



Monday, May 23, 2016
6:09 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 4580 दिनांक: 23/05/2016

गावाचे नाव: कांजुर

दस्तऐवजाचा अनुक्रमांक: करल3-4146-2016

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: रंगनाथ गजानन महाजन

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

DELIVERED

एकूण:

रु. 660.00

आपणास मूळ दस्त, पॅबलेट प्रिंट, सूची-२ अंदाजे
6:29 PM ह्या वेळेस मिळेल.

Signature

सह दु निबंधक कुर्ला - 3

बाजार मूल्य: रु. 1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

मोबदला: रु. 0/-

**सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)**

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

2) देयकाचा प्रकार: By Cash रक्कम: रु 560/-

DELIVERED

R. G. Mahajan



CHALLAN
MTR Form Number-6

करल - 3
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GRN	MH001187898201617E	BARCODE	Date		23/05/2016-10:21:54		Form ID	40(7)		
Department			Inspector General Of Registration							
Type of Payment			Stamp Duty							
			Registration Fee							
Office Name			KRL3_JT SUB REGISTRAR KURLA NO 3							
Location			MUMBAI							
Year			2016-2017 One Time							
Account Head Details			Amount In Rs.		Premises/Building					
0030045501 Stamp Duty			500.00		S NO 1000					
					Road/Street					
					DAMLE COLONY KANJUR MARG EAST					
					Area/Locality					
					MUMBAI					
					Town/City/District					
					PIN					
					4 0 0 0 4 2					
			Remarks (If Any)							
			PAN2=AADCH7049A-SecondPartyName=HEM							
			ERA BUILDERS AND DEVELOPERS PVT LTD							
Total			500.00		Amount In					
					Five Hundred Rupees Only					
					Words					
Payment Details			BANK OF MAHARASHTRA							
Cheque-DD Details			FOR USE IN RECEIVING BANK							
			Bank CIN		REF No.		02300042016052369037		340172480	
Cheque/DD No					Date		23/05/2016-10:20:37			
Name of Bank					Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Mobile No. : Not Available

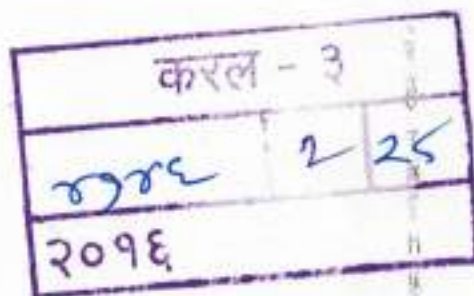
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② [Signature]
③ [Signature]
④ [Signature]

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CHALLAN
MTR Form Number-6



GRN	MH0011879502016078	AMOUNT	500.00	23/05/2016	USER	108189(KRL3)	Form ID	48(f)
Department	Inspector of Registration	Deface Number	0000759388201617	Payer Details				
Type of Payment	Stamp Duty	(Amt. in words: Five Hundred Rupees Only)	Registration Fee	TAX ID (If Any)				
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3	Location	MUMBAI	PAN No. (If Applicable)	AOMPM7342F			
Year	2016-2017 One Time	Flat/Block No.		Full Name	RANGANATH GAJANAN MAHAJAN			
Account Head Details		Amount In Rs.		Premises/Building	S NO 1000			
0030045501 Stamp Duty		500.00		Road/Street	DAMLE COLONY KANJUR MARG EAST			
				Area/Locality	MUMBAI			
				Town/City/District				
				PIN	4 0 0 0 4 2			
				Remarks (If Any)	PAN2=AADCH7049A~SecondPartyName=HEM ERA BUILDERS AND DEVELOPERS PVT LTD			
				Amount In Words	Five Hundred Rupees Only			
Total								
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	REF No.	02300042016052389037 340172480		
Cheque/DD No				Date	23/05/2016-10:20:37			
Name of Bank				Bank-Branch	BANK OF MAHARASHTRA			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

Mobile No. : Not Available

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R. G. Mahajan

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IRREVOCABLE GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME

We, **1) RANGANATH GAJANAN MAHAJAN 2) MADHUSUDAN GAJANAN MAHAJAN** hereinafter referred to as **"THE OWNERS"**, giving this power for the said Land along with the Bungalow Structure specifically in context to development and construction of the same to M/s Hemera Builders & Developers Pvt. Ltd. hereinafter referred to as **"THE ATTORNEY"**, on 23rd day of May 2016.

1) MR. RANGANATH GAJANAN MAHAJAN, AGE ⁸¹~~79~~ YEARS, PAN NO. AOMPM7342F., **2) MR. MADHUSUDAN GAJANAN MAHAJAN**, AGE 71 YEARS, PAN NO. ABAPM5565H hereinafter referred to as **"THE OWNERS"** both are residing at Pitrusmruti, Damle Colony, Kanjurmarg (East), Mumbai.

AND

1) MR. MANGESH SUDHAKAR PURANIK, having PAN No. ANXPP8342G, Age 45 years, residing at Flat No. H/804, Laxmi Narayan Residency, Opp. Maa Niketan, Upwan, Pokhran No. 2, Thane (W), 400606, **2) MR. SANJAYKUMAR BRUKISHOR SINHA** having PAN no. AYWPS9627D, Age 45 years, residing at 4, Shreeguru Kripa CHS, Behind Bombay House, Vadavali Sector, Andheri (East), 421501, **3) MR. VIKAS GEMINI**, having PAN no. ACMPC6018L, Age 42 years, residing at 72, DDA Flats, New Ranjit Nagar, New Delhi, 110008, **4) MR. MANOJ LAXMAN CHAUDARI**, having PAN no. ACDPC9782A, Age 48 years, residing at B/ 303, Customo Colony CHS Ltd., Military Road, Marol, Andheri (East), Mumbai 400069, all are the Directors of **M/S Hemera Builders & Developers Pvt. Ltd.**, PAN No. AADCH7049A hereinafter referred to as **"THE ATTORNEY"** having Registered office at Flat No. H/804, Laxmi Narayan Residency, Opp. Maa Niketan, Upwan, Pokhran No. 2, Thane (W), 400606, CIN U45400MH2015PTC268524

WHEREAS:

A. We are seized and processed to all that piece and parcel of land along with the Bungalow Structure on it, situated, lying and being at the Revenue Village Kanjur, Tal-Dist Kurla, Mumbai, the property bearing

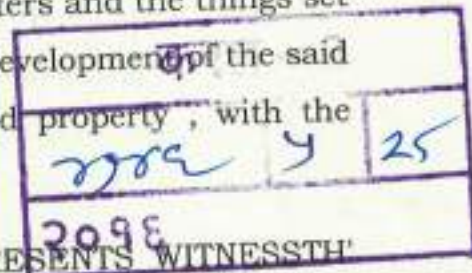
C.T.S. NO 1000, containing by ad measurement 451.5sq meters, along with part of land in possession admeasuring about 81.30 Sq. Meters having Survey No./ C.T.S. 912/A and another part of land in possession admeasuring about 45 Sq. Meters having Survey No. / C.T.S. 1001 totalling to 577.80 Sq. Meters lying, being and situated at Village Kanjur, Taluka- District Kurla, Mumbai and more particularly described in the separate schedule annexed herewith.

B. As "THE OWNERS" got their names on the Title of the said Property as they are legal heirs of deceased "Mr. Gajanan Sitaram Mahajan", the original Owner of the said property, purchased the said property as per the registration entry no.235, taken from property card of the property, deceased on 01/09/1969, received the said property by the 'Will' made by Mr. Gajanan Sitaram Mahajan dated 16th June, 1969. Now, the joint owners namely, Mr. Ranganath G. Mahajan and Mr. Madhusudan G. Mahajan obtained the sole right to sale and assign their rights to the Attorney.

C. M/s Hemera Builders & Developers Pvt. Ltd. through its Directors, 1.MR. MANGESH SUDHAKAR PURANIK, 2. MR. SANJAYKUMAR BRIJKISHOR SINHA, 3. MR. VIKAS GEMINI and 4. MR. MANOJ LAXMAN CHAUDARI - all are the Directors of M/S Hemera Builders & Developers Pvt. Ltd. having its principal place of business at Flat No. H/804. Laxmi Narayan Residency, Opp. Maa Niketan, Upwan, Poldhara, No. 2, Thane (W), 400606 (hereinafter referred to as "Attorney") approached the Owners and expressed their willingness to develop the said property on terms which are favorable to both the parties. "The Owners" agreed to the development of said property i.e. said land along with bungalow structure on it to the Attorney herein; And agreed to enter into Development Agreement with the Attorney in respect of the said land, subject to the execution and registration of 'Development Agreement' with Sub Registrar of assurances, Mumbai, receipt of Monetary compensation and fulfillment of all promises mentioned in the Development Agreement regarding handing over of the flats of area mentioned therein and on the terms and conditions more particularly stated there in.

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D. As referred to above, the owners are now desirous of appointing M/S Hemera Builders & Developers Pvt. Ltd. Through its Directors 1.MR. MANGESH SUDHAKAR PURANIK, 2. MR. SANJAYKUMAR BRIJKISHOR SINHA, 3. MR. VIKAS GEMINI and 4. MR. MANOJ LAXMAN CHAUDARI, hereinafter referred to as the "Attorney" severally to do all or any of the acts, deeds, matters and the things set out in this power of Attorney in relation to the development of the said property as per Attorney thinks fit of the said property, with the consent of owners.



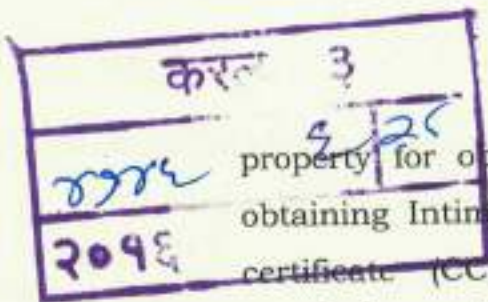
NOW KNOW WE ALL OWNER BY THESE PRESENTS WITNESSTH that we RANGANATH GAJANAN MAHAJAN & MADHUSUDHAN GAJANAN MAHAJAN, do hereby- NOMINATE, CONSTITUTE AND APPOINT "M/S HEMERA BUILDERS & DEVELOPERS PRIVATE LIMITED through its directors 1.MR. MANGESH SUDHAKAR PURANIK, 2. MR. SANJAYKUMAR BRIJKISHOR SINHA, 3. MR. VIKAS GEMINI and 4. MR. MANOJ LAXMAN CHAUDARI being (the ATTORNEY) severally as true and lawful Attorney for us, on our behalf and in our name, to do all or act, deeds, matters and the things set out this power of Attorney in relation to the development of the said Property as per Attorney thinks fit;

That is to say:-

1. To carry out all actions regarding development of the said property as in accordance with the plans that may be sanctioned by the MCGM and as per the requirement as laid down by MCGM for the development of the said land.
2. To represent us before the revenue and other Authorities concerned and obtain the 7/12 Extract and mutation entries, PTS Cards, land register card, sanads, certified copies and Index-1 and other Indexes and other records etc.
3. To prepare and submit new building plans to the concerned authorities for construction and completion of the building to be constructed on the said land by utilizing the full FSI (i.e. the basic FSI, Fungible FSI and TDR-FSI AND STAIRCASE FSI) as per MCGM Norms and purchasing TDR available in respect of the said



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property for obtaining their approval, sanction thereof and for obtaining Intimation of Disapproval (IOD) and Commencement certificate (CC) , occupation certificate (OC) and building completion certificate and for the purpose aforesaid , to sign and execute all plans ,applications , deeds , documents, affidavits, writings , undertakings and other paper as may be required by the concerned authorities and to do all acts , deeds matters and things for and concerning the sanction and approval of the said plans and/ or obtaining Intimation of Disapproval, Commencement Certificate , occupation and building completion certificate in relation to the building to be constructed on the said property.

4. To make, prepare and/or cause to be made prepared and submitted all applications for layouts and/ or modifications of layouts in respect of the said land and/ or plans for approval , specifications and drawings in respect of the building and other structure to be constructed on the said Land to the competent authority and/or Government of Maharashtra and / or to all other authorities concerned for sanction and/ or approval thereof and also from time to time to submit the same for revision amendment, renewal, amalgamation, modifications, additions and/or alterations of the layout in respect of the said land and for that purpose to sign and execute all applications plans , affidavits/ undertakings documents and other papers as may be required and to appear on our behalf before the concerned authorities as may be deemed necessary.

5. To pay to the concerned authorities security charges , security deposits and all other deposits or amount required to be paid to them in relation to the development of the said land and construction of a building and/or structures thereon and to apply for refund thereof and to apply for and obtain from the concerned department of the MCGM and other authorities necessary permissions or no objections certificates for the construction of the buildings and completion thereof and for the purpose aforesaid or any of them to sign and execute in our names and on our behalf all necessary plans , applications, affidavits, undertakings , documents and other papers and to apply for and obtain refund of any deposits or any order or exemption from the concerned



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authorities and upon receipt of such refund ,
in papers and writings.

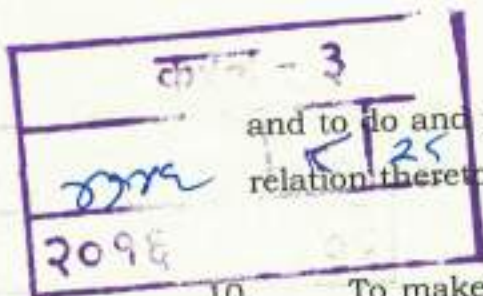
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6. To obtain/purchase all TDR certificates and apply for and obtain all concessions /permissions from all public authorities as may be necessary for full and complete effectual development of the said property ;
7. To apply to all concerned authorities in respect of additional FSI by way of TDR of other properties for that purpose to sign and to execute all necessary deeds , documents , and writings (including but not limited to representations , statements, claims , affidavits , and undertakings);
8. To amalgamate the said development property with the adjoining property and / or properties bearing C.T.S No. 912/A and 1001 and also before and after such amalgamation or otherwise to submit the lay-out plan for subdivision of one or more amalgamated properties or the authorities concerned and to comply with the requirements and / or requisitions and or terms and conditions laid down by the authorities concerned while sanctioning such lay-out and / or subdivision and / or N.A. order.
9. To make application to traffic control department, tree authorities, the electricity distribution company or department and/or the telephone /telecommunication, internet connections, piped gas, drainages sewage connections and other NOC required from concern authority during the course of construction of developing property and for permanent connections on completion of the buildings on the said land including erection and installation of substations if required on the portion of the said land and for the purposes aforesaid to sign, to execute register (if required) and submit in our name and on our behalf all agreements, indemnities, deeds, plans, papers, speciation, undertakings, writings, and document including any indenture of lease to be granted in favor of electric supply company and/or other concerned authority telephone /telecommunication for such portion of the said land on which the sub- station is to be erected or installed and to pay all necessary charges, fees, deposits, and other amounts whatsoever



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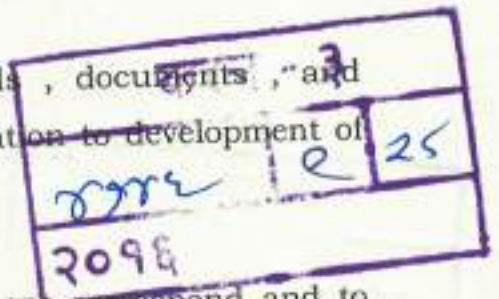
and to do and perform all other acts, deeds, matters and things in relation thereto.

10. To make applications to the Government of Maharashtra or concerned authorities for obtaining permissions for construction during the course of construction and for permanent connections on completions of the buildings on the said land and for the purpose aforesaid, to sign and execute necessary documents and to pay all necessary charges fees, deposits, and other amounts, whatsoever and to do and perform all other acts, deeds, matters, and things in relation thereto.
11. To pay the necessary deposits or security fee or any other amount that may be required to be deposited or paid to MCGM or any other concerned authorities utility companies and to apply for refund thereof as and when occasion arises and to give effectual receipts and discharges for the same on refund thereof.
12. To enter upon the said property more particularly described in the schedule hereunder written for the purpose of development.
13. To develop the said property and for that purpose to do and perform all acts, deeds, matters and things and to take and adopt all steps and measures and to sign, seal, execute deliver all documents and writings as we could do for the purpose of development of the said property with the consent and the prior approval of original owner in writing.
14. For the purpose of the development of the said property, to correspond with all concerned government, semi- government, local and public body authorities including MCGM(including its department) survey, officer, Revenue officer, Town Planning Authority, competent Authority under Urban Land (Ceiling and Regulation) Act 1976, Collectors and other revenue Authority and to take and adopt all steps and measures including to pay all necessary charges, fees, premium, deposits and other amount whatsoever and to sign, seal, execute, deliver, and complete and file and register (if required) all necessary forms, plans, applications, declarations, indemnities, affidavits, representations



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, undertakings, agreements, and all deeds, documents, and writings as we could do or get done in relation to development of the said land.



15. To approach, appear before, represent correspond and to make application to the town planning authorities, fire brigade department, aviation Authorities and/or any other appropriate body or bodies authority or authorities in connection with any matter relating to the development of the said Property and/or the construction to be effect thereon.
16. To do and perform all acts, deeds, matters, and things necessary for the Protection, Preservation, securing and safeguarding of the said property including by appointing/engaging security guards in respect thereof and by strengthening, constructing and /or reconstructing the boundary walls and fences thereof, and to effect insurance in respect of Building and structures to be constructed on the land.
17. To ask, demand, sue for, recover and receive from all persons, all damages, claims dues and all other sums of money whatsoever and howsoever payable, and all effects things and land now owning or payable or to become owing or payable hereafter in respect of the said property and /or the building and structures to be constructed thereon, or any parts thereof and to sign, execute and pass receipts and discharges for and in respect of the same.
18. To execute agreement for sale with proposed buyers of the flats in the new building, under the Provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 in respect of the premises in the buildings which will be constructed on the said Land and to admit execution of the same before the office of the same sub-registrar of Assurance and to do all other acts, deeds, matters, and things required for the due registration of such document as may be required under the Indian Registration Act, 1908 and other laws for the time being in force.



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19. To take all necessary steps for the registration of the co-operative society of the flat owners and other premises purchasers and for that purpose to sign and execute all necessary applications, papers and writings and represent in person before the Registrar, Co-operative Societies as and when required to do so.

20. To receive on a principal to principal basis and utilize for all, Consideration moneys payable and /or paid by the said intending Purchaser of the said flats.

21. To execute one or more Indenture /(s) of Conveyance in favor of the Co-Operative societies /Condominiums or other incorporated bodies that may be formed by the Purchasers of flats in the buildings to be constructed on the said Land.

22. To approach ,represent , appear and deal with the Collector and other revenue authorities , MCGM and all its concerned department and officers in respect of and to pay and discharge all rents, rates, taxes, cess , N.A assessment and other assessments , Land revenue , and all other charges , levies, dues, payments , outgoings and duties, that may hereafter become due and payable in respect of the said Land and to apply for and obtain reduction , rebate, refund of the amount thereof as also to determine and fix rebate , capital and other value/(s) of the said Land and /or the new building and structure to be Constructed thereon.

23. To approach ,represent, correspond and deal with the Central Government ,the State Government ,the Collector, the MCGM , Maharashtra Housing Development Authority, the Town planning Authorities , the Competent authority and authorities under the Urban Land (Ceiling and Regulation) Act ,1976 and any other Appropriate government or local or statutory or authorities ,public body or bodies whatsoever including all departments, officials and officers of the aforesaid governments ,MCGM, MMRDA ,Collector ,authority or authorities ,body or bodies ,etc. for all or any permission , Sanctions , approvals consents in relation to the development of the

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said land and for availing of and/or making use in respect of the portion of the said Land falling within the development plan and also in connection with or in respect in the reservation for any public propose on the said Land or the said Land for removal/modification thereof and for the aforesaid purposes negotiate, settle, and arrive at, such agreements, arrangements etc, as the Attorney shall think fit

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24. To demolish the structure/s standing on the said Land and to dispose of the debris in such manner as the Attorney may think fit.

25. To commence, carry out and complete and/or cause to be commenced carried out and/or completed construction work on the said Property and for such purpose to engage any architects, and /or engineers and /or contractors and give such contracts for or in respect of all or any of the aforesaid purposes as the Attorney may think fit.

26. To employ, engage, retain, consult, appoint pay and or terminate the engagements or employments or employment of building contractors, sub-contractors, R.C.C consultant, architects surveyors and all such persons and /or agents whose services may be necessary or proper in connection with the development of the said property.

27. To pay or allow all taxes, rates, charges, dues, deductions, expenses, and all other payments and outgoings inclusive of non-agricultural assessment and other land revenue and rates and taxes, charges insurance premium, etc. whatsoever due and payable or which becomes due and payable for or in connection with any of the affairs relating to the said Land.

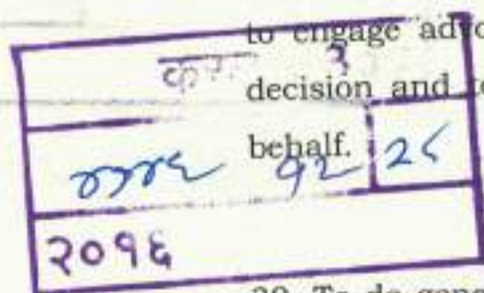
28. To apply for in to all the concerned Authorities for deletion of any reservations or for providing adequate means of access to the said Land, set back or any other limitations on development of the said Land and for that purpose to sign and execute all necessary deeds, documents deeds and writings and to obtain such deletion.

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29. If any legal proceedings are required to be taken in connection with the work of development or to assert or establish our right of ownership to the said land or if any legal action is taken against us in connection with the said land or proposed construction, to prosecute and defend such legal proceedings and for that purpose to sign, declare and fill up pleadings, affidavits, applications and other papers, to engage advocate/s and to file one or more appeals against any decision and to do all acts and things required to be done in that behalf.



30. To do generally all other acts and things as are necessary or are required to be done for the development of the said property by constructing a building on flat ownership basis, in all respects in terms of the said agreement.

31. AND WE HEREBY DECLARE this Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise the powers conferred upon them.

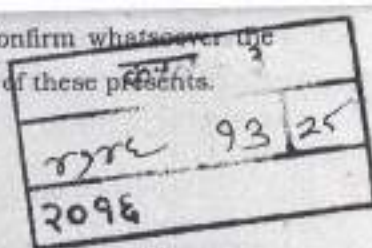
32. We hereby declare that the powers and authorities hereby granted are irrecoverable till said property is fully and properly developed as per the Agreement for the Development with the developers as per rules and regulations of the Municipal Corporation of Greater Mumbai and the transfer and/or conveyance of the said property in favour of the ultimate transferee.

33. We hereby ratify and confirm all and whatsoever the attorneys shall lawfully do or cause to be done by virtue of power contained herein. And we declare that this power of Attorney is given on condition that all the expenses required to be incurred in exercising any of the powers given hereinabove will be the responsibility of the said Attorney or the developers and we will not responsible for the same.



Handwritten signature in blue ink.

34. AND WE HEREBY AGREE to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents.



35. We further clarify that as under :-

a) That the entire development or redevelopment of the said property will be done by the said developers i.e. M/s. Hemera Builders & Developers Pvt. Ltd. at their own cost, risk and efforts without creating any financial burden and/or any kind of responsibilities upon us; and

b) That the said Developers have agreed to indemnify us against all proceeding, claims, expenses and liabilities whatsoever which may arise upon us by virtue of the acts of Attorney under the present Power of Attorney.

IN WITNESS WHEREOF We have hereunto set out our respective hands at Mumbai this 23rd day of May, 2016.

SCHEDULE OF PROPERTY

All that piece and parcel of land situated at Revenue Village Kanjur, having Survey No/CTS no.1000 and total admeasuring area 451.5 Sq. Mtrs, along with part of land having Survey No. /CTS no. 912/A admeasuring area 81.3 Sq. Mtrs and Survey No. / C.T.S. 1001 admeasuring area 45 Sq. Mtrs which is also in possession with the Vendors totaling to 577.8 Sq. Mtrs plot area in the Taluka Kurla district Kurla, Mumbai and in the sub-division district Mumbai and within the limit of Municipal Corporation of Greater Mumbai and bounded of follows:

On towards East :

On towards West : 9 meters Approach Road

On towards south: 9 meters Bhau Bhide Road

On towards North: Plot no. 999 Krishna Kamal Co-Op hsg Soc. Ltd.



V. Gaurav
[Signature]
[Signature]
[Signature]

IN WITNESS WHEREOF THE PARTIES HERETO HAVE CAUSED THIS
POWER OF ATTORNEY TO BE EXECUTED THE 23rd DAY OF MAY 2016
FIRST ABOVE WRITTEN

SIGNED AND DELIVERED BY THE)

WITHINAMED "OWNER/EXECUTANTS")

1) MR. RANGANATH GAJANAN MAHAJAN)



2) MR. MADHUSUDAN GAJANAN MAHAJAN)

in the presence of

1. Nilesh Mohan:

2. Dilesh Gawade:

SIGNED AND DELIVERED BY THE)

WITHINAMED ATTORNEY:)

FOR, M/S Hemera Builders & Developers Pvt. Ltd.

Through its DIRECTORS)

1) MR. MANGESH SUDHAKAR PURANIK)

For HEMERA BUILDERS & DEVELOPERS (P) LTD.

DIRECTOR

2) MR. SANJAYKUMAR BRIJKISHOR SINHA)

For HEMERA BUILDERS & DEVELOPERS :

DIRECTOR



3) MR. MANOJ LAXMAN CHAUDARI

For HEMERA BUILDERS & DEVELOPERS (P) LTD.

DIRECTOR

For HEMERA BUILDERS & DEVELOPERS (P) LTD.

DIRECTOR

