander (East), Thane 401 105, having PAN No. AWZPP0405F and Aadhar Card No.2896 6598 3206, 9) CHANDRAKANT JAGANANTH PATIL, age 77 years, Occ: Agriculturist, residing at House No. 43, Parvati Vihar, Near Dutta Mandir, Navghar Gaon, Bhayander (East), Thane 401 105, having PAN No. BGFPP2999R and Aadhar Card No.7160 4444 4160, 10) SURESH JAGANANTH PATIL, age 73 years, Occ: Agriculturist, residing at House No. 43, Parvati Vihar, Near Dutta Mandir, Navghar Gaon, Bhayander (East), Thane 401 105, having

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PAN No. ARNPP9972G and Aadhar Card No.5074 1722 9917 and
11) DATTARAY JAGANNATH PATIL, age 75 years, Occ:
Agriculturist, residing at House No. 43, Parvati Vihar, Near Dutta
Mandir, Navghar Gaon, Bhayander (East), Thane 401 105, having
PAN No. AXIPP4774B and Aadhar Card No. 4361 6973 1094,
SEND GREETINGS :

WHEREAS :

1. Shri Jagannath Pandurang Patil was the owner of following land, situate, lying and being at Village Navghar, Bhayander (East), Taluka and District Thane, in the Registration District and Sub-District of Thane, now within the limits of Mira Bhayandar Municipal Corporation, Taluka and District Thane, more particularly described in the Schedule hereunder written :

Sr. No s.	Old Survey Nos.	New Survey Nos.	Hissa Nos.	Area in sq.meters	Pot Kharaba Area sq. mtrs..	Assess ment Rs.Ps.
1.	425	100	9	3710.00	250.00	0.20
2.	425	100	6	1010.00	80.00	0.61
3.	422	103	2	1720.00	50.00	0.10
4.	424	104	3	2830.00	80.00	1.50
5.	422 4	104	4	2830.00	00.00	0.80

(for short the land described in the foregoing table shall be hereinafter jointly and collectively referred to as the **Said Property**)

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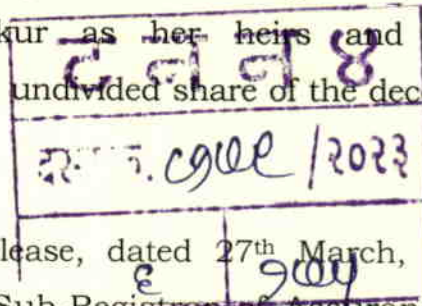
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2. Shri Jagannath Pandurang Patil died intestate on 24th July, 1971 leaving behind his widow by name Smt. Budhibai Jagannath Patil, five sons namely Shri Kesarinath Jagannath Patil, Shri Eknath Jagannath Patil, Shri Chandrakant Jagannath Patil, Shri Dattatray Jagannath Patil, Shri Suresh Jagannath Patil, two daughters namely Smt. Neerabai Babaji Patil and Smt. Maltibai Harishchandra Bhoir as his heirs and legal representatives entitled to the estate of the deceased including the said property.

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3. By a Mutation Entry No. 4137, dated 12th November, 1979, the names of Smt. Budhibai Jagannath Patil, Shri Kesarinath Jagannath Patil, Shri Eknath Jagannath Patil, Shri Chandrakant Jagannath Patil, Shri Dattatray Jagannath Patil, Shri Suresh Jagannath Patil Smt. Neerabai Babaji Patil and Smt. Maltibai Harishchandra Bhoir came to be recorded in the 7/12 extract of the said property as the heirs of late Shri Jagannath Pandurang Patil.
4. By a Mutation Entry No. 242, dated 1st May, 1990, the names of Smt. Budhibai Jagannath Patil, Shri Kesarinath Jagannath Patil, Shri Eknath Jagannath Patil, Shri Chandrakant Jagannath Patil, Shri Dattatray Jagannath Patil, Shri Suresh Jagannath Patil, Smt. Neerabai Babaji Patil and Smt. Maltibai Harishchandra Bhoir came to be recorded in the 7/12 extract of the said property as the heirs of late Shri Jagannath Pandurang Patil.
5. Smt. Neerabai Jagannath Patil died intestate in or about the year 1992 leaving behind two sons namely Shri Chintaman Babaji Patil, Shri Jaywant Babaji Patil and a daughter by name Smt. Bharti Ramesh Thakur as her heirs and legal representatives entitled to the undivided share of the deceased in the said property.
6. By executing a Deed of Release, dated 27th March, 1995 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/1671/1995 Smt. Maltibai Harishchandra Patil, Shri Chintaman Babaji Patil, Shri Jaywant Babaji Patil and Smt. Bharti Ramesh Thakur had released, relinquished and given up their undivided share in the said property in favour of Shri Kesarinath Jagannath Patil, Shri Eknath Jagannath Patil, Shri Chandrakant Jagannath Patil, Shri Dattatray Jagannath Patil, Shri Suresh Jagannath Patil.
7. Smt. Budhibai Jagannath Patil died intestate on 30th March, 1997 leaving behind Shri Chandrakant Jagannath Patil, Shri Suresh Jagannath Patil, Shri Dattatray Jagannath Patil, being

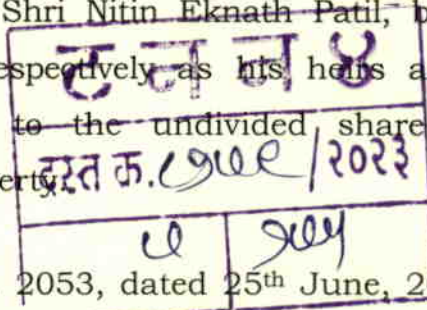


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the Executor Nos. 9 to 11 respectively, Shri Kesarinath Jagannath Patil (since deceased), Shri Eknath Jagannath Patil (since deceased), Smt. Maltibai Harishchandra Patil, two grandsons namely Shri Chintaman Babaji Patil, Shri Jaywant Babaji Patil and a grand daughter by name Smt. Bharti Ramesh Thakur as her heirs and legal representatives entitled to the undivided share of the deceased in the said property.

8. By a Mutation Entry No. 537, dated 1st March, 2004, Shri Kesarinath Jagannath Patil, Shri Eknath Jagannath Patil, Shri Chandrakant Jagannath Patil, Shri Dattaray Jagannath Patil, Shri Suresh Jagannath Patil came to be recorded in the 7/12 extract of the said property as the heirs of late Smt. Budhibai Jagannath Patil.
9. Shri Kesarinath Jagannath Patil died intestate on 21st February, 2009 leaving behind his widow by name Smt. Sunanda Kesarinath Patil, three sons namely Shri Shailesh Kesarinath Patil, Shri Kanchan Kesarinath Patil and Shri Praful Kesarinath Patil, being the Executor Nos.1 to 4 respectively as his heirs and legal representatives entitled to the undivided share of the deceased in the said property.
10. Shri Eknath Jagannath Patil died intestate on 19th June, 2014 leaving behind his widow by name Smt. Girjabai Eknath Patil, who died intestate on 22nd October, 2020, four sons namely Shri Dilip Eknath Patil, Shri Praveen Eknath Patil, Shri Vikas Eknath Patil and Shri Nitin Eknath Patil, being the Executor Nos. 5 to 8 respectively as his heirs and legal representatives entitled to the undivided share of the deceased in the said property.
11. By a Mutation Entry No. 2053, dated 25th June, 2014, the names of Smt. Girjabai Eknath Patil, Shri Dilip Eknath Patil, Shri Praveen Eknath Patil, Shri Vikas Eknath Patil and Shri Nitin Eknath Patil came to be recorded in the 7/12 extract of the said property as the heirs of late Shri Eknath Jagannath Patil.



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12. In the premises aforesaid, the Executors are absolutely seized and possessed off and/or otherwise well and sufficiently entitled to the said property, more particularly described in the Schedule hereunder written.

13. By an Agreement for Development, dated 04 MAY 2023, registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN- 4-8178/23 we have assigned the development rights of the said property to M/s. ARISTONE BUILDERS at the price and on the terms and conditions stipulated therein.

13. We have assigned the development rights of the said property to M/s. ARISTONE BUILDERS and in order to enable M/s. ARISTONE BUILDERS to deal with the said property, more effectively, it has become necessary on our part to execute these presents in favour of 1) SHRI SANTOSH SAMAL, 2) SHRI SHANKAR KUMAR JHA and 3) SHRI BRIJESH DEVNARAYAN SINGH, being the partners of M/s. ARISTONE BUILDERS and accordingly, we are executing these presents in favour of 1) SHRI SANTOSH SAMAL, 2) SHRI SHANKAR KUMAR JHA and 3) SHRI BRIJESH DEVNARAYAN SINGH being the partners of M/s. ARISTONE BUILDERS as hereinafter appearing;

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NOW KNOW ALL MEN THESE PRESENTS WITNESSETH

THAT We, the above named Executors, do hereby irrevocably nominate, constitute and appoint 1) SHRI SANTOSH SAMAL, 2) SHRI SHANKAR KUMAR JHA and 3) SHRI BRIJESH DEVNARAYAN SINGH, being the partners of M/s. ARISTONE BUILDERS to be our lawful Attorney in fact and at law for us and on our behalf and in our names to do jointly or severally all or any of the following acts, deeds, things and matters hereby conferred;

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1. To get the said property surveyed by any surveyors Architects or T.I.L.R. Authorities and upon such survey being done to execute Deed of Rectification, Supplemental Agreement or any other writing or writings confirming the variation of the area if any of the said property and to do all necessary acts, matters and things including submitting such documents as may be necessary for rectification and to get the area accordingly altered with all authorities including Revenue Department and Municipal Corporation.

2. To apply for and to obtain necessary permission for conversion of the user of the said property from agricultural to non-agricultural use or purpose and to sign, to execute and to deliver all the papers, writings, deeds, documents, guarantees, undertaking, etc. for the purpose to the authorities concerned.

3. To submit and make and or to follow up any applications made to the Competent Authority under the Urban Land (Ceiling and Regulations) Act, 1976 to obtain the sanction for the development of said property under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976.

4. To make application to the Reliance Energy Ltd. or other concerned authorities for obtaining light and power connections during the course of construction and/or for permanent connections on or before completion of buildings on the said property and for the purpose aforesaid to execute in our name and on our behalf all papers, applications, specifications, undertakings and writing in favour of the said company and/or other concerned authorities.

5. To submit the application to the Cement Controller and Steel Controller authorities or other statutory authorities for obtaining the supply of cement in connection with the construction and to obtain permit or permit for us from the Government of Maharashtra, Collector and other Public Bodies or authorities of steel Controller of Cement Controller or any other appropriate

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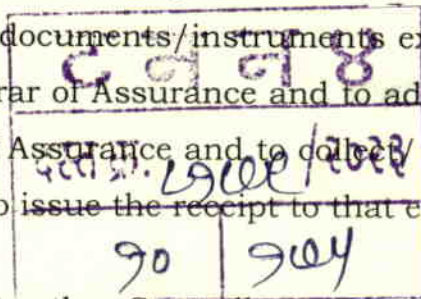


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authority in all matters connected with the construction on the said property.

6. To appear in our name for and on our behalf before the Assessor and Collector of Municipal Rates and Taxes or any of their assistants in respect of the said property and the buildings to be constructed thereon for property taxes and other taxes or levies payable to the Corporations and to make an application before local authorities or officers for the assessment of the said property and the building to be constructed thereon for the property taxes and other taxes for the purposes aforesaid to sign all applications and writings and to make or arrive at any arrangement compromise or settle with the officers or authorities in respect of the assessment of the amount of property taxes and to commence, institute and prosecute all actions, suits, papers and proceedings against such local authorities and officers in the appropriate Court or Courts and authorities and authorities for fixation of value and the assessment resulting there from and for that purpose to sign and execute affidavits and other proceedings and to settle their fees which would be borne and paid by our said Attorneys only.

7. To register the documents such as agreement for sale, deed of conveyance and/or any other documents/instruments executed by us in the Office of Sub-Registrar of Assurance and to admit the same before the Sub-Registrar of Assurance and to collect/receive purchase price of the same and to issue the receipt to that effect.



8. To apply if necessary to the Controller or any other statutory authority either under the provisions of Maharashtra Tenancy and Agricultural Land Act 1948 or Maharashtra Land Revenue Code or under any other statutory Act to obtain N. A. permissions of the said property and to do such further acts, deeds, matters and things which may be necessary for the same.

9. To apply if necessary to the Collector or any other statutory authority either under provisions of Maharashtra Tenancy and Agricultural Land Act, 1948 or Maharashtra Land Revenue Code or

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under any other statutory act to obtain sanction of sale of the said property in our names and for that purpose and to do such further acts, deeds, matters and things which may be necessary for the same.

10. To apply to the Controller or any other statutory authority either under the provisions or Maharashtra Tenancy and Agricultural Lands Act, 1948 or Maharashtra Land Revenue Code or under any other statutory Act to obtain N.A. assessment order of the said property and for that purpose to do such further acts, deeds, matters, and things which may be necessary for the same if such N.A. assessment is found to be more regarding or concerning the said property.

11. To make all necessary applications to such authorities as may be applicable to obtain such further orders which may be necessary for the complete and absolute development of the said property under provisions of Maharashtra Land Revenue Code and/or Maharashtra Tenancy and Agricultural Lands Act and/or Essential Commodities Act and/or under Urban Land (Ceiling and Regulations) Act 1976, Town Planning Authorities and/or under any other statutory acts which may be necessary.

12. To file all necessary appeals, applications, revision applications and/or writ petition and/or such other legal proceedings either in the High Court or before any other Courts and/or Land Revenue Authorities against any of the orders passed by any of the authorities under the provisions of Maharashtra Land Revenue Code and/or Bombay Tenancy and Agricultural Lands Act and/or Essential Commodities Act and/or under Land (Ceiling and Regulations) Act 1976, Town Planning Authorities or any other judicial or quasi judicial authorities regarding and/or concerning the said property and every part thereof and/or under any other provisions of statutory act and to engage Advocate, Lawyers, Solicitors, Architects and such other professionals as may be necessary and to given such instructions to them as may be necessary.

रजि. ४
दस्त. ७७६६ / २०२३



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S. K. R. 2.51.47

13. To appoint Architects, R.C.C. specialists, Engineers, Surveyors, etc.

14. To get the layout and/or sub-division sanctioned in respect of the said property and to approach all Government Authorities including the authorities under Urban Land (Ceiling and Regulations) Act, 1976 and the Municipal Authorities for the said purpose.

15. To amalgamate adjoining property to the said property, make and prepare and/or cause to be made and prepared and submit all plans for amalgamation of the said property with any other land or lands adjoining the said property.

16. To carry out the terms and conditions of such sub-division and/or amalgamation and/or layout.

17. To make, prepare and submit all plans for the construction to be put up thereon, specifications, maps and designs and/or make amendments, variations, alterations and modifications from time to time for the purpose of construction of the building or buildings as our Attorneys may deem fit to all authorities concerned including the Mira Bhayandar Municipal Corporation or Municipal or Local Bodies, Collector, Government of Maharashtra.

18. To get the amalgamation, layout, sub-divisions, plans specifications, maps, designs etc. sanction with such amendments, variations, alteration and modifications from time to time as our Attorneys may deem fit and proper from all authorities concerned including Municipal, Local Bodies, Collector, Government of Maharashtra.

19. To make, execute, swear, declare, register and advertise all necessary documents, declarations, affidavits, applications, petitions, plans, written statements and writings and for the purposes set out herein and to appear and represent us before all and every Court or Courts, Magistrates, Government Authorities, Municipal, Town Planning, Excise, Akbari, Revenue, Railway,

दस्तावेज नं ४	
दस्तावेज क्र. ७२६६/२०२२	
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Shamlat
Rah

Signature
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Signature
J. L. Pali

Signature
S. S. Patil

Signature

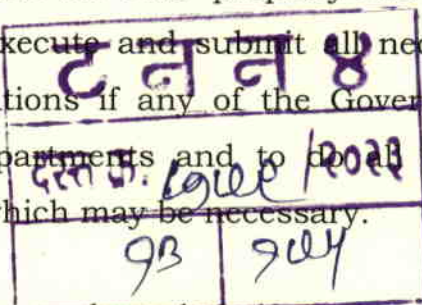
Police, Tax, Finance, Electricity, Registration and other concerned or competent authorities or officer or officers whatsoever and to make applications, petitions, representations or appeals and to swear, defend and plead to all matters before them touching and concerning the said property and the construction thereof.

20. To apply for and obtain from the competent authorities under the provisions of the Urban Land (Ceiling and Regulations) Act 1976 any permission for development of the said property.

21. To apply for and obtain necessary D.P. remark certified copy of the T.I.L.R. record and all the other remarks/records which may be necessary for the complete development of the said property and/or obtain all the necessary orders/permissions which may be passed by the Local Authority for the development of the same. For all or any of the aforesaid purpose to sign, execute and submit all necessary letters, papers writings applications to any of the Government, Semi-Government or other concerned department including Village or Talathi and to do all further acts, deeds, matters and things which may be necessary.

22. To apply for and obtain all the necessary permission and/or order under the relevant provisions of Urban Land (Ceiling and Regulations) Act, 1976 and/or N.A. permission and/or conversion of the said property into residential zone and/or any other zone and for the complete development of the said property and for the aforesaid purpose to sign and execute and submit all necessary letters, papers, writings, applications if any of the Government, Semi-Government concerned departments and to do all further acts, deeds, matters and things which may be necessary.

23. To sign and execute for us and our behalf the conveyance or other documents and other assurances to convey the said property in favour of the ultimate transferee/s as our said Attorneys may deem think fit and proper and to do all acts, deeds, matters and things and to execute such further writings as may be required and/or necessary for the purpose of completing the



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transfer of the said property and the registration of conveyance or any other documents.

24. To apply for and obtain certificates under the provisions of the Income Tax Act in respect of the deed of conveyance or any other documents of the said property and to do all acts, deeds, matters and things necessary for obtaining such certificate for registration and for transferring the said property to the ultimate transferee/s.

25. To sign necessary forms, returns applications representation under any tax statutes and to appear before any tax authority on our behalf.

26. To present and admit the execution of the conveyance deed or other final documents of the said property and for the purpose of registration of the same to declare, affirm, sign and file necessary applications, form, papers, and letters under the Urban Land (Ceilings and Regulation) Acts or other acts in the relevant offices of the Sub-Register of Assurances and to get the necessary Entries in Index-II in the record of relevant office of Sub-Registrar of Assurances and for the purpose aforesaid to do such other acts, deeds, matters and things as may be necessary in respect of the said property.

27. To file and submit all necessary forms under section 6(1) or any other relevant provisions of the Urban Land (Ceiling and Regulations) Act 1976 if not already filed by us and to follow such application and to obtain necessary orders from the competent authority under any of the provisions of the said act for the development of the said property and for the purpose aforesaid to sign and execute and submit all necessary letters, papers, writings, applications to any of the Government, Semi Government concerned department and to do all further acts, deeds, matters and things which may be necessary.

28. To make necessary applications to the concerned Local Government/ Semi Government Land Revenue Department in

29. To negotiate with the adjoining owners of the said property for the purpose of obtaining proper access and/or right of way on the said property and for the said purpose to enter into such agreement and/or writings and/or understanding with the adjoining owners incorporating therein such terms and conditions as our said Attorney may fit and proper for all or any of the aforesaid purpose to do such further acts, deeds, matters and things as may be necessary.

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premises in the building

32. To execute an Agreement for Sale, Deed of Conveyance and/or any other documents pertaining to the flats and other premises in the buildings to be constructed on the said property

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and to register the same before the Registrar/Sub-Registrar and any other authorities and to admit the execution thereof.

33. In case of acquisition of the said property or any part thereof to represent me in acquisition proceedings and also to oppose the said proceedings of our Attorneys are of the opinion that the said proceedings are against our interest.

34. In case of enforcement of any Town Planning Scheme in the area, to represent us in the proceedings and to receive the final plots allotted to us in any scheme.

35. To represent before and to deal with the correspondence with Municipal Corporation, all Revenue Authorities under Maharashtra Land Revenue Code, the Government of Maharashtra Collector, Competent Authority and any other officer, Authority or Town Planning Authorities, Mira Bhayandar Municipal Corporation and Regional Development authority, Maharashtra Electricity Board etc. or any other officer, Authority or authorities.

36. To pay all taxes, acts, charges, expenses and all other outgoing in respect of the said property.

37. To deposit any amount required to be deposits with the authorities concerned including the Municipal Corporation, to apply for and obtain refund of any amount to deposit and to give receipt for the same.

38. To form and to get registered any Co-operative Society under the Maharashtra Co-operatives Societies Act or a Limited Company Act 1965 or a condominium of apartment of owners or any organisation of the Purchasers of the flats, shops, tenements, etc. in the building to be constructed on the said property and for that purpose to correspond with and/or appeal before the Registrar of the Assistant Registrar of Deputy Registrar of the Co-operative or any other office or authority concerned.

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39. To represent us in any suit or proceedings relating to the said property and for that purpose the accept service of any writ of summons or other legal proceedings or notice and to commence any suit, action or other proceedings in respect of the said property and to prosecute or discontinue of compromise the same on such terms and conditions as our Attorneys shall deem fit and proper and also to prefer appeal/appeals against any order passed therein and also to appoint to engage Advocate, Solicitors and Legal Advisors and to remove them and to appoint in their place other Advocates, Solicitors or Legal Advisors and to pay them such fees and remuneration as our Attorney shall deem fit and proper that purpose to sign, execute, deliver and file all necessary Vakalatnamas, Written Statements, Affidavits, Appeals and such other document and papers and writings as may be necessary and/or advised.

40. To apply to the authorities concerned including Town Planning Authority inter-alia Mira Bhayandar Municipal Corporation for seeking F.S.I. available on the said property including F.S.I. in respect of any area forming the portion of the said property reserved under the development plan of the Mira Bhayandar Municipal Corporation and to that effect to avail development rights certificate as well as Transfer of Development Rights (T.D.R) in respect of the said property and to that effect to make sign, execute, subscribe any application, writing, declaration, affidavit, bonds, etc. on our behalf.

41. To surrender and/or hand over the said property or any portion of the said property to the authorities concerned including the Mira Bhayandar Municipal Corporation and/or Town Planning Authority and in lieu thereof to avail compensation awards or any other benefits arising thereof.

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42. To assign the benefits of the said property including benefits of T.D.R., D.R.C. to the person or persons of their choice and to receive the consideration price thereof and appropriate the same for themselves.

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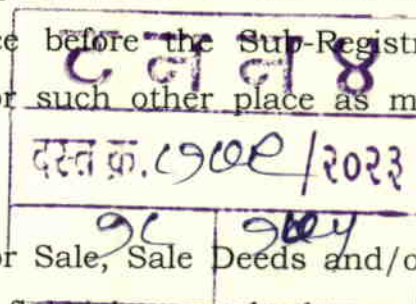
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43. To consume the available F.S.I. on the said property including T.D.R. and D.R.C. to be granted by the planning authority in respect of the said property either on the said property or on any other property as the case may be and also to consume D.R.C./T.D.R. of any other property or property or to attach the same to the said property and for such purpose sign all papers, writings, documents, applications to various authorities and obtain necessary approval from the concerned authorities etc.,

44. To sign seal and deliver and/or to execute Agreement for Sale upon paying necessary stamp duty of the said property and also further execute Deed of Conveyance/s, Sale Deed, Deed of Assignment/s, in respect of the said property in favour of the ultimate transferee and/or co-operative Housing Society as the case may be as required for the completion of the sale either in favour of such co-operative Housing Society or in favour of the ultimate transferee of the said property.

45. To lodge the Agreement for Sale and/or Deed of Conveyance and any other assurance executed by him in respect of the said property with the Sub-Registrar of Assurance at Bhayandar-Thane and/or at any other concerned place and to appear before the Sub-Registrar of Assurance at Bhayandar-Thane and admit the execution of the said conveyance before the Sub-Registrar of Assurance at Bhayandar-Thane or such other place as may be necessary in that regard.



46. To execute an Agreement for Sale, Sale Deeds and/or any other documents pertaining to the flats/shops and other premises in the building to be constructed on the said property and to register the same before the Registrar/Sub-Registrar and any other authorities and to admit the execution thereof.

47. To apply and obtain certified copies of the Entries Form, Index II and other Indices and records maintained by the concerned Sub-Registrar/Registrar.

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48. To institute, commence, prosecute, carry on or defend or resist all suits, applications, petitions and other actions and proceedings to the said property.

49. To represent us in respect of the said property before Civil Court, Revenue Department etc. and to sign and verify all Plaints, Written Statements, Appeal Memos and other court documents, affidavits and application to file Consent Terms on our behalf in our names in the suits, appeals and Petitions pending or to be filed in various Courts, Tribunals, Revenue Authorities etc.

50. To accept service of all summons, notices and other judicial processes to execute any Judgment and Decree or order and to appoint and engage any Solicitor, Advocate, Counsel etc. and to sign and execute any Vakalatnama and other authority to act and plead.

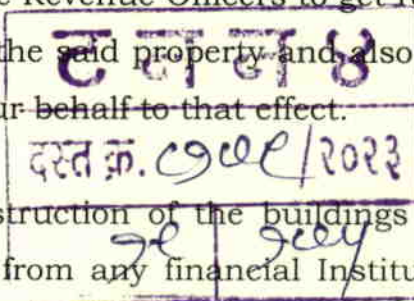
51. To settle, adjust, compound, compromise or submit to arbitrate in all actions, suits, claims and disputes between us and any other person or persons and to compound and compromise the same by way of filing consent terms in the Court in respect of suits, appeals and other actions pertaining to the said property.

52. To lead the oral and documentary evidence in the Court of Law and to file Affidavit, Appeals and any other proceedings.

53. To give statement before the Revenue Officers to get recorded our name in the 7/12 extract of the said property and also to sign affidavits, undertakings etc. on our behalf to that effect.

54. To raise the fund for construction of the buildings on the said property by obtaining loan from any financial Institution of Banks or any other Organization or Association.

55. To make necessary Application to such Financial Institution, Banks or any other organization for obtaining loan and to sign such Application on behalf of the said firm or otherwise.



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Handwritten signatures and notes in blue ink. One signature is 'S. H. Patel'. Another is 'S. J. Patel'. There are also some illegible handwritten notes.