



दस्ताक्रमांक व वर्ष: 9045/2010

Friday, October 15, 2010

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सूची क्र. दोन INDEX NO. II

दुय्यम निबंधक: सह दु.नि.का-कुर्ला 3

नोदणी 63 म.

Page 63 m. 6

गावाचे नाव : कुर्ला

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र व बाजारभाव (भाडेपट्ट्याच्या वाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 334,000.00
वा.भा. रु. 0.00

- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

- (3) क्षेत्रफळ

- (4) आकारणी किंवा जुळी देण्यात असेल तेव्हा

- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

- (7) दिनांक करून दिल्याचा 07/10/2010
(8) नोदणीचा 15/10/2010
(9) अनुक्रमांक, खंड व पृष्ठ 9045 /2010
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 2620.00
(11) बाजारभावाप्रमाणे नोदणी रु 3340.00
(12) शेरा

- (1) वर्णन: सेल डिड - मौजे कुर्ला भाग 3 - पार्ट - क्षेत्रफळ 800.05 चौ मी - वि. नं 3 2840/10/के/2517/10 के दि. 27/9/2010
(1)

- (1)

- (1) मुंबई हाऊसिंग अँड एरिया डेव्हलपमेंट बोर्ड, मुंबई चे ओएसडी कन्व्हेन्स श्री. शरद मह घोषे यांच्यावतीने कु. भू. मं. नं. 37, नेहरु नगर, कुर्ला पूर्व मं 24; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -

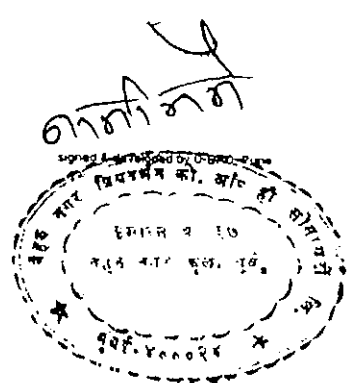
- (1) नेहरु नगर-प्रियदर्शन को ऑप हाऊ सोसा लि तर्फे येअरमन श्री. आत्माराम परशुराम र -; घर/प्लॉट नं: वि. नं 37, नेहरु नगर, कुर्ला पूर्व मं 24; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
(2) नेहरु नगर-प्रियदर्शन को ऑप हाऊ सोसा लि तर्फे येअरमन श्री. आत्माराम परशुराम र -; घर/प्लॉट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -

- (3) नेहरु नगर-प्रियदर्शन को ऑप हाऊ सोसा लि तर्फे येअरमन श्री. आत्माराम परशुराम र -; घर/प्लॉट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -

खदर-93	
सर्वे नं 229 व 257, सिटीएस नं 1 पार्ट व 2, नेहरु नगर, कुर्ला पूर्व मं 24 - येअरमन	पाट व
2090	



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बंदर-१३	
१००८२	६०
२०१०	

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२०/०६/१०

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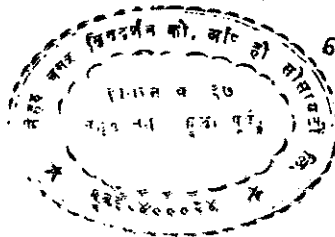
(वि. नि. नमूना क्र. १) (Fin. R. Form No. 1)

सर्वसा. ११३ मं.
Gen 113 me.मूल प्रत [अहस्तांतरणीय]
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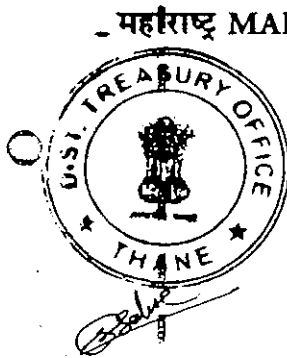
८०८

राज्य सरकार के लिये प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

जि.का./Place..... ठाणे दिनांक/Date २०/०६/२०१०
 प्राप्त/Received from..... युभाष पाटील यांच्याकडून/
 र.मि./Rs..... १०००/- (रुपये/Rupess) शेष १५ रुपये मात्र
 (on account of..... कुकुमुखायार पत्र याकरिता मिळाले.)

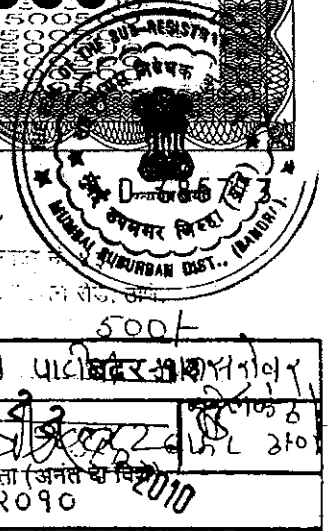
रोखपाल व लेखापाल
Cashier or Accountant.सह दुय्यम निबंधक ठाणे क्र. ५
(सही/Signature)
(पदनाम/Designation)

गाली नं. ५



मुद्रांक विक्री परमना क्र. 1119
विक्रीचे ठिकाण - श्री. ...
अनुक्रमांक 0662
नाव प्रतीक ...
हस्ते प्रविण साहू

22 SEP 2010
मुद्रांक विक्री परमना क्र. 1119
विक्रीचे ठिकाण - श्री. ...
अनुक्रमांक 0662
नाव प्रतीक ...
हस्ते प्रविण साहू



GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, Mr. Pratik Subhash Patil, adult, Indian Inhabitant, residing at 1903/1904, Mansarovar, Neelkanth Heights, Pokhran Road No. 2, Thane (W)- 400 070, SEND GREETINGS,

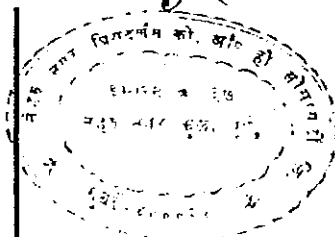
Whereas as I am the Partner of M/s PUNEET BUILDERS, a regd. Partnership firm having regd. Office at 41,shrirang shopping center, shrirang soc. Thane (W) 400601, so also I am the Proprietor of M/s PUNEET DEVELOPERS, a proprietor firm having regd. Office at 41,shrirang shopping center, shrirang soc. Thane (W) 400601, and I am the Partner of

Pratik

Pratik

TRUE COPY

Pratik



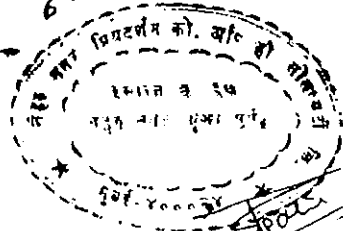
M/s PUNEET BUILDERS & REALTORS, a regd. Partnership firm having regd. Office at 54, Diamond House, Dr. Vegas Street Corner, Kalbadevi Road, Mumbai- 400002 and Partner of **M/s PUNEET SHELTERS**, a regd. Partnership firm having its old regd. Office address at 29, Jaijui, Vasant Vihar, Thane (W).

Whereas as I am going out of India for a considerable period and hence unable to manage my properties /businesses / professions and look after my affairs in India, and hence solely for my convenience and for no other consideration, I am desirous of appointing some fit and proper person to represent me for the purposes hereinafter appearing.

Now KNOW ALL MEN BY THESE PRESENTS that I, Mr. **Pratik Subhash Patil** do hereby nominate, constitute and appoint my Father, **Mr. Subhash Ganpatrao Patil**, to be my true and lawful Attorney, (hereinafter called "the said Attorney") in my name and on my behalf to conduct and manage all my properties and businesses standing in my name or jointly with anyone else or which are now or may hereafter be vested in me alone or jointly with any other person either absolutely or by way of mortgage or otherwise howsoever and affairs thereof whatsoever and for that purpose to make, perform, execute and exercise all and any other deeds, powers, authorities, matters and things hereinafter mentioned, that is to say:

1. To represent me and carry out the businesses of the abovementioned partnership firms and proprietary concerns on my behalf to best of his ability and capacity in the interest of the work.
2. To manage and supervise develop /redevelop the properties, and sale / lease out mortgage dispose off /surrender the salable flats, shops commercial premises on my behalf in the best interest of the firms which are now or which may hereafter be vested in me alone or jointly with any other person.
3. To sign & execute any kind of contract/s, development agreements, power of attorney/s, in my name to receive powers of clients for development of their proprietors, lease deeds, mortgage deeds, sale deeds, undertakings, affidavits, applications, tenders, and all documents, plans on my behalf and further authorised to appear before any Inspector General of Registration or any District Registrar or Sub-Registrar or other officer or authority of jurisdiction in that behalf and there to present for registration and to admit the execution on my behalf of the documents executed by me or by my attorney on my behalf and perform all obligations and receive and accept all benefits for and on behalf of me.
4. To borrow from time to time such loans and advances as they think proper in my interest and provide security of movable or immovable property on such terms and conditions as they think proper.
5. To pay & withdraw the moneys from my bank account and to operate my bank accounts of my proprietary concerns and partnership firms in the State Bank of Mysore Thane (w) having account nos. 64004554153 of PUNEET BUILDERS, 64006114472 of PUNEET DEVELOPERS, 64017048165 of PUNEET BUILDERS & REALTORS and personal account no. 64030045519 having title of PRATEEK SUBHASH PATIL and Account No. CA/C1/935 of PUNEET SHELTERS in UCO Bank, shreerang soc. Branch Thane(w) alongwith Account No. 1 of PUNEET BUILDERS in The Shamrao Vitthal Co-op Bank Ltd, Gr. Fl. Bldg. 42, Nehru Nagar Kurla (E) Mumbai-24., or any other account in any Bank on my behalf, or on the behalf of my proprietor concerns or partnership firms, to close the bank account/s, to open and operate new bank account in my personal name or in the name of my proprietary concerns / partnership firms/private limited companies in some other bank/s as he think proper and expedient in my interest.

TRUE COPY



(Signature)

(Signature)

6. To sign & execute all required deeds, undertakings, affidavits, applications, documents, receipts, payments and plans on my behalf including new partnership deeds with any person or persons which he thinks fit and proper. Further I, authorize my attorney to sign & execute admission deeds /retirement deeds /desolation deeds of firms in which I am involved as partner / proprietor and authorized to change the constitution of existing firm/s into of new proprietary / partnership / private limited company for and on behalf of me.

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7. To offer business proposals/tenders for development/development of any 'property/ies' in India on my behalf and to negotiate with the concerned parties, to finalise the deal/s, to enter in the contract, to present the executed contracts for registration & admit its execution on my behalf in the office of sub-Registrar of Assurance or any appropriate authority execute the work and to decide and receive the sale proceeds which he deem fit and proper.

8. To take the 'property/ies' on lease or out right purchase basis and execute lease deed / purchase deed for and on behalf of me as attorney.

9. To take or enter into possession or receipt of the rents and profits and income of all flats, commercial premises, bank premises, shops, houses, lands, tenements and hereditaments, which are now or hereafter be vested in me alone or jointly with any other person absolutely or by way of mortgage or otherwise howsoever.

10. To take down, rebuild, or repair all or any such premises as occasion may require and to do every other act and thing for the improvement of the same or any part thereof.

11. To pay, settle, adjust, deduct, and allow all accounts, claims and demands for quit rent, assessment and repairs and other outgoings in respect of the said premises.

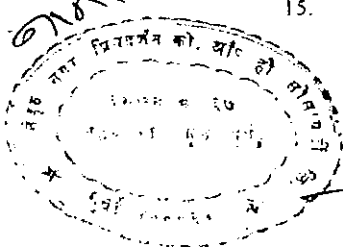
12. To let or lease any such flats, houses, lands, tenements and hereditaments from month to month or for any terms or terms of years and upon such condition as may the said Attorney shall think fit.

13. To collect and receive of land from the tenants and occupiers of any such flats, commercial premises houses, or lands, all rent, compensations, and sums of money now due or hereafter to become due for rent, compensation or for use and occupation thereof and to take all lawful proceeding by way of distress, suit, or otherwise for recovery of all arrears of rent now due or hereafter to become due to me.

14. To make allowances to and arrangements with all or any of the tenants or occupiers for the time being of any such flats, commercial premises, bank premises, shops, houses, lands, tenements, and hereditaments, determine tenancies and give notices to quit and to enter under the Power reserved in any lease and to accept surrenders of leases or tenancies and to take and use all lawful proceedings and means for evicting and ejecting tenants and occupiers from all or any of the said flats, houses, premises, determining the tenancies or occupation thereof and for obtaining, recovering and retaining possession of all or any of the premises held or occupied by such tenants.

15. To sell /exchange /lease out/ surrender /dispose off all or any of my real or personal property and my shares in all or any real or personal property and on such sales being effected to receive the purchase moneys arising there from and to execute in my name the sale deeds/ lease deeds / exchange deeds in respect thereof.

TRUE COPY



16. To manage and appoint from time to time managers, assistant managers, agents, servants, substitute. Attorney or other person for such purposes in connection with the said properties as the said Attorney shall think necessary and at such remuneration as the said Attorney shall think fit with the same or more limited powers and the appointment of such managers assistant managers, agents, servants, substitutes, attorney or other persons at pleasure to revoke and other and others to appoint in their place or places.

17. To ask, demand, sue for, enforce payment or delivery or receive and take possession of and give effectual receipts and discharges for all moneys, securities for money, fixed deposit in the banks, interest, dividends and bonus (expressly including interest and dividends on stock, funds and securities of the Government of India) debts, goods and property or estate, movable or immovable, of every kind and description whatsoever of which I am now entitled to, which may hereafter become payable, deliverable, or transferable to me from any person or persons whomsoever and on any account whatsoever, and on payment, delivery, transfer or receipt thereof or any of part thereof proper and effectual receipts and discharges for the same to sign and deliver by which the Attorney, shall exonerate the person or persons paying such moneys from seeing to the application thereof.

18. Form time to time, if and when the said Attorney shall think fit to mortgage, charge hypothecate surrender, give up, demise, lease or otherwise of any property, immovable or movable, whatsoever belonging to or held by me and transfer release or otherwise deal with any mortgage shares or securities whether upon immovable or movable property in India to which I may be entitled and also to execute or enforce any power of sale or other rights, Power or remedies incidental to any such mortgages, charges or securities as aforesaid or otherwise to realize and obtain the benefit thereof in such manner as the said Attorney may think proper and dispose of any property immovable or movable which may be vested in me in any character or capacity whatsoever.

19. To state, adjust and settle all accounts recoveries, claims, and demands whatsoever now depending and which may hereafter depend between me and any other person or persons whomsoever in India and to pay or receive (as the case may be) the balance which shall be due on the settlement of such accounts.

20. Upon receipt of any moneys which shall be paid to the said Attorney by virtue of these presents, to pay or deposit money the same in my name or otherwise with any Banker, Broker or other agent, to draw out such moneys from time to time and to apply the same for my benefit from time to time and to invest the same or any part thereof upon securities, expressly including stocks, funds, or securities of the Government of India, at such interest and in such manner and on such terms and conditions for my use as the said Attorney shall think proper and form time to time to vary such securities and investments.

21. To acquire, by purchase, lease, exchange or otherwise howsoever, lands, buildings and hereditaments of any tenure or description and any rights over or connection with land and either retain the same or to turn the same to account as the said Attorney may be fit.

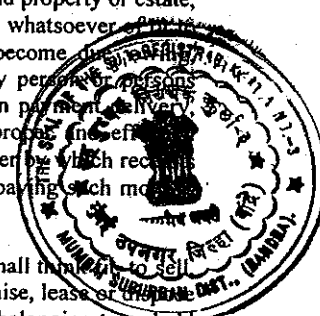
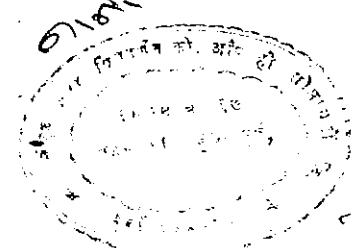
(a) To pay or deposit with any Bank or Bankers all moneys which shall come in the hands of my said Attorney and to withdraw any moneys being at my credit from time to time and for that purpose for me and in my name to draw, sign and endorse cheques or cheque or withdrawal forms or receipts of any Bank or Bankers, and generally to operate my Bank Accounts in my name and on my behalf.

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[Signature]

[Signature]

[Signature]

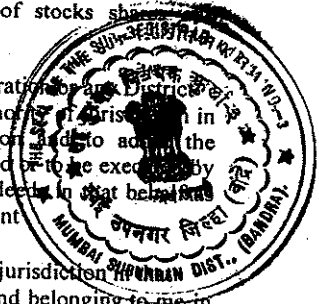


(b) To draw, make accept, execute, issue, sign endorse or otherwise realize and negotiate payment and discharge any bill of exchange, bill of lading, delivery order, letter of credit, circulate note, policy of insurance and other negotiable or mercantile documents, cheques, drafts, or orders for payment of any money or promissory notes and to execute, sign, enter into, acknowledge, perfect and do all contracts, agreements, conveyances, bills of sales, assignments, mortgages, charges hypothecation, lease, counterparts of leases, releases, receipts, discharges, receipts, transfer of stocks, shares and securities (expressly including stocks, funds and securities of the Government of India) and other assurance, deeds, agreements, instruments acts and things as shall be required or as the said Attorney may deem necessary or proper in relation to the said properties.

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(c) To open in my name and on my behalf Demat Accounts / NRI with any Depository Participants and to operate all my Demat Accounts or NRI Account with all Depository Participants including dematerialization, rematerialisation, as also buying and selling of stocks and securities.

22. To appear before any Inspector General of Registration or Registrar or Sub-Registrar or other officer or authority of Registration in that behalf and there to present for registration and to assist in the execution on my behalf of the documents executed or to be executed by me or by my attorney and do all such acts and deeds in that behalf as may to the said Attorney seem proper and expedient.



23. To apply to the Collector or other Officer having jurisdiction in that behalf for the registration and mutation of any land belonging to me in my name or otherwise, or for the issue of any pattah or other documents of title which may be necessary.

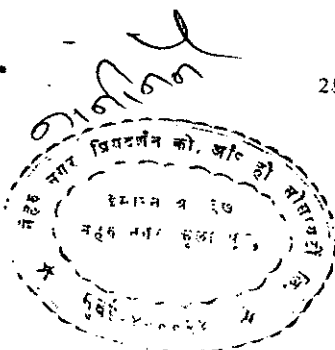
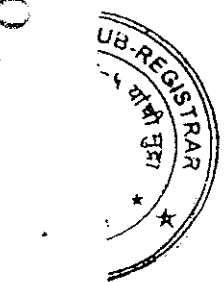
24. To adjust, compromise or submit to arbitration any account, debts, claims and demands dispute and matter touching any matter which are now subsisting or may hereafter arise between me/my abovementioned firms and any other persons.

25. To commence, prosecute or endorse and to defend answer or oppose any suits or other legal proceedings (whether revenue, civil or criminal) in any court or office or officers or Tribunal wherever or before any Government touching any matter on which I may hereafter be interested or concerned and also if the said attorney shall think fit, to compromise, refer to arbitration, abandon, submit to judgement or become non-suited in any such suit, action or proceedings as aforesaid.

26. To appoint the pleaders, solicitors, Advocates and attorney or Lawyers to appears and act in any court of justice or before any custom or port Trust or Revenue 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.

27. To make, sign, execute, affirm, declare present and file all affidavits, applications, complaints, Petitions, Appeals, Written Statement, Power of Attorney or any other documents expedient or the necessary opinion of the said Attorney to be made signed, executed, presented or filed in relation to any of the purposes aforesaid, and to receive the same back from the Court and to refile the same, amended or otherwise.

28. To appear in Court or Courts and to Petition for a receiving order or orders in bankruptcy against any debtors and to prove any debts due to me, to vote in the choice of assigns, trustees and committees and to oppose or consent to the provisional or final discharges of any such bankrupt debtor or debtors, to receive any dividend or dividends and to vote at meetings of creditors for approval or composition scheme or any

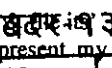
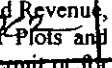
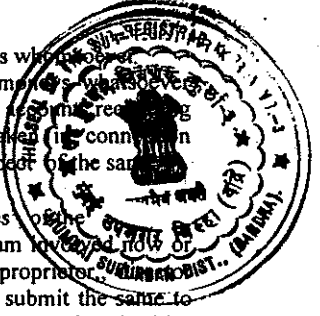


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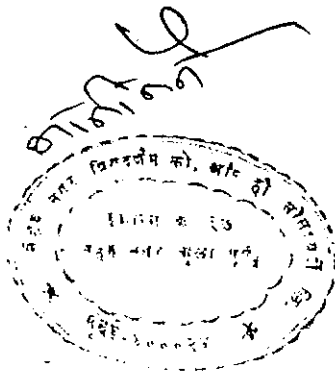
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other questions arising as to their insolvencies and also to act in any other matters connected with the bankruptcy estate or affairs of such debtors or debtor, and to take or receive any dividend moneys from the official assignee or any such officer or Receiver.

29. To pay Income Tax, Service Tax, VAT, Sales Tax etc to sign  returns on my behalf and to appear on my behalf and represent my interests before the Collector of Income Tax, Collector of Land Revenue, Assessor of Municipal Rates and Taxes, Commissioner of Plots and Municipal Officers, for the renewal of grant of license or permit or for other purpose as may be necessary under the Local Acts or Rules and regulations or before any Public Officer or authority whomsoever.
30. To pay and allow all fees, costs, charges, brokerage, commission, discount and all expenses necessary to be paid as regards the properties movable or immovable as aforesaid.
31. To receive out of court of from any person or persons who may be liable to pay the sums, all costs, fees or other moneys whatsoever realizable or payable to me in connection with such  and all suits or other proceedings adopted or taken in connection therewith and receipts and discharges to grant in respect of the same.
32. To prepare plans for development of the 'property/ies' of the Partnership firms/proprietary concerns, in which I am involved now or in which I shall be involved either as a partner, proprietor  (herein after called as said 'Property/ies') and to submit the same to the concerned Municipal Corporation and other concerned authorities for obtaining approval to the same and submit proposals from time to time for amendments of such building plans to the concerned Municipal Corporation and other concerned authorities for the purpose of obtaining approval to such amendments.
33. To approach all the concerned authorities under the Urban Land (Ceiling & Regulations) Act, 1976 for the purpose of obtaining Exemption Under Section 20 of the said Act in respect of the 'ies for the purpose of development and/or re-development of the said 'Property/ies 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/ies'.
34. To enter upon the 'property/ies' either alone or along with others for the purpose of commencing construction work on the said property/ies and for that purpose to demolish the existing structure standing on the said 'property/ies' and erecting new structures thereon.
35. To supervise the development work in respect of the buildings on the said 'property/ies' and to carry out and/or to get carried out through Contractors, Sub-Contractors and/or Departmentally and/or in such manner as may be determined by the said Attorney, constructions of the structure on the 'property/ies' in accordance with the plans and specifications sanctioned by the concerned Municipal Corporation and other concerned authorities and in accordance with all the applicable rules and regulations made by the Govt. of Maharashtra, concerned Municipal Corporation, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/or other concerned authorities in that behalf for the time being.

TRUE COPY



36. To carry on correspondence with all concerned Authorities and Bodies including the Government of Maharashtra in all its Departments, to the concerned Municipal Corporation, Mhada, Revenue Authorities, Government and other Public Bodies and authorities such as Collector's Office, Tahsildar's office, Survey Office, Town Planning Department, police Authorities, Fire Fighting Authorities and other concerned office and to sign all the application/s and other papers in that behalf.

37. To appear and represent me before and all concerned authorities and parties as may be necessary in connection with the development of the said 'property/ies' as aforesaid.

38. To appoint from time to time Architects, R.C.C. Consultants, Plumbers, Licensed site Supervisors, Contractors and other personnel and workmen for carrying out the development of the said 'property/ies' and also construction of residential / commercial/Residential cum commercial multi-storied building thereon and to pay their fees, consideration monies salaries and/or wages.

39. To pay various deposits to the concerned Municipal Corporation, MHADA and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said 'property/ies' and construction of the structures thereon and to claim refund of such deposits so paid by our said attorneys and to give valid and effectual receipts in my/our name and on my/our behalf in connection with the refund of such deposits.

40. To approach the Hydraulic Engineer, City Engineer and other officers and officers of the concerned Municipal Corporation for the purpose of obtaining various permissions and other services connections including water connection for carrying out and completing the development of the said 'Property/ies and construction of building/s thereon and also to obtain water connection and service connection to the buildings/ construction on the said 'property/ies'.

41. To make the necessary application to the MSEDCL (Maharashtra State Electricity Distribution Company Ltd, Reliance Energy, Tata Power or any and other concerned authorities for obtaining electric Power for the said 'Property/ies and the buildings constructed thereon.

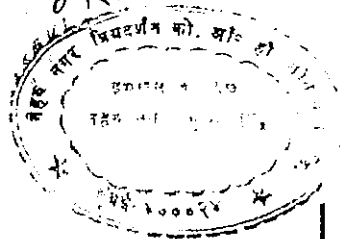
42. To make the necessary representation including filing of complaints and appeals before the assessor and Collector, concerned Municipal Corporation and other concerned authorities including in the Courts of Small Causes in regard to the fixation of ratable value in respect of the building/s on the said 'Property/ies and/or any portion thereof by the Assessor and Collector and the concerned Municipal Corporation.

43. To apply from time to time for modification of the building plans in respect of the buildings to be constructed on the said 'Property/ies.

44. To apply for and obtaining water connection for the buildings to be constructed on the said 'Property/ies and/or occupation and completion certificate in respect of the buildings or any part or parts thereof from the concerned Municipal Corporation and other concerned authorities.

45. To give such letters and writings and/or undertakings as may be required from time to time to the concerned Municipal Corporation, MHADA and other concerned authorities for the purpose of carrying out the development work in respect of the 'property/ies' as also in the respect of the construction work of the building thereon and also for obtaining occupation and/or completion certificate in respect of the buildings or any part or parts thereof on the said 'property/ies'.

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46. To give necessary letters, writings, and undertakings to the concerned Municipal Corporation, Fire Brigade, Department for Occupying the buildings and/or obtaining necessary No Objection Certificate from the Department in connection with the building/s proposed of the said 'Property/ies'.

47. To approach the Government of Maharashtra in all it's Departments as also the concerned Municipal Corporation, MHADA in all other concerned authorities for the purpose of obtaining necessary No Objection certificate and/or permission and/or sanction in regard to the carrying out the construction of the said buildings and completion thereof and for obtaining occupation and completion Certificate in connection with the running and establishing the Units therein.

48. To do all other acts, deeds, matters, and things in respect of the said 'Property/ies' described in the Schedule hereunder written including to represent before and to correspond with the concerned Municipal Corporation, MHADA and other concerned authorities for the any of the matters relating to the sanctioning of the plans, obtaining the Floor Space index (FSI) for the construction proposed to be carried out in the said 'Property/ies' and any other matters pertaining to the 'Property/ies'.

49. To make applications and submit the amended or new building plans to the Municipal Corporation of Thane including all its departments or any other authorities for the purposes of getting the building plans, and commencement certificates sanctioned and/or revalidated and to give such other applications writings, undertakings as may be required for the purpose of the development of the said 'Property/ies'.

50. To make applications for waters connection, electric supply and other incidental requirements which may be required for the development of the said 'Property/ies'.

51. To apply to the controller of cement and steel and any other authorities for the purpose of making applications for cement and steel and other materials and procure the same and for that purpose to give such undertakings or execute such documents and applications as also to correspond with and do such other acts, matters and things as the attorneys may think fit and proper for the purpose of developing the said 'Property/ies'.

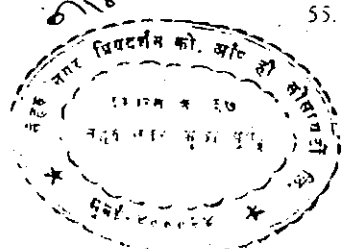
52. To enter into ownership agreements for sale in respect of saleable flats / Built up area in the name of the Attorney or their proprietorship/ partnership firm and to receive and appropriate the sale proceeds to themselves.

53. To execute from time to time agreement/s for sale on ownership basis of saleable flats / Built up area of the development scheme and also to execute and sign the agreements relating to the said aforesaid flats / Built up area and lodge, the documents for registration and admit the execution of any such documents before the Sub-registrar or Registrar of Assurances.

54. To issue notices to the flat purchasers with whom an attorney has entered into an agreement as occasion may arise.

55. To insure the said 'Property/ies' against damages, fire tempest, riots, civil commotion, floods, earthquakes otherwise as our said Attorneys may think fit and proper.

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Tipani

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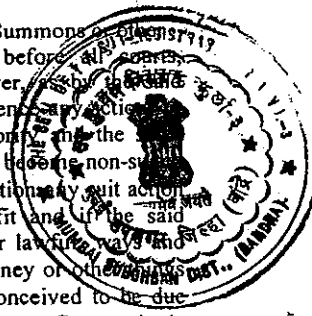
Attail

56. To receive every sum of money whatsoever which may become due and payable to us upon or by virtue of any agreement, charges or other security and on receipt thereof to make sign, execute and give sufficient releases or other discharges for the same.

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3010	

57. We hereby agree and undertake that I will not in anyway write any letters and/or correspond with the Government of India & Government of Maharashtra in all its departments, the concerned Municipal Corporation in all its Departments and other concerned Local Authorities countermanding any acts, deeds, matters and things done by the said Attorney pursuant to this Power of Attorney. I hereby expressly agree and undertake that, if any such instructions shall be issued by us the same shall not affect the acts, deeds, matters and things by the said attorneys and all the concerned authorities shall be entitled to disregard all such instructions given by us.

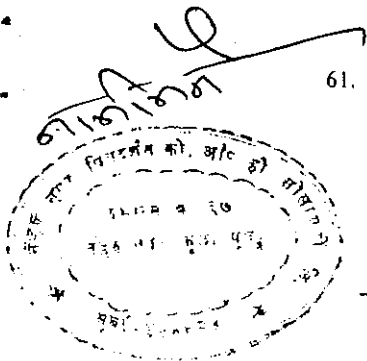
58. For me in my name to accept service of any Writ of Summons, legal process and to appear in any court and before all courts, Magistrate of Judicial or other officers whatsoever, the said attorneys shall be thought advisable and to commence any action or other proceedings in any court of justice or authority and the action or proceedings to prosecute or discontinue or become non-suit therein and to settle, compromise or refer to Arbitration any suit action or proceedings as the said attorney shall think fit and if the said attorney shall see cause and also to take such other lawful means for the recovering or getting in any such money or other things whatsoever, which shall be the said attorney be conceived to be due owing belonging or payable to me/us by any person firm or body corporate and also to appoint and 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 or in the name of him or them the said attorneys.



59. To sign, verify and execute Plaints, Written Statement, Counter-claims, Appeals, Reviews, Applications, affidavit, authorities, and papers of every description that may be necessary to be signed 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, Testamentary or Revisional Jurisdiction or judicial authority established by lawful authority and to do all acts, and appearances and applications in any such court of court aforesaid in any suits, actions, appeals, or proceedings brought or commenced and to defendant answer or oppose the same or suffer judgments or decrees to be had given taken or pronounced in any such suits, actions, appeals, proceedings, and to execute Decrees as the said attorney shall be advised or think proper and also to bid at the auction sales that may be held by or on any/our behalf under the power reserved to us under the Mortgage or charge or by any court or any officer thereof and to purchase any land hereditaments, and premises at such auction sales, and to sign, verify and execute any applications, affidavits, agreements or other documents.

60. To execute all the powers which I have sought or I will seek in future, either in the name of myself or in the name of my proprietorship firm or partnership firms.

61. I hereby nominate my attorney to receive the powers for the development of properties & sign all the Power of Attorneys on my behalf which are to be granted by the, land owners, Co-operative Housing Societies, Government Department etc. to me either in personal capacity or in the name of my proprietorship firms or partnership firms.



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62. To appoint any fit & proper person/s to delegate the powers herein through present Power of Attorney.

63. GENERALLY TO DO AND PERFORM all acts, deeds, matters, and things necessary and convenient for all or any of the purposes aforesaid and for giving full effect to the authorities herein contained as full and effectually as we could in our persons do.

64. To do all other acts, deeds matters and things which may be necessary to be done for rendering these presents, valid and effectual to all intents, and purpose according to laws and customs of India

65. And Generally to act as my Attorney or agent in India in relation to all properties, movable and immovable, and also my business in which I now am and/or may hereafter be interested or concerned and on my behalf to execute and to do all such instruments, acts, matters and things as fully and effectually as I could do if present

66. And for more effectually removing any doubts which may arise as to the true meaning of these presents or as to the construction thereof application of the Powers hereby declare that the Powers hereby granted shall not in any case be deemed to revoke any powers or authorities heretofore given by me to my Attorney 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 any case extend to any other matters or transactions not herein precisely mentioned or define, which in the course of the general business, may, by the said Attorney, be deemed to be requisite or expedient to be done or performed.

67. And I hereby agree to confirm whatsoever the said Attorney or any substitutes acting under the said Attorney or any of them shall do or purport to do virtue of these presents

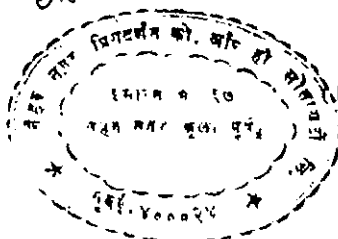
Photograph of Attorney

R. H. Thump Impression
Of the Attorney

TRUE COPY

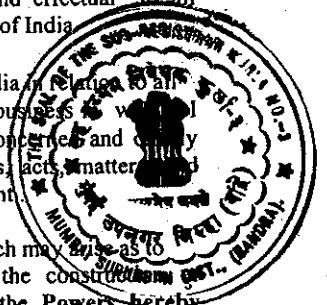
Specimen Signature of the Attorney

(MR. SUBHASH PATIL)



Signature

Signature



TRUE COPY

IN WITNESS WHEREOF I have set and subscribed my signature this

Power of Attorney at

Bombay this 27th day of September 2010.

बदर-१३	
१००८२	१०८
२०१०	

Photograph of the Executant.

R. H. Thump Impression
Of the Attorney

SIGNED SEALED AND DELIVERED)

By the withinnamed)

MR. PRATIK SUBHASH PATIL)

In the presence of)

Identified by me.

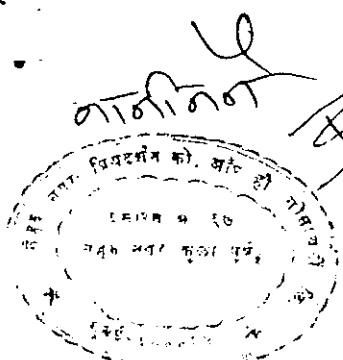
Before me

ADVOCATE

श्री शेराँकरा पावती

मुद्रांक नं. ४३, मवाजी मार्केट, ठाणे.
 नं. 2901 दिनांक: 22/9/10
 श्री. प्रतीक सुभाष पाटील.
 हस्तक्षेप करणारा
 पांचाकडून मुद्रांक विक्री रेजिस्टर क्र. ७७८२ वे
 ७७८२ क्रमांकाने व मुद्रांक क्र. ०८८०५३३
 वे ०८८०५३३ या क्रमांकाने नमुद केलेल्या मुद्रांकाची
 र. रु. १५०० (असरी रु. १५०० एवढी
 पाचशे मात्र) रोख प्राप्त झाली.

अनंत दामू विशे
 मुद्रांक विक्रेता
 (ला. नं. ८/८७)
 दिनांक: 24/9/10



प्रतीक सुभाष पाटील

प्रतीक सुभाष पाटील

मि. देवदार

मि. देवदार

109

Expat

बदर-१३	
१००८२	१०९
२०१०	

[Signature]



मि. देवदार

श्री सुभाष गणपतवावणीन
वय-संज्ञान

रा. १८०३/१८०८, माण्यरोवर, निळकंड
वईल, पोखरण रोड नं २ ठाणे.



सदर कुलमुखत्यार पत्र आज दिनांक २०/०८/२०१०.

रोजी श्री प्रतिक सुभाष पारीठ
वय-संज्ञान रा. १८०३/१८०८, माण्यरोवर, निळकंड वईल
पोखरण रोड नं २ ठाणे. यांनी माझ्या समक्ष
सही करून दिले व त्यांच्या ओळखी विशेषी
१) श्रीवामपवार सागर वसंतकावपाकी वणे
२) श्रीदेव आरवे वसिष्ठाने हे खात्री पटवितात.

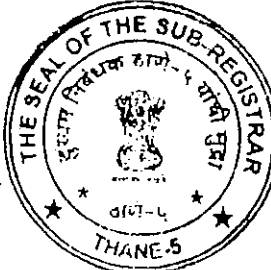
अनुक्रमांक नं. ८७८/१०
दि. २०/८/१०
प्रमाणित की १००%

मुखत्यारनामा करून घ्यावी
व्यक्तीची ओळख होणे
इसमासी साबित

दुय्यम निबंधक ठाणे



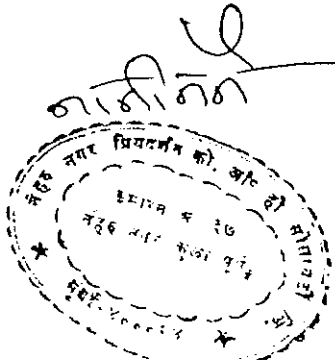
टिप- सदर कुलमुखत्यार पत्राच्या एखाद्या ठिकाणी
कुडीवाडारोड काढकून घेऊ नये.



सह दुय्यम निबंधक ठाणे क्र. ५

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बदर-१३	
१००८	११०
२०१०	



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	
AAVPN7017K	
	नाम /NAME
	GANGARAM TUKARAM NAIK
	पिता का नाम /FATHER'S NAME
	TUKARAM GANGARAM NAIK
	जन्म तिथि /DATE OF BIRTH
	01-06-1941
हस्ताक्षर /SIGNATURE	
आयकर अधिकारी (कंप्यूटर सेक्शन) Commissioner of Income-tax (Computer Operations)	



11/11/2010

दुय्यम निबंधक:

5:41:16 pm

सह दु.नि.का-कुर्ला 3

दस्त गोषवारा भाग-1

वदर13

दस्त क्र 10082/2010

99

दस्त क्रमांक : 10082/2010

दस्ताया प्रकार : करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: नेहरु नगर प्रिय दर्शन को ओप हाऊ सोसा लि. तर्फे सेअरमन श्री. अ. पी. तपासे - - पत्ता: घर/फ्लॅट नं: दि. नं 37, नेहरु नगर, कुर्ला पूर्व मु 24 गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वस: -	लिहून देणार वय 73 सही <i>[Signature]</i>		
2	नाव: नेहरु नगर प्रिय दर्शन को ओप हाऊ सोसा लि. तर्फे सेक्रेटरी एम. एम. नेने - - पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव: - तालुका: - दि	लिहून देणार वय 78 सही <i>[Signature]</i>		
3	नाव: नेहरु नगर प्रिय दर्शन को ओप हाऊ सोसा लि. तर्फे कमिटी मॅबर अब्दुल रशीद - - पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव: - तालुका: -	लिहून देणार वय 79 सही <i>[Signature]</i>		
4	नाव: वेसर्स पुनीत विल्डर्स तर्फे भागीदार श्री. प्रतिक सुभाष पाटील यांच्यावतीने कु मु म्हणून श्री. सुभाष गणपतराव पाटील - - पत्ता: घर/फ्लॅट नं: 41, श्रीरंग शॉपिंग सेंटर, श्रीरंग को ओप हाऊ सोसा, ठा	लिहून देणार वय 54 सही <i>[Signature]</i>		





दस्तावेजांक व वर्ष: 10082/2010

Thursday, November 11, 2010

5:41:27 PM

सूची क्र. दोन INDEX NO. II

दुय्यम निबंधक: सह दु.नि.का-कुर्ला 3.

नॉदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : कुर्ला

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा किंवा त्याचे अमिलेख किंवा करार संक्षेपलेख व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 23,750,500.00
बा.भा. रु. 12,623,000.00

- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

(1) वर्णन: विकसन करारनामा - सौजे कुर्ला भाग 3 - सर्व्हे नं 229 व 267 - सिटीएस नं 11 पार्ट, 12 पार्ट - क्षेत्रफळ 1138.05 चौ मी - बिल्डींग नं 37, नेहरु नगर प्रिय दर्शन को ऑप हाऊ सोसा लि, नेहरु नगर, कुर्ला पूर्व मुं 24 - अंजीजे क्र 3621/10/के/3026/10के अन्वये बाजारभाव रु 12623000 व मोबदला रु 23750500 यावर मु शु रु 1187525 दि. 11/11/2010 -

- (3) क्षेत्रफळ

(1)

- (4) आकारणी किंवा जुळी देण्यात असेल तेव्हा

(1)

- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) नेहरु नगर प्रिय दर्शन को ऑप हाऊ सोसा लि. तर्फे येअरमन श्री. अ. पी. तपासे - - ; घर/प्लॉट नं: बि. नं 37, नेहरु नगर, कुर्ला पूर्व मुं 24; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेठ/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ;
(2) नेहरु नगर प्रिय दर्शन को ऑप हाऊ सोसा लि. तर्फे सेक्रेटरी एन. एन. नेने - - ; घर/प्लॉट नं: वरीलप्रमाणे; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेठ/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ;
(3) नेहरु नगर प्रिय दर्शन को ऑप हाऊ सोसा लि. तर्फे कमिटी मॅबर अब्दुल रशीद - - ; घर/प्लॉट नं: वरीलप्रमाणे; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेठ/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ;
(4) मिसस सुनीत बिल्डर्स तर्फे भगिंदार श्री. प्रतिक सुभाष पाटील वांध्यावतीने कु मु म्हणून श्री. सुभाष गणपतराव पाटील - - ; घर/प्लॉट नं: 41, श्रीरंग शॉपिंग सेंटर, श्रीरंग को ऑप हाऊ सोसा लि. तर्फे; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेठ/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ;

- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) मिसस सुनीत बिल्डर्स तर्फे भगिंदार श्री. प्रतिक सुभाष पाटील वांध्यावतीने कु मु म्हणून श्री. सुभाष गणपतराव पाटील - - ; घर/प्लॉट नं: 41, श्रीरंग शॉपिंग सेंटर, श्रीरंग को ऑप हाऊ सोसा लि. तर्फे; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेठ/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ;

- (7) दिनांक करून दिल्याचा

11/11/2010

- (8) नॉदणीचा

11/11/2010

- (9) अनुक्रमांक, खंड व पृष्ठ

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- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क

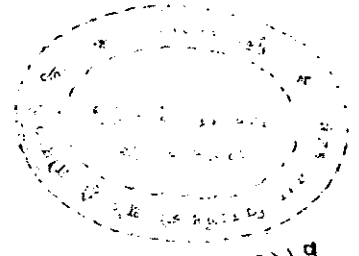
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- (11) बाजारभावाप्रमाणे नॉदणी

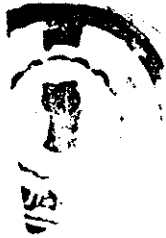
रु 30000.00

- (12) शेरा

Shri. C.M. Vachasundar
Legal Advisor,
Maharashtra Housing and Area
Development Authority
Mumbai - 400 051.



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AND

MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

DATED THIS _____ DAY OF _____ 2010